

**Exhibit A**

Ordinance Permit 20200010701

**Exhibit H**

**Form of Public Infrastructure Conveyance**

**PUBLIC INFRASTRUCTURE CONVEYANCE**

**ORDINANCE PERMIT # 20200010701**

This Public Infrastructure Conveyance Agreement ("Agreement") is made and entered into effective January 8, 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

DocuSigned by:  
*Tony Barranco*  
By: \_\_\_\_\_  
B3A807E98169401...

Name: Tony Barranco

Its Senior Vice President of Development

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

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

\_\_\_\_\_  
Notary Public



January 8, 2021

The safety and health of our Ryan team members, our clients, our partners and the general public is a top priority at Ryan. Safety is a key core value at Ryan, and we are committed to maintaining a safe work environment in our offices and at our project sites, including Highland Bridge.

As part of that commitment to safety, many of our employees are working from their homes which brings challenges as it relates to notarizing specific documents.

Ryan and the City of Saint Paul have confirmed the Form of Public Infrastructure Conveyance is not recorded at the County Recorder's Office so a notary is not necessary. As such, the notary requirement for the Form of Public Infrastructure Conveyance is deleted.

**Ryan Companies US, Inc.**  
533 South Third Street, Suite 100  
Minneapolis, MN 55415

p: 612-492-4000  
ryancompanies.com

Equal Opportunity Employer



## 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.

SANITARY ORDINANCE PERMIT NO. 5 MRB Drop Shaft

Project Description

20200010701

Permit Number

ERIK W. MILLER PE, MN 41326 12/18/2020

(Signature and License No.)

Date

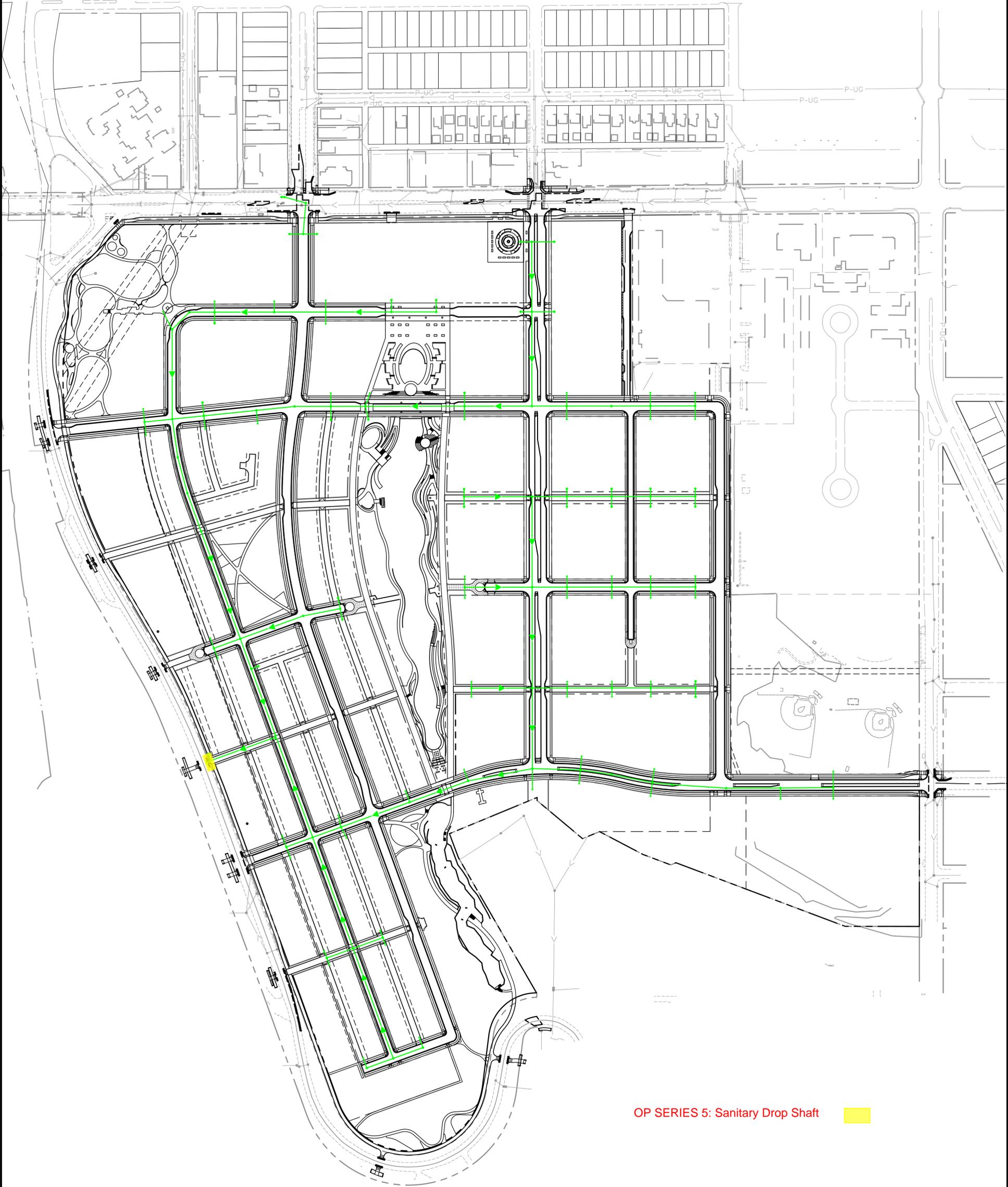
SAMBATEK, INC.

