

Exhibit A

Ordinance Permit 20200010401

Exhibit H

Form of Public Infrastructure Conveyance

PUBLIC INFRASTRUCTURE CONVEYANCE

ORDINANCE PERMIT # 20200010401

This Public Infrastructure Conveyance Agreement ("Agreement") is made and entered into effective December 15, 20 21, 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 warrantees, 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.

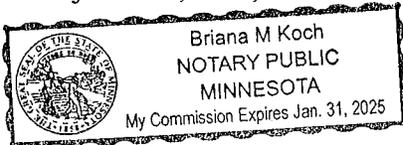
PROJECT PAUL, LLC,
a Delaware limited liability company

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 #1

Project Description

202000010401

Permit Number

Ron Bly

24411

09/17/2021

(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
Central Water Feature Pond Outlet

Project Description

OP#1 20200010401

Permit Number

Matthew R. Metzger
license number 47651

September 14, 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 on at this time of certification. Certification is for work completed prior to attached punchlist items' completion. Certification is for Barr-designed features on Record Drawing 222 of 522.
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. 1
 Application Date 7/21/2020
 SPR File # _____
 Permit No. 20200010401

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: 1602 North to 1606
 Woodlawn Ave: 1017 North to 10008.
 Montreal Ave: 10015 East to 1626.
 Finn St: 1623 North to 1642
 Central Water Feature: FES-20 South to JS-07 East to MH-18. Overflow Weir South to MH-18. MH-34 South to MH-19.

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 #1 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 #1 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#1 SEQ." Applicable plan sheets related to this permit are listed below and attached to this application: 155, 160, 177-179, 198, and 222.

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

7/29/2020

David Kuebler

Title

Date

Printed Name

PERMIT NUMBER 20200010401

**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.

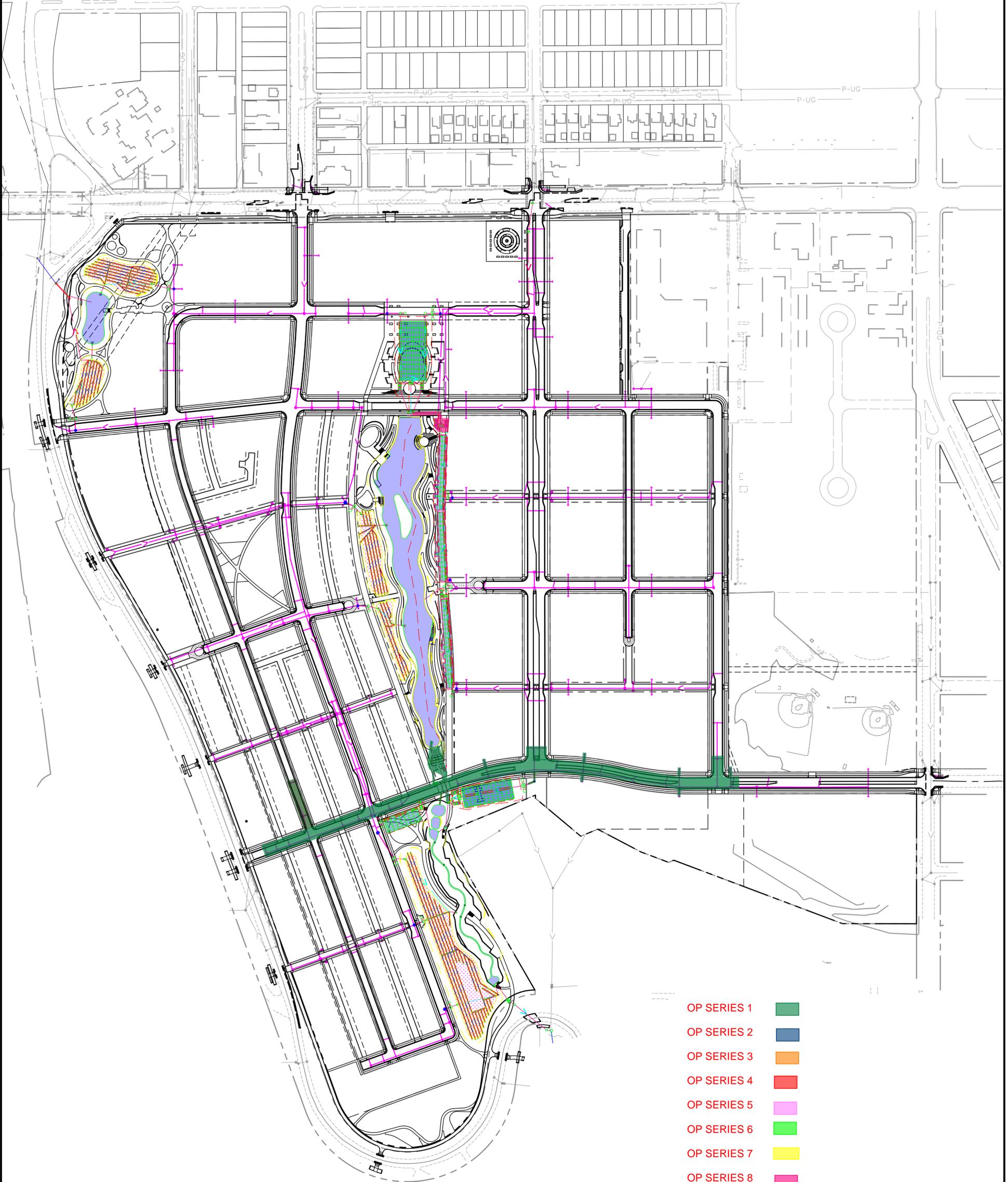
RELEASE OF PERMIT:

