

Exhibit A

Ordinance Permit 20210010302

Exhibit H

Form of Public Infrastructure Conveyance

PUBLIC INFRASTRUCTURE CONVEYANCE

ORDINANCE PERMIT # #20210010302

This Public Infrastructure Conveyance Agreement (“Agreement”) is made and entered into effective February 28, 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)]

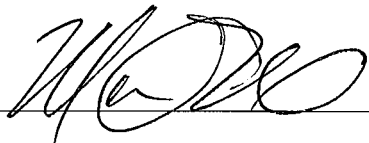
- (iii) For sewer systems, video records of televised inspections of sewer mains have been submitted by permittee and approved by Sewer Utility staff.
 - (iv) For sewer systems, sewer connection permit information on file with Public Works.
 - (v) Operation and Maintenance plans.
 - (vi) All other permit 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

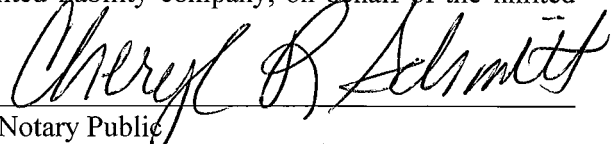
By: 

Name: Maureen Michalski

Its: Vice President of Development

STATE OF Minnesota)
COUNTY OF Hennepin) ss.

The foregoing instrument was acknowledged before me this 1st day of March, 2022, by Maureen Michalski, VP Development 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 N to Site Improvement Performance Agreement (Ford Site)]

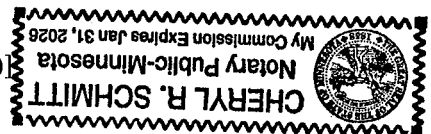


Exhibit G

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.

Circuit A

Project Description

20210010302

Permit Number

Bel Humentamp

53081

1/6/2022

(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 Kusbler

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.);

- 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;

- 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;

- 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:

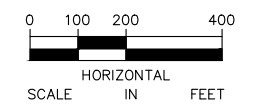
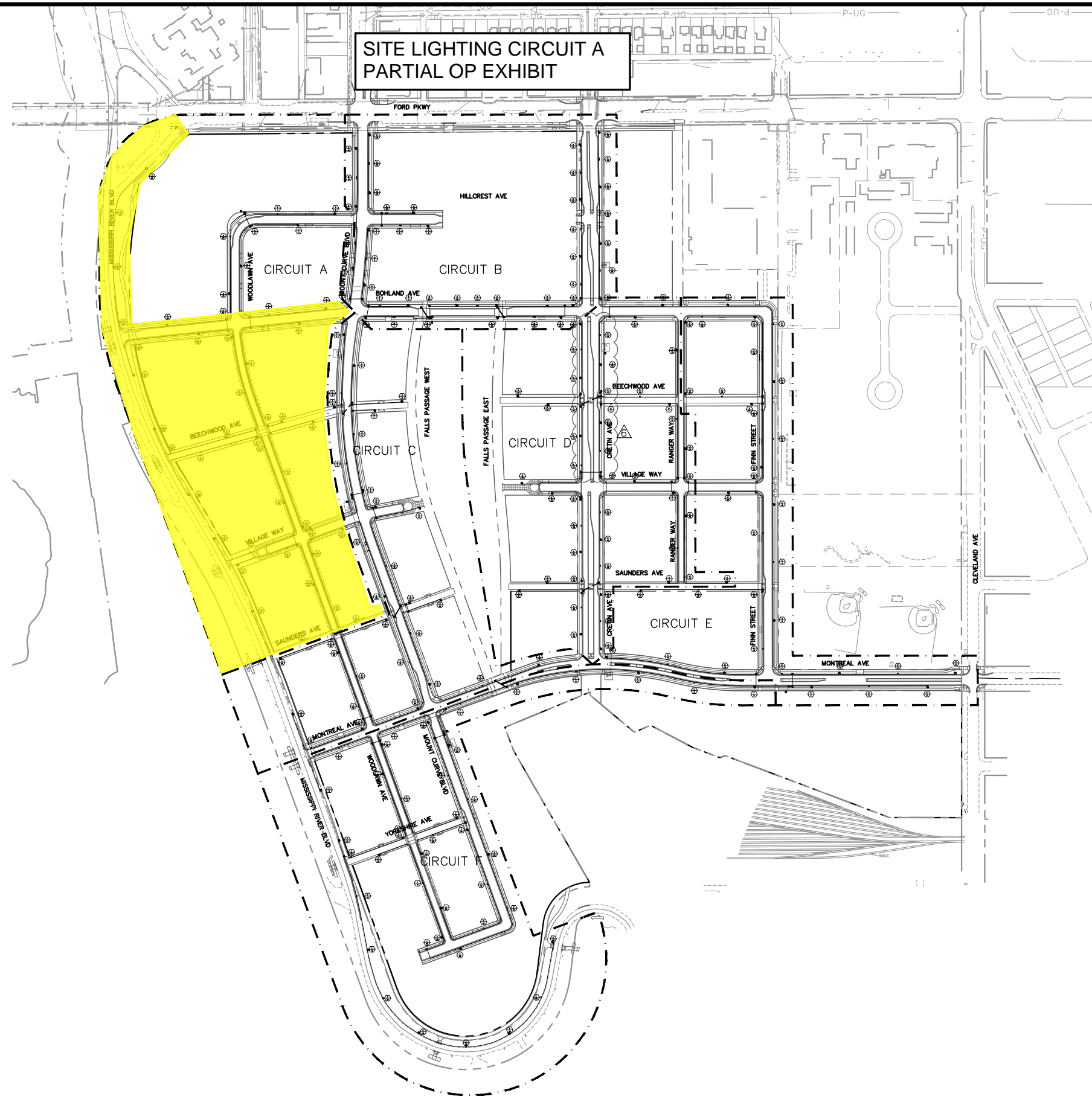
Permit No. _____ Council Res. No. _____ Permit Date _____

Release Authorized by _____ Title _____

**SITE LIGHTING CIRCUIT A
PARTIAL OF EXHIBIT**

LEGEND

--- LIGHTING CIRCUIT BOUNDARY



No.	Date	Revisions	App.
5	2/19/21	BULLETIN #5	JAH
6	4/2/21	BULLETIN #6	JAH

DRAWING NAME	Ford LightCircuits.dwg
DESIGNED BY:	KJC
DRAWN BY:	KJC
CHECKED BY:	JAH
DATE:	4/2/21
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.

