

Exhibit A

Ordinance Permit 20220010207

Exhibit H

Form of Public Infrastructure Conveyance

PUBLIC INFRASTRUCTURE CONVEYANCE

ORDINANCE PERMIT # #20220010207

This Public Infrastructure Conveyance Agreement ("Agreement") is made and entered into effective February 3, 2022, by and between PROJECT PAUL, LLC, a Delaware limited liability company ("Developer"), and CITY OF SAINT PAUL, MINNESOTA, a municipal corporation existing under the laws of the State of Minnesota ("City").

NOW, THEREFORE, in consideration of the mutual obligations of the parties hereto, each of them does hereby covenant and agree as follows:

1. Notification. The Developer has delivered to the City a duly executed Certificate of Completion and, thereafter, the City has determined that the applicable components of the Public Infrastructure as described in **Exhibit A** hereto (the "Infrastructure") appear to have been constructed in accordance with the approved plans and specifications and the preliminary and final plat and has so notified the Developer in writing. As a result, via this Agreement, the Developer is conveying the Property to the City in accordance with the Site Improvement Performance Agreement, dated December 19, 2019. The acceptance of the Infrastructure does not take effect until the Saint Paul City Council accepts the Infrastructure via Resolution.

2. Representations. The Developer hereby represents, certifies, and promises to the City the following:

- (a) With respect to the Property, Developer has complied with the provision of the Redevelopment Agreement, dated December 19, 2019, including that the Property conveyed to the City in this Agreement is completely constructed, constructed in compliance with all applicable Standards as described in the St. Paul Department of Public Works' Construction of Infrastructure by Private Developers Policy, is free of defects, and is free and clear of any encumbrances or liens.
- (b) A final walk-through inspection with appropriate City staff has been completed and any required corrective work (written punch list) determined through said walk-through or as determined under the normal and ordinary course of on-site observations by City staff or those hired by the City to complete such observations, has been completed.
- (c) The following documents respecting the Property are complete, accurate, and have been filed with the appropriate department(s) of the City of Saint Paul:
 - (i) Original, reproducible As-Built Plans acceptable to the Department of Public Works, City of Saint Paul are on file with said Department.
 - (ii) Certificate of Completion signed by Engineer of Record who is a licensed Professional Engineer with the State of Minnesota per Minnesota State Statute 326.

[Exhibit N to Site Improvement Performance Agreement (Ford Site)]

- (iii) For sewer systems, video records of televised inspections of sewer mains have been submitted by permittee and approved by Sewer Utility staff.
- (iv) For sewer systems, sewer connection permit information on file with Public Works.
- (v) Operation and Maintenance plans.
- (vi) All other permit requirements as set forth in the Ford site ordinance permit policy.
- (d) Developer has undertaken any and all necessary actions to assign warranties it owns or possesses on or with the Property to the City.
- (e) Developer will duly execute and deliver any other documents as may be reasonably and customarily required in connection with the transfer of the Property to the City.

3. Conveyance. The Developer hereby dedicates, conveys and assigns in good title to the City of Saint Paul, together with all hereditaments and appurtenances all rights, entitlements, benefits, permits, approvals, and licenses that pertain to, with, or in the Property in its entirety, without reservation or exception, together with all warranties, free and clear of any mortgage, pledge, hypothecation, encumbrance, lease, license, lien or others security interest. If necessary, Developer shall execute a recordable Warranty Deed to be recorded with the Ramsey County Registrar’s Office.

IN WITNESS WHEREOF, the City and Developer have caused this Agreement to be duly executed in their names and on their behalf, all on or as of the date first above written.

PROJECT PAUL, LLC,
a Delaware limited liability company

By: Ryan Companies US, Inc., a Minnesota corporation, its Sole Member

DocuSigned by:

 By: _____
E1430C9DF3EB48A...
 Name: Maureen Michalski
 Its Vice President

STATE OF _____)
) ss.
 COUNTY OF _____)

The foregoing instrument was acknowledged before me this ___ day of _____, 2019, by _____, the _____ of Ryan Companies US, Inc., a Minnesota corporation, the Sole Member of Project Paul, LLC, a Delaware limited liability company, on behalf of the limited liability company.

