

Exhibit A

Ordinance Permit 20200010508

Exhibit H

Form of Public Infrastructure Conveyance

PUBLIC INFRASTRUCTURE CONVEYANCE

ORDINANCE PERMIT # 20200010508

This Public Infrastructure Conveyance Agreement ("Agreement") is made and entered into effective May 9, 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.

- (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

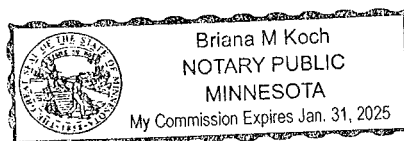
By: Tony B

Name: Tony Barranco

Its: President, North Region

STATE OF Minnesota)
) ss.
COUNTY OF Hennepin)

The foregoing instrument was acknowledged before me this 9 day of May, 2022, by Tony Barranco, the President North Region 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.



Bull
Notary Public

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

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.

Highland Bridge Stormwater Management Infrastructure Park A / Gateway Biofiltration Basins, Wet Pond and Associated Structures

Project Description

OP#12 20200010508

Permit Number

Matthew R. Metzger

license number 47651

October 15, 2021

(Signature and License No.)

Date

Barr Engineering Co.

Organization (Print)

1/2012

Certification is based on periodic site visits, to the best of my knowledge, information and belief based on the information available at this time of certification. Certification is for work completed prior to attached punchlist items' completion.
MRM

**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. 12
Application Date 9/15/2020
SPR File # _____
Permit No. 20200010508

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 checked="" type="checkbox"/> Storm Sewer Treatment System |

Phase:

One

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

Park A, adjacent to Lot 1 Block 1 and Block 5, east of Mississippi River Blvd and south of Ford Parkway.

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

The scope of work to be installed under Storm Sewer Ordinance Permit #12 is the furnishing and installation of all structures, piping, sand trenches, and drain tile as identified in the Location section above along with the attached "Storm Sewer OP #12 Exhibit." Estimated quantities of materials and structures can be seen as an attachment to this application labeled "Storm Sewer OP #12 SEQ."

Applicable plan sheets related to this permit are listed below and attached to this application:

200, 218, 219, 240, 245, 246

Applicant Contact Person:

Will Rollo

Contact Person Title:

Sr. Project Engineer

Contact Person Telephone:

612-257-3536

Contact Person Email:

will.rollo@ryancompanies.com

Bond Co.:

Travelers Casualty & Surety Co

Bond Amount:

\$73,609,974.00

Bond No.:

107185400

Insurance Co.:

Zurich American Insurance Company

Insurance Certificate No.:

NA

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:**


Signature

Project Technical Lead

Title

9/18/2020
Date

David Kuebler, P.E.

Printed Name

PERMIT NUMBER 20200010508

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.);
- ☒ 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;
- NA ☐ Documentation of roadway materials at compaction of grading and base, plant mix design report, strength;
- ☒ Video of all sanitary sewer mains and laterals, storm sewer mains and laterals, and any structural BMP's (pipe galleries, drintile, 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);
- ☒ For infrastructure within parks: Documentation that Parks Department has been notified of completion status;
- ☒ All applicable operation and maintenance manuals provided to Public Works; and
- ☒ Certificate of Compliance signed and submitted to City by Engineer of Record.

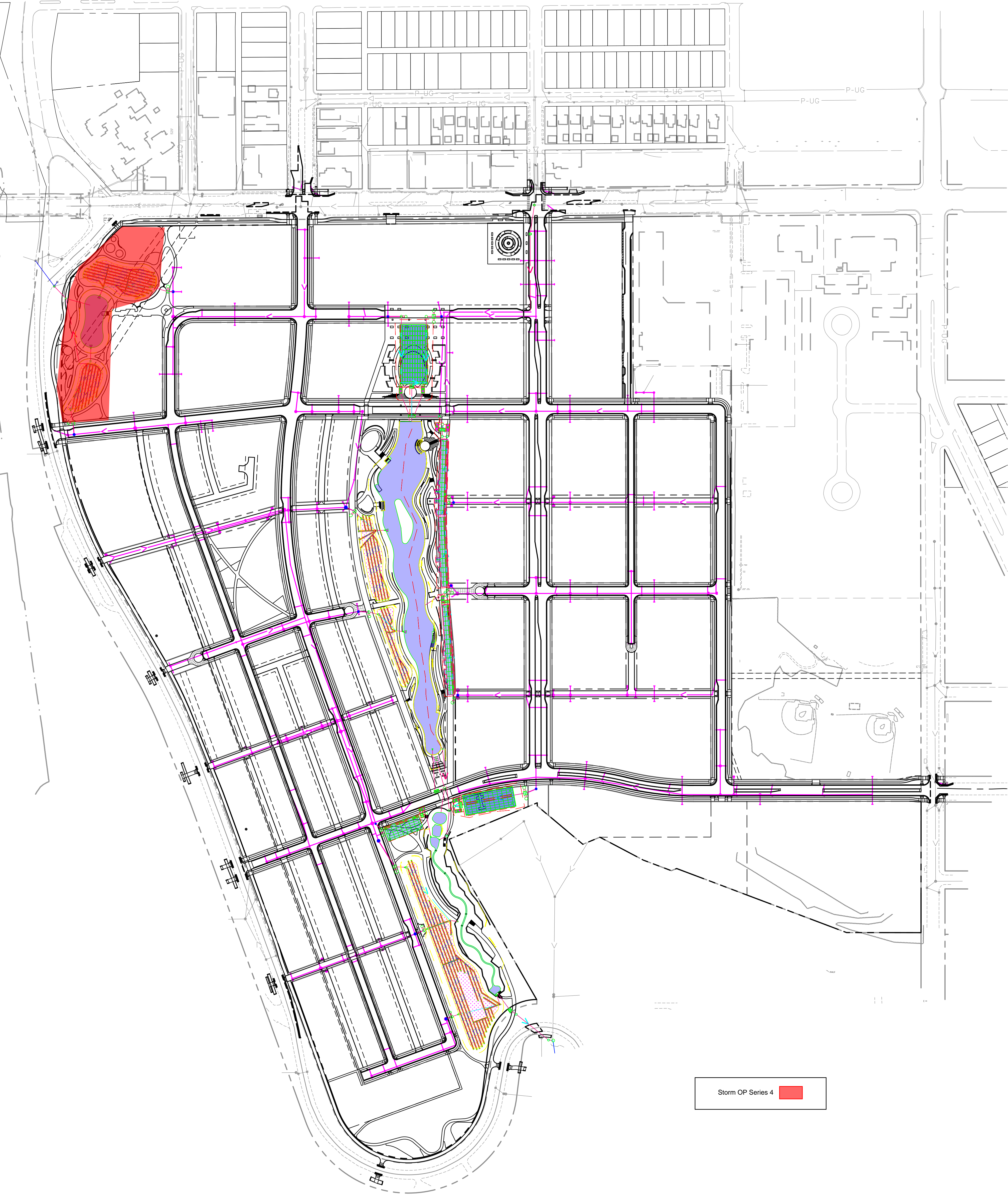
RELEASE OF PERMIT:

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

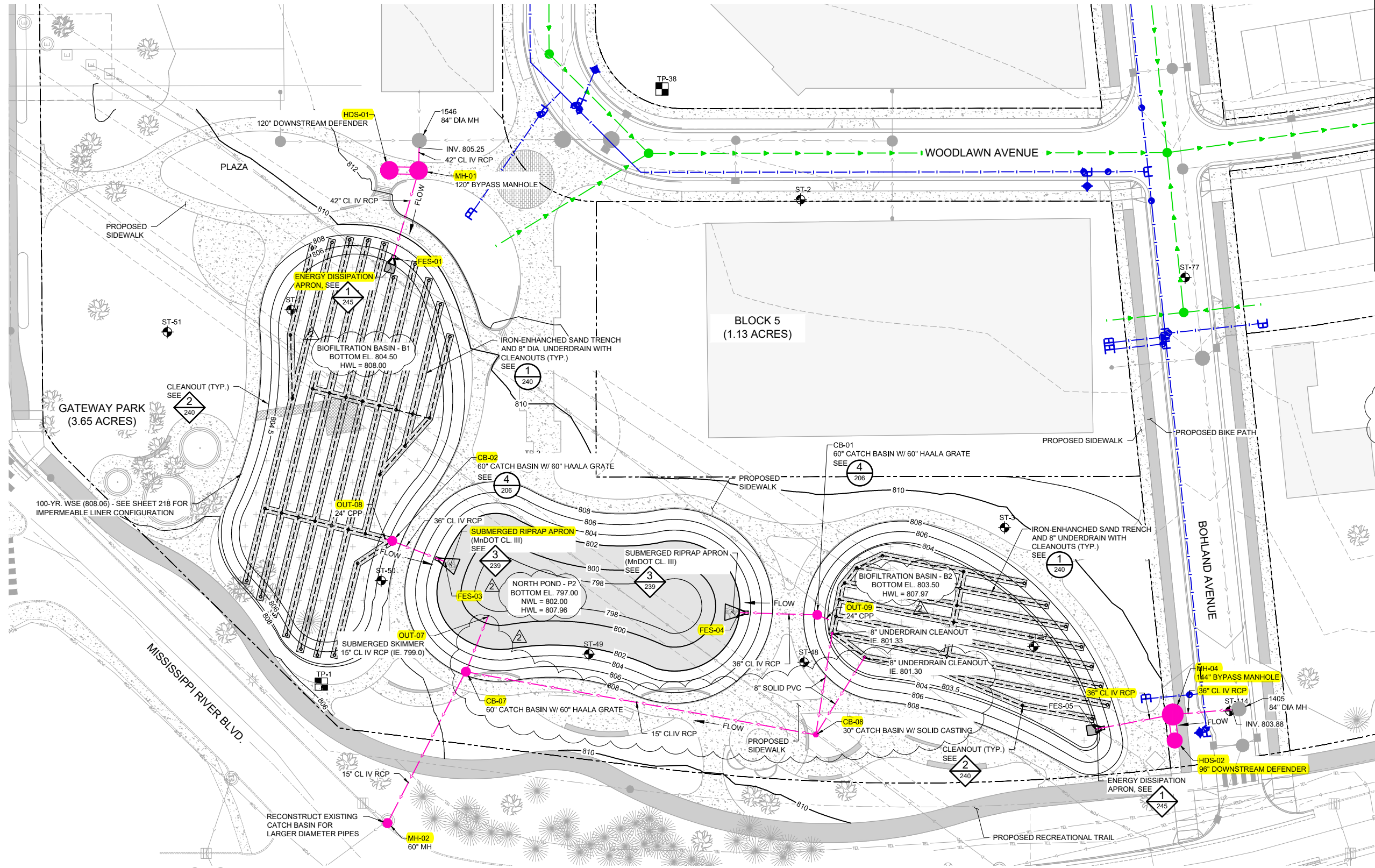
Release Authorized by _____ Title _____

STORM SEWER OP #12 EXHIBIT

09/15/2020



FORD PARKWAY



2 UPDATED PLANIMETRIC AND GRADING BY OTHERS

1 PLAN: PROPOSED STORM SEWER, WET POND P2, BIOFILTRATION BASIN B1, B2



ISSUED FOR CONSTRUCTION

No.	Date	Revisions	App.	DRAWING NAME
2	07/01/2020	BULLETIN #2	MRM	C-200.DWG
				DESIGNED BY: BARR
				DRAWN BY: EPF
				CHECKED BY: MRM
				DATE: 06/03/2020
				PROJECT NO. 23/62-1289.00

Project Office:
BARR ENGINEERING CO.
4300 MARKETPOINTE DRIVE
Suite 200
MINNEAPOLIS, MN 55435
Corporate Headquarters:
Minneapolis, Minnesota
Ph: 1-800-632-2277
Fax: (952) 832-2601
www.barr.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.