Joel A. Hinnenkamp

JOEL A. HINNENKAMP, PE
DATE: 4/2/21 MN LIC. NO. 53081

RYAN



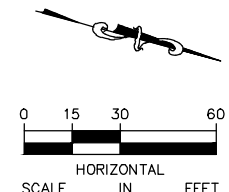
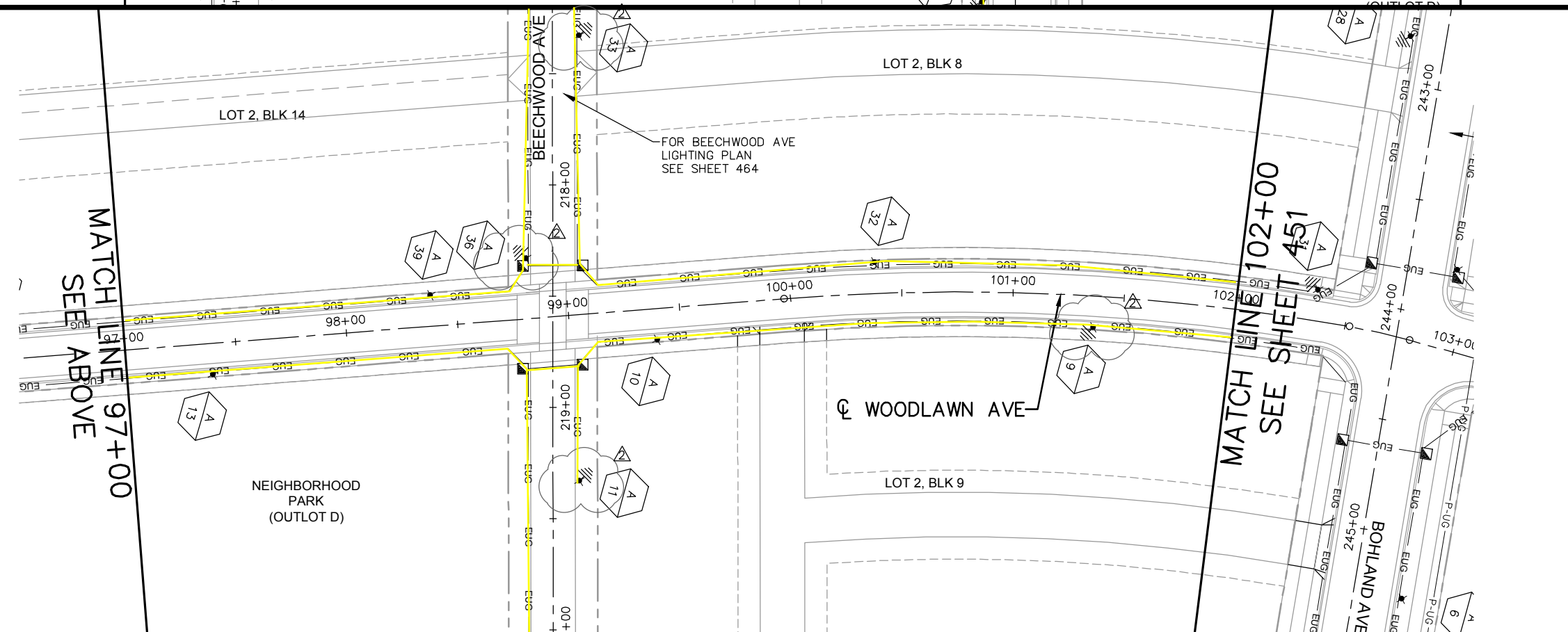
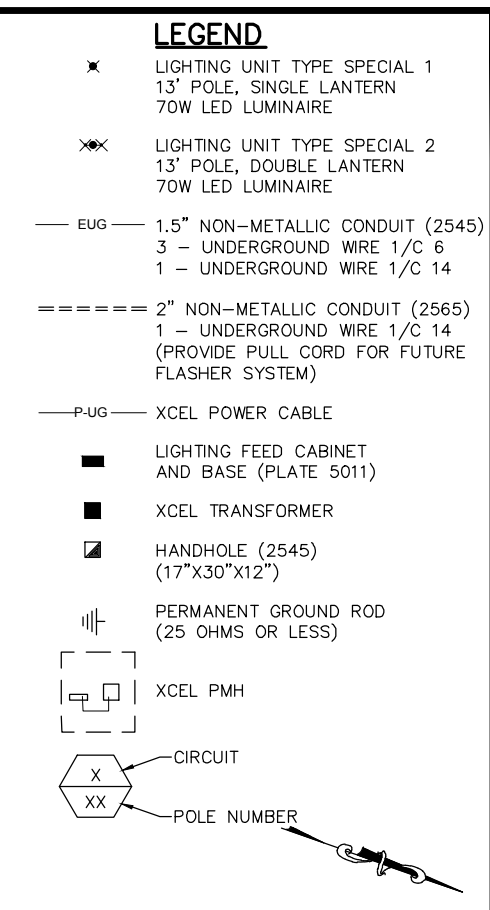
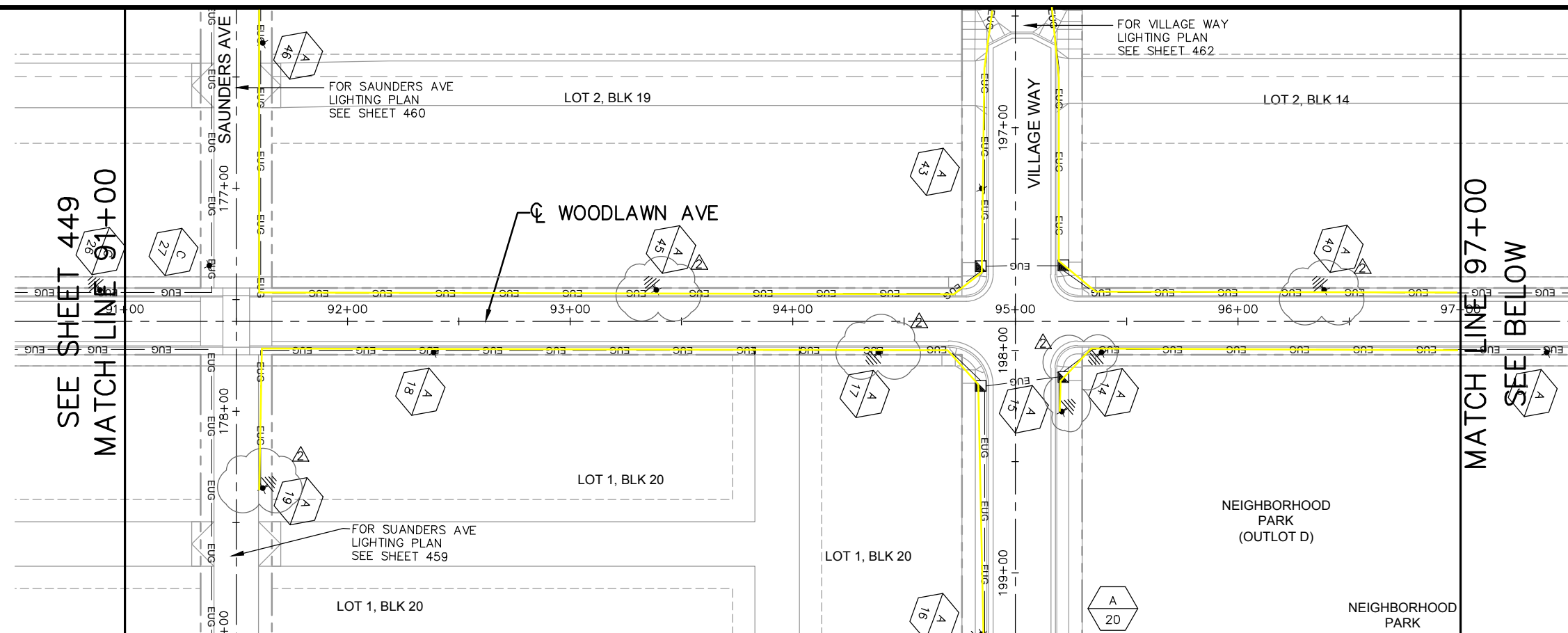
RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

LIGHTING CIRCUIT OVERVIEW

SHEET NO.

446

522



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

DRAWING NAME	Ford LightPlan NS.dwg
DESIGNED BY:	KJC
DRAWN BY:	KJC
CHECKED BY:	JAH
DATE:	05/27/20
PROJECT NO.	160640016

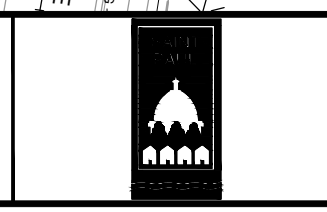
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JOEL A. HINNENKAMP, PE
DATE: 05/27/20 MN LIC. NO. 53081