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

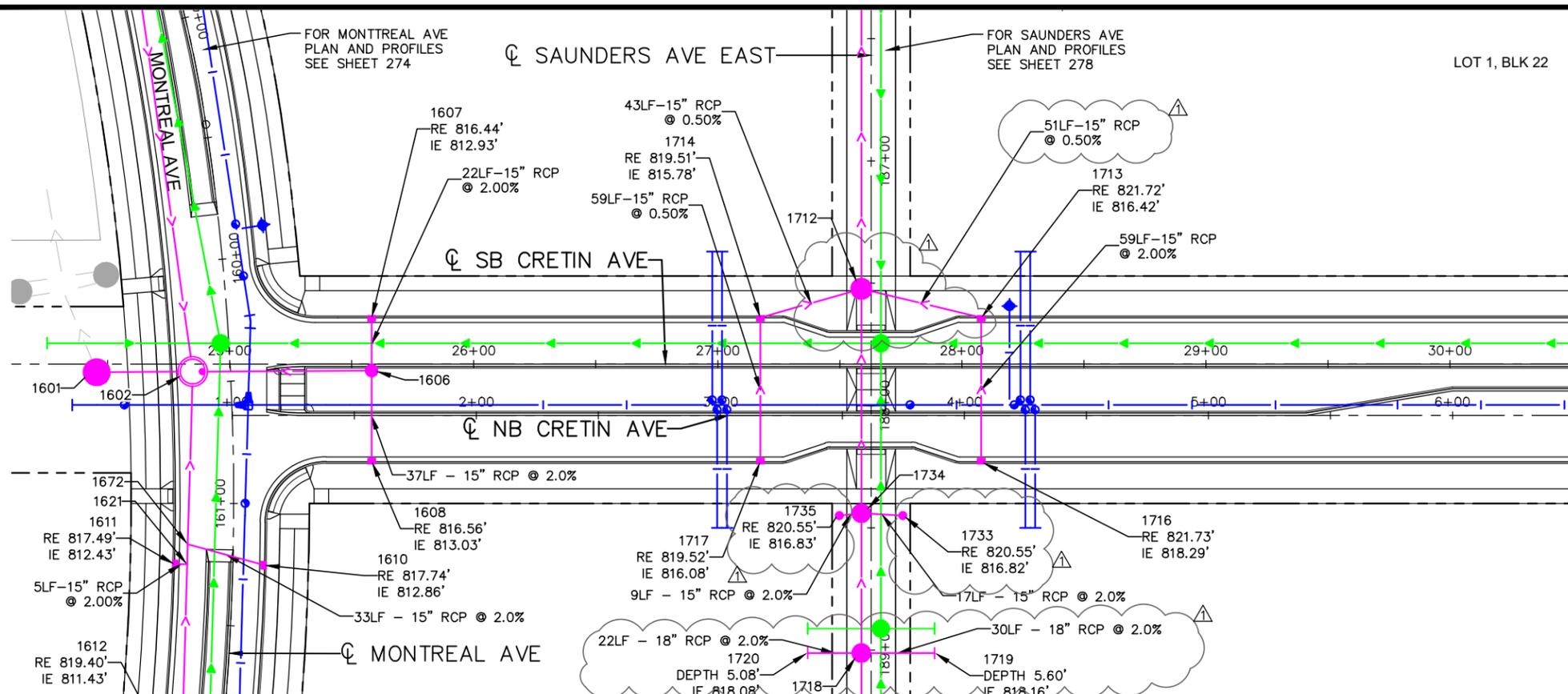
Release Authorized by _____ Title _____

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.

STORM SEWER ORDINANCE PERMITS 7/6/2020

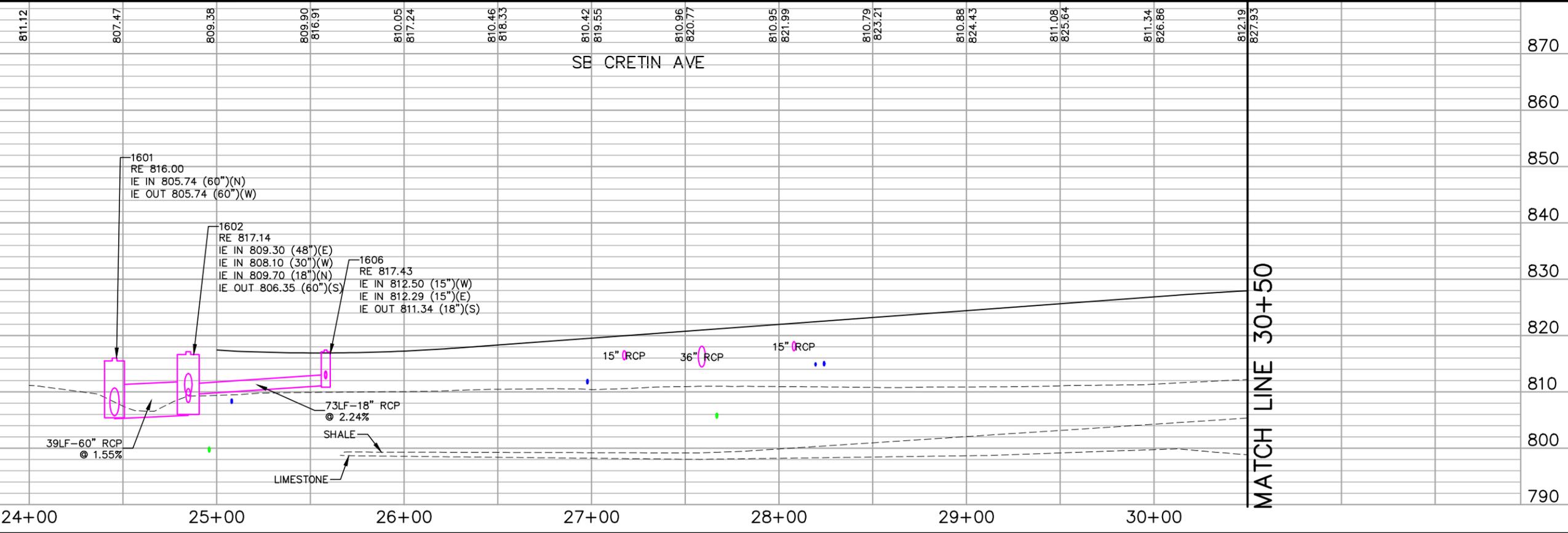
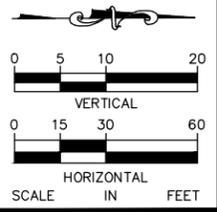


- OP SERIES 1
- OP SERIES 2
- OP SERIES 3
- OP SERIES 4
- OP SERIES 5
- OP SERIES 6
- OP SERIES 7
- OP SERIES 8
- OP SERIES 9
- OP SERIES 10
- OP SERIES 11
- OP SERIES 12



