

Exhibit A

Ordinance Permit 20200010402

Exhibit H

Form of Public Infrastructure Conveyance

PUBLIC INFRASTRUCTURE CONVEYANCE

ORDINANCE PERMIT # 20200010402

This Public Infrastructure Conveyance Agreement ("Agreement") is made and entered into effective December 15, 2021, 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.

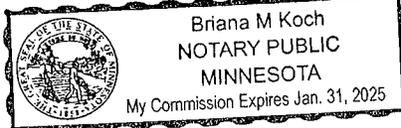
PROJECT PAUL, LLC,
a Delaware limited liability company

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

By: 
Name: MAUREEN C. MICHALSKI
Its VICE PRESIDENT

STATE OF Minnesota)
) ss.
COUNTY OF Hennepin)

The foregoing instrument was acknowledged before me this 15th day of December, 2019,^{21 BK} by Maureen Michalski, the Vice President 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.

Storm Sewer Ordinance Permit #2

Project Description

20200010402

Permit Number

24411

10/18/2021

(Signature and License No.)

Date

Kimley-Horn and Associates Inc.

Organization (Print)

1/2012

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Certificate of Compliance

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Highland Bridge Stormwater Management Infrastructure Ford Pkwy
Diversion

Project Description

OP#2B 20200010402B

Permit Number

Matthew R. Metzger

license number 47651

October 22, 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. 2
 Application Date 7/21/2020
 SPR File # _____
 Permit No. 20200010402

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 checked="" 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:

One

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

Cretin Ave: 1914 South to 1913 South to 1911 (Diversion). 1948 South to 1937. 1964 south to 1963
 Hillcrest Ave: 1911 West to 1910. 1933 West to 1924.
 Civic Plaza: 1926 South to 1953. 1910 South to 1995
 Bohland Ave: 1953 East to 1986. 1986 North and West to 1990.
 Saunders Ave: 1706 East to 1734; Village Way: 1840 SouthEast to 1839 and East to 1855; Beechwood: 1828 East to 1887.

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 #2 is the furnishing and installation of all storm sewer piping, stubs and structures in the areas identified in the locations section above along with the attached "Storm Sewer OP #2 Exhibit." Estimated quantities of piping based on material type, sizing, and structures based on size can be seen as an attachment to this application labeled "Storm Sewer OP#2 SEQ." Applicable plan sheets related to this permit are listed below and attached to this application:
 217, 155-158, 165-166, 183, 186-187, 191, 195-196

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:

	Technical Lead	<u>7/28/2020</u>
Signature	Title	Date
David Kuebler		
Printed Name		

PERMIT NUMBER 20200010402

**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, drantile, sediment control structures, weir structures, etc.) installed under any permit, provided to the Public Works Sewer Division;

- 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;

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

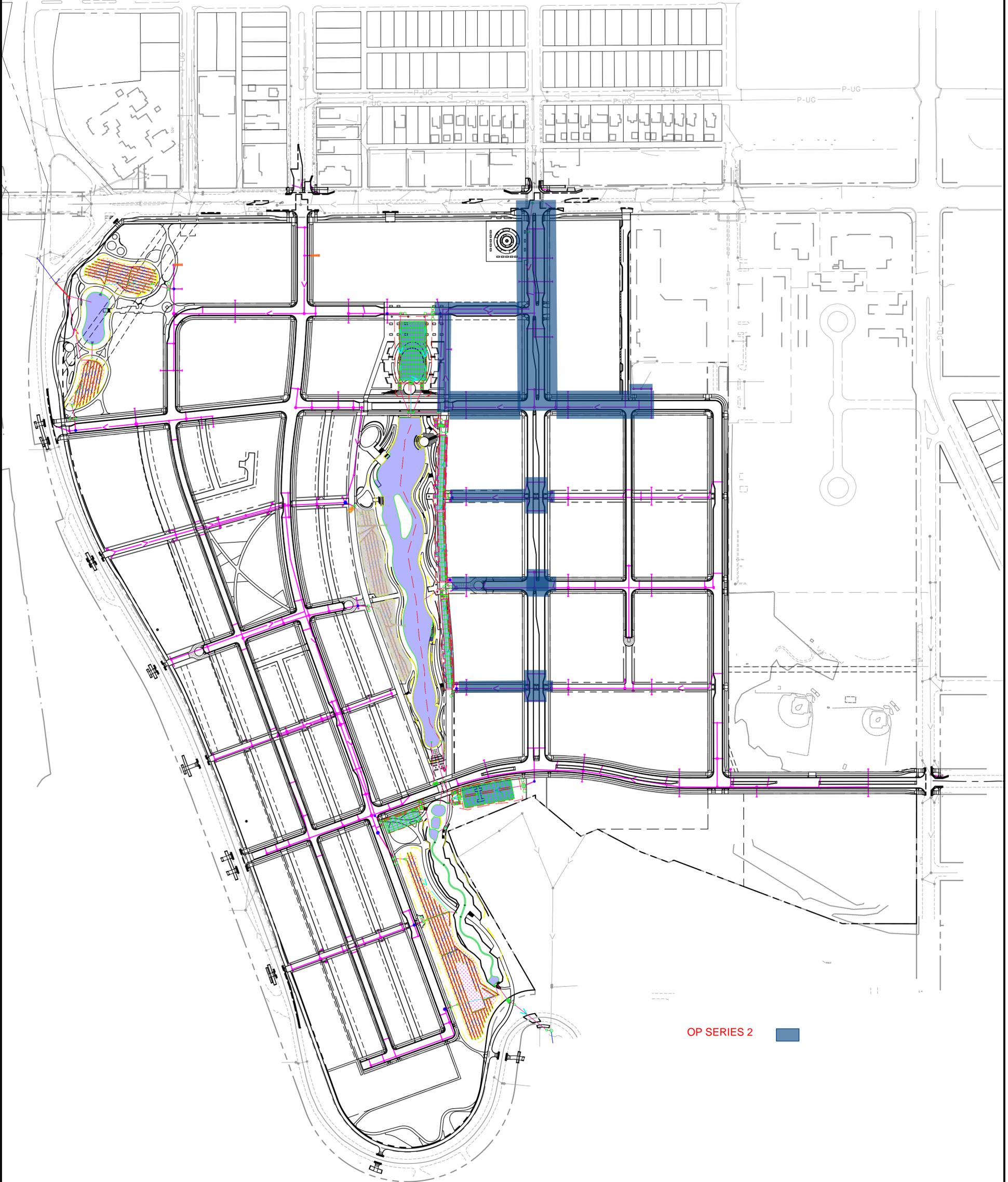
- Certificate of Compliance signed and submitted to City by Engineer of Record.

RELEASE OF PERMIT:

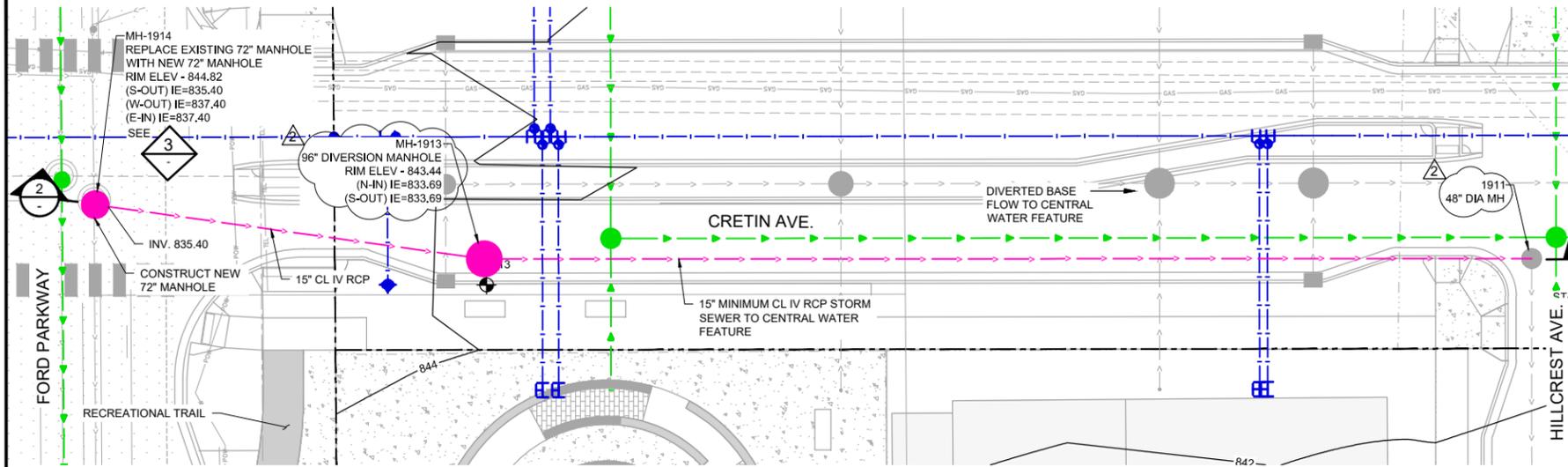
Permit No. _____ Council Res. No. _____ Permit Date _____

Release Authorized by _____ Title _____

STORM SEWER OP #2 Exhibit
7/21/2020

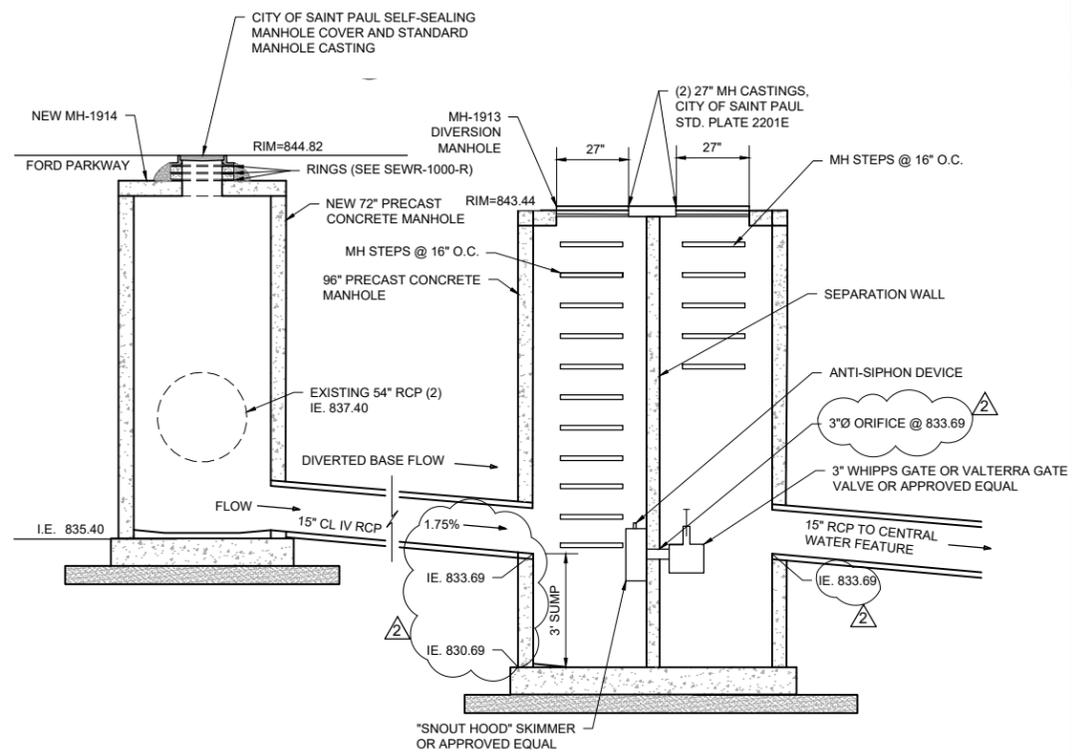


OP SERIES 2 ■

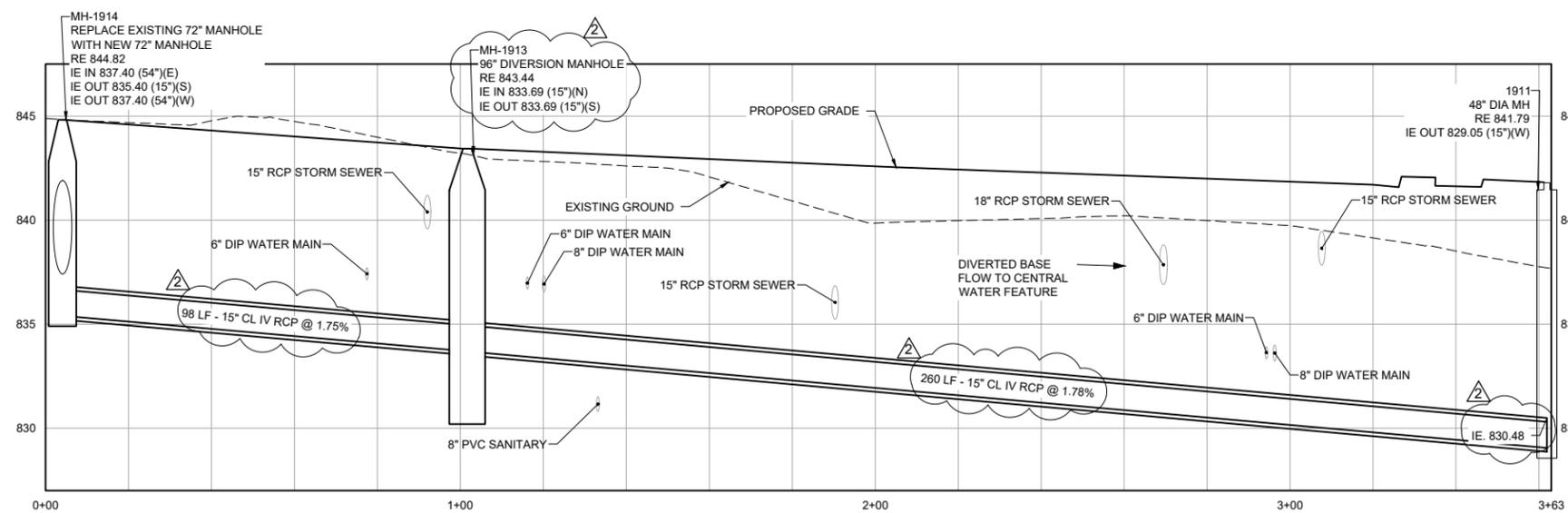


1 PLAN: PROPOSED STORM SEWER - NORTH DIVERSION STRUCTURE

0 30 60
SCALE IN FEET



3 DETAIL: PROPOSED STORM SEWER - NORTH DIVERSION STRUCTURE



2 PROFILE: PROPOSED STORM SEWER - NORTH DIVERSION STRUCTURE

0 20 40
HORIZONTAL SCALE IN FEET

0 4 8
VERTICAL SCALE IN FEET

ISSUED FOR CONSTRUCTION

No.	Date	Revisions	App.	DRAWING NAME
2	07/01/2020	BULLETIN #2	MRM	C-217.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

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.