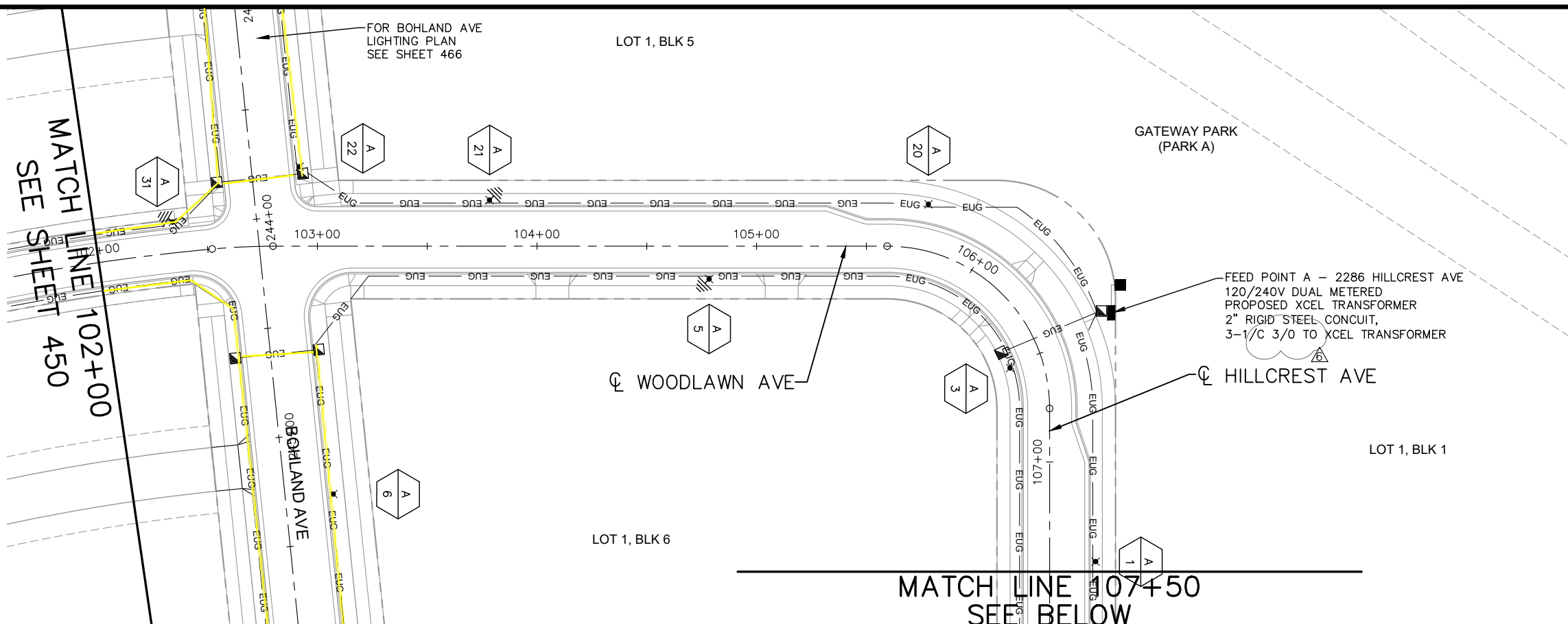


RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

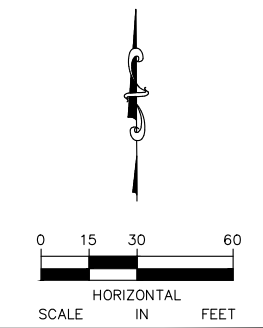
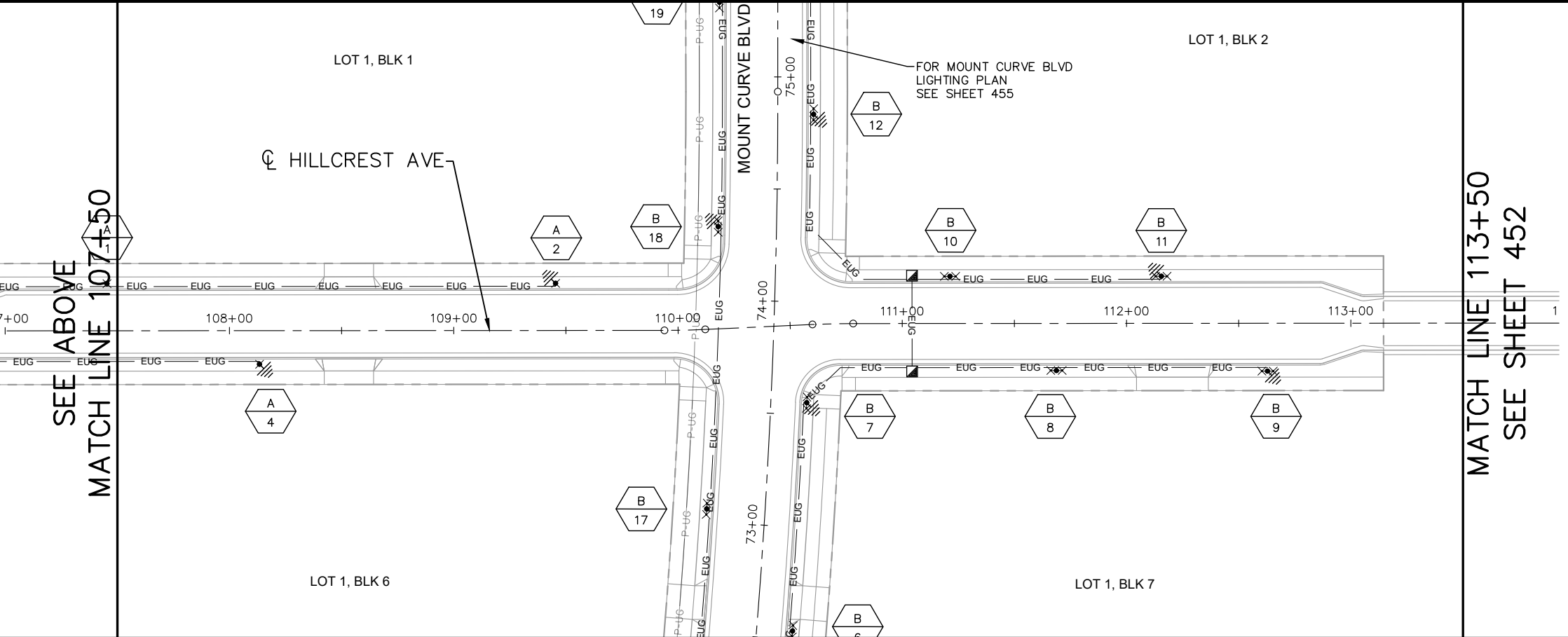
WOODLAWN AVE
LIGHTING PLAN
STA. 91+00 TO STA. 102+00

SHEET NO.
450

522



- LEGEND**
- ✱ LIGHTING UNIT TYPE SPECIAL 1
13' POLE, SINGLE LANTERN
70W LED LUMINAIRE
 - ✱✱ LIGHTING UNIT TYPE SPECIAL 2
13' POLE, DOUBLE LANTERN
70W LED LUMINAIRE
 - EUG — 1.5" NON-METALLIC CONDUIT (2545)
3 — UNDERGROUND WIRE 1/C 6
1 — UNDERGROUND WIRE 1/C 14
 - ==== 2" NON-METALLIC CONDUIT (2565)
1 — UNDERGROUND WIRE 1/C 14
(PROVIDE PULL CORD FOR FUTURE
FLASHER SYSTEM)
 - P-UG — XCEL POWER CABLE
 - LIGHTING FEED CABINET
AND BASE (PLATE 5011)
 - XCEL TRANSFORMER
 - ⊠ HANDHOLE (2545)
(17"x30"x12")
 - ⊞ PERMANENT GROUND ROD
(25 OHMS OR LESS)
 - ⊞ XCEL PMH
 - ⊞ CIRCUIT
 - ⊞ POLE NUMBER



No.	Date	Revisions	App.
2	7/1/20	BULLETIN #2	JAH
5	2/19/21	BULLETIN #5	JAH
6	4/2/21	BULLETIN #6	JAH

DESIGNED BY:	KJC
DRAWN BY:	KJC
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DATE:	4/2/21
PROJECT NO.	160640016

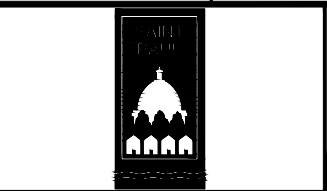
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JOEL A. HINNENKAMP, PE
 DATE: 4/2/21 MN LIC. NO. 53081

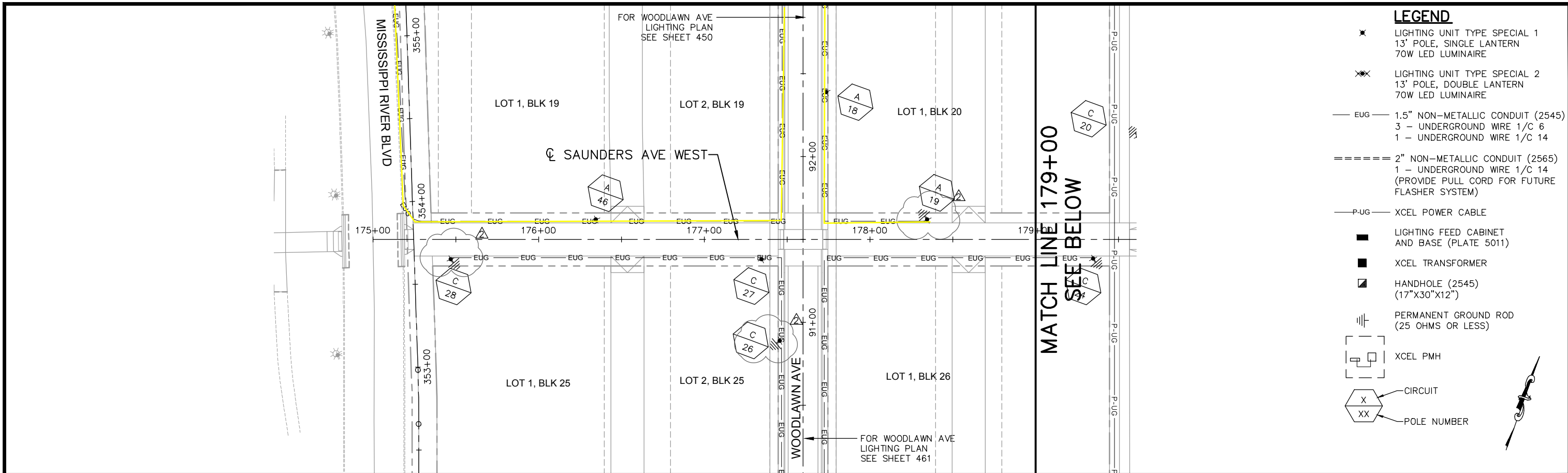


RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST PAUL, MINNESOTA
 FINAL SITE PLAN