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

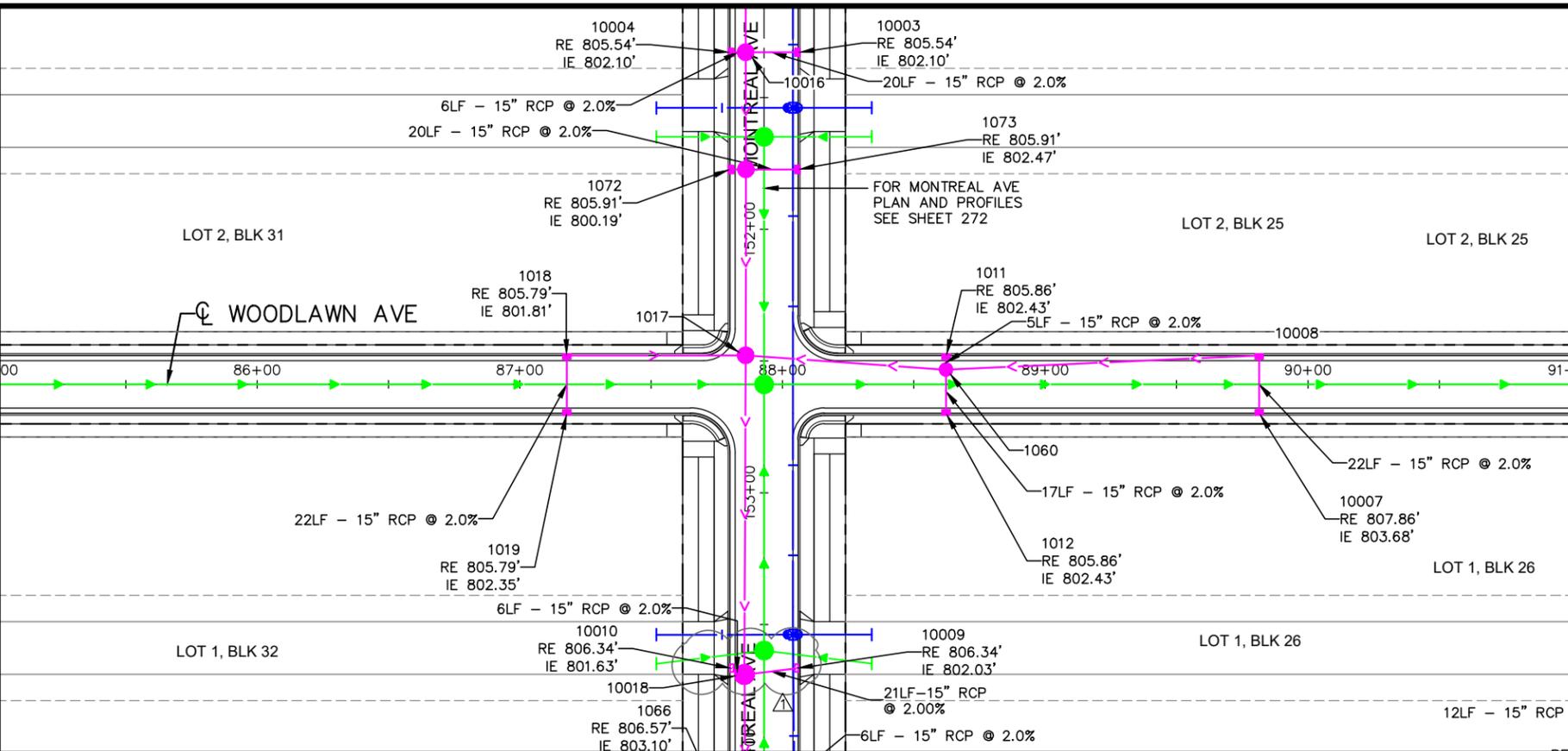


RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN
SB CRETIN AVE
DRAINAGE
PLAN AND PROFILE
STA. 24+00 TO STA. 30+50

SHEET NO.
155
522

SEE SHEET 159

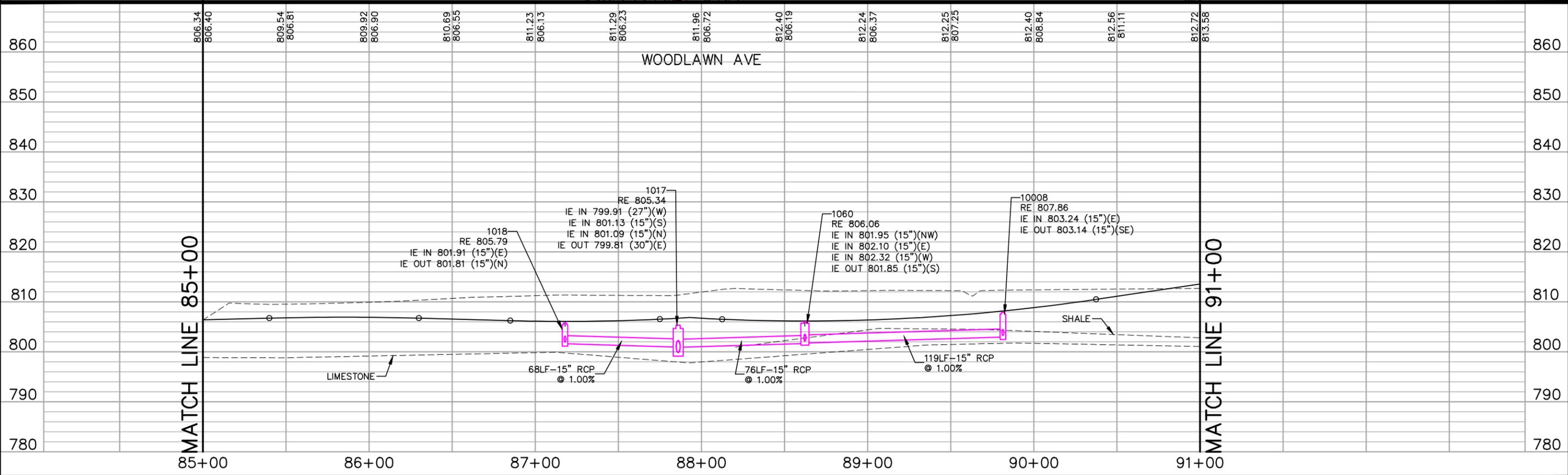
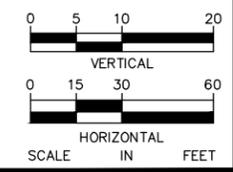
MATCH LINE 85+00