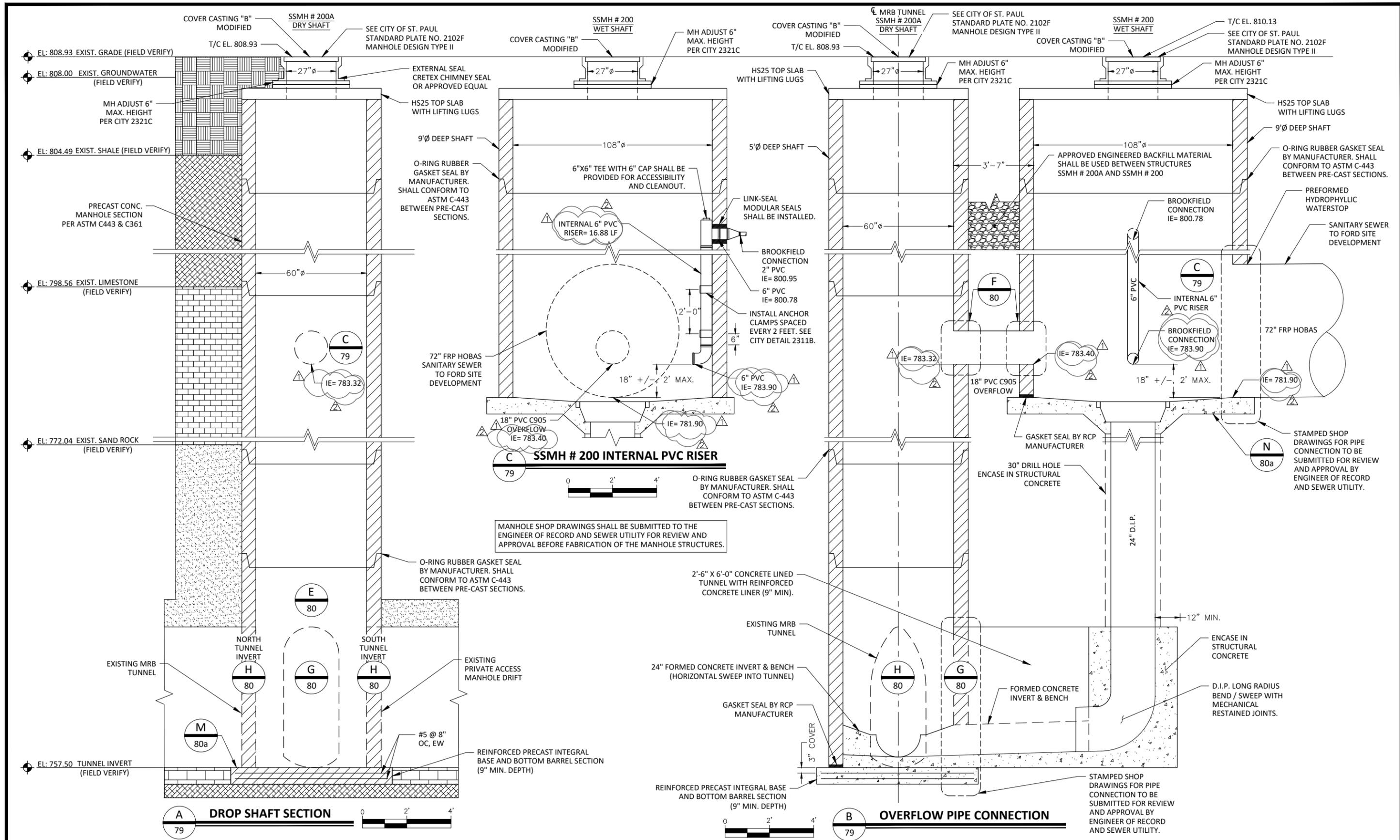
Organization (Print)