 Notary Public

Exhibit G

Form of Completion Certificate



CITY OF SAINT PAUL DEPARTMENT OF PUBLIC WORKS

Certificate of Compliance

I hereby certify that work completed under this Ordinance Permit and materials provided for installation conform to the appropriate specifications and provisions of and the Department of Public Works, City of Saint Paul, Minnesota, *Standard Supplemental Specifications for Construction of Public Infrastructure by Private Developers Policy*, as amended, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Cretin Sidewalk

Project Description

20220010207

Permit Number

Dan Gleason

44614

10/26/2022

(Signature and License No.)

Date

Kimley-Horn and Associates Inc.

Organization (Print)

1/2012

**CITY OF ST PAUL**

Department of Public Works
 25 West 4th Street
 1500 City Hall Annex
 Saint Paul, MN 55102

ORDINANCE PERMIT

OFFICE USE ONLY

Application No. _____
 Application Date _____
 SPR File # _____
 Permit No. _____

Type of Permit (select one only):

- | | | |
|---|--|---|
| <input type="checkbox"/> Base Roadway | <input type="checkbox"/> Roadway Sidewalks | <input type="checkbox"/> Sanitary Sewer Collection System |
| <input type="checkbox"/> Bridge | <input type="checkbox"/> Roadway Traffic | <input type="checkbox"/> Storm Sewer Collection System |
| <input type="checkbox"/> Retaining Wall | <input type="checkbox"/> Sanitary Drop Shaft | <input type="checkbox"/> Storm Sewer Treatment System |

Phase:**Location** (Street On, From/To, and Adjacent Lots/Blocks):

Description of Work: [Include the description provided in the permit application and all subsequent amendments or revisions, which are hereby incorporated by reference.]

Applicant Contact Person:**Contact Person Title:****Contact Person Telephone:****Contact Person Email:****Bond Co.:****Bond Amount:****Bond No.:****Insurance Co.:****Insurance Certificate No.:****Permit Conditions:**

This permit is issued with the stipulation that the work of the permittee and related agents, employees and contractors shall conform in all respects to the Redevelopment Agreement (including all Legal Requirements as defined by Article 1), the City of Saint Paul Department of Public Works Ordinance Permit Process Document, and the Department of Public Works List of Applicable Standards & Specifications. The permit shall be available for display at the site referred to herein and shown to any Police Officer or Inspector upon demand and does not authorize or allow for interference with the work of any Contract made or to be made with the City of Saint Paul.

**THIS PERMIT MAY BE REVOKED AT ANY TIME
 BY THE DIRECTOR OF PUBLIC WORKS**

A PERMIT FOR THE ABOVE DESCRIBED CONSTRUCTION IS AUTHORIZED BY:*David Kuebler*

Signature

Title

Date

Printed Name

PERMIT NUMBER _____

**ITEMS TO BE COMPLETED PRIOR TO ACCEPTANCE OF INFRASTRUCTURE
AND RELEASE OF PERMIT**

Prior to acceptance of any infrastructure and release of City permits, the following items must be completed to the satisfaction of the City:

- Corrective (punch list) work completed;

- Original reproducible CAD and PDF as-built plans, signed by the Engineer of Record, provided to Public Works; Submittal of final copies of Metropolitan Council Environmental Services and MN Pollution Control Agency Permits (Sewer Extension, SAC Determination, etc.); **CAD file to be provided at the end of the project which, for the purposes of obtaining the CAD file, is defined as the end of 2025 or within a reasonable time post 2025.**

- Full compliance with project Quality Management Plan or other document(s) governing quality management and quality assurance;

- Documentation of compliance with all applicable City and non-City permit requirements, including, but not limited to: City Public Works Right-of-Way Office, Minnesota Pollution Control Agency, Capitol Region Watershed District, and National Pollution Discharge Elimination System permit requirements;