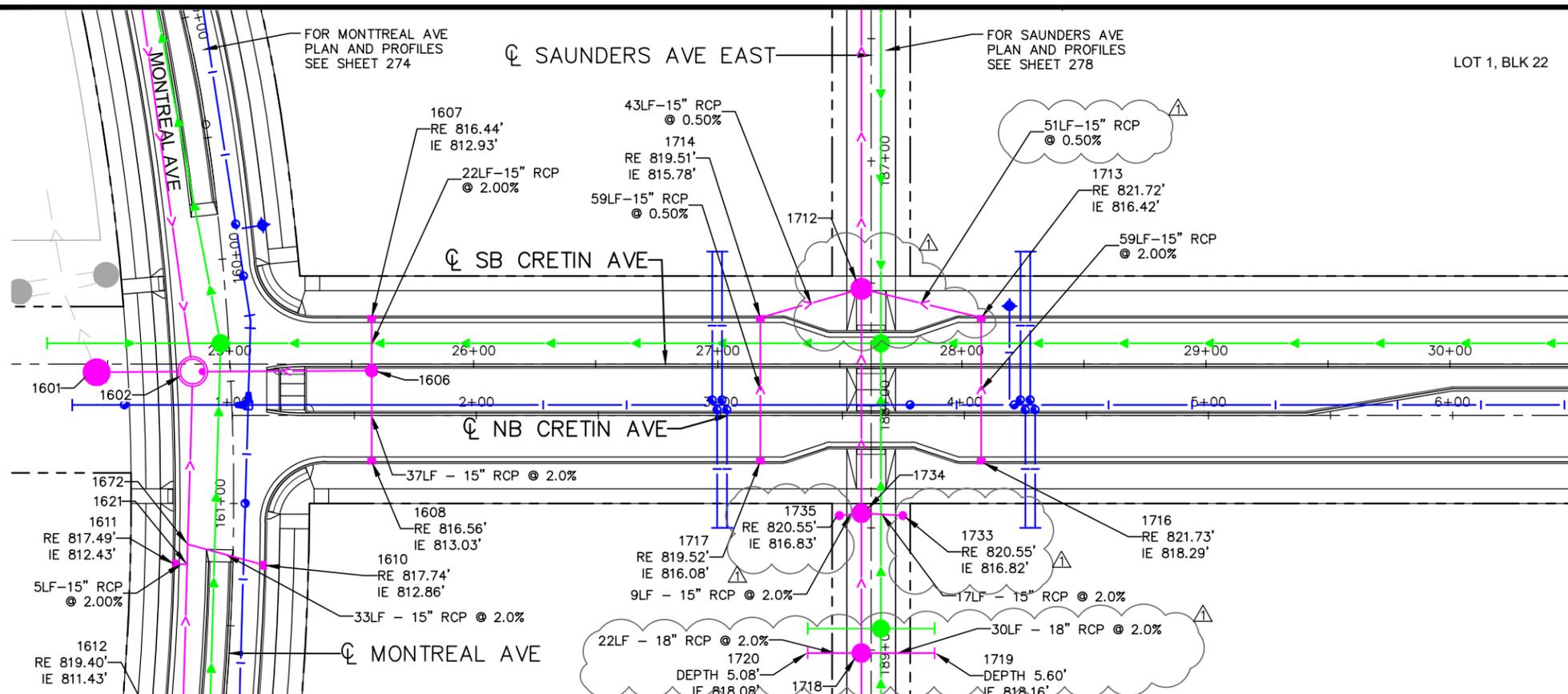
PRINTED NAME: MATTHEW R. METZGER
 SIGNATURE: *Matthew R. Metzger*
 DATE: 06/03/2020 LICENSE # 47651



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

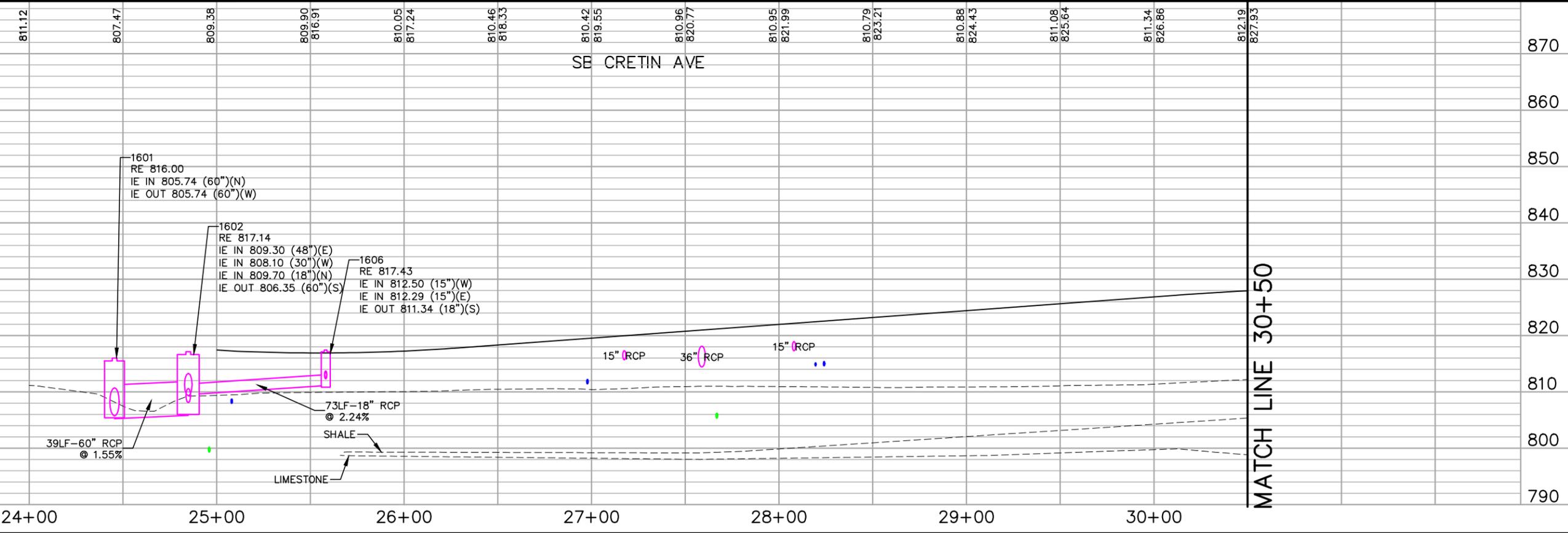
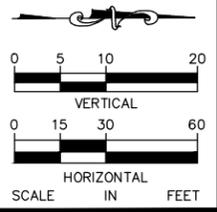
STORM SEWER PLAN & PROFILE
 NORTH DIVERSION STRUCTURE

217
 522



MATCH LINE 30+50
SEE SHEET 156

- LEGEND**
- PROPOSED UTILITY LINE TYPES
- > PROPOSED STORM SEWER
 - > PROPOSED WATERMAIN
 - > PROPOSED SANITARY SEWER
- PROPOSED UTILITY SYMBOL
- STORM MANHOLE
 - STORM CATCH BASIN
 - WATER MANHOLE
 - ◊ WATER VALVE
 - ◆ WATER HYDRANT
 - SANITARY SEWER MANHOLE



MATCH LINE 30+50

No.	Date	Revisions	App.
1	6/17/20	BULLETIN #1	MLC

DRAWING NAME	
Ford DrnPlanProfile NS	
DESIGNED BY:	RJG
DRAWN BY:	RJG
CHECKED BY:	GSB
DATE:	05/27/20
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.

Ronald B Leaf
RONALD B LEAF, PE
DATE: 05/27/20 MN LIC. NO. 24411

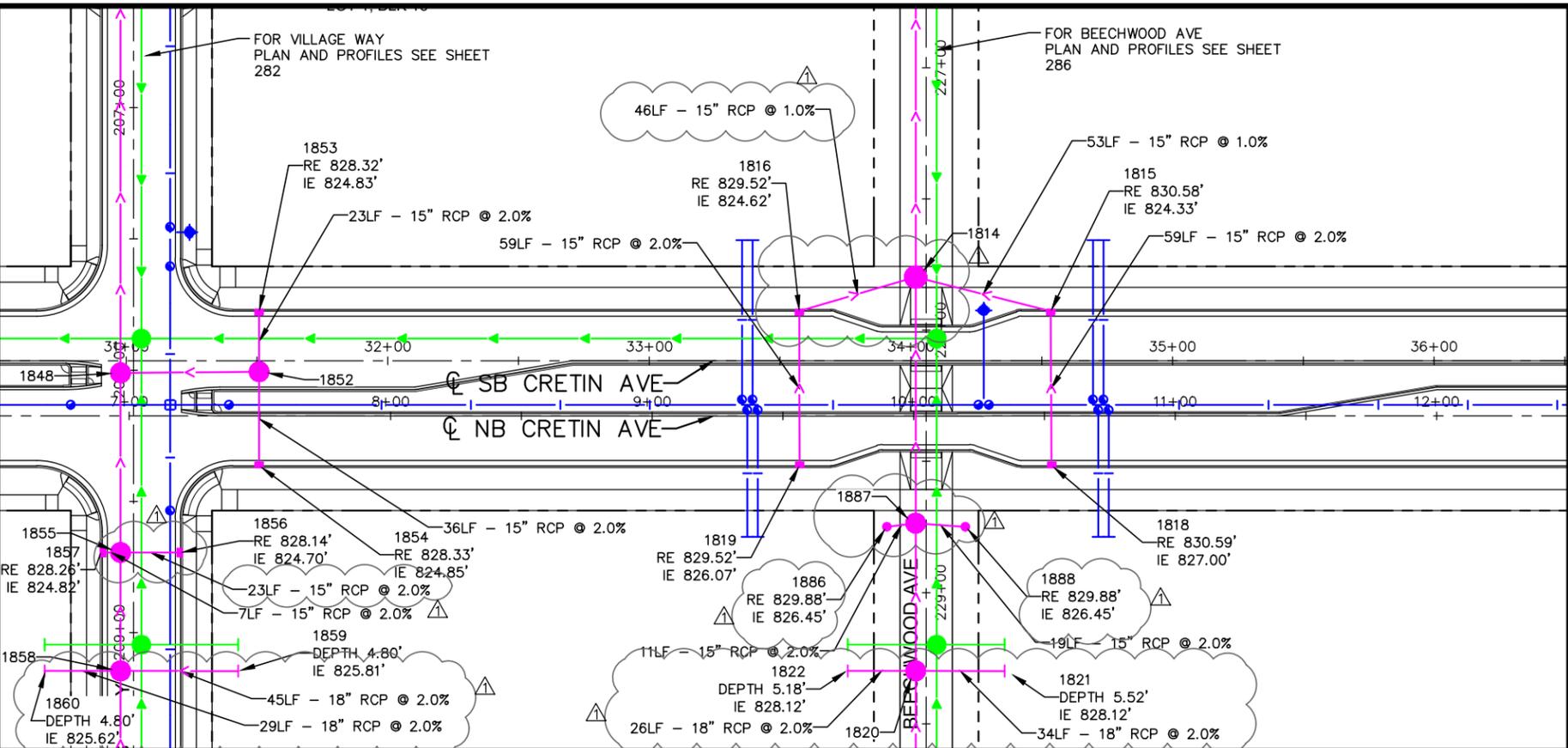


RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN
SB CRETIN AVE
DRAINAGE
PLAN AND PROFILE
STA. 24+00 TO STA. 30+50

SHEET NO.
155
522

SEE SHEET 155

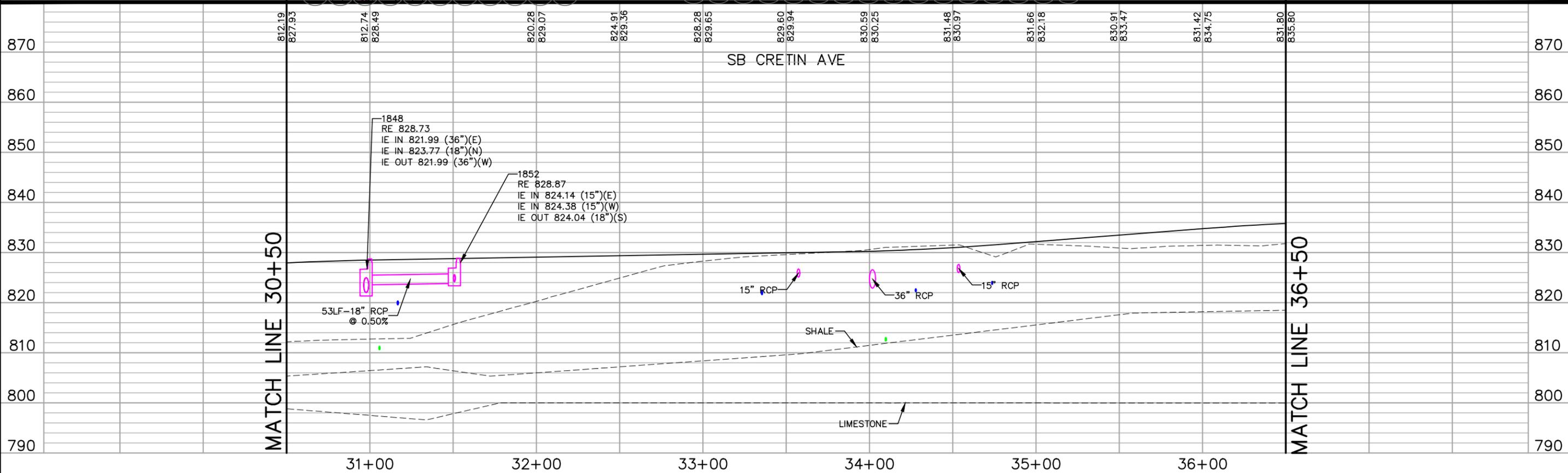
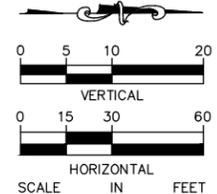
MATCH LINE 30+50