MATCH LINE 91+00

SEE SHEET 161

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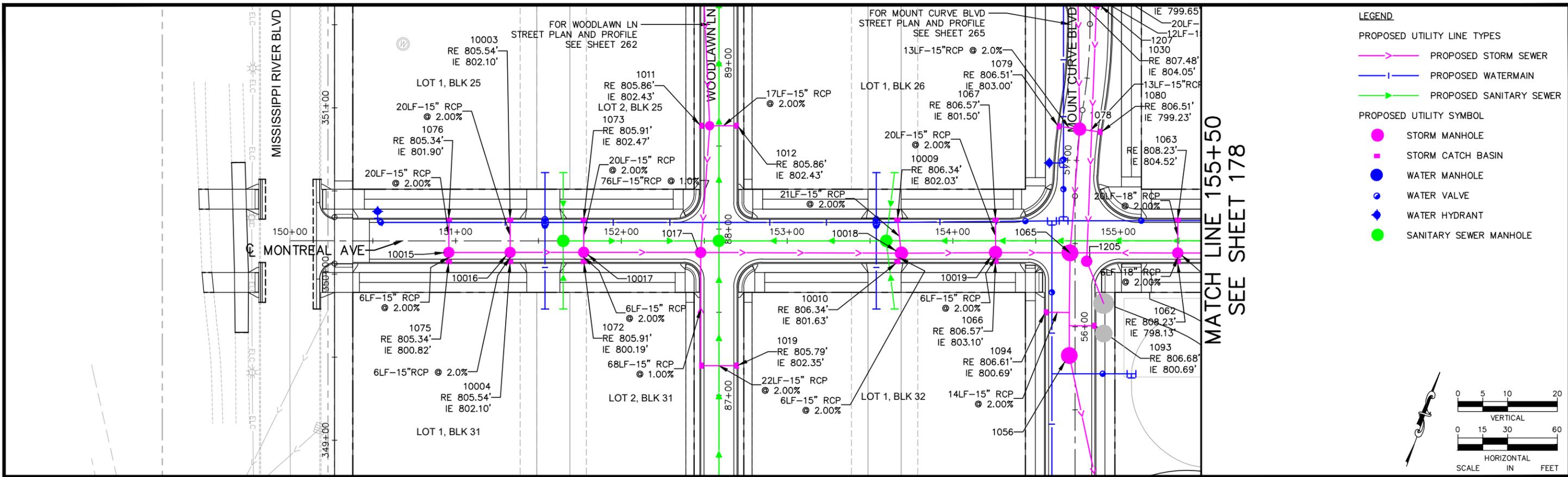
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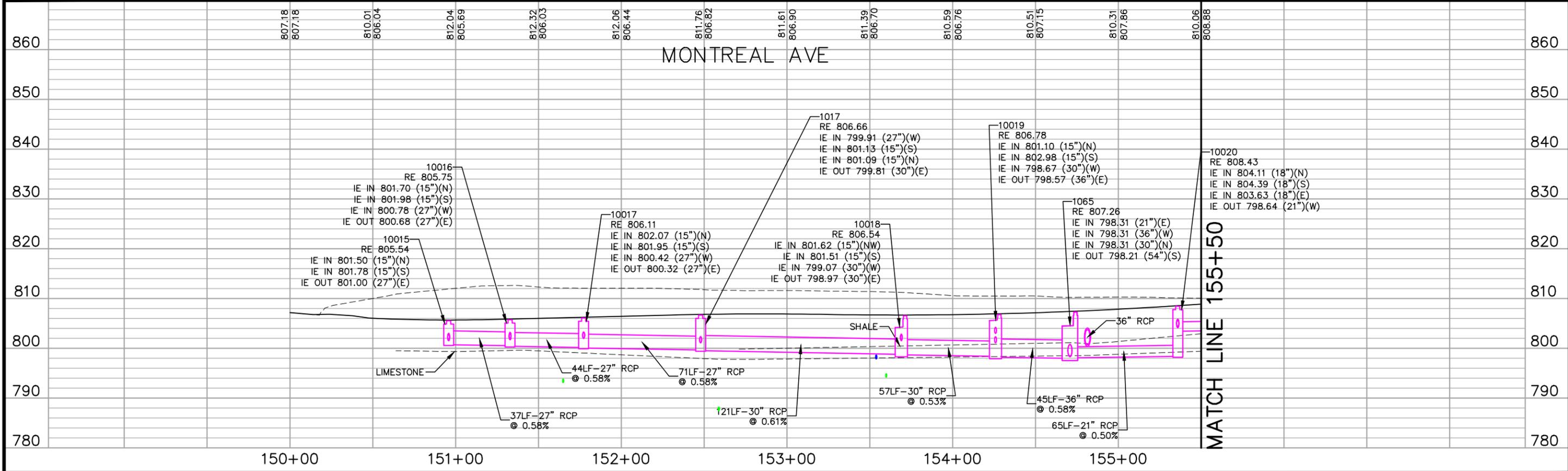
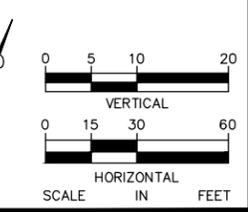


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CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN
WOODLAWN AVE
DRAINAGE
PLAN AND PROFILE
STA. 85+00 TO STA. 91+00

SHEET NO.
160
522



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



No.	Date	Revisions	App.	DRAWING NAME
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				DESIGNED BY: R/JG
				DRAWN BY: R/JG
				CHECKED BY: G/SB
				DATE: 05/27/20
				PROJECT NO. 160640016