- Documentation of roadway materials at compaction of grading and base, plant mix design report, strength;

- NA Video of all sanitary sewer mains and laterals, storm sewer mains and laterals, and any structural BMP's (pipe galleries, draintile, sediment control structures, weir structures, etc.) installed under any permit, provided to the Public Works Sewer Division;

- NA Sewer Permit drawings for paving connections or stubs installed to service vertical development provided to Public Works, in addition to Private Service Lateral Permit Drawings;

- NA Documentation of Public Works notified for signal and lighting inspection of pole field layouts (staking), conduits and foundations installed, poles and wiring installed, and head positioning and phasing/detection verification (signals only);

- NA For infrastructure within parks: Documentation that Parks Department has been notified of completion status;

- NA All applicable operation and maintenance manuals provided to Public Works; and

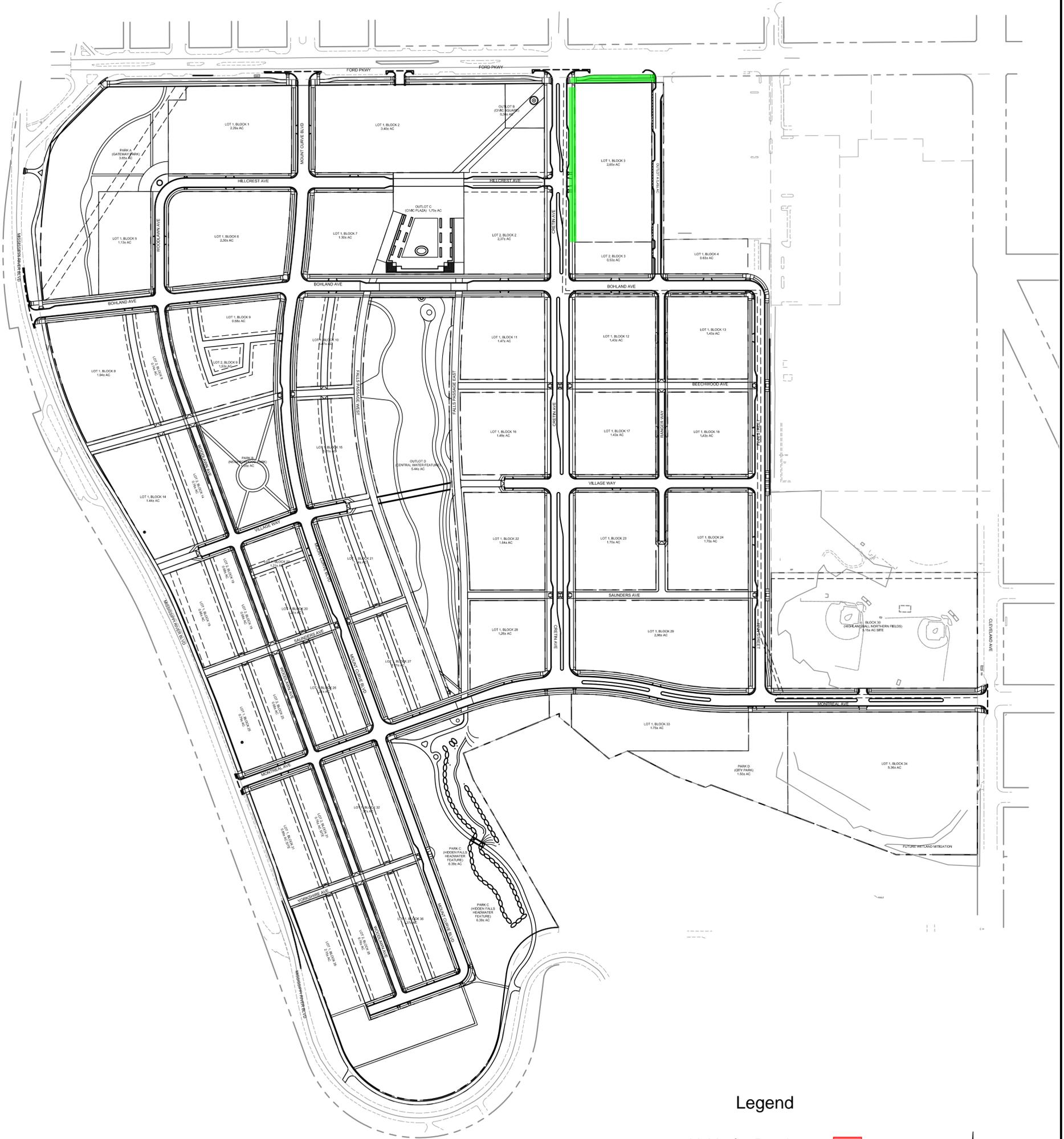
- Certificate of Compliance signed and submitted to City by Engineer of Record.