1/2012

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.

**SANITARY SEWER OP #5 EXHIBIT**  
7/31/2020





No.	Date	Revisions	App.
1	06/17/20	BULLETIN #1	EWM
2	07/01/20	BULLETIN #2	EWM

DRAWING NAME	
Ford Utils Details	
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.

*Erik W. Miller*

ERIK W. MILLER, PE  
 DATE: 05/27/20 MN LIC. NO. 41326



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

SHEET NO.  
**79**  
 522

**REINFORCING STEEL:**

MINIMUM CONCRETE PROTECTIVE COVER FOR REINFORCING STEEL SHALL BE 2 INCH UNLESS NOTED.

MAXIMUM REINFORCING STEEL SPACING SHALL NOT EXCEED 18 INCHES.

ALL BENDS ARE STANDARD DIMENSIONS.

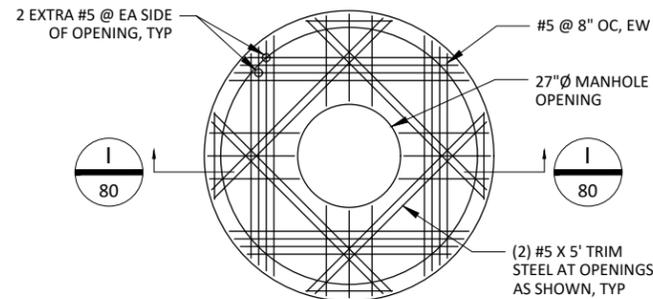
ALL REINFORCING STEEL IS GRADE 60 OR EQUAL, UNLESS OTHERWISE NOTED.

THE MINIMUM LAP SPICE AND DEVELOPMENT (EMBEDMENT) LENGTHS FOR REINFORCING STEEL NOT SHOWN SHALL BE BASED ON THE FOLLOWING TABLE, UNLESS OTHERWISE NOTED ON DRAWINGS.