Kimley»Horn

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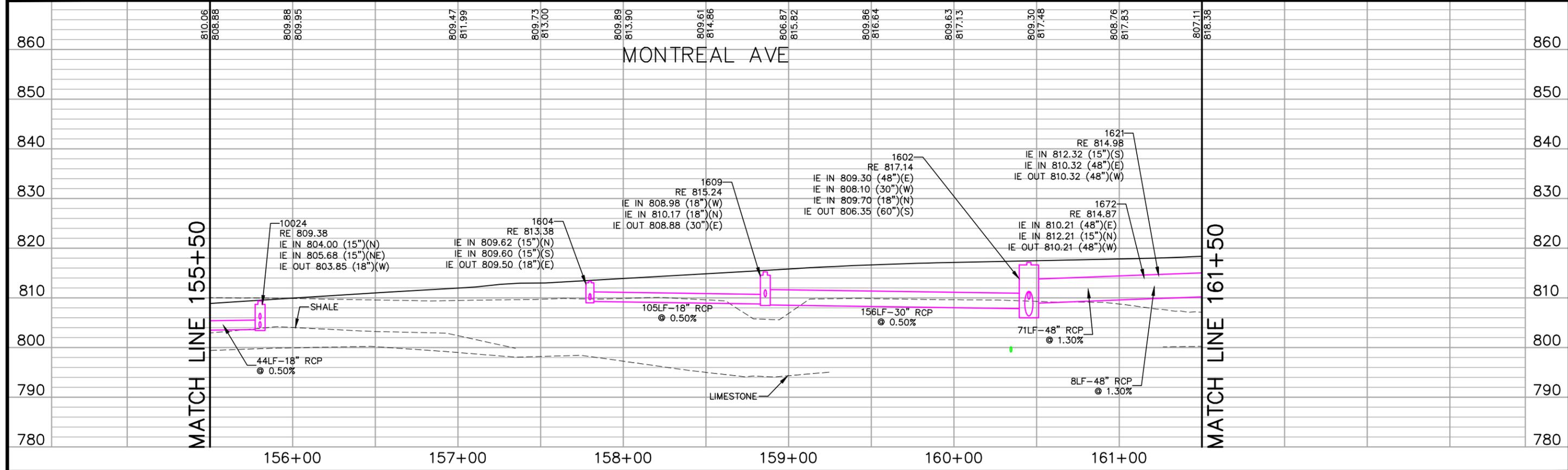
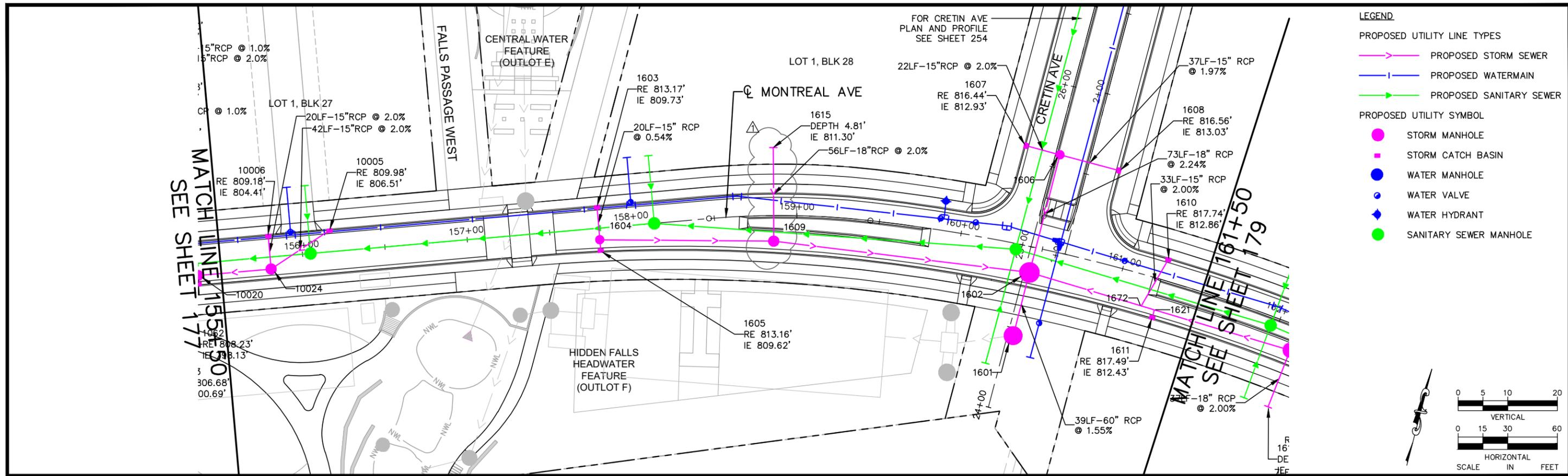
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RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST. PAUL, MINNESOTA
 FINAL SITE PLAN
 MONTREAL AVE
 DRAINAGE
 PLAN AND PROFILE
 STA. 150+00 TO STA. 155+50

SHEET NO.
 177
 522



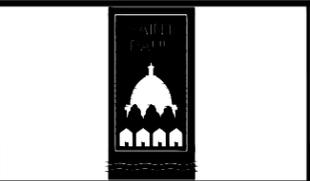
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				DESIGNED BY: RJG
				DRAWN BY: RJG
				CHECKED BY: GSB
				DATE: 05/27/20
				PROJECT NO. 160640016