RELEASE OF PERMIT:

Permit No. _____ Council Res. No. _____ Permit Date _____

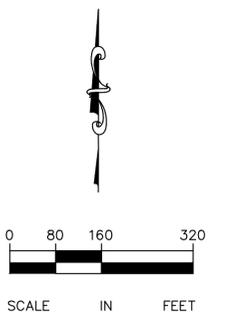
Release Authorized by _____ Title _____

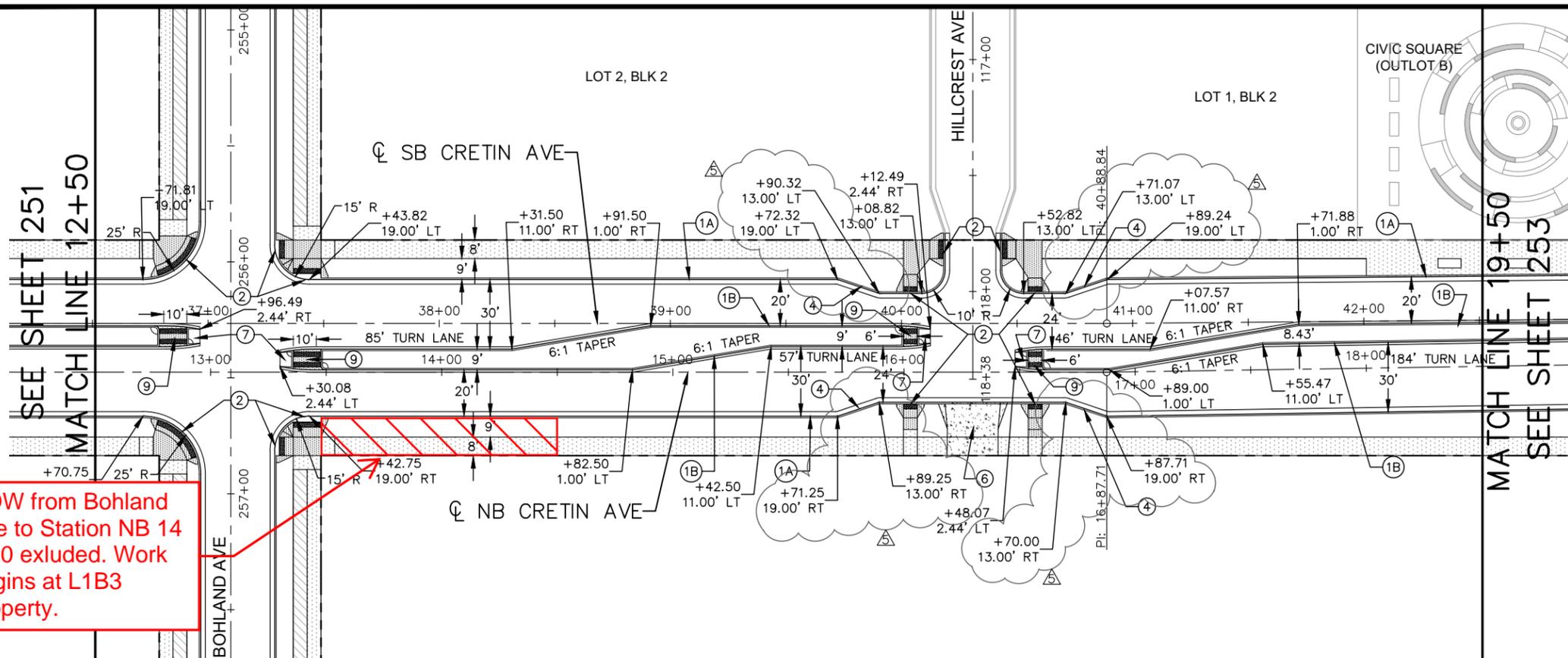
2022 Infrastructure Projection Exhibit Draft Updated on 1/11/2022