HILLCREST AVE
 LIGHTING PLAN
 STA. 102+00 TO STA. 113+50

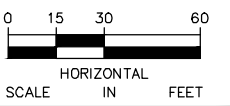
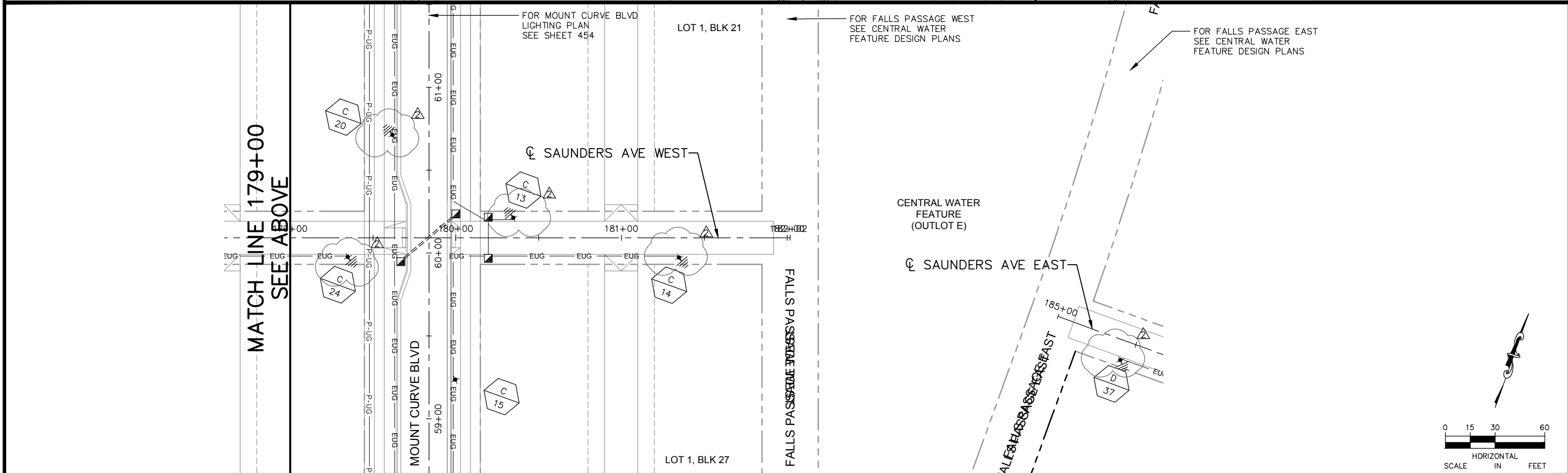
SHEET NO.
451

522



LEGEND

- ✱ LIGHTING UNIT TYPE SPECIAL 1
13' POLE, SINGLE LANTERN
70W LED LUMINAIRE
- ✱✱ LIGHTING UNIT TYPE SPECIAL 2
13' POLE, DOUBLE LANTERN
70W LED LUMINAIRE
- EUG — 1.5" NON-METALLIC CONDUIT (2545)
3 - UNDERGROUND WIRE 1/C 6
1 - UNDERGROUND WIRE 1/C 14
- ==== 2" NON-METALLIC CONDUIT (2565)
1 - UNDERGROUND WIRE 1/C 14
(PROVIDE PULL CORD FOR FUTURE
FLASHER SYSTEM)
- P-UG — XCEL POWER CABLE
- LIGHTING FEED CABINET
AND BASE (PLATE 5011)
- XCEL TRANSFORMER
- ▣ HANDHOLE (2545)
(17"X30"X12")
- ⊕ PERMANENT GROUND ROD
(25 OHMS OR LESS)
- [] XCEL PMH
- CIRCUIT
- POLE NUMBER



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

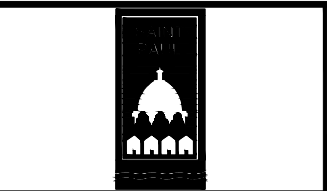
DRAWING NAME Ford LightPlan EW.dwg	
DESIGNED BY:	KJC
DRAWN BY:	KJC
CHECKED BY:	JAH
DATE:	05/27/20
PROJECT NO.	160640016

Kimley»Horn

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 JOEL A. HINNENKAMP, PE
 DATE: 05/27/20 MN LIC. NO. 53081