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



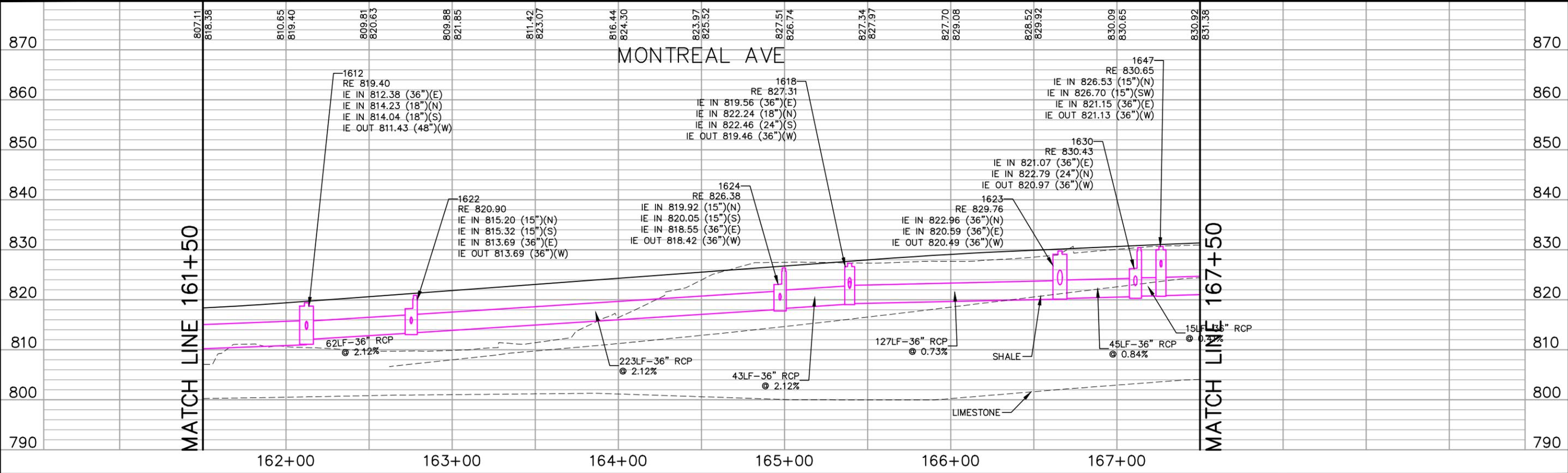
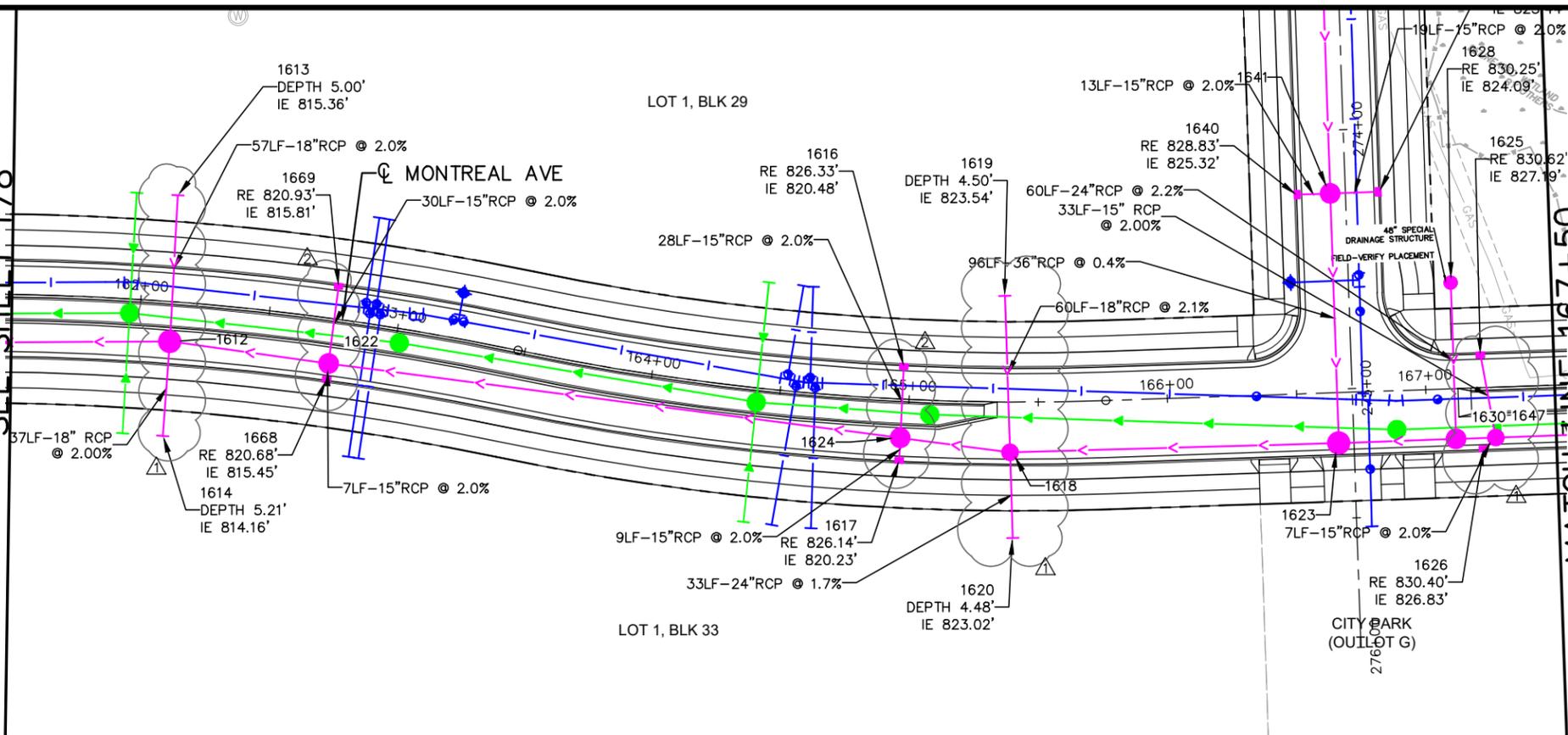
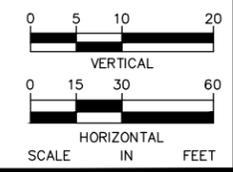
RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN
MONTREAL AVE
DRAINAGE
PLAN AND PROFILE
STA. 155+50 TO STA. 161+50

SHEET NO.
178
522

MATCH LINE 161+50
SEE SHEET 178

MATCH LINE 167+50
SEE SHEET 180

- LEGEND**
- PROPOSED UTILITY LINE TYPES
- PROPOSED STORM SEWER
 - PROPOSED WATERMAIN
 - PROPOSED SANITARY SEWER
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- STORM MANHOLE
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 - WATER MANHOLE
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No.	Date	Revisions	App.	DRAWING NAME
1	6/17/20	BULLETIN #1	MLC	Ford DrnPlanProfile EW.dwg
2	7/1/20	BULLETIN #2	GSB	
				DESIGNED BY: RJG
				DRAWN BY: RJG
				CHECKED BY: GSB
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				PROJECT NO. 160640016

