

Exhibit A

Ordinance Permit 20240020403



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 the current State of Minnesota Department of Transportation *Standard Specifications for Construction* and the Department of Public Works, City of Saint Paul, Minnesota, *Standard Supplemental Specifications for Construction*, as amended, and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

The Heights - Arlington Avenue Light Industrial portion: MH5869 to MH5821, MH5801 to FES580. Work abuts Lot 1 Block 2, and Lot 1 Block - OP 10 20240020403.

Project Description

License No. 59517

03-21-2025

(Signature and License No.)

Date

Bolton and Menk for Saint Paul Port Authority

Organization (Print)

**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:

- | | | |
|--|---|--|
| <input type="checkbox"/> 01 Roadway | <input type="checkbox"/> 04 Storm Sewer Collection | <input type="checkbox"/> 07 Sanitary Sewer Special |
| <input type="checkbox"/> 02 Sidewalk | <input type="checkbox"/> 05 Storm Sewer Treatment | <input type="checkbox"/> 08 Retaining Wall |
| <input type="checkbox"/> 03 Traffic Appurtenances Including Signals,
Lighting, EV Infrastructure, Signing, Striping | <input type="checkbox"/> 06 Sanitary Sewer Collection | <input type="checkbox"/> 09 Bridge |

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 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 Kuebler, P. E.*

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 requirements including, but not limited to: City Public Works Right-of-Way office, Minnesota Pollution Control Agency, Capitol Region Watershed District, Ramsey-Washington Metro Watershed District.

- Documentation of roadway material test results at compaction of subgrade, grading and base, plant mix design report, insitu strength;

- Video provided to the City 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;

- Sewer Permit drawings provided to the City for paving connections or stubs installed for the purposes of providing service to private development(s). Sewer Permit drawings are in addition to Private Service Lateral Permit Drawings;

- Documentation that Public Works was notified for signal and lighting inspection of pole field layouts (staking), installed conduits and foundations, installed poles and wiring, signal head positioning, and signal phasing/detection verification;

- For infrastructure within parks: Documentation that the Parks Department has been notified of completion status;

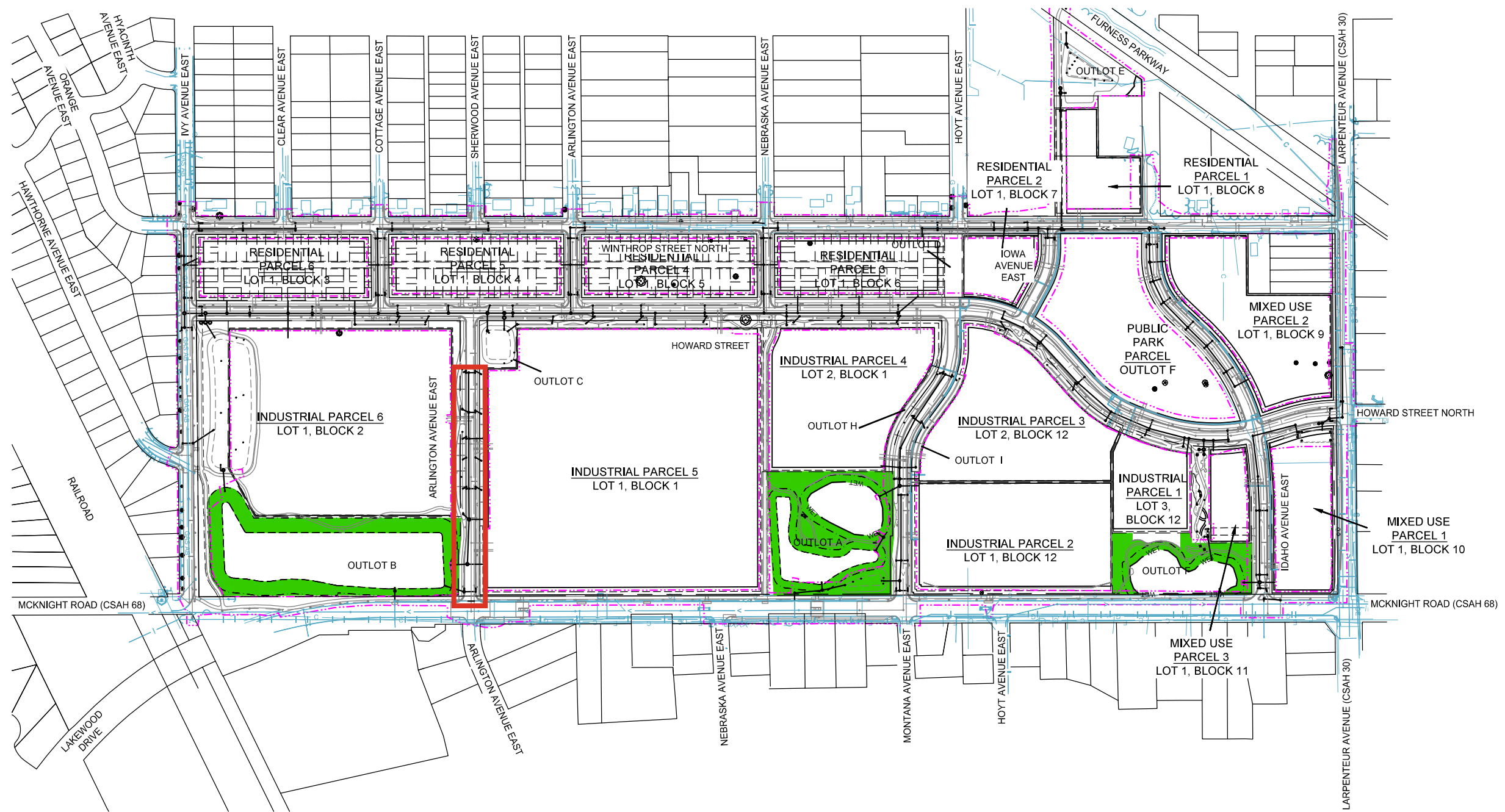
- All applicable operation and maintenance manuals provided to Public Works; and