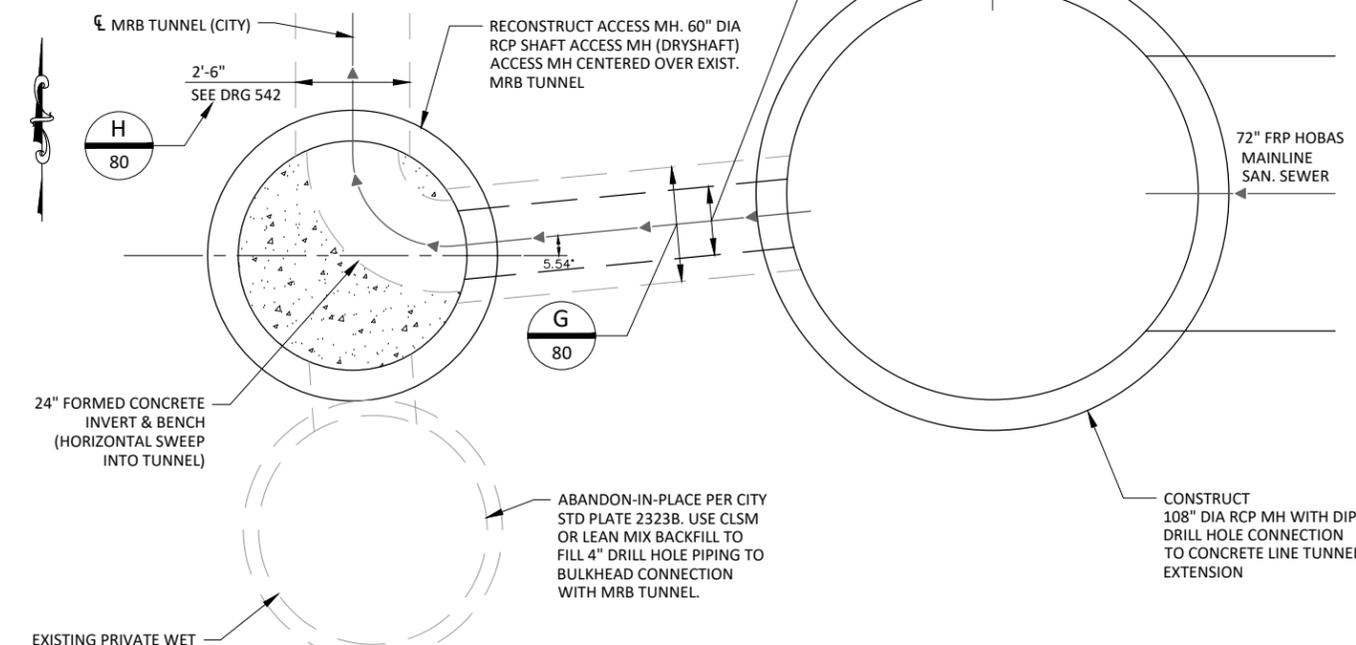
BAR SIZE	MINIMUM EMBEDMENT LENGTH (IN)				MINIMUM LAP SPICE LENGTH (IN)**			
	TOP BARS*		BOTTOM BARS		TOP BARS*		BOTTOM BARS	
	PLAIN	EPOXY	PLAIN	EPOXY	PLAIN	EPOXY	PLAIN	EPOXY
#4	25	30	19	23	33	39	25	30
#5	31	37	24	29	41	49	31	37

\*TOP BAR IS HORIZONTAL REINFORCEMENT PLACED SO THAT MORE THAN 12 INCHES OF CONCRETE IS CAST IN THE MEMBER BELOW THE REINFORCEMENT.

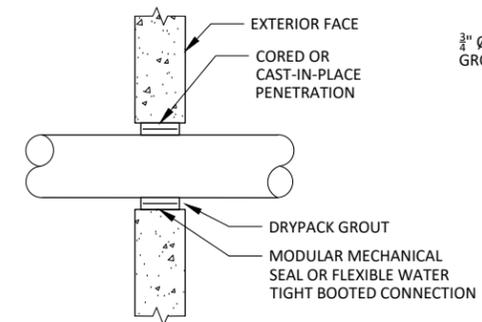
\*\*WHEN THE BARS OF DIFFERENT SIZES ARE LAP SPICED, THE SPICE LENGTH SHALL BE THE LARGER OF EMBEDMENT LENGTH OF LARGER BAR AND TENSION LAP SPICE OF SMALLER BAR.