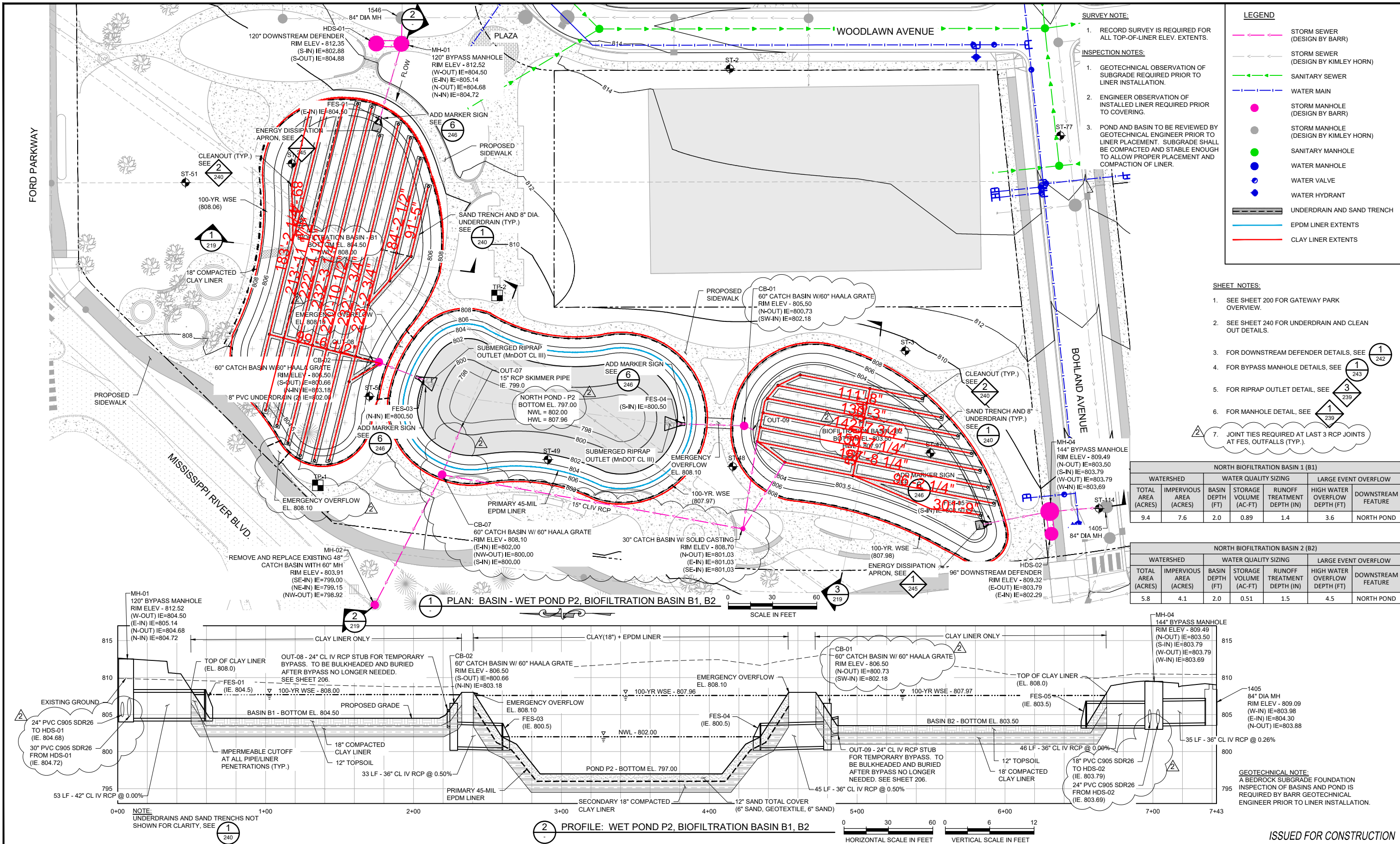
PRINTED NAME: MATTHEW R. METZGER
SIGNATURE: *Matthew R. Metzger*
DATE: 06/03/2020 LICENSE #: 47651

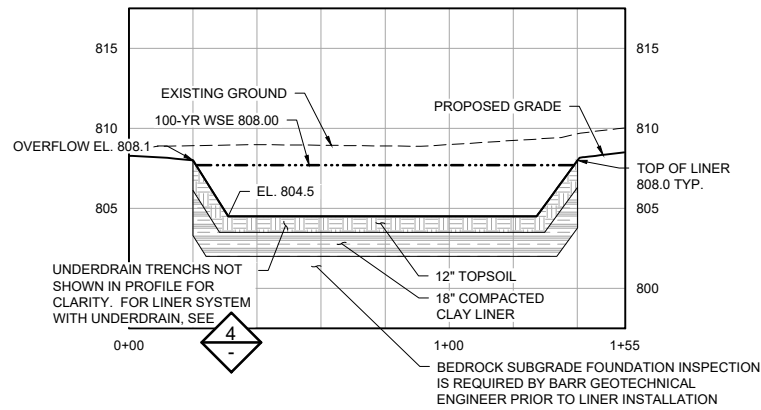


RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST. PAUL, MINNESOTA
FINAL SITE PLAN

STORM SEWER PLAN
GATEWAY PARK OVERVIEW

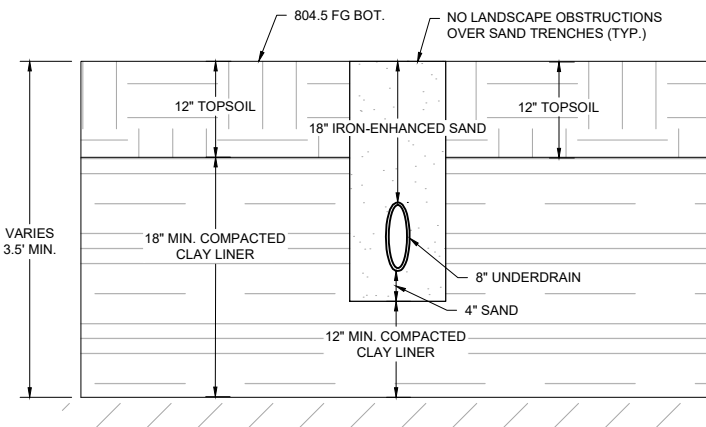
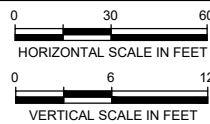
200
522





NOTE:
UNDERDRAINS AND SAND TRENCHES NOT
SHOWN FOR CLARITY, SEE

SECTION: BIOFILTRATION BASIN B1



NOTE:

AS AN ALTERNATIVE TO THE CLAY LINER, GEOSYNTHETIC CLAY
LINER (GCL) OR EPDM LINER MAY BE SUBSTITUTED, IF APPROVED
BY ENGINEER THROUGH SUBMITTAL REVIEW.