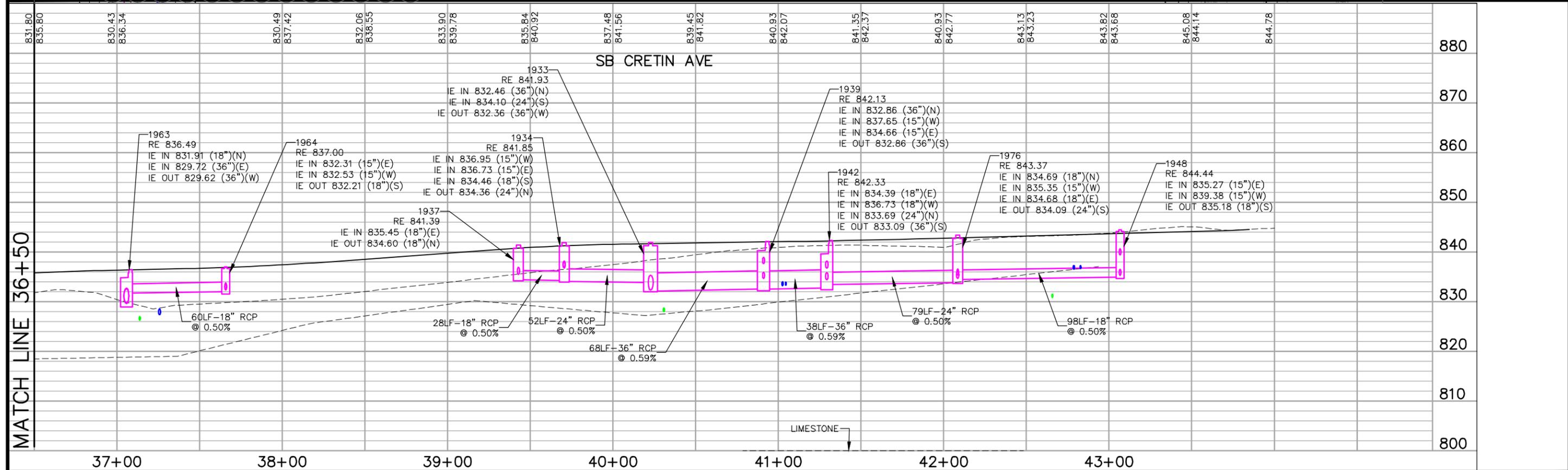
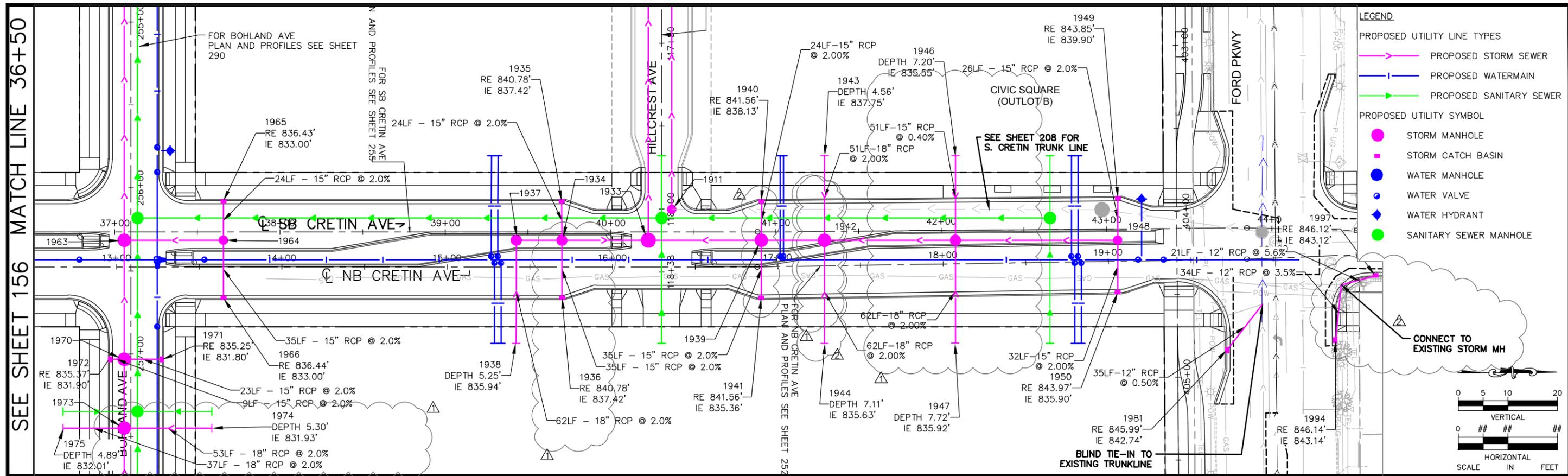
MATCH LINE 36+50

SEE SHEET 157

- LEGEND**
- PROPOSED UTILITY LINE TYPES
- PROPOSED STORM SEWER
 - PROPOSED WATERMAIN
 - PROPOSED SANITARY SEWER
- PROPOSED UTILITY SYMBOL
- STORM MANHOLE
 - STORM CATCH BASIN
 - WATER MANHOLE
 - WATER VALVE
 - WATER HYDRANT
 - SANITARY SEWER MANHOLE



No.	Date	Revisions	App.	DRAWING NAME	<p>767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-645-4197 WWW.KIMLEY-HORN.COM</p>	<p>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.</p> <p><i>Ronald B Leaf</i> RONALD B LEAF, PE DATE: 05/27/20 MN LIC. NO. 24411</p>		<p>RYAN COMPANIES US, INC. FORD SITE REDEVELOPMENT CITY OF ST PAUL, MINNESOTA FINAL SITE PLAN SB CRETIN AVE DRAINAGE PLAN AND PROFILE STA. 30+50 TO STA. 36+50</p>	<p>SHEET NO. 156 522</p>
1	6/17/20	BULLETIN #1	MLC	DESIGNED BY: R/JG					
				DRAWN BY: R/JG					
				CHECKED BY: G/SB					
				DATE: 05/27/20					
				PROJECT NO. 160640016					



No.	Date	Revisions	App.
1	6/17/20	BULLETIN #1	MLC
2	7/1/20	BULLETIN #2	GSB

DRAWING NAME	Ford DrnPlanProfile NS
DESIGNED BY:	RJG
DRAWN BY:	RJG
CHECKED BY:	GSB
DATE:	05/27/20
PROJECT NO.	160640016

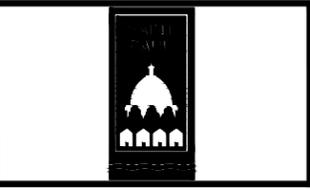
Kimley»Horn

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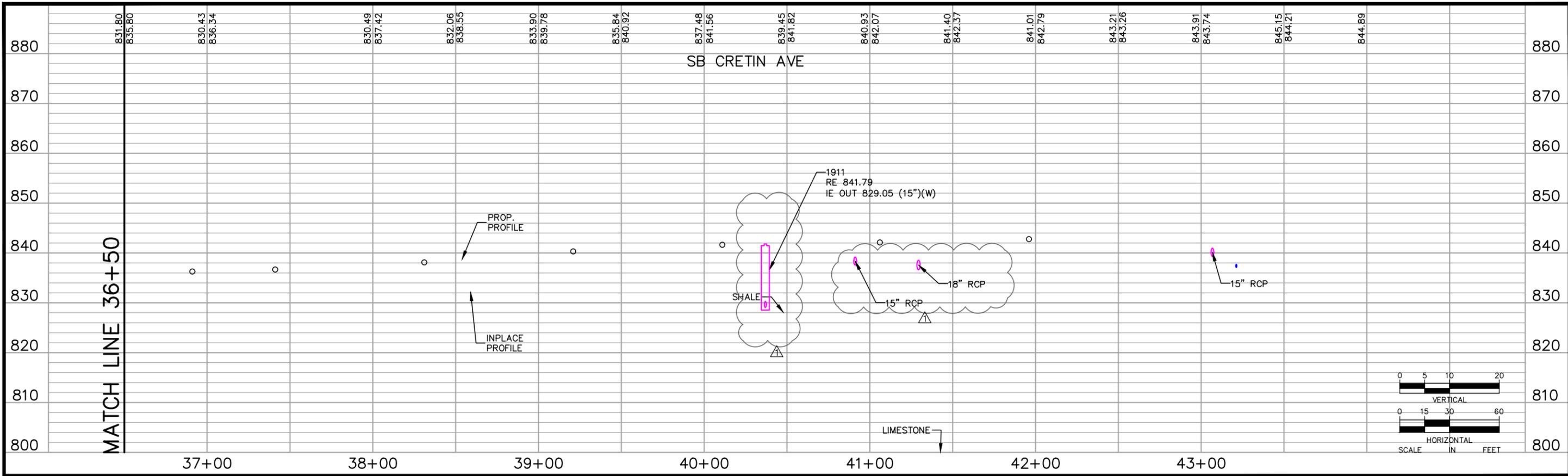
Ronald B Leaf

RONALD B LEAF, PE
 DATE: 05/27/20 MN LIC. NO. 24411



RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST PAUL, MINNESOTA
 FINAL SITE PLAN
 SB CRETIN AVE
 DRAINAGE
 PLAN AND PROFILE
 STA. 36+50 TO STA. 44+00

SHEET NO.
157
 522



No.	Date	Revisions	App.
1	6/17/20	BULLETIN #1	MLC

DRAWING NAME Ford DrnPlanProfile NS	
DESIGNED BY:	RJG
DRAWN BY:	RJG
CHECKED BY:	GSB
DATE:	05/27/20
PROJECT NO.	160640016

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

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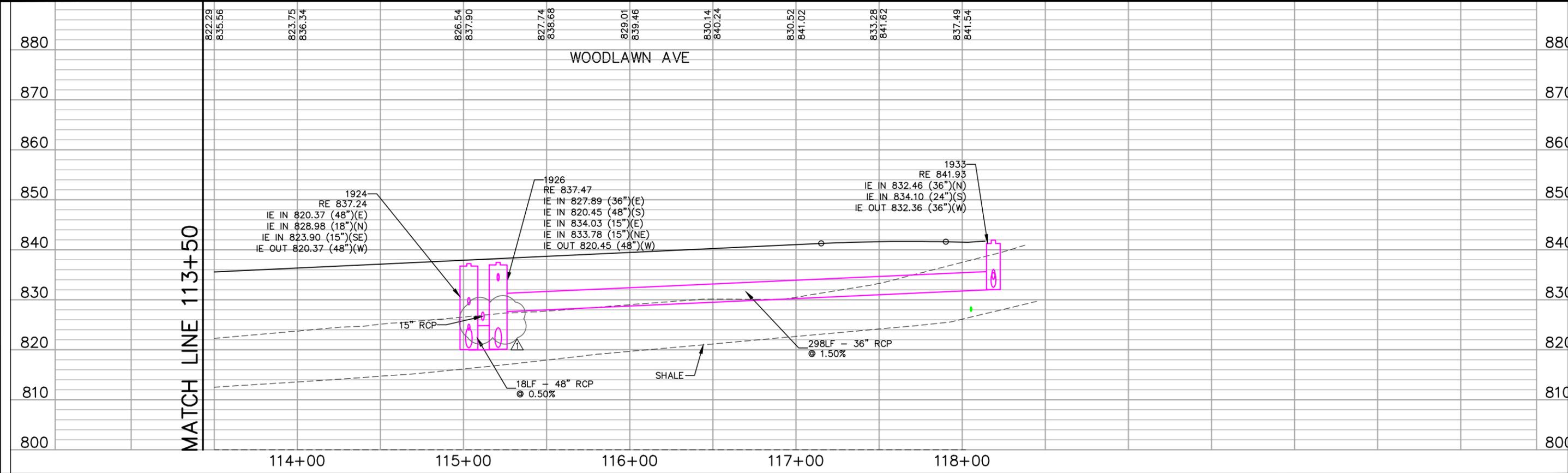
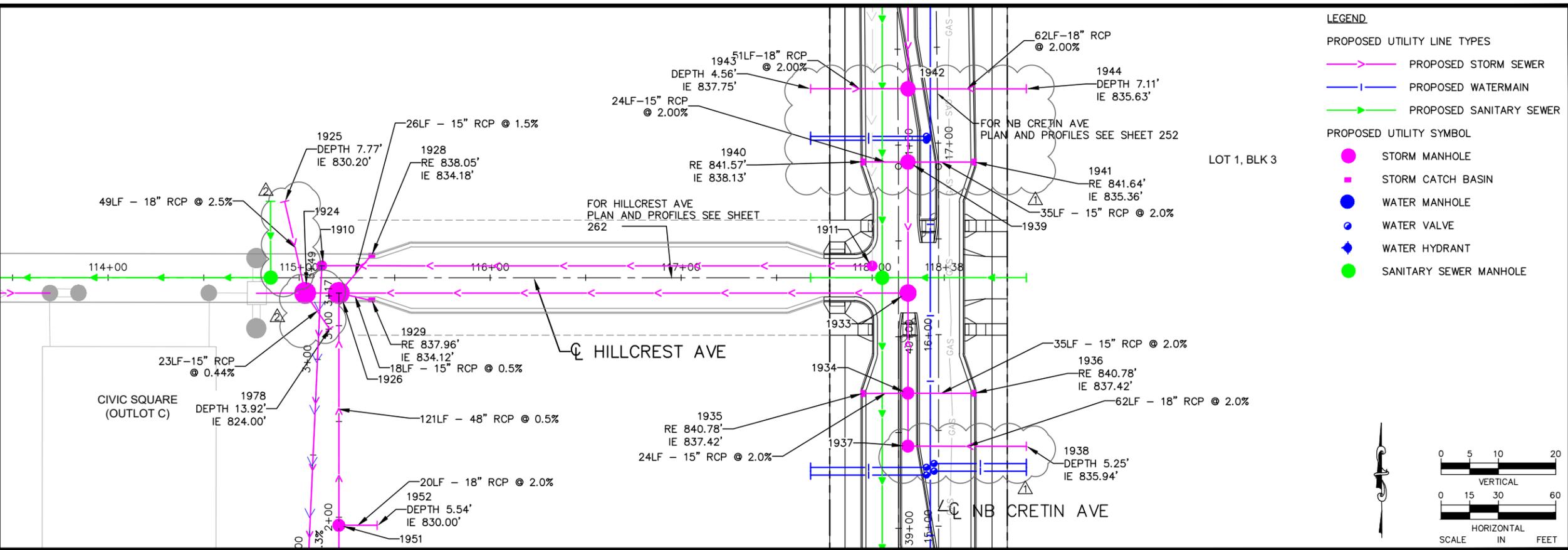
Ron B Leaf
 RONALD B LEAF, PE
 DATE: 05/27/20 MN LIC. NO. 24411