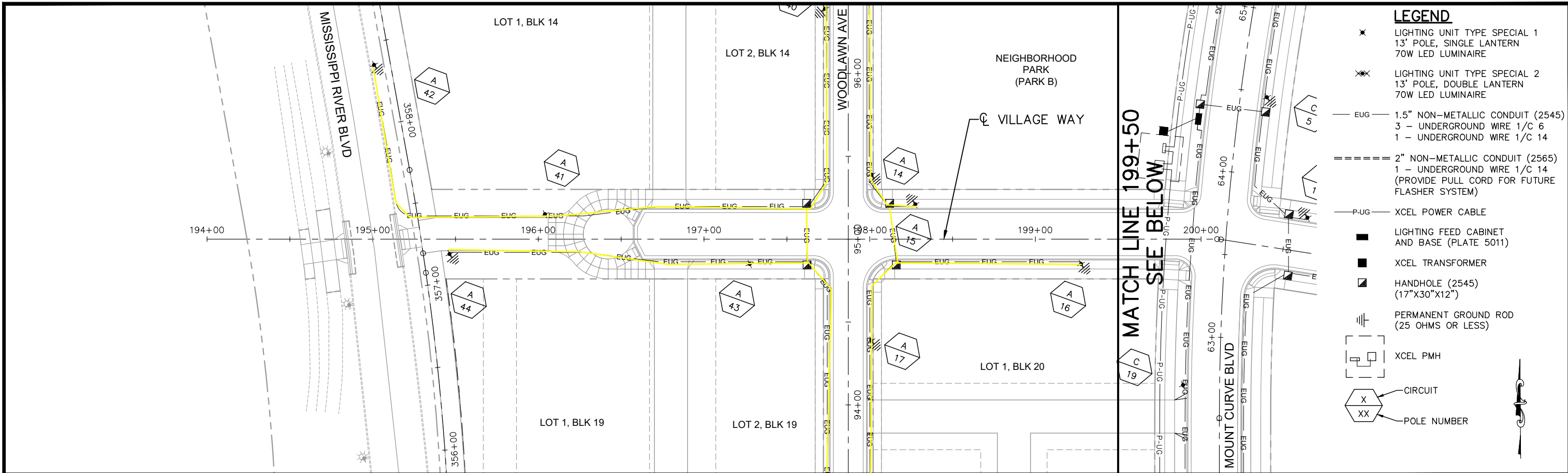


RYAN COMPANIES US, INC.
 FORD SITE REDEVELOPMENT
 CITY OF ST PAUL, MINNESOTA
 FINAL SITE PLAN

SAUNDERS AVE WEST
 LIGHTING PLAN
 STA. 175+00 TO STA. 182+01.70

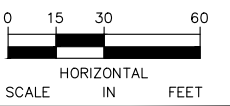
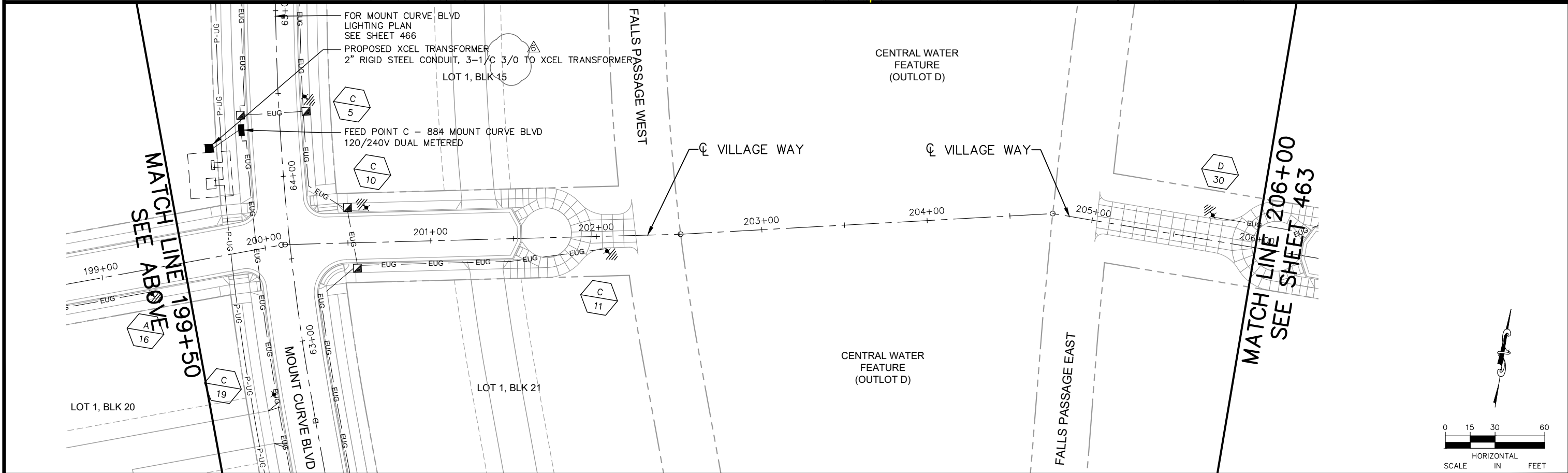
SHEET NO.
460

522



LEGEND

- ✖ LIGHTING UNIT TYPE SPECIAL 1
13' POLE, SINGLE LANTERN
70W LED LUMINAIRE
- ✖✖ LIGHTING UNIT TYPE SPECIAL 2
13' POLE, DOUBLE LANTERN
70W LED LUMINAIRE
- EUG — 1.5" NON-METALLIC CONDUIT (2545)
3 - UNDERGROUND WIRE 1/C 6
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- 2" NON-METALLIC CONDUIT (2565)
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(PROVIDE PULL CORD FOR FUTURE
FLASHER SYSTEM)
- P-UG- XCEL POWER CABLE
- LIGHTING FEED CABINET
AND BASE (PLATE 5011)
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(17"x30"x12")
- ⊕ PERMANENT GROUND ROD
(25 OHMS OR LESS)
- XCEL PMH
- X CIRCUIT
○ XX POLE NUMBER



No.	Date	Revisions	App.
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6	4/2/21	BULLETIN #6	JAH

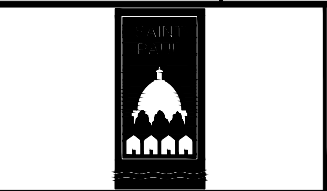
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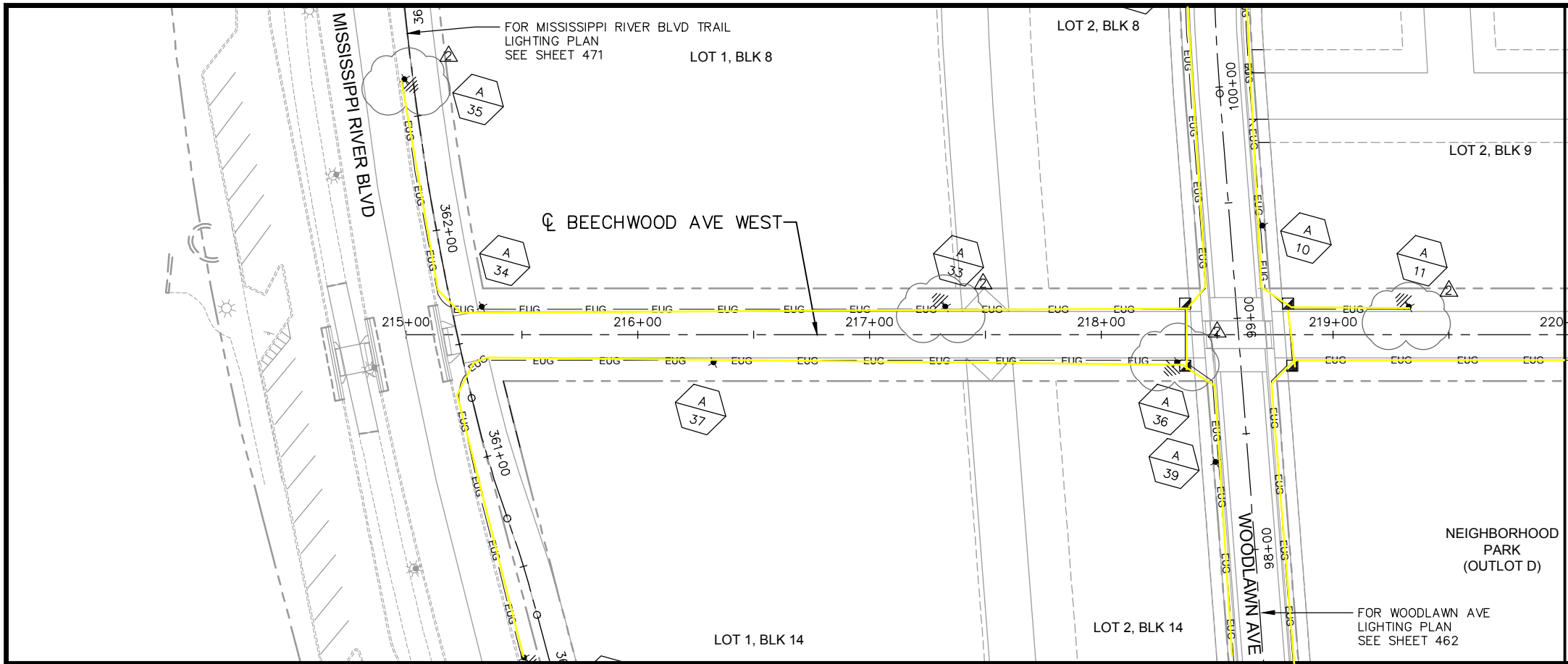


RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

VILLAGE WAY
LIGHTING PLAN
STA. 195+00 TO STA. 206+00

SHEET NO.
462

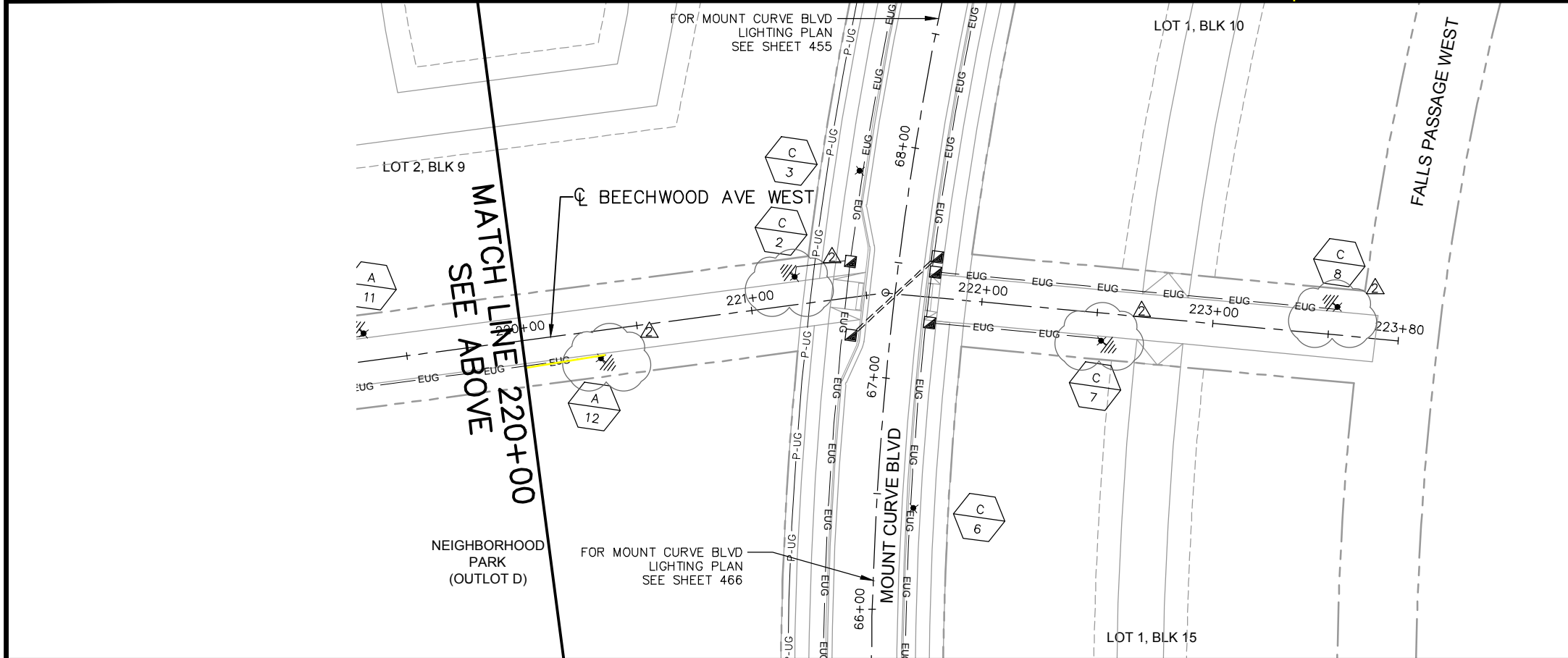
522



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(25 OHMS OR LESS)
- [] XCEL PMH
- X CIRCUIT
- XX POLE NUMBER

MATCH LINE 220+00
SEE BELOW



CENTRAL WATER
FEATURE
(OUTLOT E)