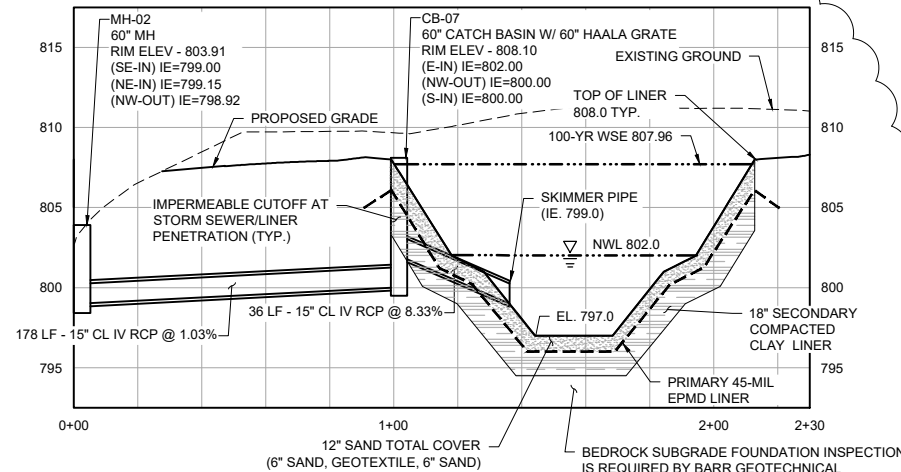
DETAIL: BASIN B1 LINER SYSTEM

SURVEY NOTE:

- RECORD SURVEY IS REQUIRED FOR ALL TOP OF LINER ELEV.
EXTENTS.

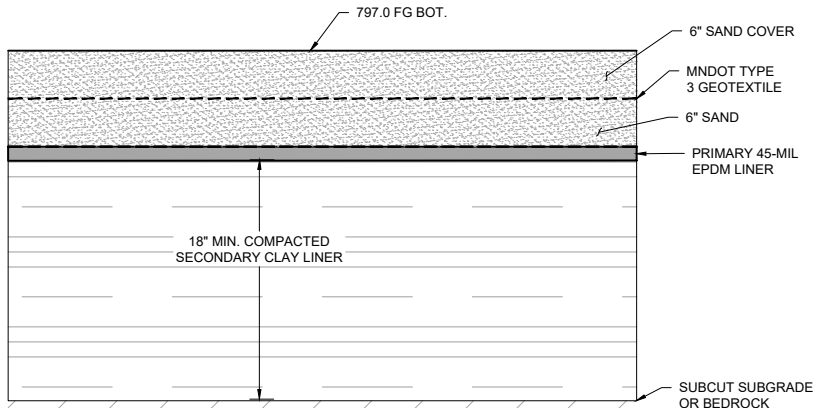
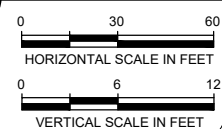
INSPECTION NOTES:

- GEOTECHNICAL OBSERVATION AND INSPECTION OF SUBGRADE
REQUIRED PRIOR TO LINER INSTALLATION.
- ENGINEER OBSERVATION AND INSPECTION OF INSTALLED LINER
REQUIRED PRIOR TO COVERING.
- POND AND BASIN SUBGRADE TO BE REVIEWED BY GEOTECHNICAL
ENGINEER PRIOR TO LINER PLACEMENT. SUBGRADE SHALL BE
SURFACE COMPACTED AND STABLE ENOUGH TO ALLOW PROPER
PLACEMENT AND COMPACTION OF LINER.



NOTE:
JOINT TIES REQUIRED AT LAST 3 RCP
JOINTS AT FES, OUTFALLS (TYP.).

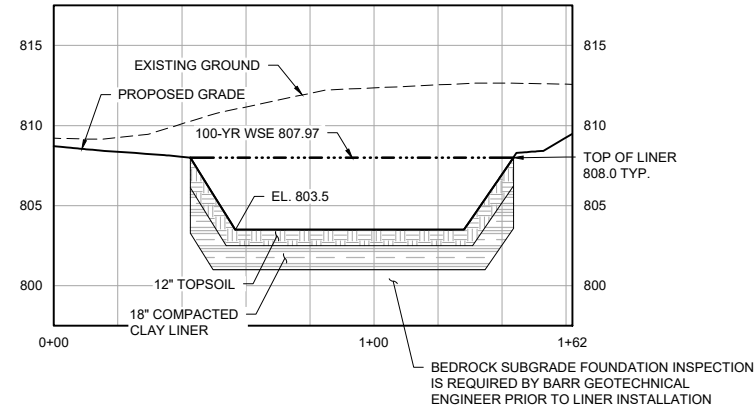
SECTION: POND P2



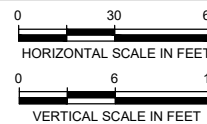
NOTE:

AS AN ALTERNATIVE TO THE CLAY LINER, GEOSYNTHETIC CLAY
LINER (GCL) OR EPDM LINER MAY BE SUBSTITUTED, IF APPROVED
BY ENGINEER THROUGH SUBMITTAL REVIEW.