Legend

- Vehicular Roadway
- Non-Vehicular Roadway + Boulevard
- ROW Sidewalk, Bike Lane & Boulevard
- Boulevard Trees & Landscape
- Park Space

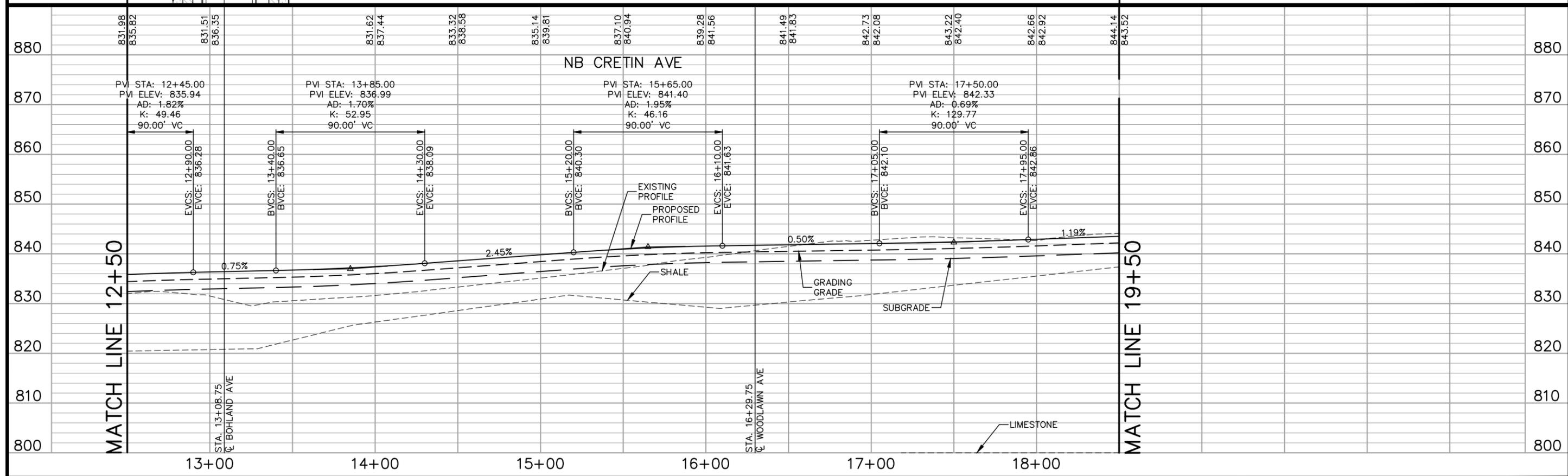
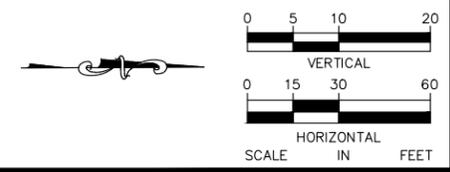




ROW from Bohland Ave to Station NB 14 + 50 exluded. Work begins at L1B3 property.