MATCH LINE 220+00
SEE ABOVE

0 15 30 60
HORIZONTAL
SCALE IN FEET

No.	Date	Revisions	App.
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DRAWING NAME Ford LightPlan EW.dwg	
DESIGNED BY:	KJC
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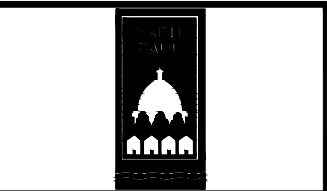
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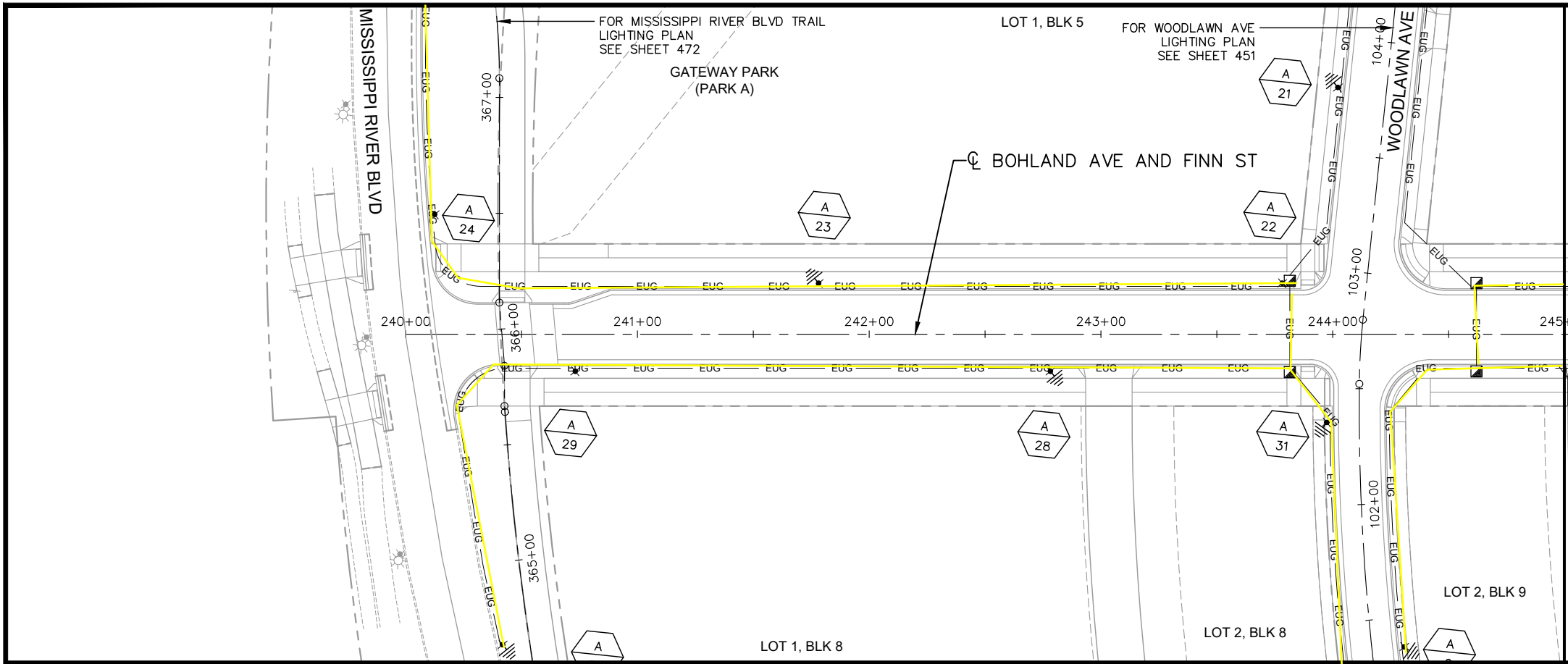


RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

BEECHWOOD AVE WEST
LIGHTING PLAN
STA. 215+00 TO STA. 223+80.38

SHEET NO.
464

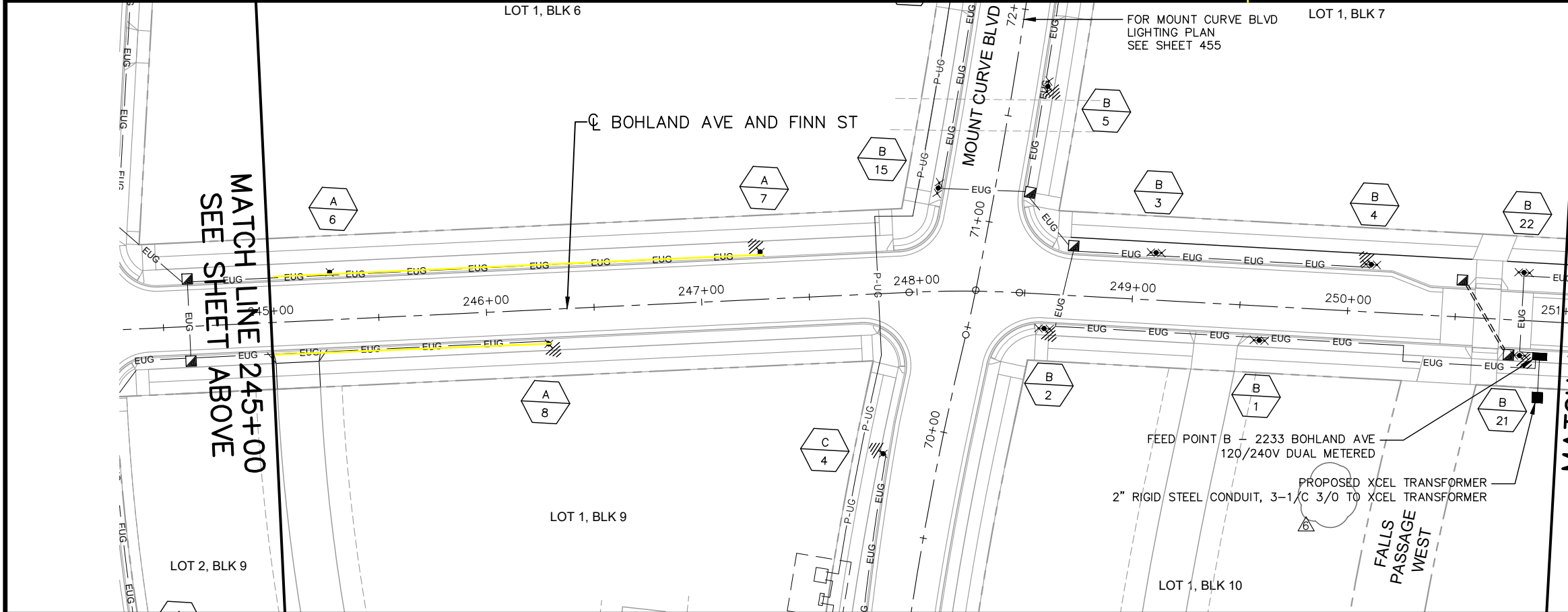
522



LEGEND

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70W LED LUMINAIRE
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- [] XCEL PMH
- ⬡ CIRCUIT
- ⬡ POLE NUMBER

MATCH LINE 245+00
SEE SHEET BELOW



MATCH LINE 251+00
SEE SHEET 467

0 15 30 60
HORIZONTAL
SCALE IN FEET

No.	Date	Revisions	App.
2	7/1/20	BULLETIN #2	JAH
5	2/19/21	BULLETIN #5	JAH
6	4/2/21	BULLETIN #6	JAH

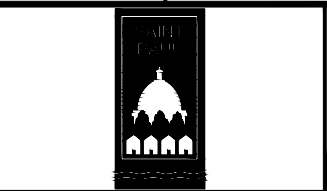
DRAWING NAME Ford LightPlan EW.dwg
DESIGNED BY: KJC
DRAWN BY: KJC
CHECKED BY: JAH
DATE: 4/2/21
PROJECT NO. 160640016

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.