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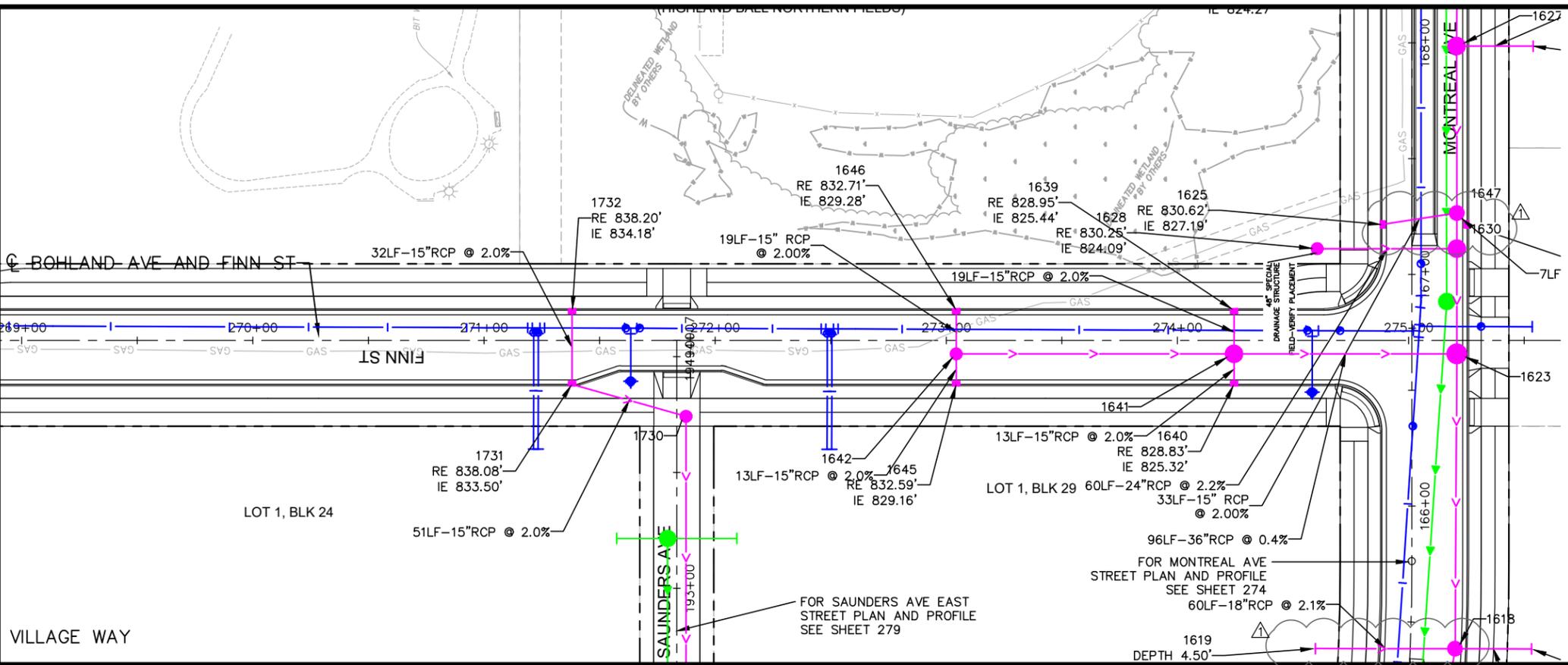
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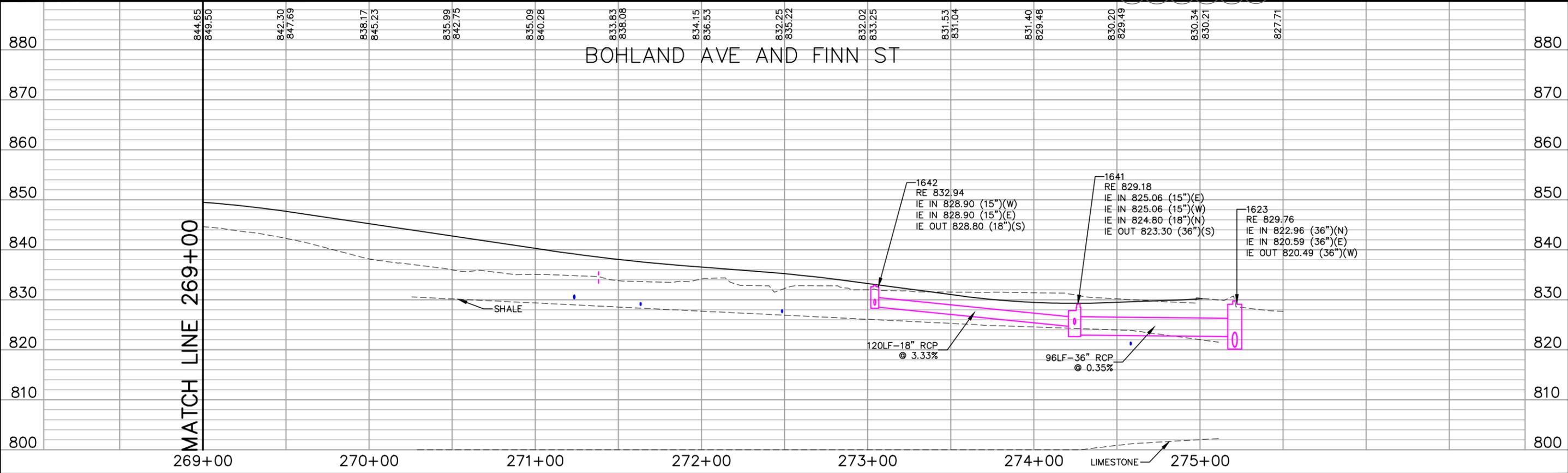
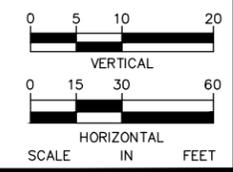
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FINAL SITE PLAN
MONTREAL AVE
DRAINAGE
PLAN AND PROFILE
STA. 161+50 TO STA. 167+50

SHEET NO.
179
522

MATCH LINE 269+00
SEE SHEET 197



- LEGEND**
- PROPOSED UTILITY LINE TYPES**
- PROPOSED STORM SEWER
 - PROPOSED WATERMAIN
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DRAWN BY:	RJG
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DATE:	05/27/20
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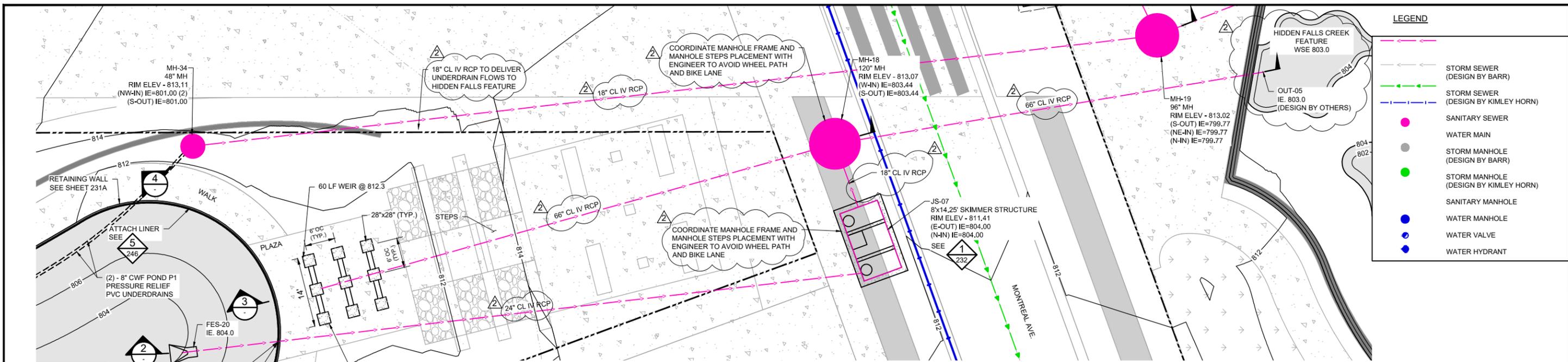
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Ron B Leaf
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DATE: 05/27/20 MN LIC. NO. 24411



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FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN
FINN ST
DRAINAGE
PLAN AND PROFILE
STA. 269+00 TO STA. 275+00