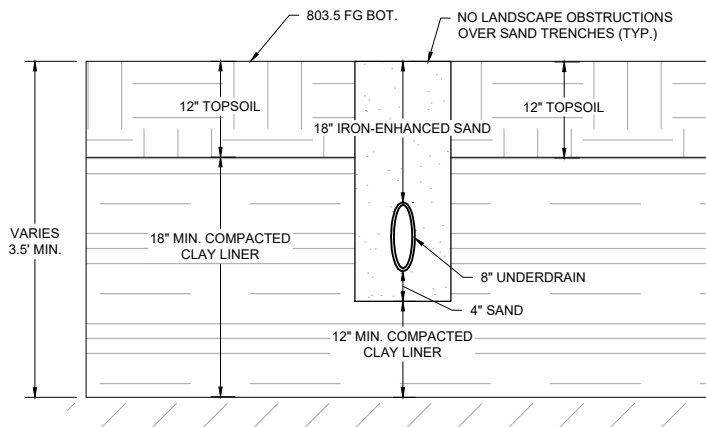
DETAIL: POND P2 COMPOSITE LINER SYSTEM



SECTION: BIORETENTION BASIN B2



NOTE:
UNDERDRAINS AND SAND TRENCHES NOT
SHOWN FOR CLARITY, SEE



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DETAIL: BASIN B2 LINER SYSTEM

ISSUED FOR CONSTRUCTION

No.	Date	Revisions	App.	DRAWING NAME C-219.DWG
2	07/01/2020	BULLETIN #2	MRM	
				DESIGNED BY: BARR
				DRAWN BY: EPF
				CHECKED BY: MRM
				DATE: 06/03/2020
				PROJECT NO. 23/62-1289.00

Project Office:
BARR ENGINEERING CO.
4300 MARKETPOINTE DRIVE
Suite 200
MINNEAPOLIS, MN 55435
Corporate Headquarters:
Minneapolis, Minnesota
Ph: 1-800-632-2277
Fax: (952) 832-2601
www.barr.com

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PROFESSIONAL ENGINEER UNDER THE LAWS OF THE
STATE OF MINNESOTA.

PRINTED NAME: MATTHEW R. METZGER

SIGNATURE: *Matthew R. Metzger*

DATE: 06/03/2020 LICENSE #: 47651

RYAN

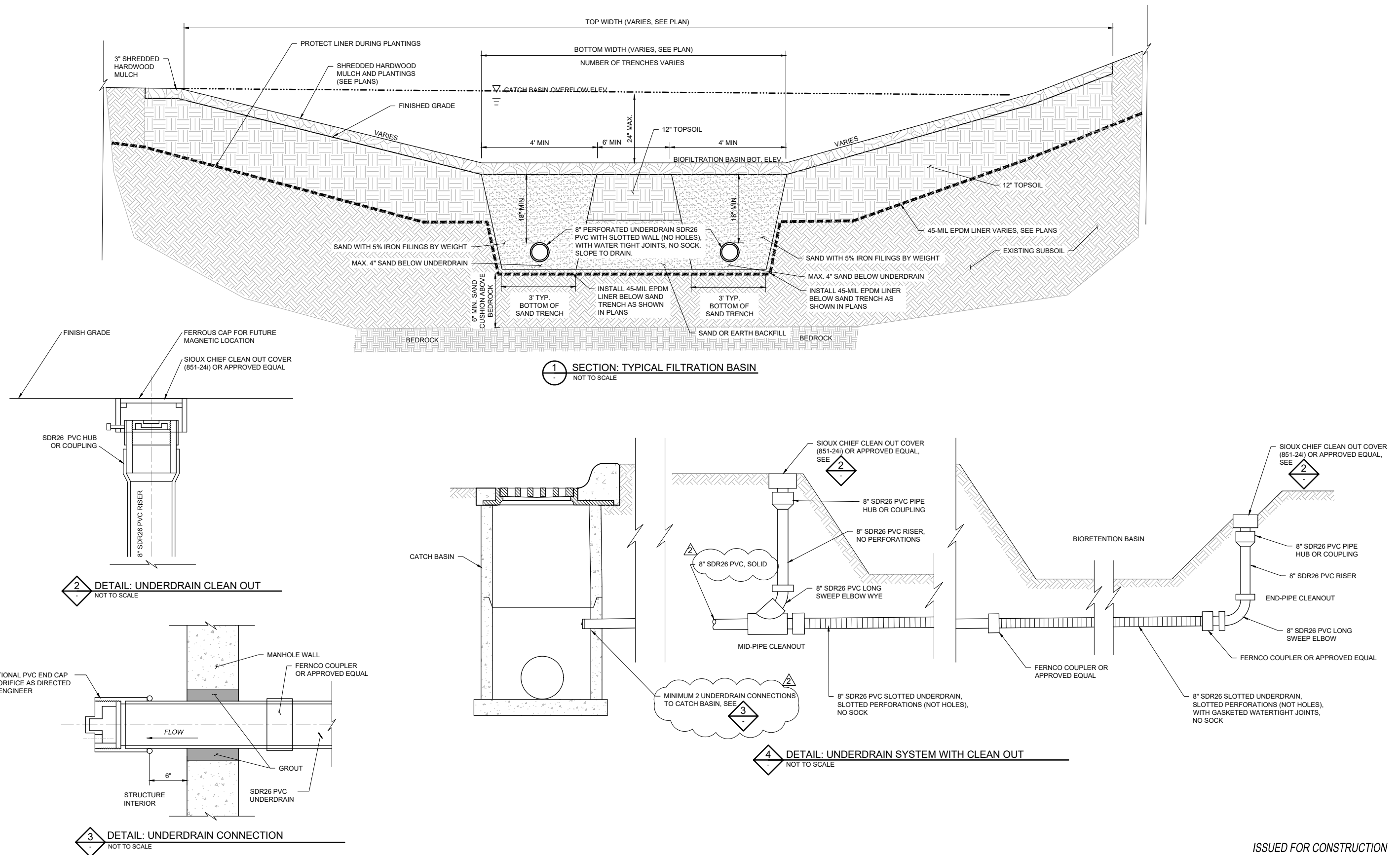


RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

POND P2, BASIN B1, & BASIN B2
SECTIONS AND DETAILS

219

522



ISSUED FOR CONSTRUCTION

No.	Date	Revisions	App.	DRAWING NAME
2	07/01/2020	BULLETIN #2	MRM	C-240.DWG
				DESIGNED BY: BARR
				DRAWN BY: EPF
				CHECKED BY: MRM
				DATE: 06/03/2020
				PROJECT NO. 23/62-1289.00

