

Dear Wanda,

I'm Pavel Zhuravlev the owner of Spring Lake Park Auto 8035 Spring Lake Park Rd NE, Spring Lake Park MN 55432 that is located next door parcel 2 on the map. I have purchased the property in year 2022. On top of the property purchase I paid additional \$250,000 for the name of Spring Lake Park Auto because it is a well-established over 30year old business with amazing reviews.

1810 Highway 10 building look very similar to my building and people think that I'm affiliated with the "new repair business" next door. They are already doing work from that building before they are even approved for automotive repair. (Heavy reconstruction work such as engine swaps that create a lot hazardous environmental waste) They are also telling their customers to come to Spring Lake Park Auto, I had several people come to my office to drop off keys for them, thinking that I'm affiliated with them. Positive reviews are everything especially in automotive business I try my best to get good reviews and to make my customers happy. I do not know how they will be running their business but given the similarity of the building and business type a disgruntled customer of theirs might give me a negative review hurting my good name and destroying my \$250,000 investment.

In the past week I have also seen them trying to sell cars from that location. First of all it violates MN Statue 168.27 subd 1, subd 10 and I do not want to have neighbors doing illegal activities next to my place of business. If someone is being shady with their licenses and selling vehicles the quality of the vehicle has a very good chance of being subpar and again opening up my business to negative feedback and essentially destroying it.

From the last 2 weeks I can see that Thomas Ajemchap is already operating without any licenses and permissions and breaking MN laws with selling auction cars that were purchased with other dealer licenses. The previous owner Jon Skon has worked very hard for 30 years to build Spring Lake Park Auto name to where it is. I continue to work very hard to make Spring Lake Park Auto the best I can attracting customers even from other states because they know the quality of our work and vehicles based on the reviews. I beg you not to allow this conditional use permit. It may destroy my business and my name that has over 30 years of legacy behind it.

Thank you,

Pavel Zhuravlev

651-983-3592

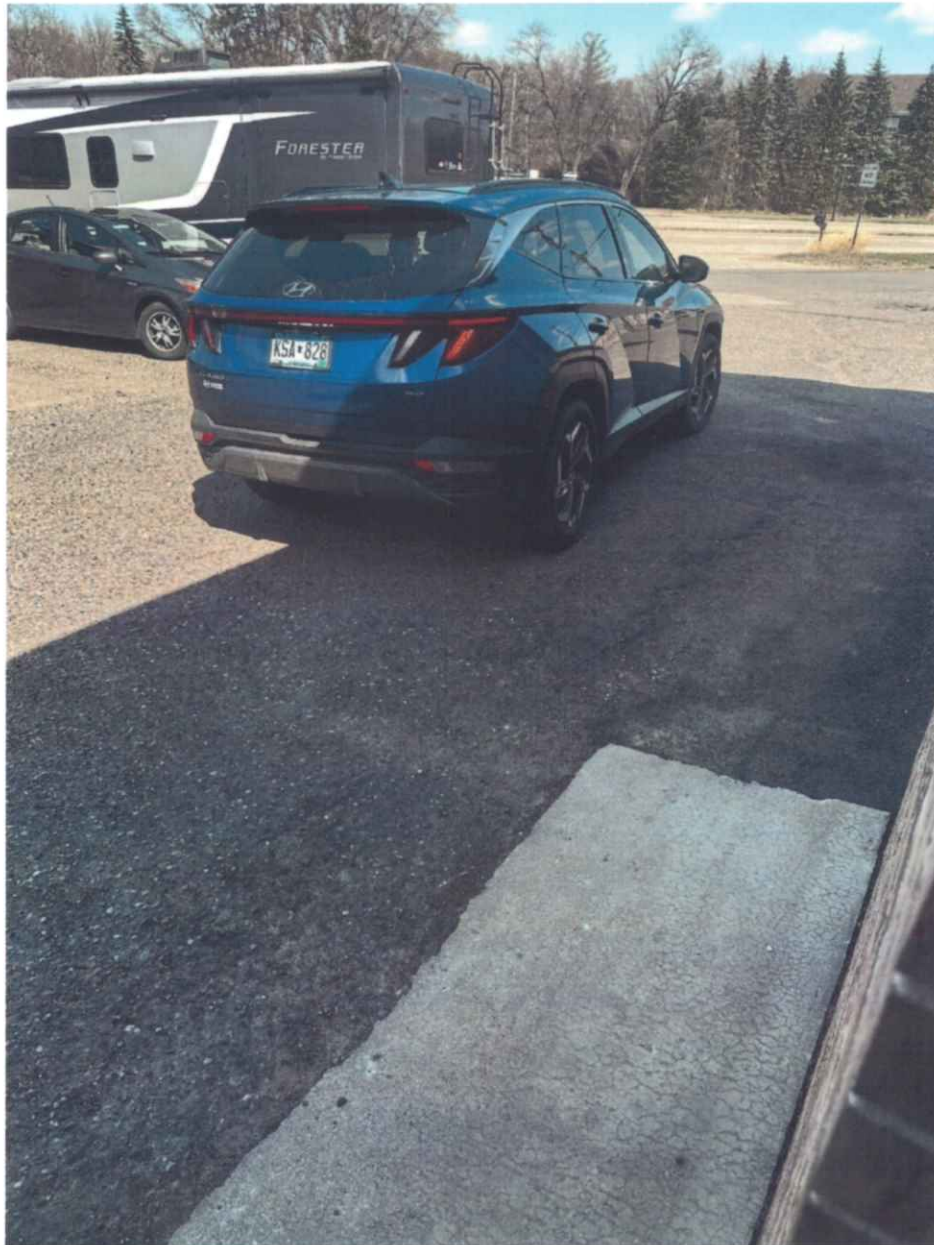
zhur0002@gmail.com

Incidents with pictures:

4/7/25 As you can see work is continuing without any permissions or licenses.



4/15/25 Someone came into my office with a check a cashiers check roughly for \$27,000. They wanted to pay for the car to Big Chief Auto that had 1810 Mounds View Blvd was the address made on the check. This again violates many MN rules and Statues. Attached is the image of the persons car who was waiting for the representative of Chief Auto at 1810 Mounds view blvd.





4/17/25 Person came with a broken rear glass to my office and told me that he was told to meet at 1810 Mounds View blvd to get their glass fixed



There has been many more instances that have showed complete disregard to vehicle selling rules or city ordinances. Allowing a conditional license will let these people bend the rules more and do things outside of those licenses creating problems for established businesses.

Thanks