Joel A. Hinnenkamp
JOEL A. HINNENKAMP, PE
DATE: 4/2/21 MN LIC. NO. 53081



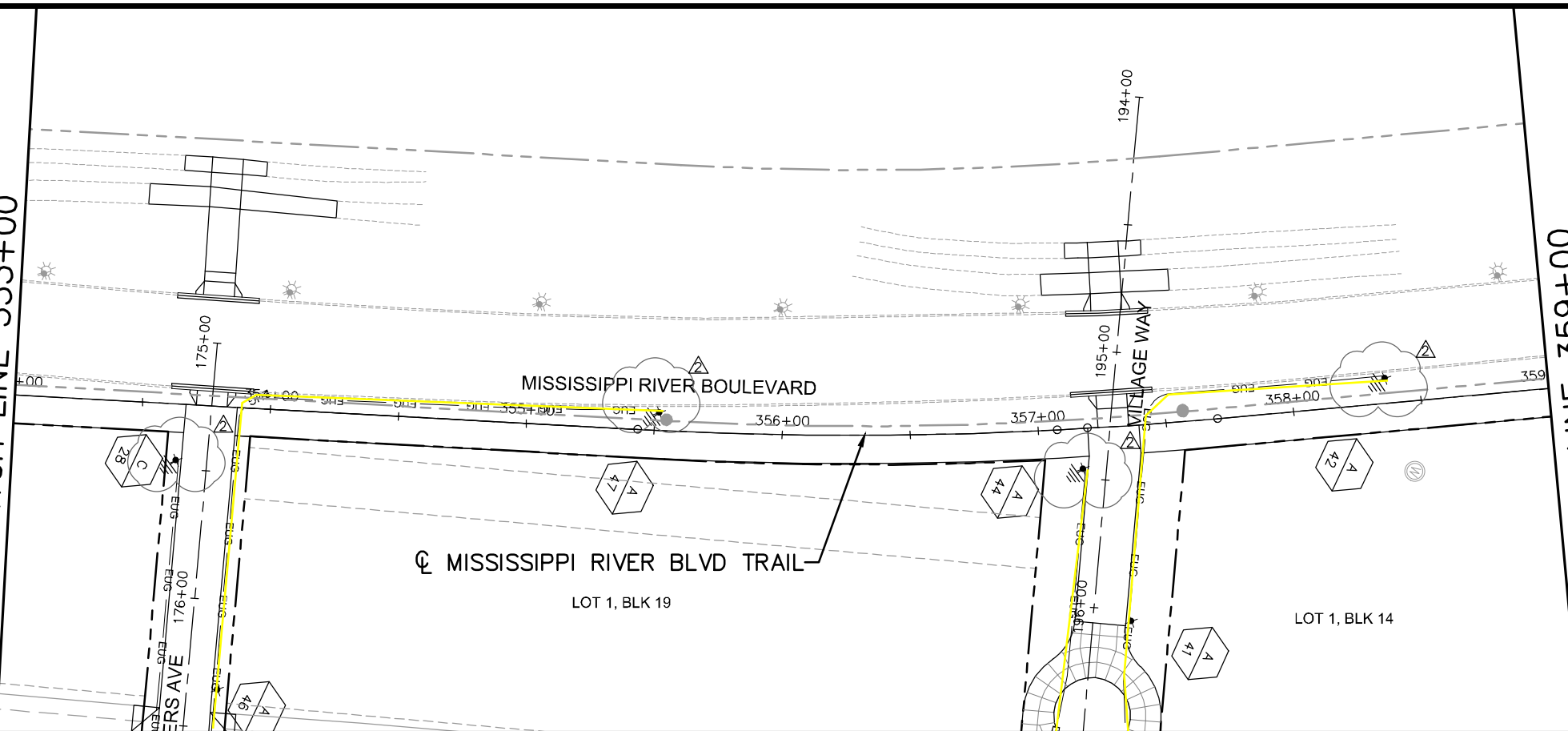
RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

BOHLAND AVE
LIGHTING PLAN
STA. 240+00 TO STA. 251+00

SHEET NO.
466

522

SEE SHEET 470
MATCH LINE 353+00

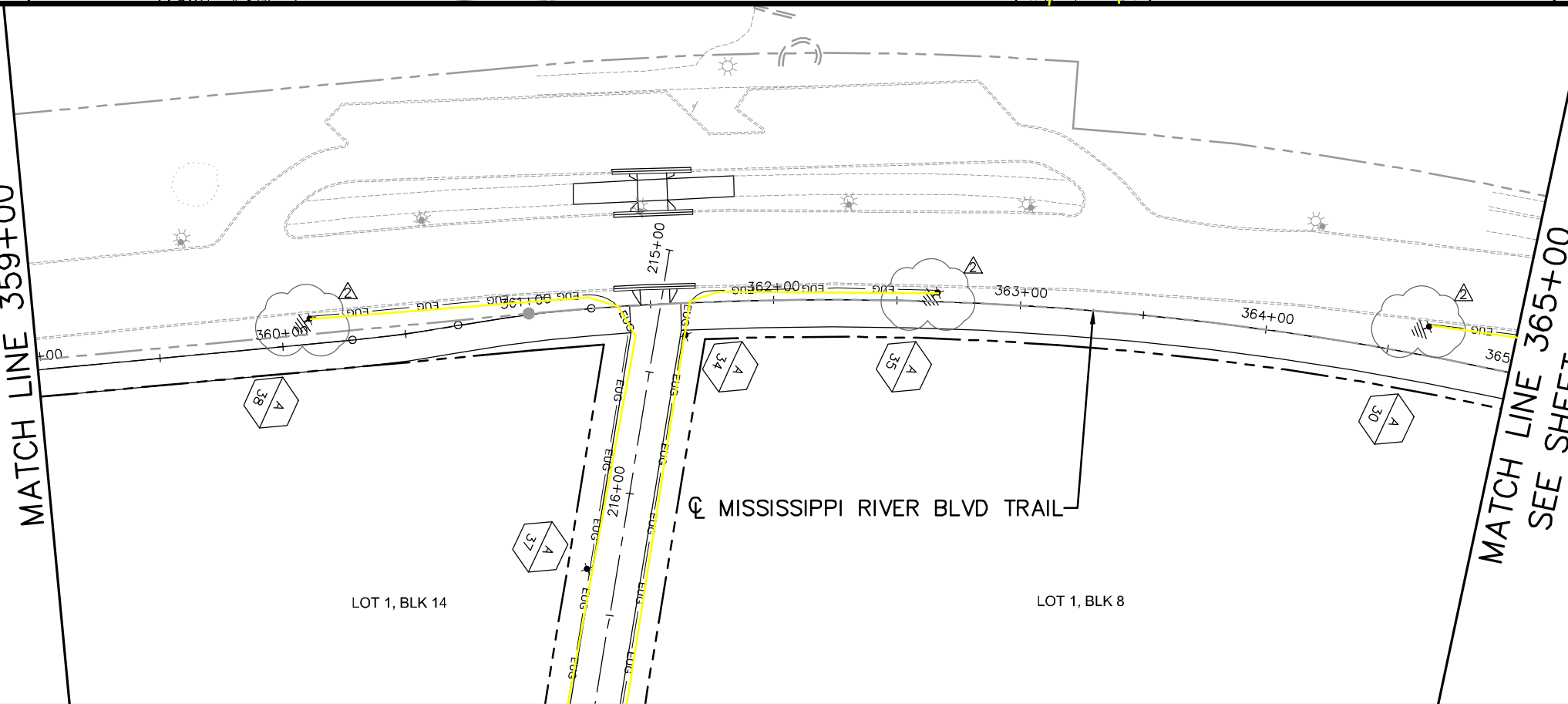


MATCH LINE 359+00
SEE BELOW

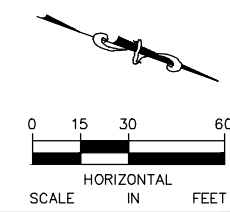
LEGEND

- ✕ LIGHTING UNIT TYPE SPECIAL 1
13' POLE, SINGLE LANTERN
70W LED LUMINAIRE
- ✕✕ LIGHTING UNIT TYPE SPECIAL 2
13' POLE, DOUBLE LANTERN
70W LED LUMINAIRE
- EUG — 1.5" NON-METALLIC CONDUIT (2545)
3 - UNDERGROUND WIRE 1/C 6
1 - UNDERGROUND WIRE 1/C 14
- ==== 2" NON-METALLIC CONDUIT (2565)
1 - UNDERGROUND WIRE 1/C 14
(PROVIDE PULL CORD FOR FUTURE
FLASHER SYSTEM)
- P-JG — XCEL POWER CABLE
- LIGHTING FEED CABINET
AND BASE (PLATE 5011)
- XCEL TRANSFORMER
- ▣ HANDHOLE (2545)
(17"X30"X12")
- ⎓ PERMANENT GROUND ROD
(25 OHMS OR LESS)
- [] XCEL PMH
- CIRCUIT
- POLE NUMBER