Project Office:
BARR ENGINEERING CO.
4300 MARKETPOINTE DRIVE
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Corporate Headquarters:
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Ph: 1-800-632-2277

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RYAN

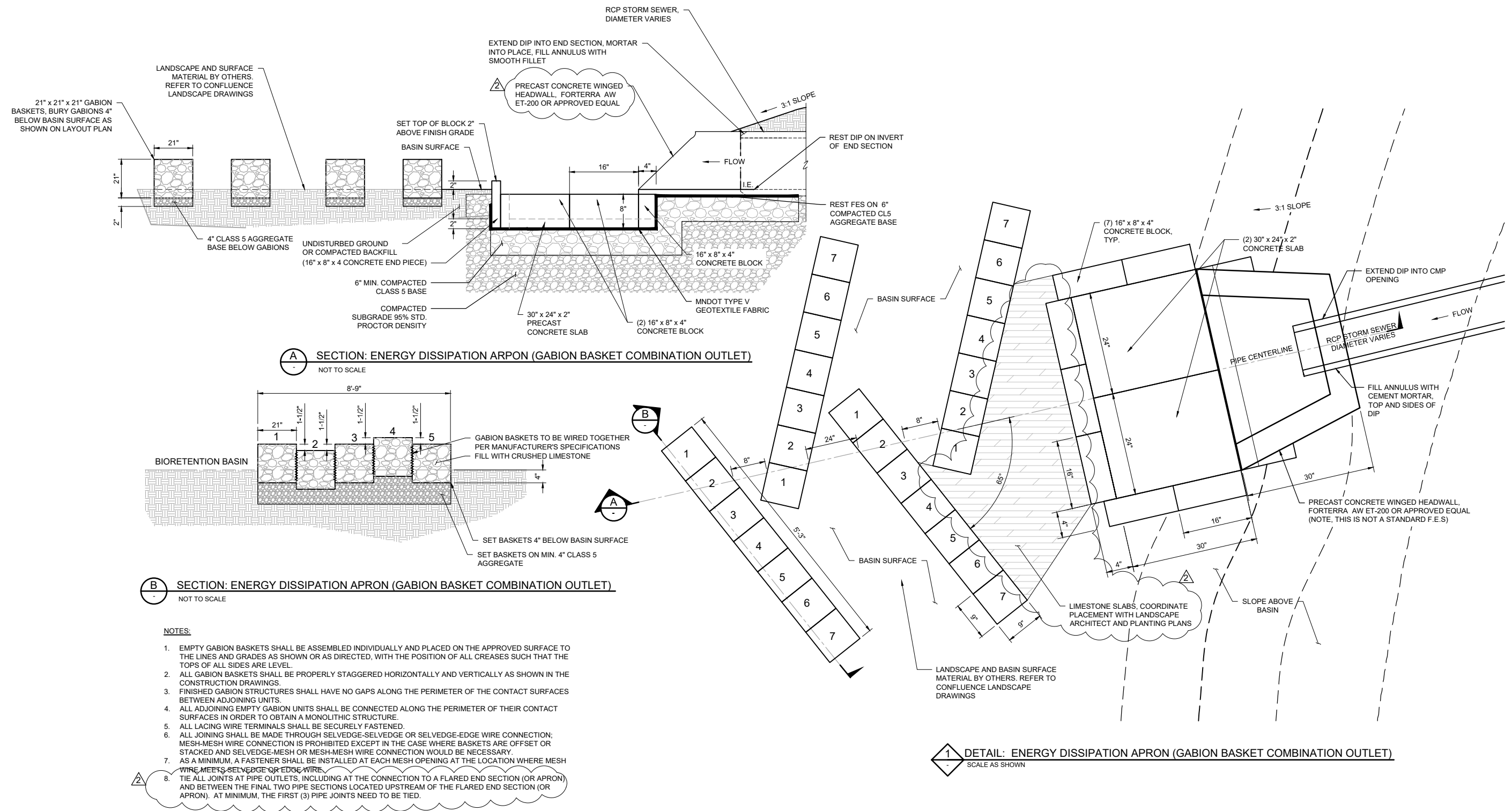


RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST. PAUL, MINNESOTA
FINAL SITE PLAN

DETAILS
UNDERDRAIN AND CLEANOUT

240

522



ISSUED FOR CONSTRUCTION

No.	Date	Revisions	App.	DRAWING NAME
2	07/01/2020	BULLETIN #2	MRM	C-245.DWG
				DESIGNED BY: BARR
				DRAWN BY: EPF
				CHECKED BY: MRM
				DATE: 06/03/2020
				PROJECT NO. 23/62-1289.00

Project Office:
BARR ENGINEERING CO.
4300 MARKETPOINTE DRIVE
Suite 200
MINNEAPOLIS, MN 55435
Corporate Headquarters:
Minneapolis, Minnesota
Ph: 1-800-632-2277

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PRINTED NAME: MATTHEW R. METZGER
SIGNATURE: *Matthew R. Metzger*
DATE: 06/03/2020 LICENSE #: 47651