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 CITY OF ST PAUL, MINNESOTA
 FINAL SITE PLAN
 SB CRETIN AVE
 DRAINAGE
 PROFILE
 STA. 36+50 TO STA. 44+00

SHEET NO.
158
522

SEE SHEET 164
MATCH LINE 113+50



No.	Date	Revisions	App.
1	6/17/20	BULLETIN #1	MLC
2	7/1/20	BULLETIN #2	GSB

DRAWING NAME	
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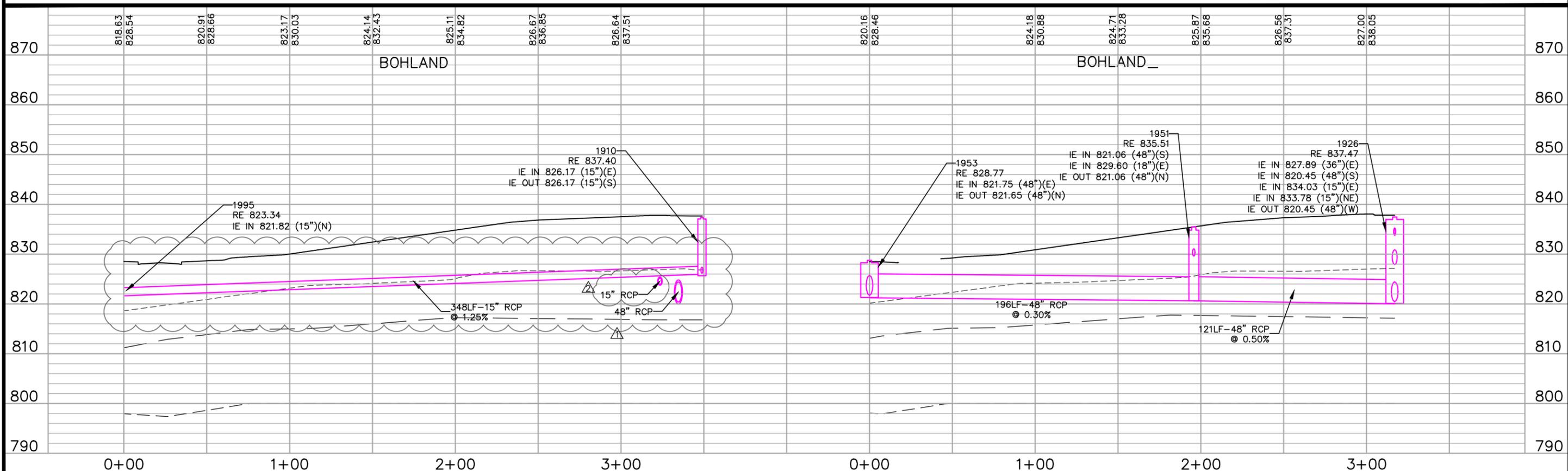
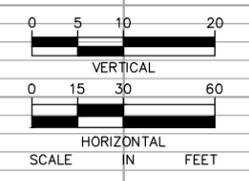
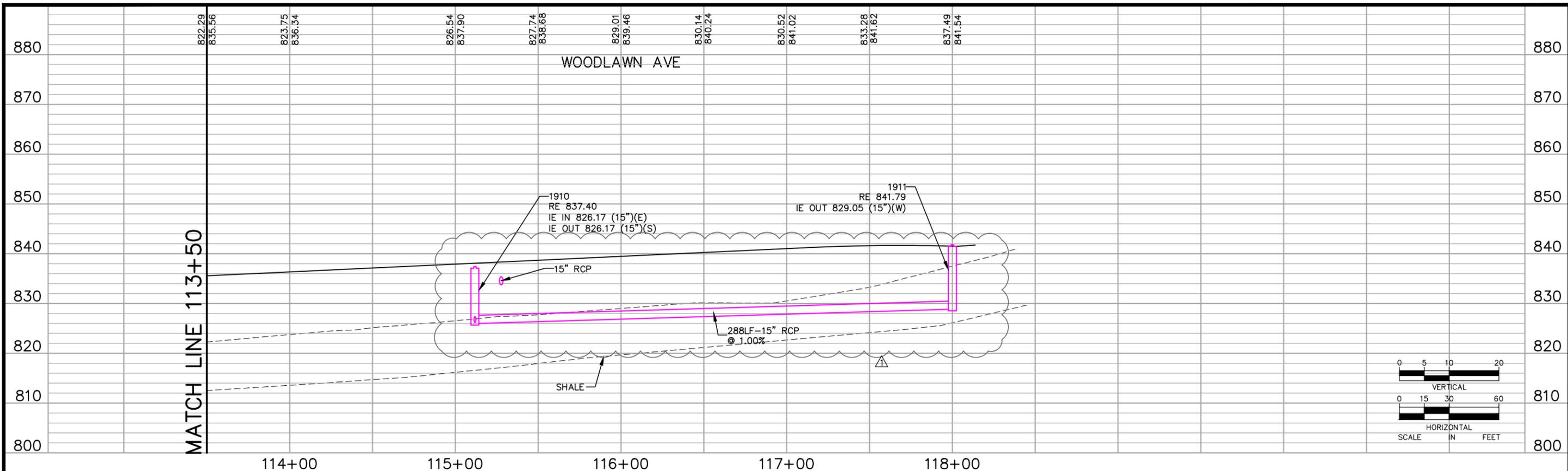
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DATE: 05/27/20 MN LIC. NO. 24411



RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN
HILLCREST AVE
DRAINAGE
PLAN AND PROFILE
STA. 113+50 TO STA. 118+44.81

SHEET NO.
165
522



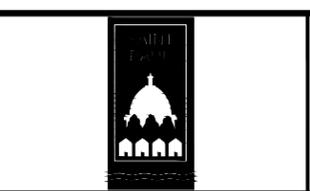
No.	Date	Revisions	App.
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PROJECT NO.	160640016

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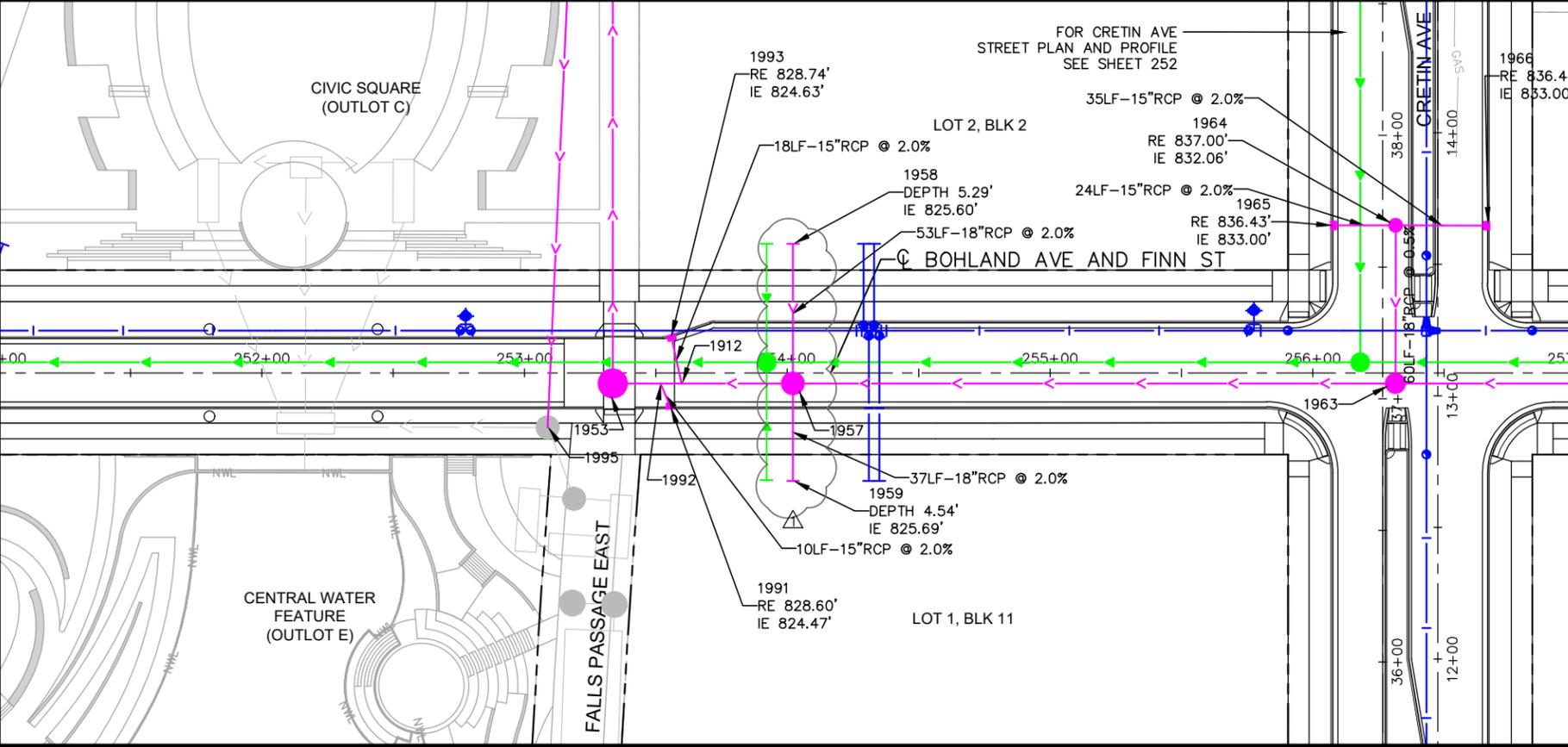


RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST PAUL, MINNESOTA
 FINAL SITE PLAN
 HILLCREST AVE AND BOLAND AVE
 DRAINAGE
 PLAN AND PROFILE

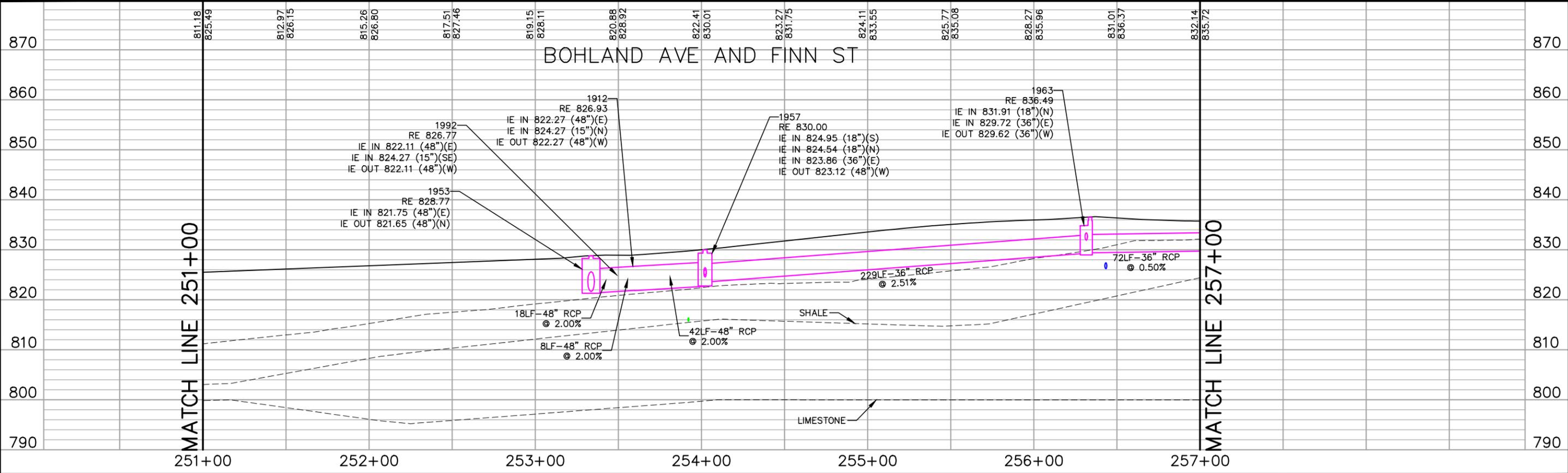
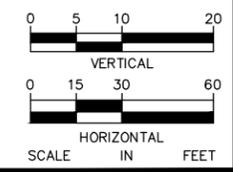
SHEET NO.
166
522

MATCH LINE 251+00
SEE SHEET 194

MATCH LINE 257+00
SEE SHEET 196



- LEGEND**
- PROPOSED UTILITY LINE TYPES
- > PROPOSED STORM SEWER
 - > PROPOSED WATERMAIN
 - > PROPOSED SANITARY SEWER
- PROPOSED UTILITY SYMBOL
- STORM MANHOLE
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 - SANITARY SEWER MANHOLE