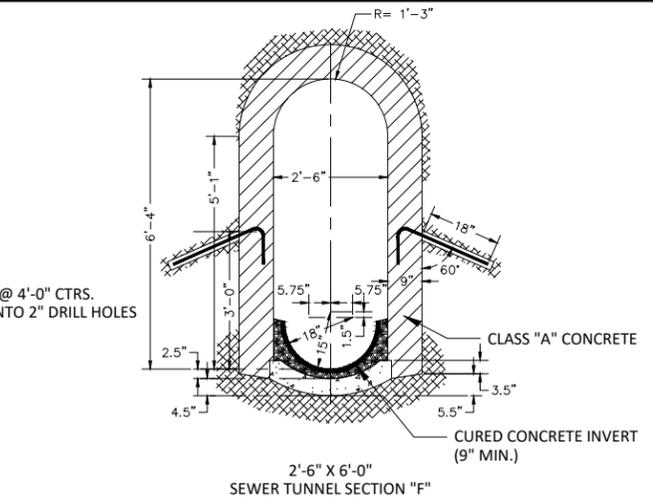
**K SHAFT TOP SLAB BOTTOM REINFORCEMENT**  
80



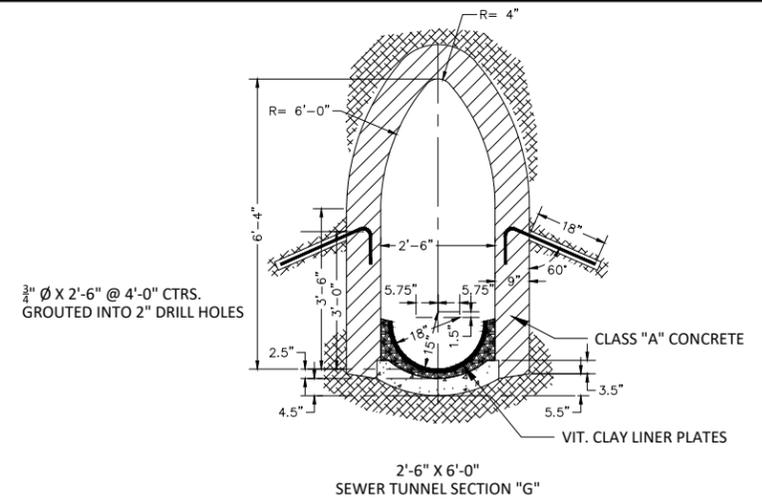
**D DROP SHAFT CONNECTION**  
80



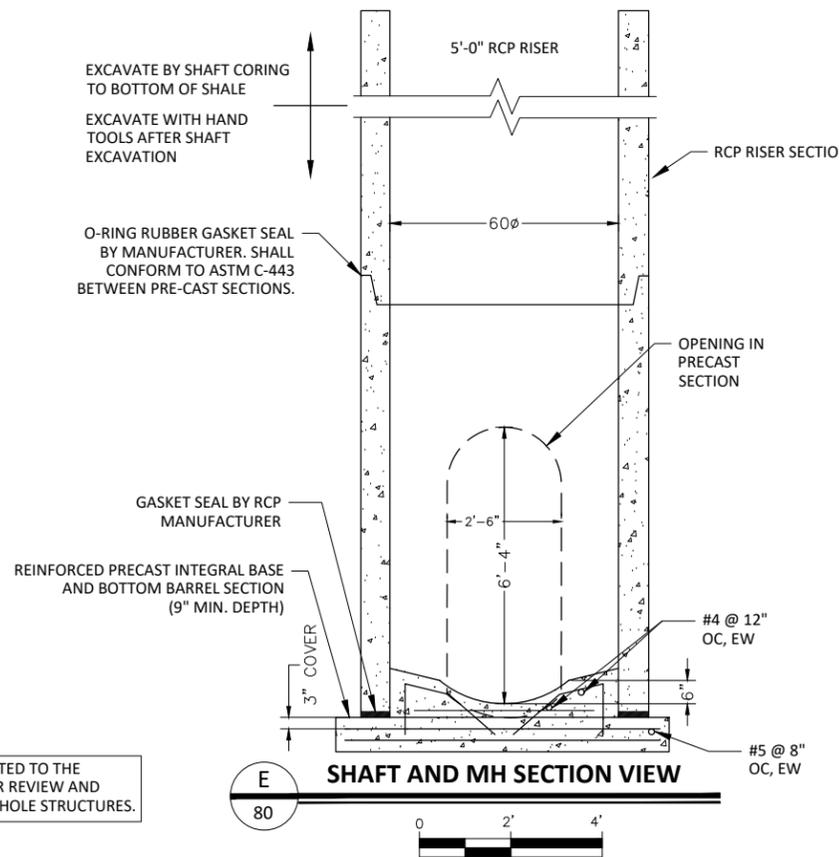
**F CONCRETE PENETRATION DETAIL**  
80



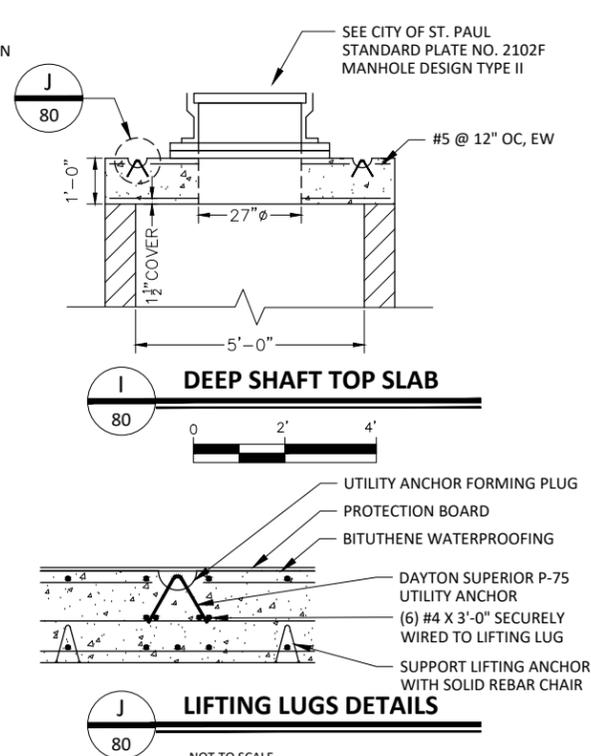
**G 2'-6" X 6'-0" CONCRETE LINED TUNNEL EXTENSION**  
80



**H EXISTING MRB TUNNEL DRG. NO. 542**  
80



**E SHAFT AND MH SECTION VIEW**  
80



**J LIFTING LUGS DETAILS**  
80

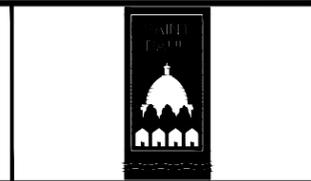
MANHOLE SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER OF RECORD AND SEWER UTILITY FOR REVIEW AND APPROVAL BEFORE FABRICATION OF THE MANHOLE STRUCTURES.

No.	Date	Revisions	App.