RYAN

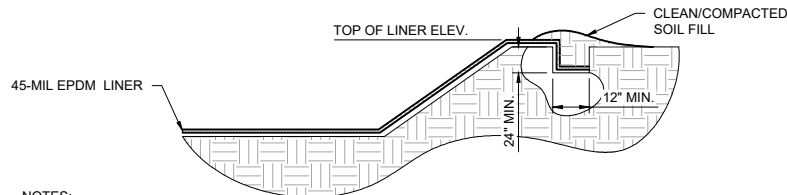
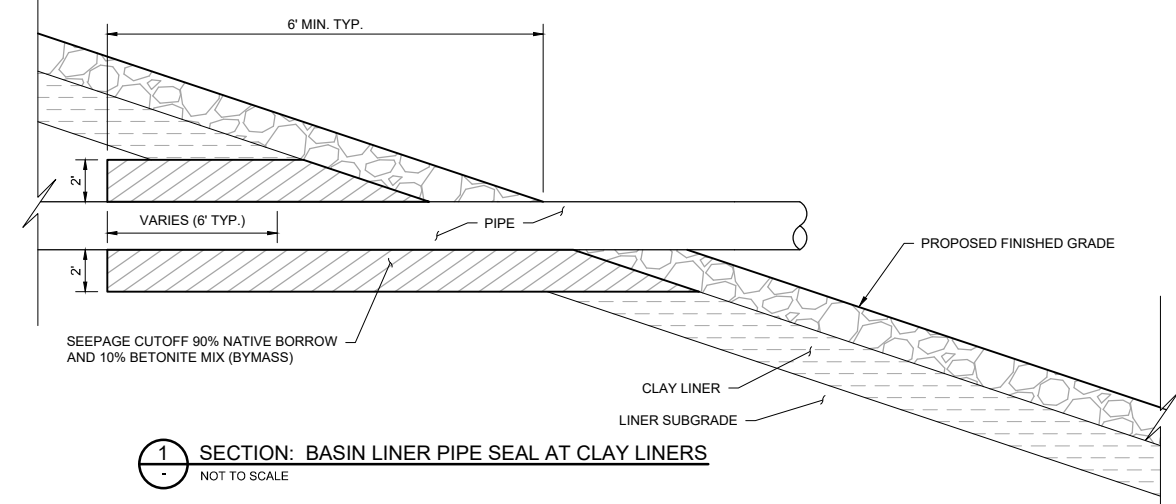


RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

DETAILS

245

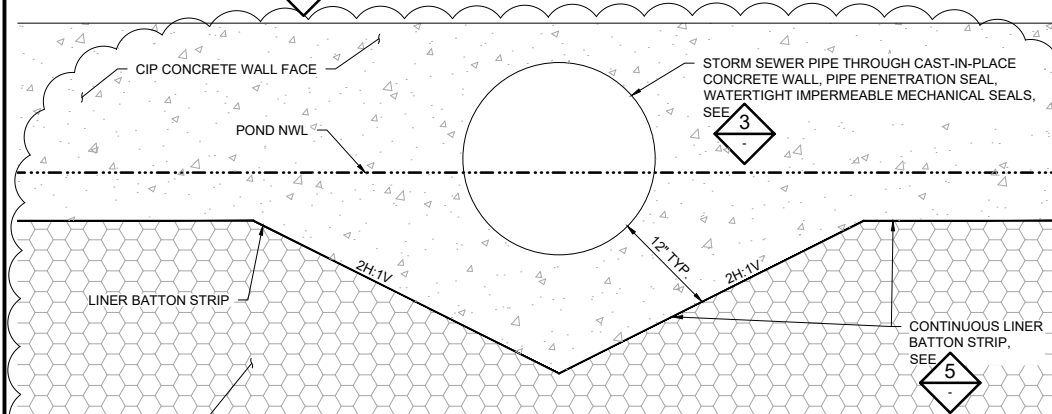
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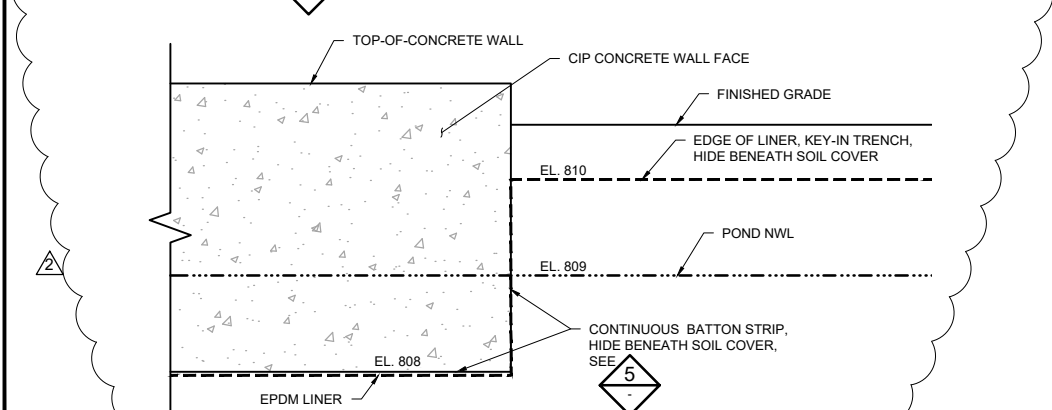
NOTES:

1. THE REQUIREMENT FOR A GEOTEXTILE UNDERLAYMENT IS BASED ON SUBSTRATE TYPE AND CONDITION.
2. GRADE OF SIDE SLOPE SHOULD NOT EXCEED 3' TO 1'.
3. THE PROJECT ENGINEER SHALL SPECIFY ANCHOR TRENCH DIMENSIONS BASED ON PULL-OUT CALCULATIONS.

4 DETAIL: EPDM GEOMEMBRANE ANCHOR TRENCH
SCALE AS SHOWN



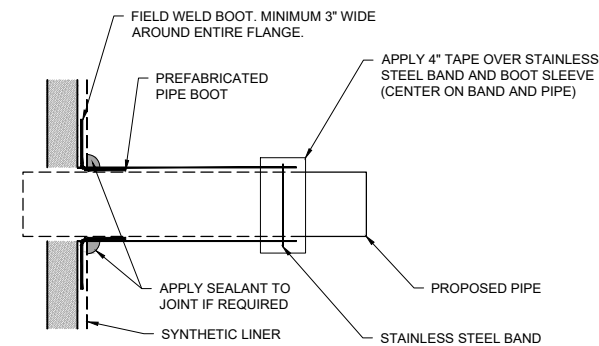
7 DETAIL: SYNTHETIC LINER AT PIPE OUTLETS
SCALE AS SHOWN



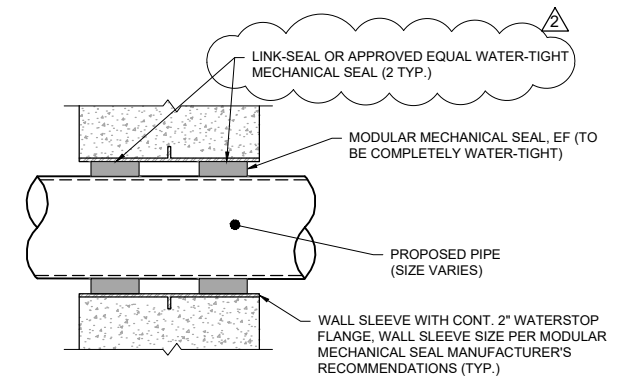
8 DETAIL: SYNTHETIC LINER AT WALL, SLOPE TRANSITION
SCALE AS SHOWN

NOTES:

1. ALL LINER BOOTS MUST BE FIELD WELDED TO LINER.



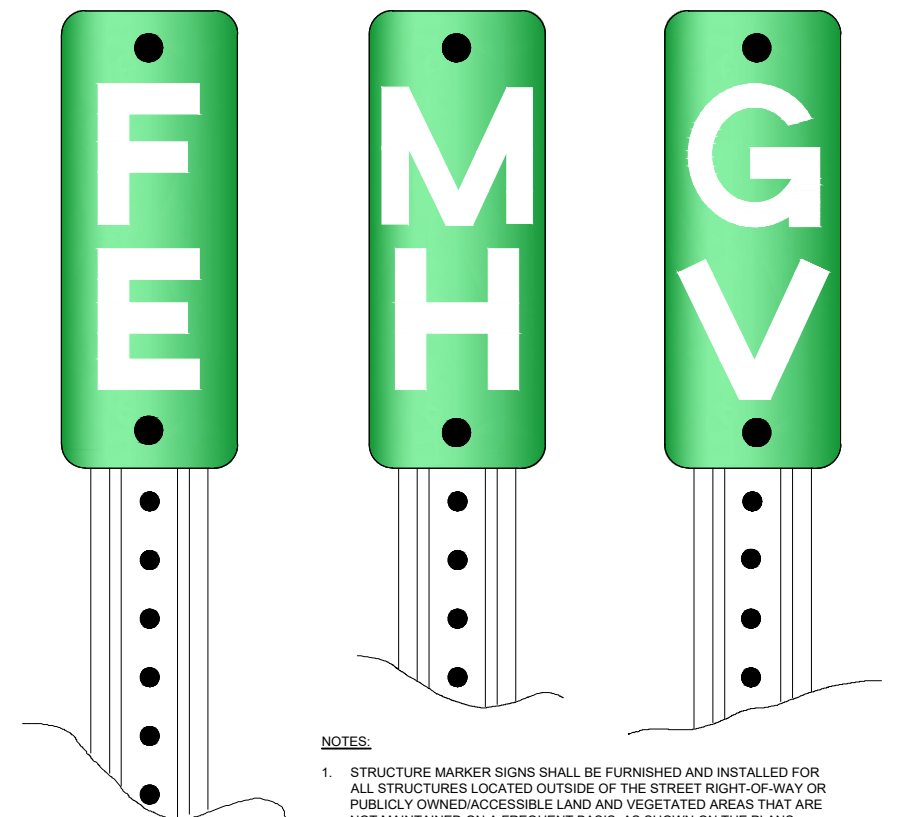
3 DETAIL: PIPE PENETRATION SLEEVE



NOTES:

1. STRUCTURE MARKER SIGNS SHALL BE FURNISHED AND INSTALLED FOR ALL STRUCTURES LOCATED OUTSIDE OF THE STREET RIGHT-OF-WAY OR PUBLICLY OWNED/ACCESSIBLE LAND AND VEGETATED AREAS THAT ARE NOT MAINTAINED ON A FREQUENT BASIS, AS SHOWN ON THE PLANS.
2. 0.063" THICK ALUMINUM SIGN. WHITE LETTERS ON GREEN HIGH INTENSITY REFLECTORIZED BACKGROUND.
3. U-CHANNEL POST, MINIMUM 1.2LB./FT. 6'-6" LONG, PAINTED GREEN.
4. "FE" SIGN TO BE USED FOR FLARED END SECTIONS OR OUTFALLS; "MH" SIGN TO BE USED FOR MANHOLES OR UNDERGROUND STRUCTURES; "GV" SIGN TO BE USED FOR STRUCTURES WITH GATE VALVES, AS SHOWN ON THE PLANS.

6 DETAIL: STRUCTURE MARKER SIGN
CITY OF SAINT PAUL SPECIAL DETAIL SI-3



ISSUED FOR CONSTRUCTION

No.	Date	Revisions	App.	DRAWING NAME
2	07/01/2020	BULLETIN #2	MRM	C-246.DWG
				DESIGNED BY: BARR
				DRAWN BY: EPF
				CHECKED BY: MRM
				DATE: 06/03/2020
				PROJECT NO. 23/62-1289.00

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MINNEAPOLIS, MN 55435
Corporate Headquarters:
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Ph: 1-800-632-2277

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PRINTED NAME: MATTHEW R. METZGER
SIGNATURE: *Matthew R. Metzger*
DATE: 06/03/2020 LICENSE #: 47651

RYAN



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

DETAILS

246

522

Exhibit B

Ordinance Permit 20200010508

Capitol Region Watershed

District Concurrence Statement

From: [Forrest Kelley](#)
To: [Kuebler, David \(CI-StPaul\)](#)
Cc: [Elizabeth Hosch](#)
Subject: Highland Bridge OP Acceptance Resolution
Date: Wednesday, July 13, 2022 2:49:06 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Think Before You Click: This email originated **outside** our organization.

Hello David,

This email is intended to document support for the City of St. Paul's proposed conditional acceptance of stormwater infrastructure constructed at the Highland Bridge redevelopment site. As conditioned in the resolution, CRWD will review submitted record drawings for conformance with the approved plans, and confirm function of stormwater treatment systems once the planned stormwater flows are re-directed as designed. CRWD understands that Ryan Companies shall be responsible for all corrective actions needed to achieve full system performance associated with CRWD permit closure.

Thank you for the partnership and commitment to ensure successful stormwater outcomes on this innovative approach to bring water back to St. Paul.

Sincerely,

Forrest J. Kelley, PE (MN)

Regulatory Division Manager

[Capitol Region Watershed District](#)

595 Aldine Street | Saint Paul, MN 55104

email: fkelly@capitolregionwd.org

(651) 644-8888 Ext. 116 | mobile: (651) 210-7692