- LEGEND**
- ① CONCRETE CURB AND GUTTER
 - A - B624
 - B - B612 OUTFALL
 - C - B612 MODIFIED (SEE SHEET 247 ST. PAUL STD. PLATE 3106A)
 - ② PEDESTRIAN CURB RAMP
 - ③ CONCRETE HEADER JOINTS (SEE DETAIL SHEET 247)
 - ④ PARKING LANE 3:1 TAPER
 - ⑤ SHARED USE PATH PEDESTRIAN RAMP (SEE DETAIL ON SHEET 248)
 - ⑥ CONCRETE DRIVEWAY TYPE 6 (SEE DETAIL ON SHEET 248)
 - ⑦ CONCRETE MEDIAN NOSE (SEE DETAIL SHEET 249)
 - ⑧ ALLEY APRON (SEE SHEET 249)
 - ⑨ MEDIAN REFUGE (SEE SHEET 249)

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. SEE TYPICAL SECTIONS FOR LANE, TRAIL AND SIDEWALK DIMENSIONS



No.	Date	Revisions	App.
2	7/1/20	BULLETIN #2	GSB
5	02/19/21	BULLETIN #5	DLE

DRAWING NAME Ford Plan/Profile NS	
DESIGNED BY:	RJG
DRAWN BY:	RJG
CHECKED BY:	GSB
DATE:	02/19/21
PROJECT NO.	160640016

Kimley»Horn

767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
 PHONE: 651-645-4197
 WWW.KIMLEY-HORN.COM

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Gregory S. Brown
 GREGORY S. BROWN, PE
 DATE: 02/19/21 MN LIC. NO. 22814