No.	Date	Revisions	App.
1	6/17/20	BULLETIN #1	MLC

DRAWING NAME	Ford DrnPlanProfile EW.dwg
DESIGNED BY:	RJG
DRAWN BY:	RJG
CHECKED BY:	GSB
DATE:	05/27/20
PROJECT NO.	160640016

Kimley»Horn

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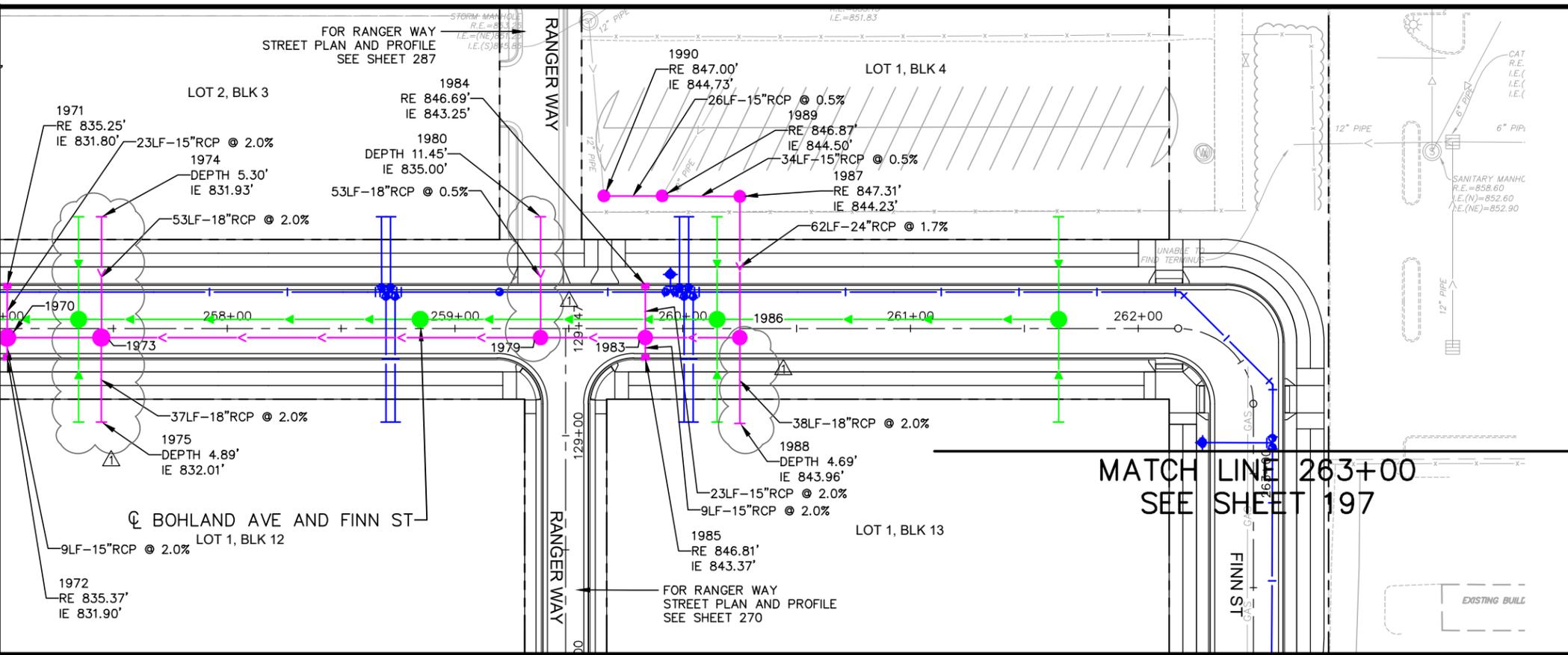
Ronald B Leaf
RONALD B LEAF, PE
DATE: 05/27/20 MN LIC. NO. 24411



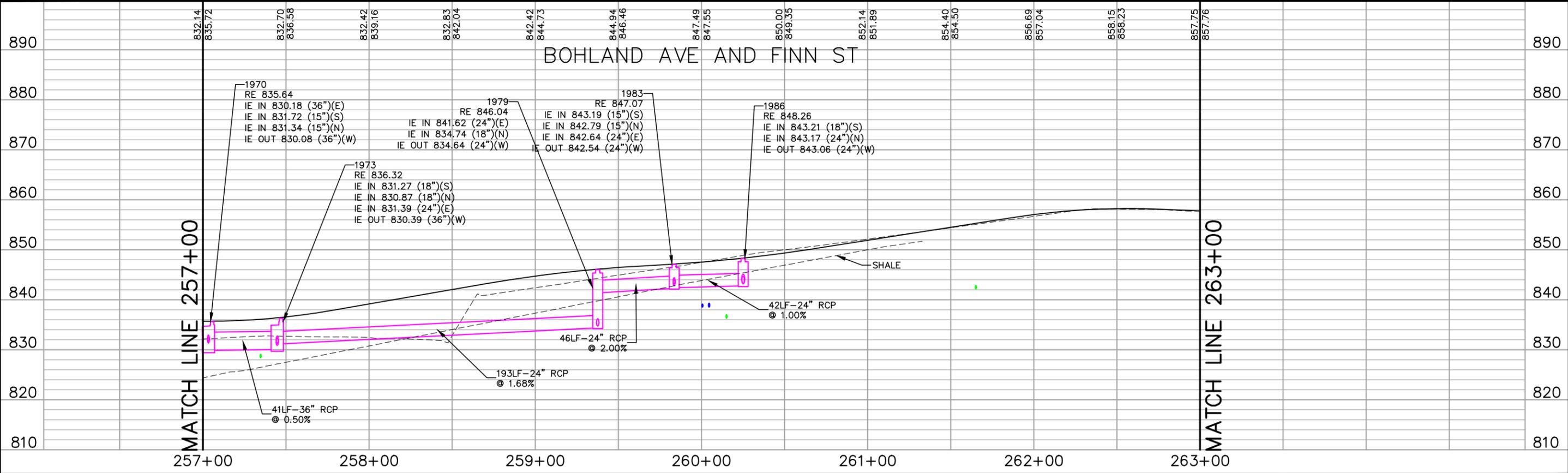
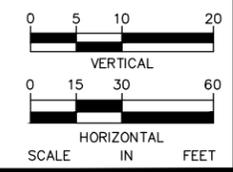
RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN
BOHLAND AVE
DRAINAGE
PLAN AND PROFILE
STA. 251+00 TO STA. 257+00

SHEET NO.
195
522

MATCH LINE 257+00
SEE SHEET 195



- LEGEND**
- PROPOSED UTILITY LINE TYPES**
- PROPOSED STORM SEWER
 - PROPOSED WATERMAIN
 - PROPOSED SANITARY SEWER
- PROPOSED UTILITY SYMBOL**
- STORM MANHOLE
 - STORM CATCH BASIN
 - WATER MANHOLE
 - WATER VALVE
 - WATER HYDRANT
 - SANITARY SEWER MANHOLE



No.	Date	Revisions	App.
1	6/17/20	BULLETIN #1	MLC

Kimley»Horn

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

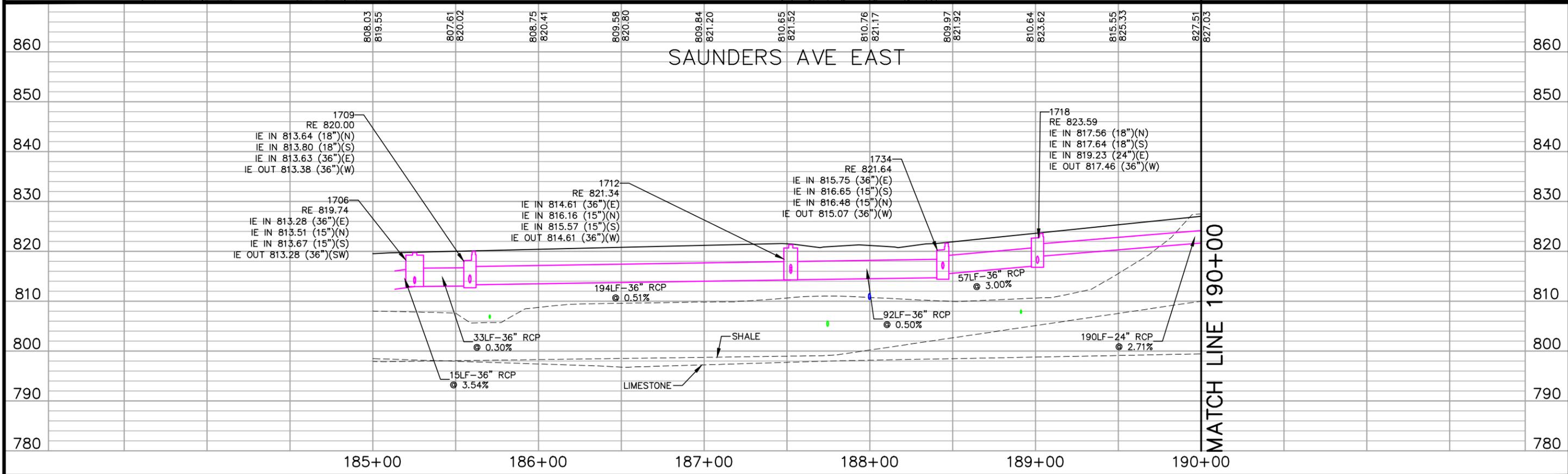
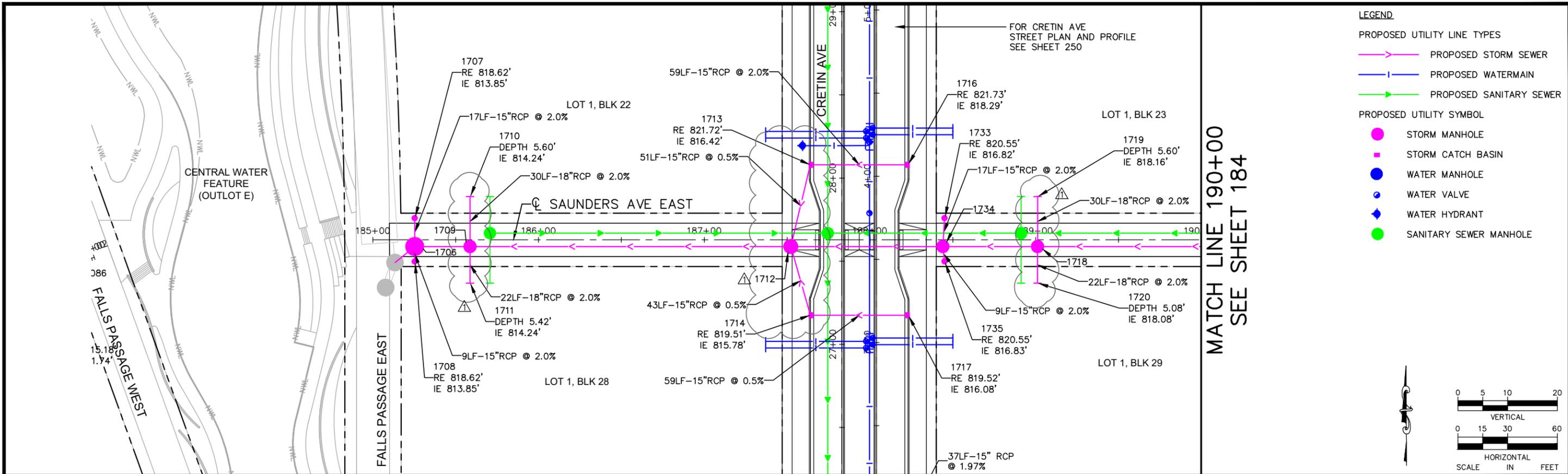
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

Ronald B Leaf
RONALD B LEAF, PE
DATE: 05/27/20 MN LIC. NO. 24411



RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN
BOHLAND AVE
DRAINAGE
PLAN AND PROFILE
STA. 257+00 TO STA. 263+00

SHEET NO.
196
522



No.	Date	Revisions	App.
1	6/17/20	BULLETIN #1	MLC

DRAWING NAME Ford DrnPlanProfile EW.dwg	
DESIGNED BY:	RJG
DRAWN BY:	RJG
CHECKED BY:	GSB
DATE:	05/27/20
PROJECT NO.	160640016

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

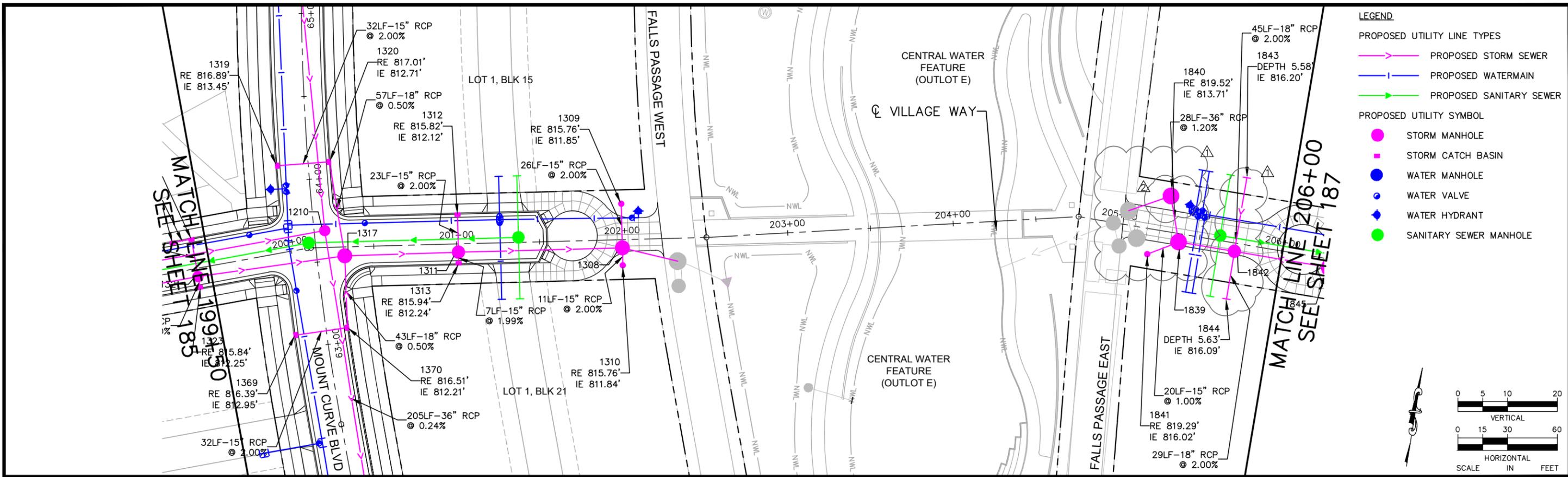
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Ronald B Leaf
 RONALD B LEAF, PE
 DATE: 05/27/20 MN LIC. NO. 24411



RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST PAUL, MINNESOTA
 FINAL SITE PLAN
 SAUNDERS AVE EAST
 DRAINAGE
 PLAN AND PROFILE
 STA. 185+00 TO STA. 190+00

SHEET NO.
183
 522



LEGEND

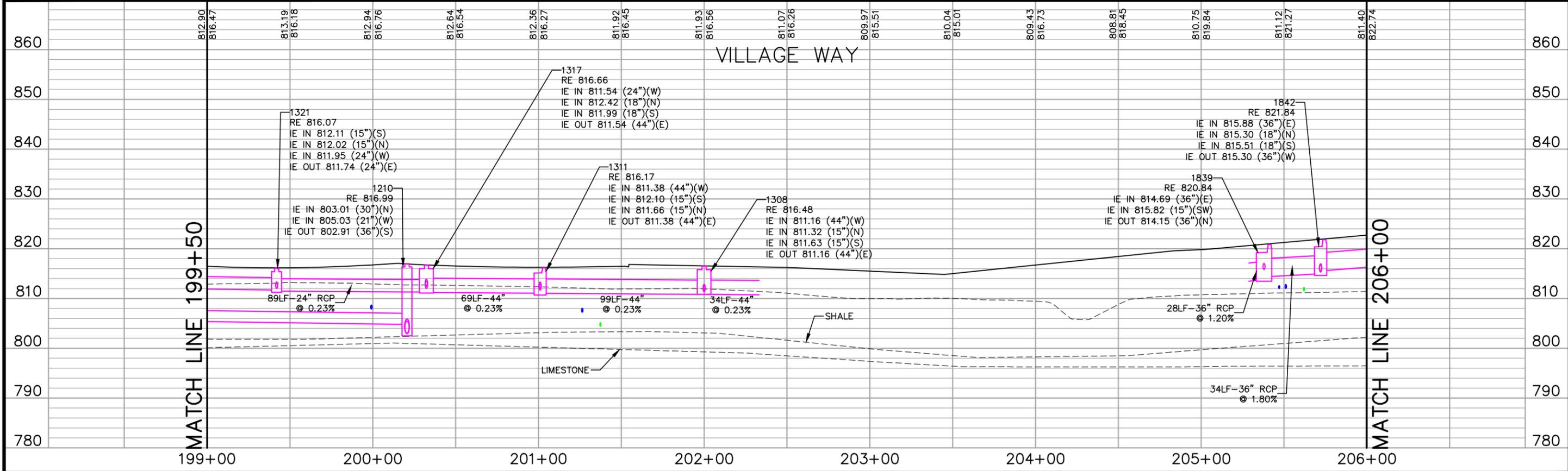
PROPOSED UTILITY LINE TYPES

- PROPOSED STORM SEWER
- PROPOSED WATERMAIN
- PROPOSED SANITARY SEWER

PROPOSED UTILITY SYMBOL

- STORM MANHOLE
- STORM CATCH BASIN
- WATER MANHOLE
- WATER VALVE
- WATER HYDRANT
- SANITARY SEWER MANHOLE

0 5 10 20
VERTICAL
0 15 30 60
HORIZONTAL
SCALE IN FEET



No.	Date	Revisions	App.	DRAWING NAME
1	6/17/20	BULLETIN #1	GSB	Ford DrnPlanProfile EW.dwg
				DESIGNED BY: RJG
				DRAWN BY: RJG
				CHECKED BY: GSB
				DATE: 05/27/20
				PROJECT NO. 160640016

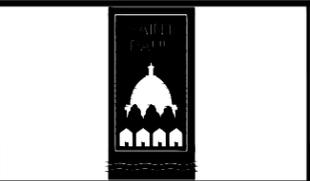
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Ronald B Leaf

RONALD B LEAF, PE
DATE: 05/27/20 MN LIC. NO. 24411

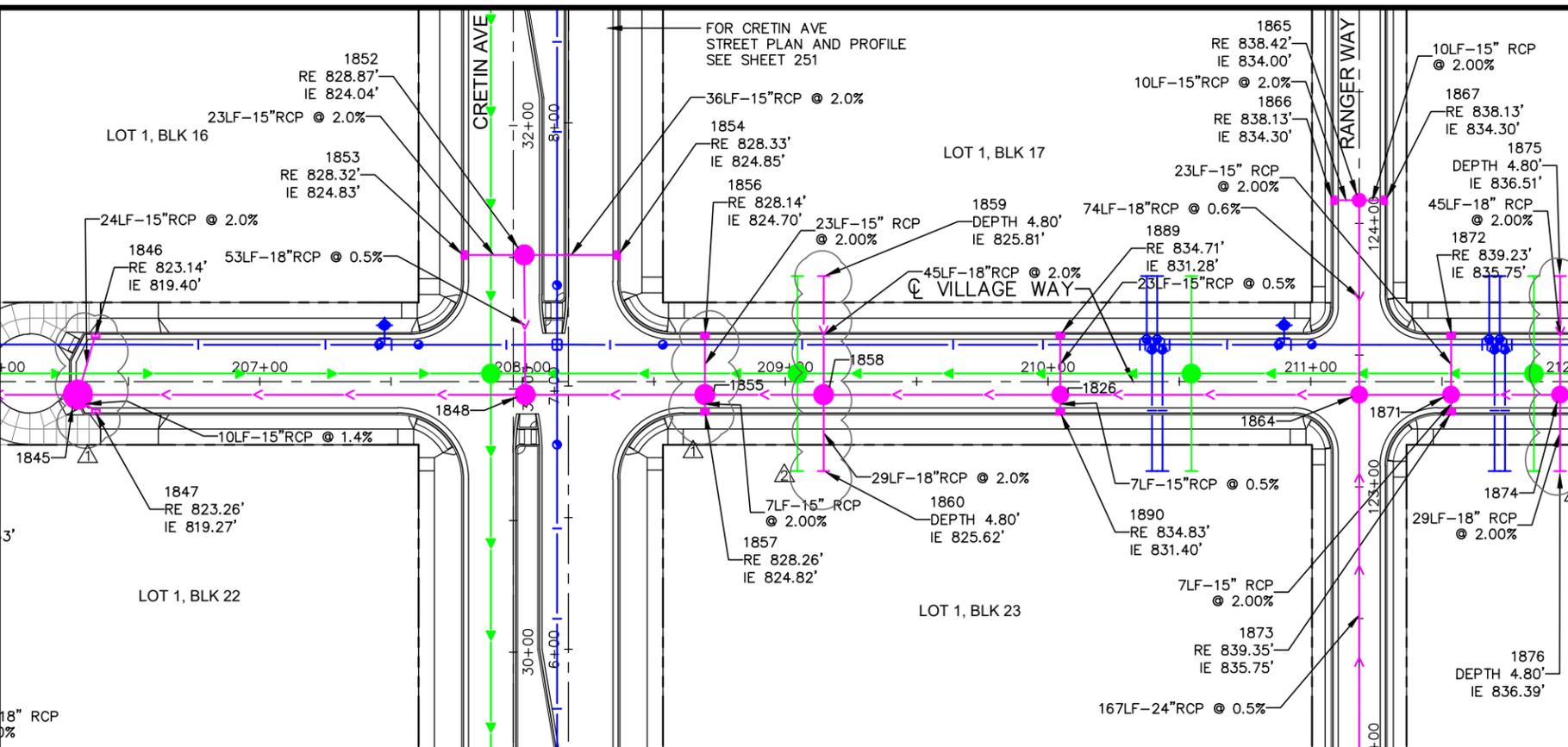


RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN
VILLAGE WAY
DRAINAGE
PLAN AND PROFILE
STA. 199+50 TO STA. 206+00

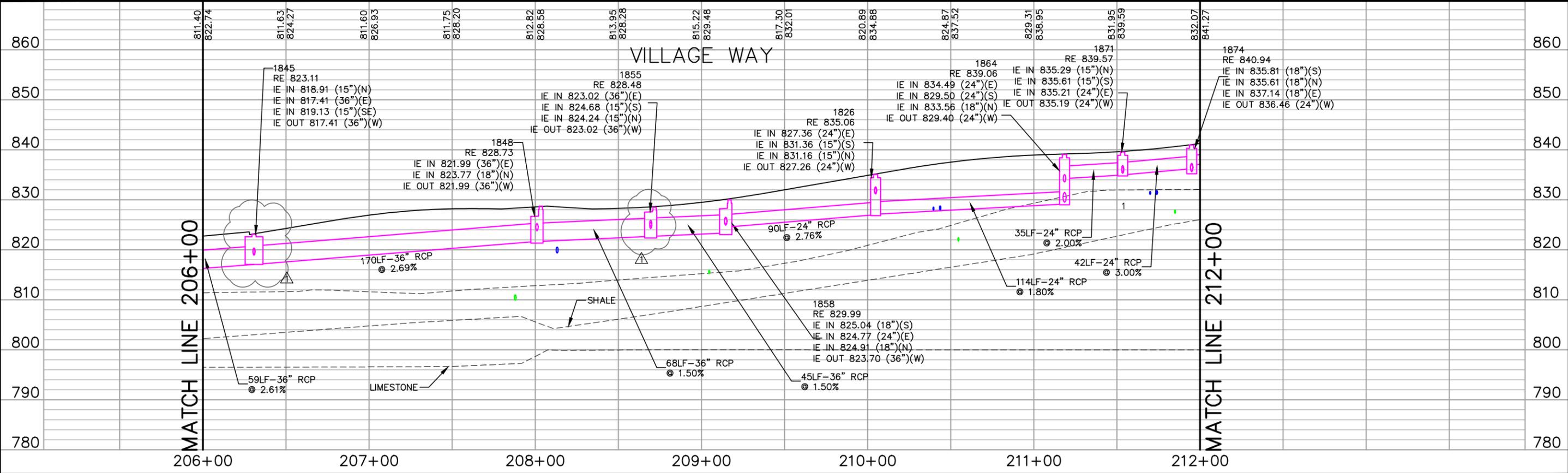
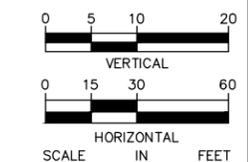
SHEET NO.
186
522

MATCH LINE 206+00
SEE SHEET 186

MATCH LINE 212+00
SEE SHEET 188



- LEGEND**
- PROPOSED UTILITY LINE TYPES
- PROPOSED STORM SEWER
 - PROPOSED WATERMAIN
 - PROPOSED SANITARY SEWER
- PROPOSED UTILITY SYMBOL
- STORM MANHOLE
 - STORM CATCH BASIN
 - WATER MANHOLE
 - WATER VALVE
 - WATER HYDRANT
 - SANITARY SEWER MANHOLE



No.	Date	Revisions	App.
1	6/17/20	BULLETIN #1	MLC
2	7/1/20	BULLETIN #2	GSB

DRAWING NAME	Ford DrnPlanProfile EW.dwg
DESIGNED BY:	RJG
DRAWN BY:	RJG
CHECKED BY:	GSB
DATE:	05/27/20
PROJECT NO.	160640016

Kimley»Horn

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Ronald B Leaf

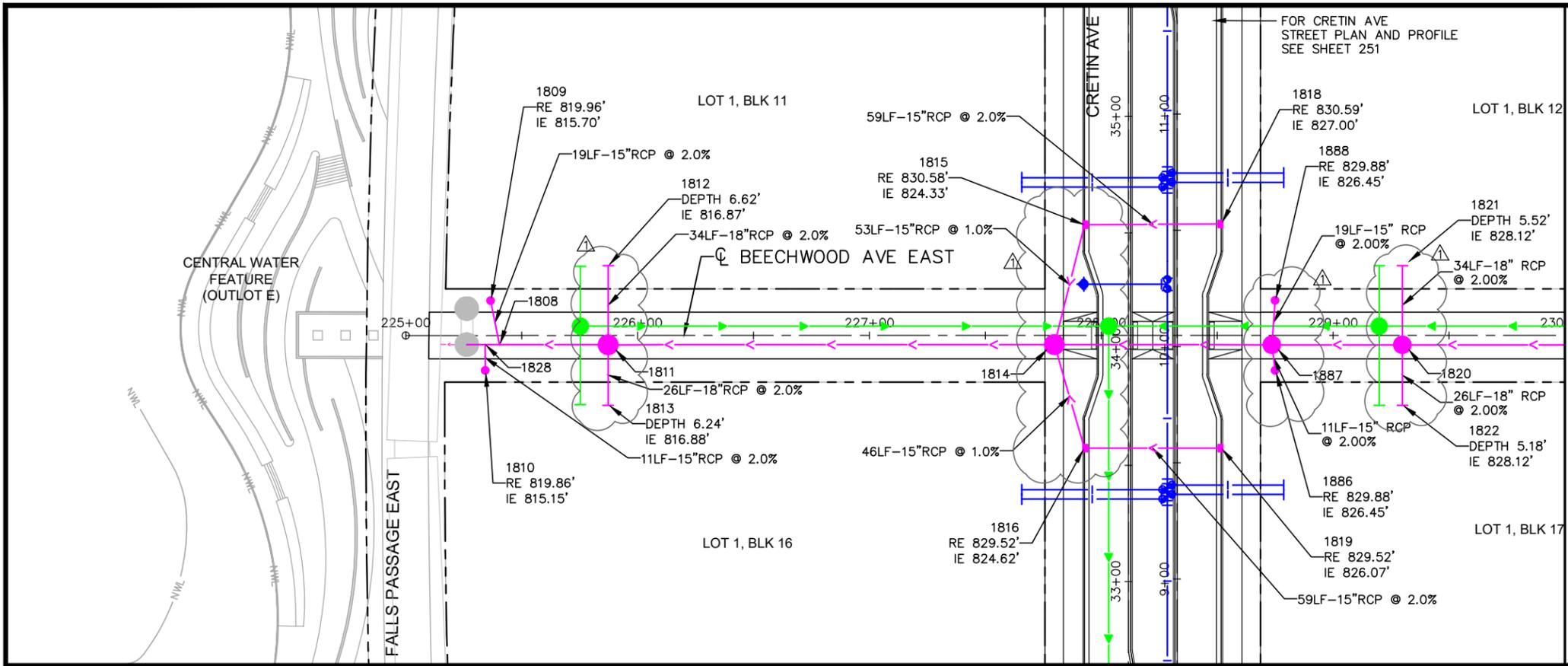
RONALD B LEAF, PE
DATE: 05/27/20 MN LIC. NO. 24411



RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN
VILLAGE WAY
DRAINAGE
PLAN AND PROFILE
STA. 206+00 TO STA. 212+00

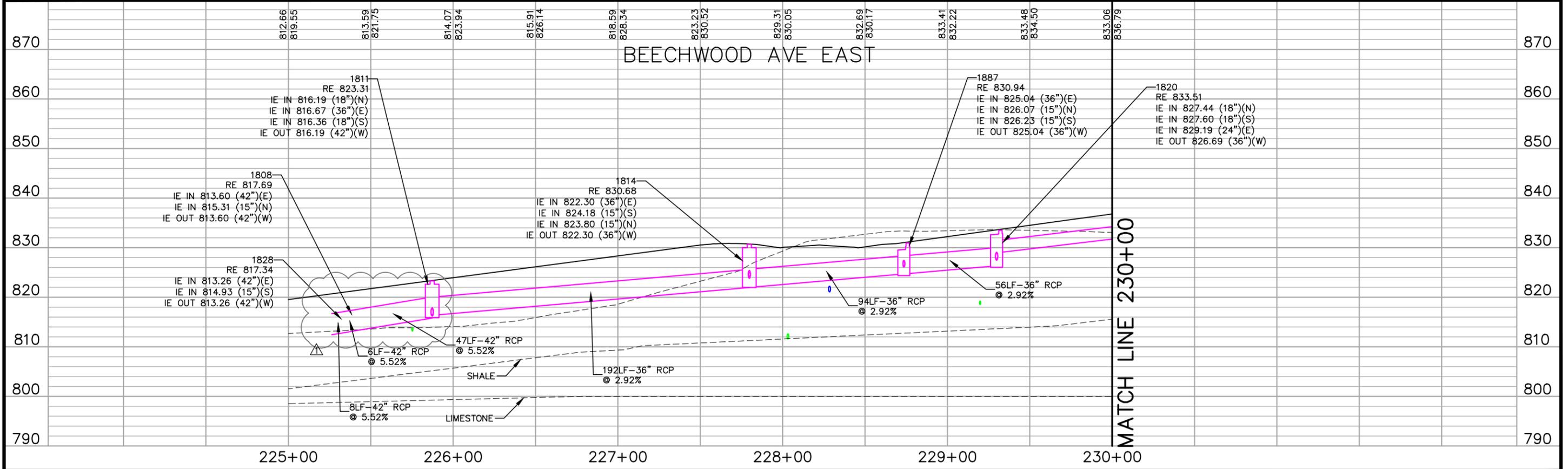
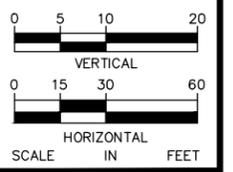
SHEET NO.
187

522



MATCH LINE 230+00
SEE SHEET 192

- LEGEND**
- PROPOSED UTILITY LINE TYPES
- > PROPOSED STORM SEWER
 - | PROPOSED WATERMAIN
 - > PROPOSED SANITARY SEWER
- PROPOSED UTILITY SYMBOL
- STORM MANHOLE
 - STORM CATCH BASIN
 - WATER MANHOLE
 - WATER VALVE
 - ◆ WATER HYDRANT
 - SANITARY SEWER MANHOLE



No.	Date	Revisions	App.
1	6/17/20	BULLETIN #1	MLC

DRAWING NAME	
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CHECKED BY:	GSB
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PROJECT NO.	160640016

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Ronald B Leaf
RONALD B LEAF, PE
DATE: 05/27/20 MN LIC. NO. 24411



RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN
BEECHWOOD AVE EAST
DRAINAGE
PLAN AND PROFILE
STA. 225+00 TO STA. 230+00

SHEET NO.
191
522



City of Saint Paul

City Hall and Court
House
15 West Kellogg
Boulevard
Phone: 651-266-8560

Signature Copy

Resolution: RES 21-10

File Number: RES 21-10

Approving Ordinance Permit **20200010402A** for Stormwater Conveyance Infrastructure
Installed by Ryan on the Ford (Highland Bridge) Site

WHEREAS, the Saint Paul City Council has adopted the Ford Site Zoning and Public Realm Master Plan and all Amendments to the Plan; and

WHEREAS, the Site Improvement Performance Agreement (SIPA) provides for Site Plan Review protocols as well as protocols related to Site Improvements of the Property that are to be completed by Ryan and protocols related to City Acceptance of improvements completed by Ryan; and

WHEREAS, in April of 2020 Ryan submitted appropriate Plans, Specifications, Reports, and Documents to the City for review under Site Plan number 20-028740; and

WHEREAS, the appropriate City Departments and City Subject Matter Experts reviewed said Plans, Specifications, Reports, and Documents and found same to be in compliance with all applicable Codes, Standards, and Policies such that approval was granted by the Department of Safety and Inspections for site plan 20-028740 on June 30, 2020; and

WHEREAS, Article 6 of the SIPA provides for the installation of certain public infrastructure through a permit called the Ordinance Permit; and

WHEREAS, on **July 28, 2020** appropriate Ordinance Permits were issued by the City to Ryan for the purpose of completing certain stormwater conveyance improvements for the Property; and

WHEREAS, with the exception of possible warranty rework that may be required at a later date, Ryan has completed the installation of certain public improvements according to the requirements stated in the SIPA and RDA; and

WHEREAS, warranties are assigned per Section 12.7 of the SIPA and maintenance is addressed in Section 9.6; and

WHEREAS, Ryan has satisfied all applicable requirements of the Ordinance Permit Acceptance process as required by the SIPA and RDA for the installation of certain public improvements; now, therefore, be it

RESOLVED that the City Council accepts the infrastructure as so defined in the attached Exhibit A subject to the following conditions:

1. Maintenance of the system components described herein shall transfer to the City per the SIPA with the understanding that:
 - a. Current stormwater treatment systems ("BMP's") are being bypassed.
 - b. Contributing catchment areas such as Right-of-Ways are not connected to the system and as such won't be introducing flows into the system.
 - c. System flows will only be experienced when private connections and contributing catchment

areas are connected to the system.

d. Right-of-Way catchment areas and Stormwater BMPs are permitted, constructed and accepted via separate Ordinance Permits. Acceptance is anticipated to be in 2021. Maintenance obligations will be per the SIPA. Should acceptance be delayed then maintenance obligations will be delayed.

2. As part of acceptance of roadway infrastructure at some future date, an inspection of all sewer structures shall be completed by a joint inspection team consisting of representatives of Ryan and representatives of the City. Any visible deficiencies found during said joint inspection will need to be addressed by Ryan to the satisfaction of, and at no cost to, the City. The City will be the final arbiter as to whether or not the deficiency needs to be corrected. The EOR will also be included in this walk. Any required corrections will be according to applicable Standards, Codes, and Policies.

3. Should non-sewer debris be found in the system Ryan or the appropriate secondary developer will be held responsible for cleaning the applicable parts of the system at no cost to the City.

4. In keeping with the RDA and the SIPA, identification of where public utilities are located within the site will be coordinated between the Ryan and the City team for any areas where roadways have not been accepted by the City. This coordination will continue until the roadways have been accepted by the City at which point the Gopher State One-Call system will be accessed for site utility locates. Coordination by the Ryan/City team will include providing asbuilt information to secondary developers, onsite meets that include all applicable stakeholders, and onsite marking as needed.

AND BE IT FURTHER RESOLVED, that pursuant to the RDA and SIPA the warranty period and associated maintenance obligations shall begin upon City acceptance.

Resolution RES 21-10 Passed Mayor's Office passed Signed 1/21/2021 1/20/2021 Signed | DAY THAT a meeting of the on , this Resolution was Signed.

Yea: 7 Councilmember Brendmoen, Councilmember Thao, Councilmember Tolbert, Councilmember Noecker, Councilmember Prince, Councilmember Jalali, and Councilmember Yang

Nay: 0

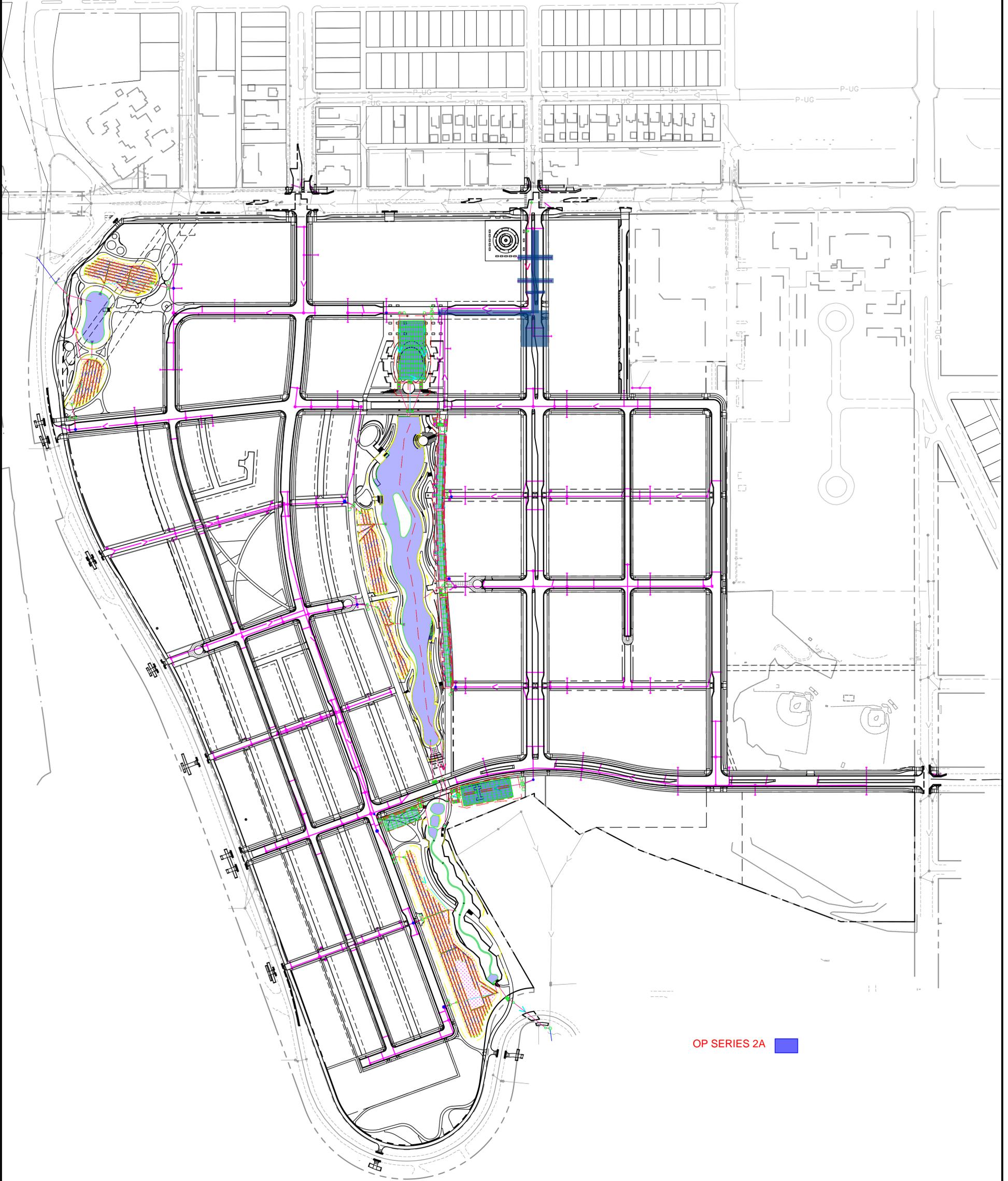
Vote Attested by 
Council Secretary Trudy Moloney