SHEET NO.
198
522

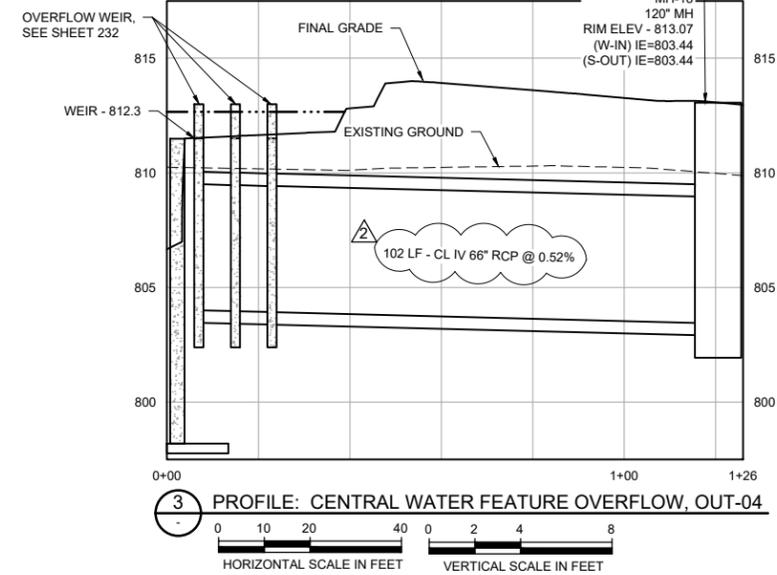


LEGEND

- STORM SEWER (DESIGN BY BARR)
- STORM SEWER (DESIGN BY KIMLEY HORN)
- SANITARY SEWER
- WATER MAIN
- STORM MANHOLE (DESIGN BY BARR)
- STORM MANHOLE (DESIGN BY KIMLEY HORN)
- SANITARY MANHOLE
- WATER MANHOLE
- WATER VALVE
- WATER HYDRANT

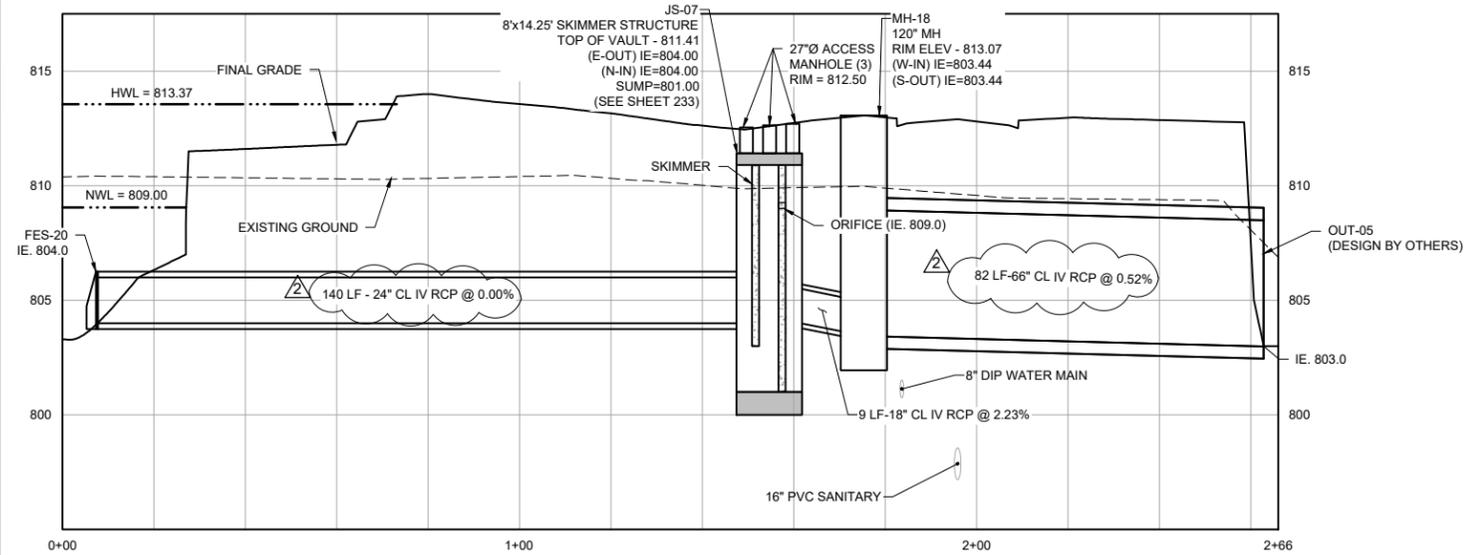
1 PLAN: CENTRAL WATER FEATURE OUTLET, OUT-04

SCALE IN FEET



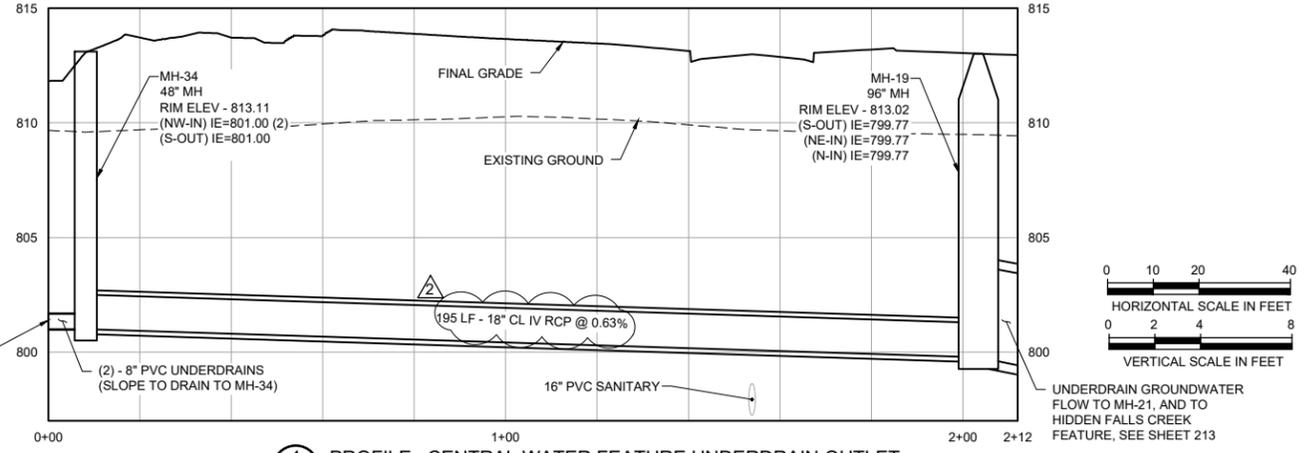
3 PROFILE: CENTRAL WATER FEATURE OVERFLOW, OUT-04

HORIZONTAL SCALE IN FEET VERTICAL SCALE IN FEET



2 PROFILE: CENTRAL WATER FEATURE OUTLET STORM SEWER

HORIZONTAL SCALE IN FEET VERTICAL SCALE IN FEET



4 PROFILE: CENTRAL WATER FEATURE UNDERDRAIN OUTLET

HORIZONTAL SCALE IN FEET VERTICAL SCALE IN FEET

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

ISSUED FOR CONSTRUCTION

No.	Date	Revisions	App.	DRAWING NAME
2	07/01/2020	BULLETIN #2	MRM	C-222.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

CENTRAL WATER FEATURE OUTLET
PLAN AND PROFILE

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