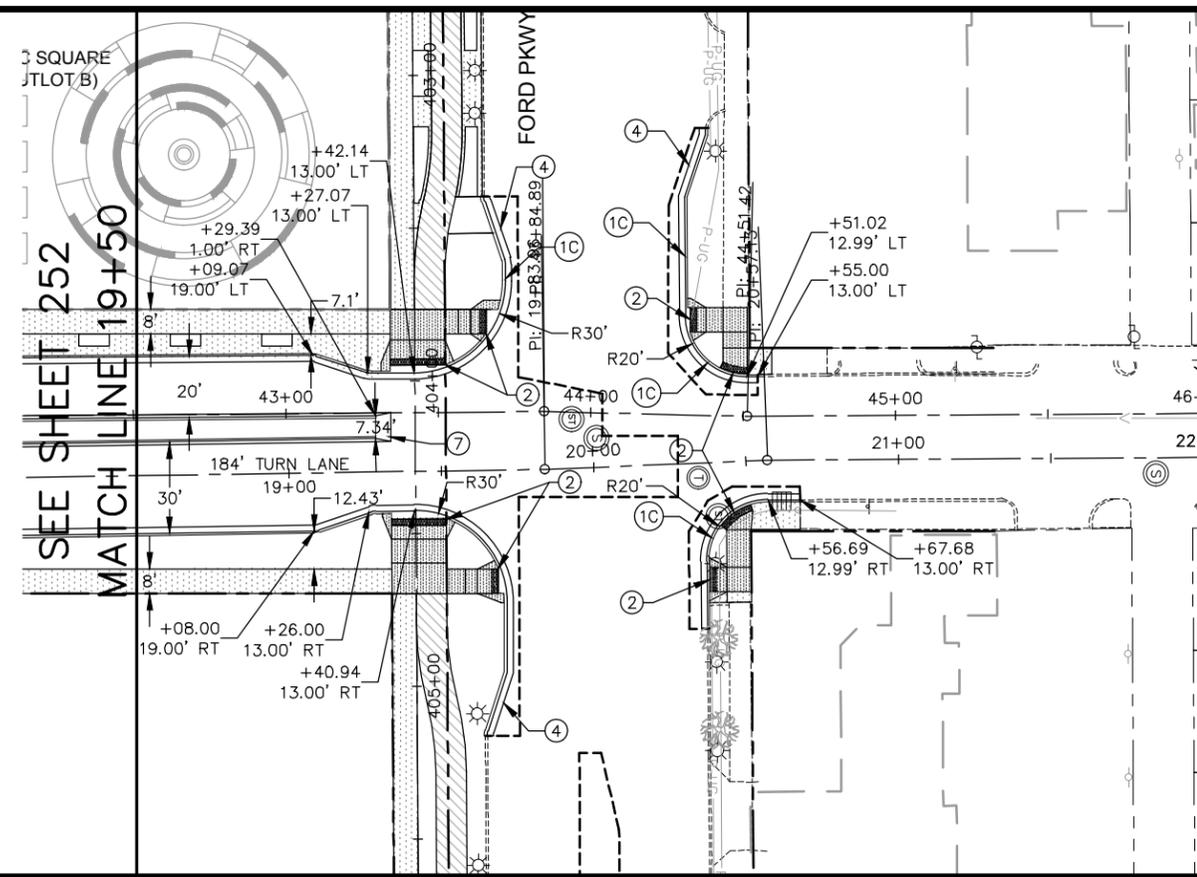


RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST PAUL, MINNESOTA
 PRELIMINARY SITE PLAN

NB CRETIN AVE
 STREET PLAN AND PROFILE
 STA. 12+50 TO STA. 19+50

SHEET NO.
252

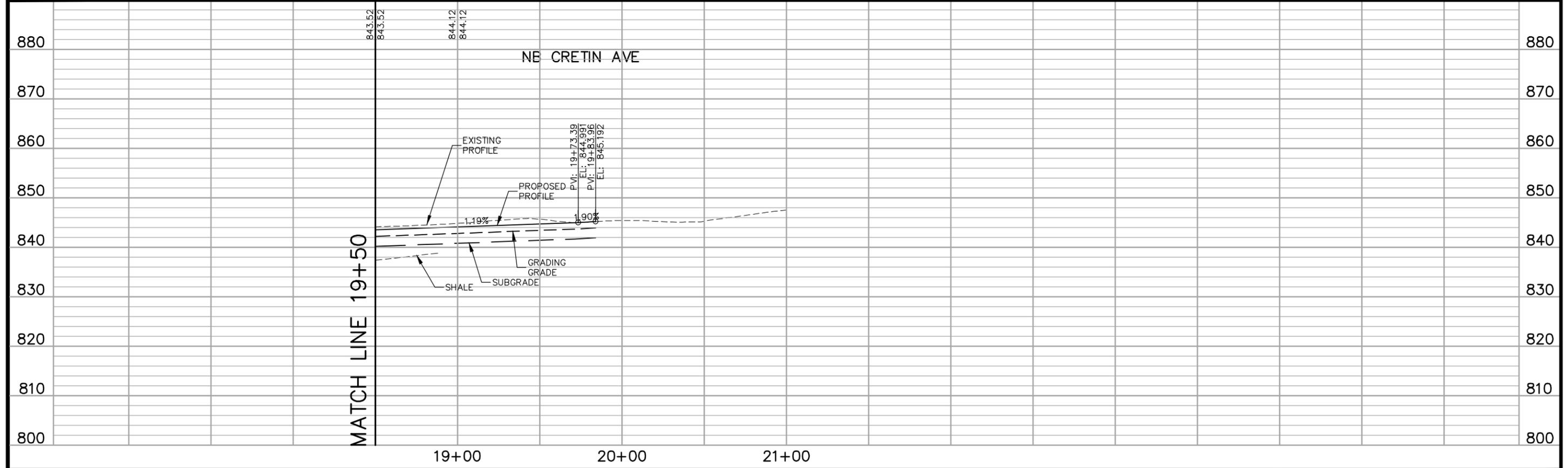
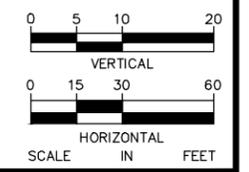
522



- LEGEND**
- ① CONCRETE CURB AND GUTTER
 - A - B624
 - B - B612 OUTFALL
 - C - B612 MODIFIED
 - (SEE SHEET 247 ST. PAUL STD. PLATE 3106A)
 - ② PEDESTRIAN CURB RAMP
 - ③ CONCRETE HEADER JOINTS (SEE DETAIL SHEET 247)
 - ④ PARKING LANE 3:1 TAPER
 - ⑤ SHARED USE PATH PEDESTRIAN RAMP (SEE DETAIL ON SHEET 248)
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 - ⑦ CONCRETE MEDIAN NOSE (SEE DETAIL SHEET 249)
 - ⑧ ALLEY APRON (SEE SHEET 249)
 - ⑨ MEDIAN REFUGE (SEE SHEET 249)