Date 1/20/2021

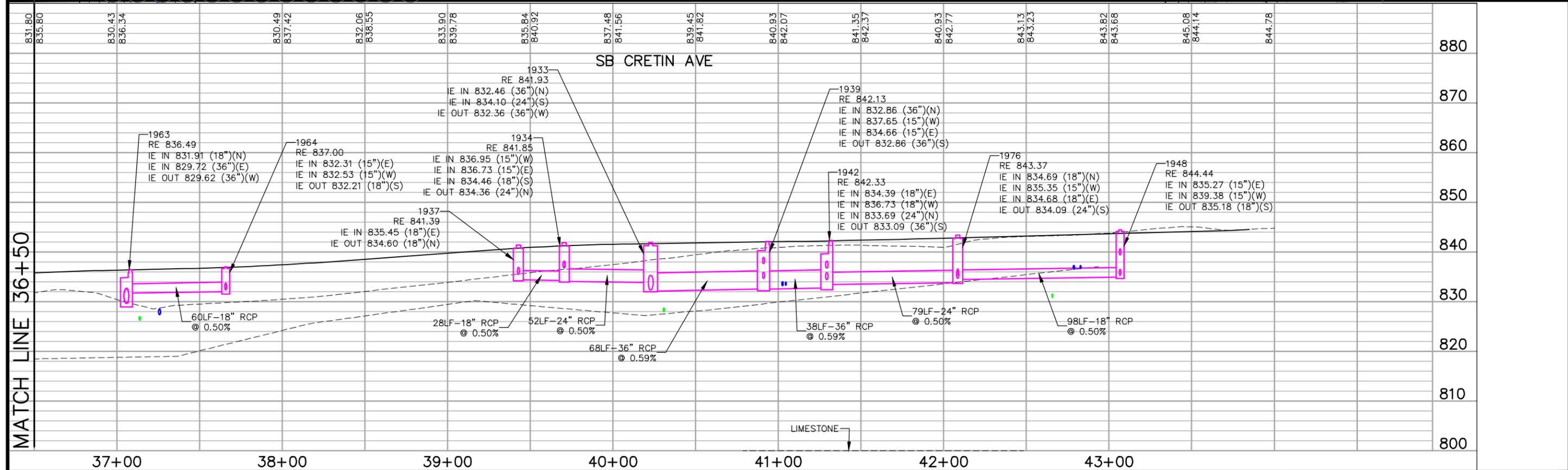
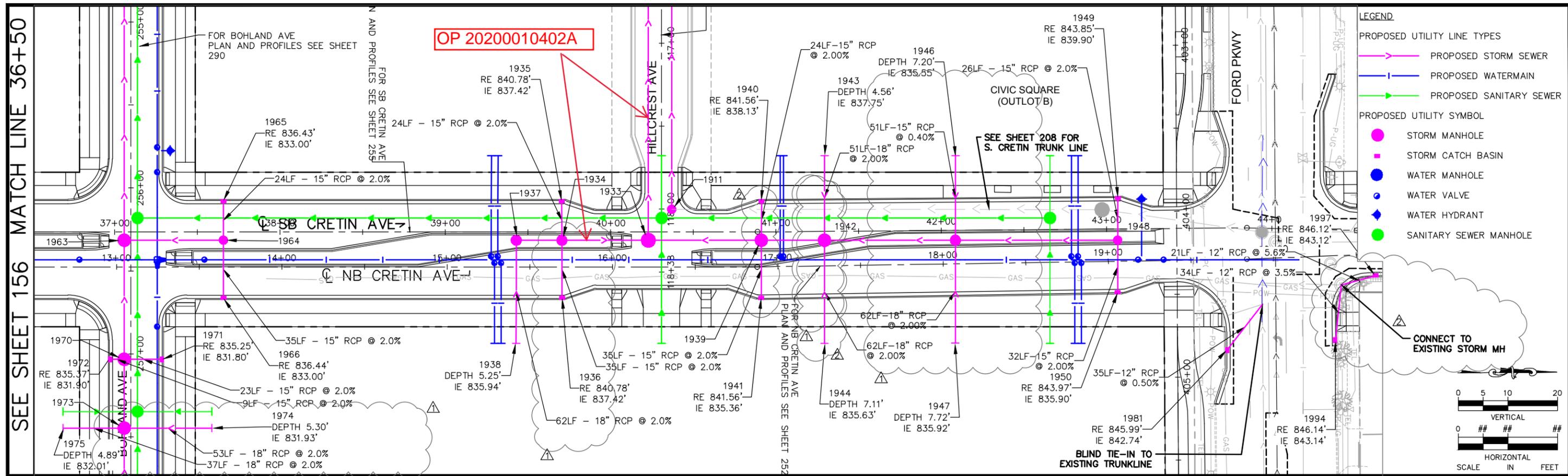
Approved by the Mayor 
Melvin Carter III

Date 1/21/2021

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



OP SERIES 2A ■



No.	Date	Revisions	App.
1	6/17/20	BULLETIN #1	MLC
2	7/1/20	BULLETIN #2	GSB

DRAWING NAME	Ford DrnPlanProfile NS
DESIGNED BY:	RJG
DRAWN BY:	RJG
CHECKED BY:	GSB
DATE:	05/27/20
PROJECT NO.	160640016

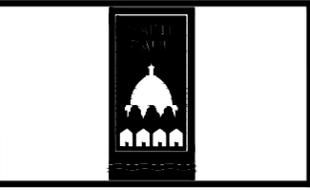
Kimley»Horn

767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
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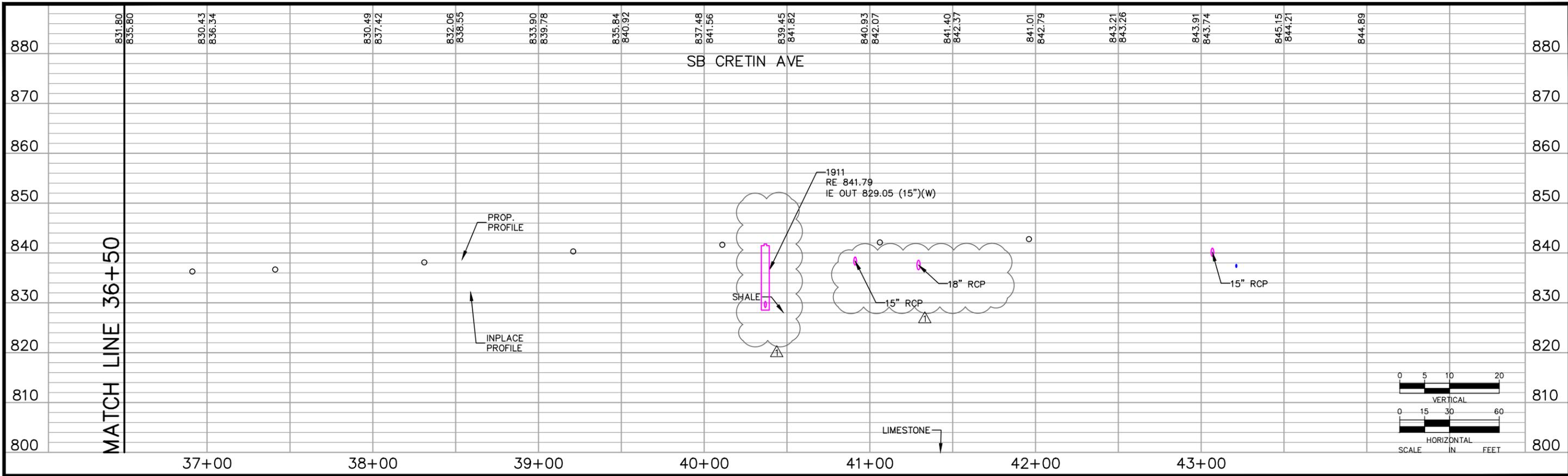
Ronald B Leaf

RONALD B LEAF, PE
 DATE: 05/27/20 MN LIC. NO. 24411



RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST PAUL, MINNESOTA
 FINAL SITE PLAN
 SB CRETIN AVE
 DRAINAGE
 PLAN AND PROFILE
 STA. 36+50 TO STA. 44+00

SHEET NO.
157
 522



No.	Date	Revisions	App.
1	6/17/20	BULLETIN #1	MLC

DRAWING NAME Ford DrnPlanProfile NS	
DESIGNED BY:	RJG
DRAWN BY:	RJG
CHECKED BY:	GSB
DATE:	05/27/20
PROJECT NO.	160640016

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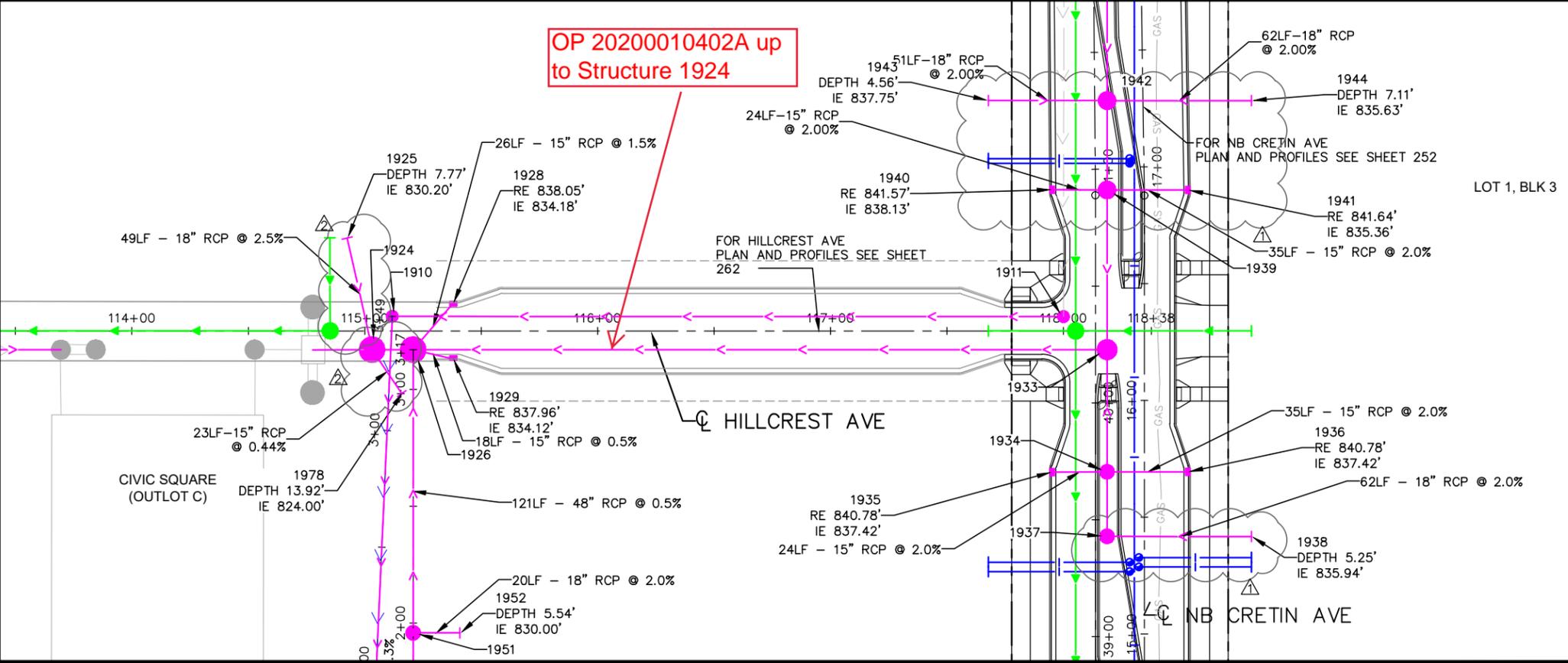
Ronald B Leaf
 RONALD B LEAF, PE
 DATE: 05/27/20 MN LIC. NO. 24411



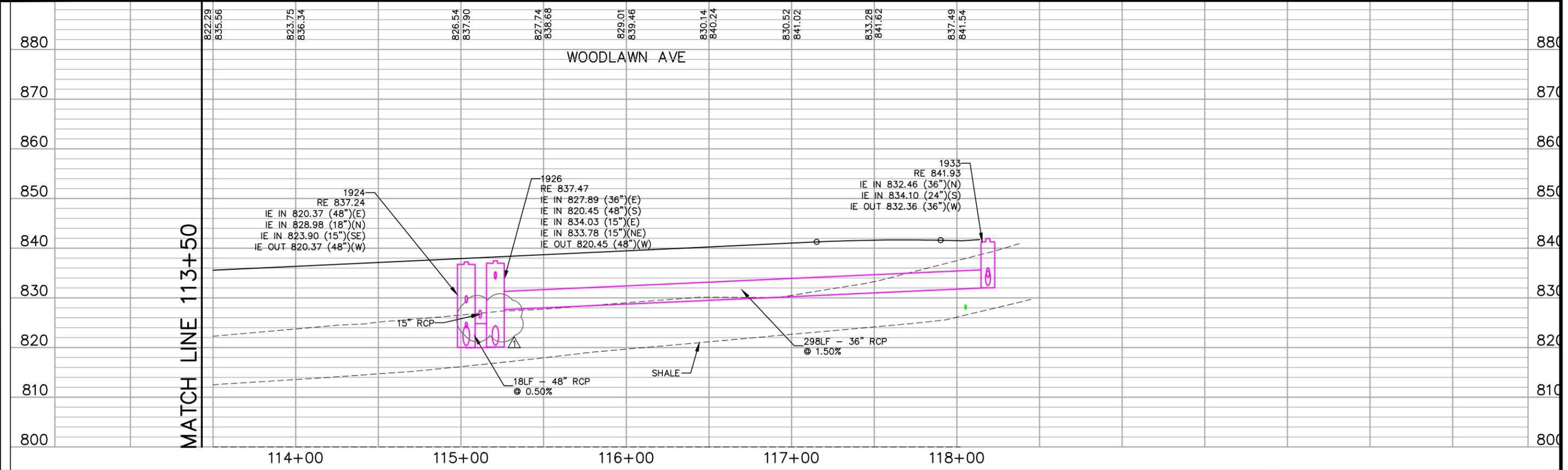
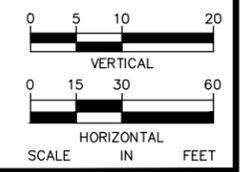
RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST PAUL, MINNESOTA
 FINAL SITE PLAN
 SB CRETIN AVE
 DRAINAGE
 PROFILE
 STA. 36+50 TO STA. 44+00

SHEET NO.
158
522

SEE SHEET 164
MATCH LINE 113+50



- LEGEND**
- PROPOSED UTILITY LINE TYPES
- PROPOSED STORM SEWER
 - PROPOSED WATERMAIN
 - PROPOSED SANITARY SEWER
- PROPOSED UTILITY SYMBOL
- STORM MANHOLE
 - STORM CATCH BASIN
 - WATER MANHOLE
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 - SANITARY SEWER MANHOLE



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1	6/17/20	BULLETIN #1	MLC
2	7/1/20	BULLETIN #2	GSB

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RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN
HILLCREST AVE
DRAINAGE
PLAN AND PROFILE
STA. 113+50 TO STA. 118+44.81

SHEET NO.
165
522