SEE ABOVE
MATCH LINE 359+00



MATCH LINE 365+00
SEE SHEET 472



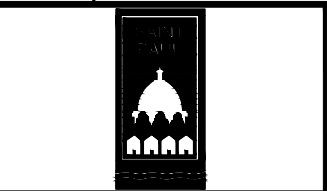
No.	Date	Revisions	App.
2	7/1/20	BULLETIN #2	JAH

DRAWING NAME	Ford LightPlan Trail.dwg
DESIGNED BY:	KJC
DRAWN BY:	KJC
CHECKED BY:	JAH
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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Joel A. Hinnenkamp
JOEL A. HINNENKAMP, PE
DATE: 05/27/20 MN LIC. NO. 53081



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

MISSISSIPPI RIVER BLVD TRAIL
LIGHTING PLAN
STA. 353+00 TO STA. 365+00

SHEET NO.
471

522

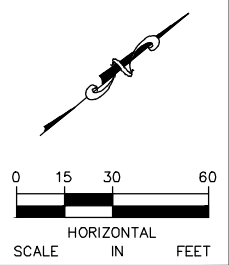
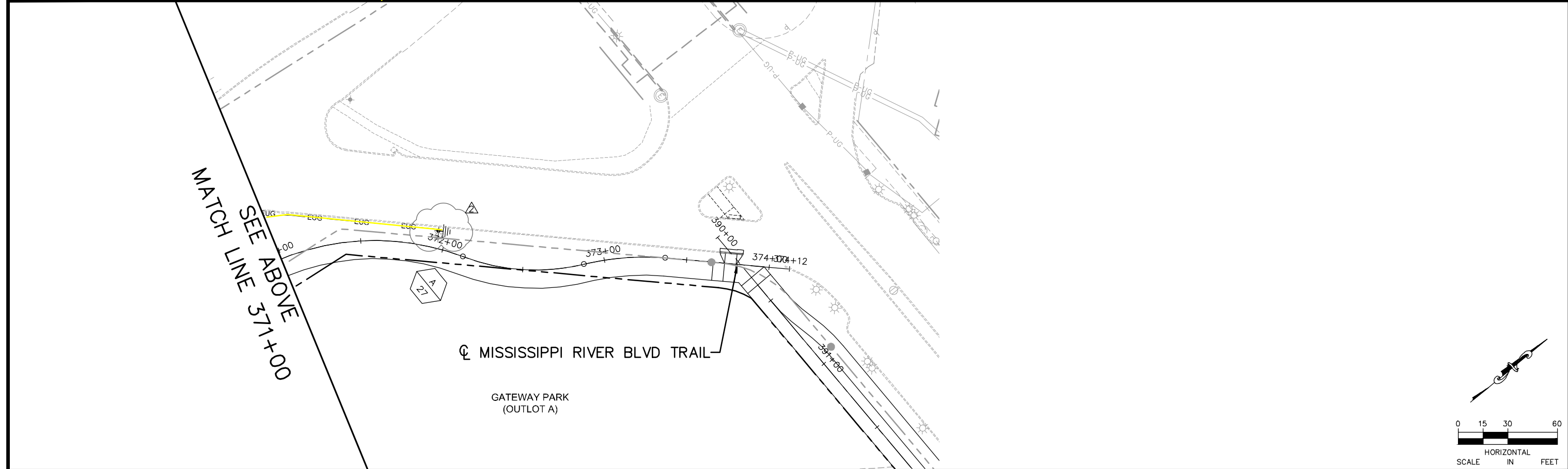
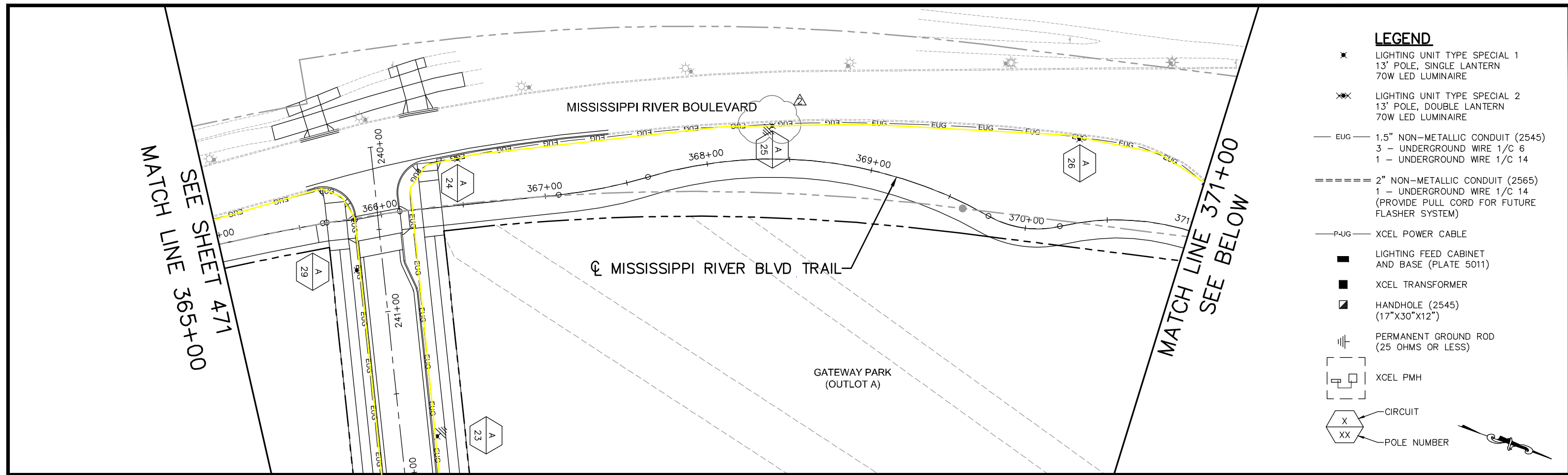
MATCH LINE SEE SHEET 471
365+00

MATCH LINE SEE ABOVE
371+00

MATCH LINE 371+00
SEE BELOW

LEGEND

- ✱ LIGHTING UNIT TYPE SPECIAL 1
13' POLE, SINGLE LANTERN
70W LED LUMINAIRE
- ✱✱ LIGHTING UNIT TYPE SPECIAL 2
13' POLE, DOUBLE LANTERN
70W LED LUMINAIRE
- EUG — 1.5" NON-METALLIC CONDUIT (2545)
3 - UNDERGROUND WIRE 1/C 6
1 - UNDERGROUND WIRE 1/C 14
- ==== 2" NON-METALLIC CONDUIT (2565)
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FLASHER SYSTEM)
- P-JUG — XCEL POWER CABLE
- LIGHTING FEED CABINET
AND BASE (PLATE 5011)
- XCEL TRANSFORMER
- ▣ HANDHOLE (2545)
(17"X30"X12")
- ⎓ PERMANENT GROUND ROD
(25 OHMS OR LESS)
- [] XCEL PMH
- ⬡ CIRCUIT
- ⬡ POLE NUMBER



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

DRAWING NAME	Ford LightPlan Trail.dwg
DESIGNED BY:	KJC
DRAWN BY:	KJC
CHECKED BY:	JAH
DATE:	05/27/20
PROJECT NO.	160640016

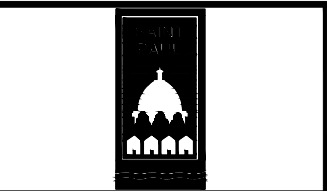
Kimley»Horn

767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114
PHONE: 651-645-4197
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Joel A. Hinnenkamp

JOEL A. HINNENKAMP, PE
DATE: 05/27/20 MN LIC. NO. 53081



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

MISSISSIPPI RIVER BLVD TRAIL
LIGHTING PLAN
STA. 365+00 TO STA. 6+50

SHEET NO.
472

522