- NOTES:**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. SEE TYPICAL SECTIONS FOR LANE, TRAIL AND SIDEWALK DIMENSIONS

THIS SHEET HAS BEEN REVISED IN ITS ENTIRETY



No.	Date	Revisions	App.
2	7/1/20	BULLETIN #2	GSB

DESIGNED BY:	RJG
DRAWN BY:	RJG
CHECKED BY:	GSB
DATE:	05/27/20
PROJECT NO.	160640016

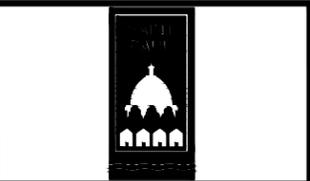
Kimley»Horn

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PHONE: 651-645-4197
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Gregory S. Brown

GREGORY S. BROWN, PE
DATE: 05/27/20 MN LIC. NO. 22814



RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

NB CRETIN AVE
STREET PLAN AND PROFILE
STA. 19+50 TO STA. 21+00

SHEET NO.
253

522



Capitol Region Watershed District

595 Aldine Street • Saint Paul, MN 55104
T: 651-644-8888 • F: 651-644-8894 • capitolregionwd.org

BMP Closeout and Final Inspection Report

This project was permitted by CRWD requiring stormwater treatment and volume reduction BMPs. These must be installed and maintained correctly to prevent adverse impacts to adjacent stormwater facilities and water resources.

Permit:20-025 Highland Bridge Lot 1 Block 3

Inspection Date:09/07/2022

Location:2170 Ford Pkwy, SE corner of Ford/Cretin.

Inspection Time:9:44 AM

Contact:

Neil Degnan	neil.degnan@ryancompanies.com
Anthony Adams	anthony.adams@ryancompanies.com
Darin Henson	Darin.Henson@RyanCompanies.com
Steve McKendry	Steve.McKendry@RyanCompanies.com
Nick Koch	nick.koch@ryancompanies.com
Charlie Kordonowy	charlie.kordonowy@ryancompanies.com

Type of BMP(s) on site:	Stormwater master plan approved under 20-013.
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Any items found to be unsatisfactory must be corrected before permit can be closed.

Maintenance Agreement recorded?	Yes
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As-built plans received and approved?	N/A
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Vegetation established, and without noxious weeds?	No
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Comment:	Boulevard on Cretin not yet at 70% and area around utility box (NE corner of site) not yet at 70%. Reseed as needed. Clarify if this project or infrastructure is responsible for boulevard vegetation.
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	Stabilize staging area on south lot (Common Bond).
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Site free of erosion problems?	No
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Comment: South lot staging area is eroding. Stabilize. We discussed using gravel/rock to stabilize until Common Bond work begins.

BMP(s) receiving stormwater? Yes
Comment: Stormwater routing confirmed.

BMP(s) and pretreatment free of sediment, trash, and debris?
Comment: N/A, to be determined under separate permit.

BMP(s) completely drained within 48 hrs of rainfall?
Comment: N/A, to be determined under separate permit.

Inlets, outlets, and emergency overflows functional? Yes
Comment:

Temporary erosion prevention and sediment control BMPs removed? No
Comment: OK to remove dandy sacks in alley east of building. Leave other BMPs in place. Will review biologs in late September after reseeding.

Other Comments: Provide updated map of SWPPP responsibility.

Please contact Luke Martinkosky at lmartinkosky@capitolregionwd.org or 651-644-8888 with any questions. Thanks!



OK to remove dandysacks.



Stabilize bare soils on south lot.



View looking uphill of area to stabilize on south lot.



Example area needing more vegetation.



Example area needing more vegetation.



Example area needing more vegetation.