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

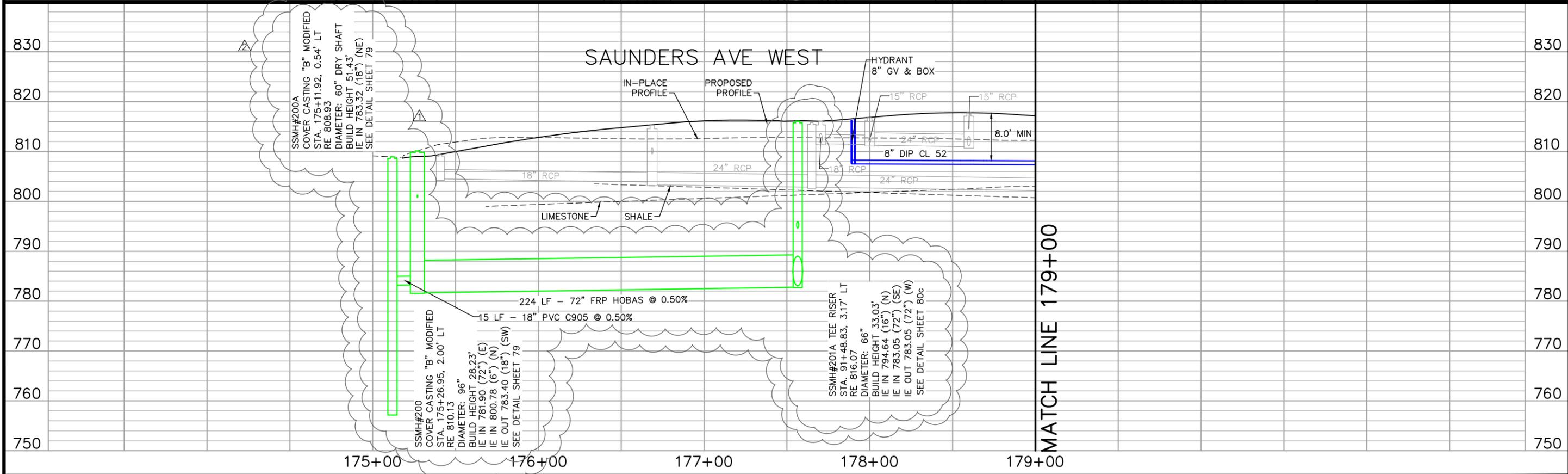
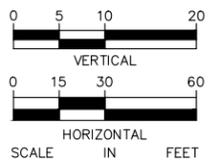
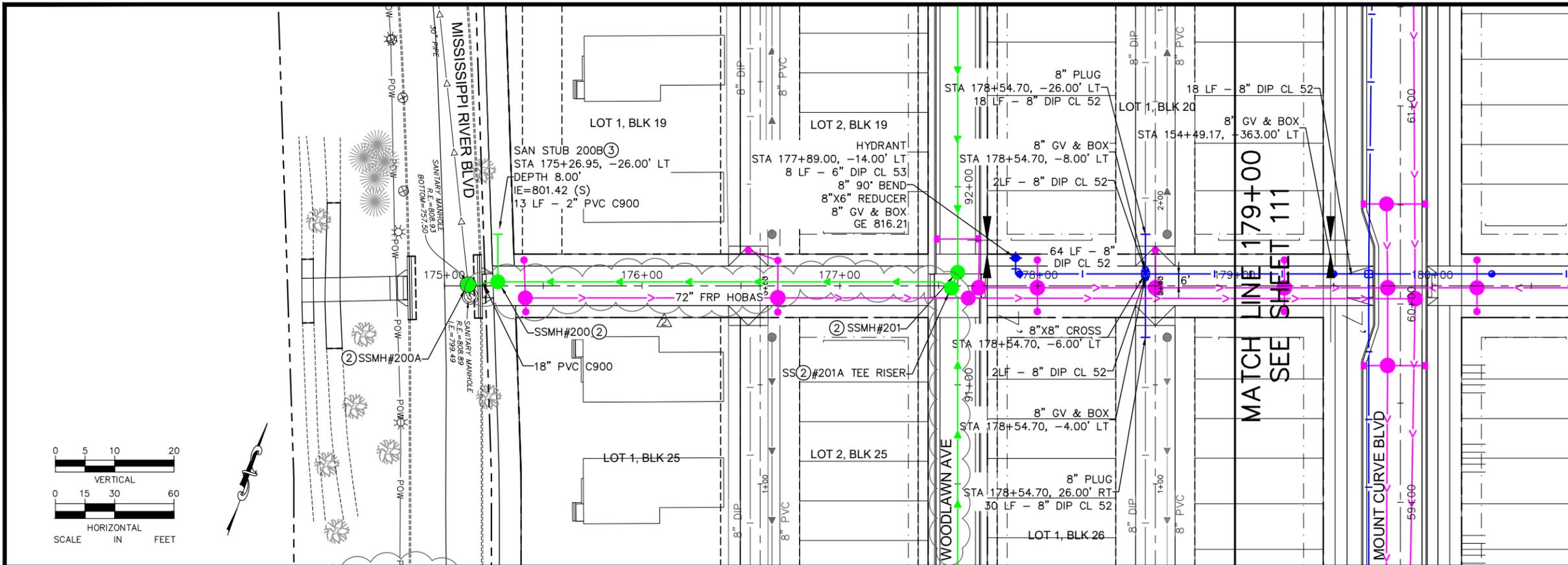
**Kimley»Horn**  
767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114  
PHONE: 651-645-4197  
WWW.KIMLEY-HORN.COM

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.  
*Erik W. Miller*  
ERIK W. MILLER, PE  
DATE: 05/27/20 MN LIC. NO. 41326



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

SHEET NO.  
**80**  
**522**



No.	Date	Revisions	App.	DRAWING NAME
1	06/17/20	BULLETIN #1	EWM	Ford UtilPlanProfile EW.dwg
2	07/01/20	BULLETIN #2	EWM	

**Kimley»Horn**

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

**Sambatek**

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.

*Erik W. Miller*  
 ERIK W MILLER, PE  
 DATE: 01/21/2020 MN LIC. NO. 41326



**RYAN COMPANIES US, INC.**  
 FORD SITE REDEVELOPMENT  
 CITY OF ST PAUL, MINNESOTA  
 FINAL SITE PLAN  
 SAUNDERS AVE WEST  
 SANITARY SEWER AND WATERMAIN  
 PLAN AND PROFILE  
 STA. 175+00 TO STA. 179+00

SHEET NO.  
**110**  
**522**