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

RELEASE OF PERMIT:

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

Release Authorized by _____ Title _____



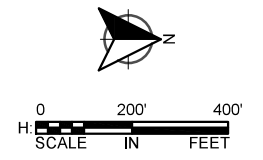
NO.	DATE	DESCRIPTION

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.

PAUL HORNBY, P.E.
 DATE: 03/29/2024 LIC. NO.: 23359

**OVERALL
 STORM SEWER
 CONSTRUCTION**

**BID PACKAGE NO. 2
 INFRASTRUCTURE PLANS FOR:
 SAINT PAUL, MINNESOTA**



**Saint Paul
 Port Authority**
 400 Wabasha Street North
 Suite 240
 St Paul, Minnesota 55102
 Phone 612-224-5686

WSB PROJECT NO.
 013987-000

REVISIONS			
NO.	DATE	DESCRIPTION	REVISIONS
3	03/29/2024	PLAN REVISIONS	REVISION 5
5	06/26/2024	PLAN REVISIONS	REVISION 5

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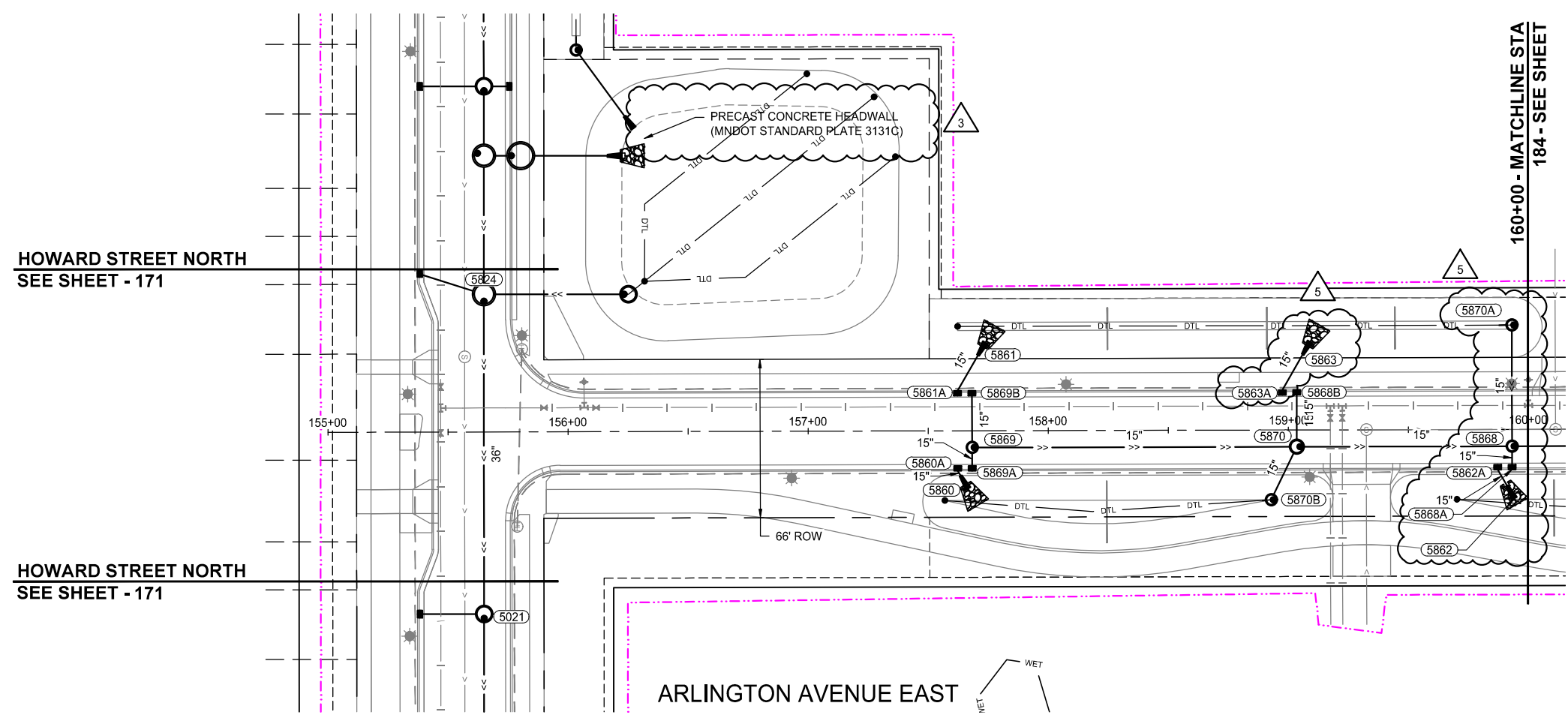
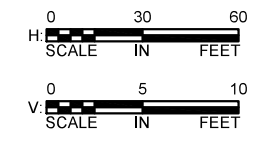
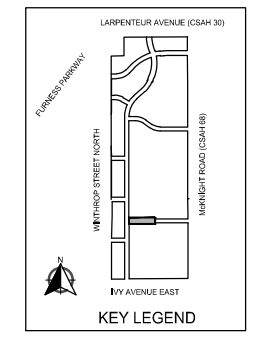
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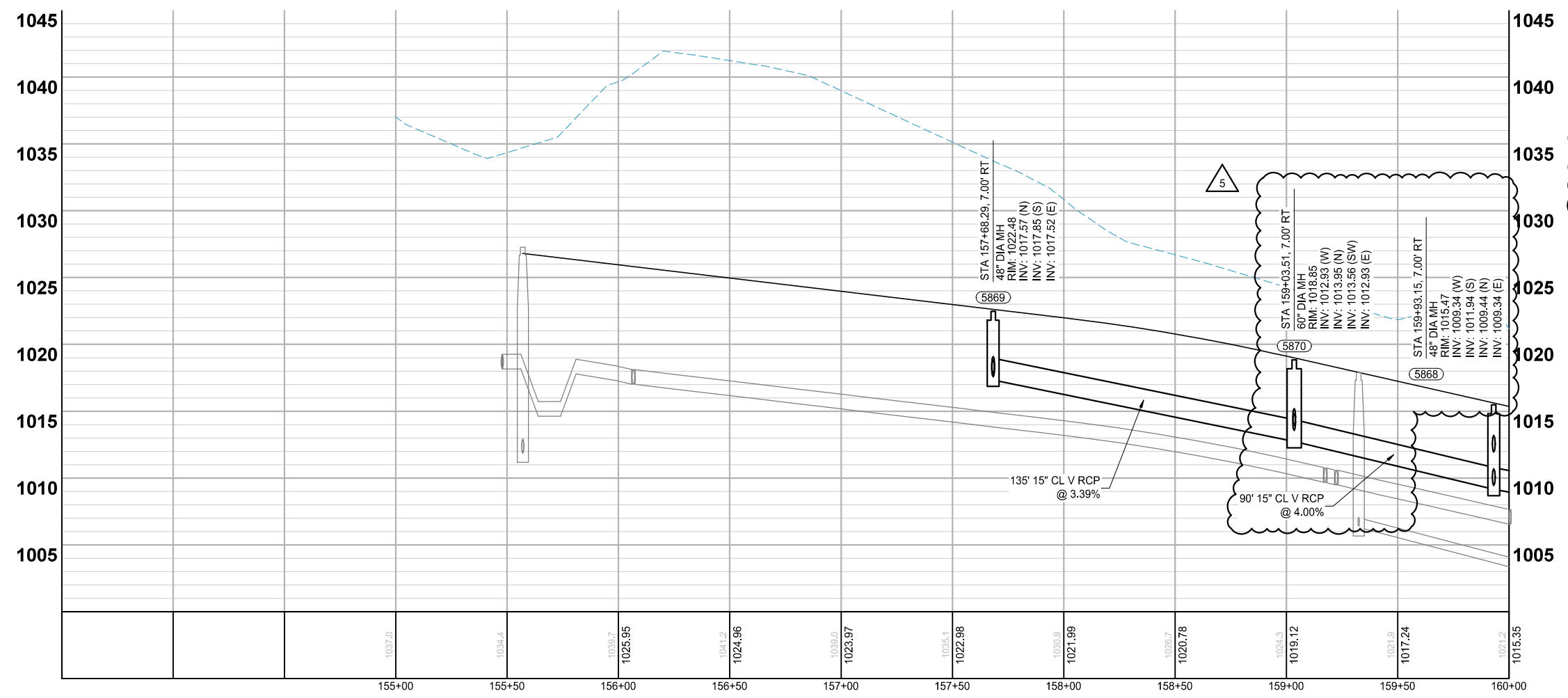


HOWARD STREET NORTH
 SEE SHEET - 171

HOWARD STREET NORTH
 SEE SHEET - 171

ARLINGTON AVENUE EAST

160+00 - MATCHLINE STA
 184 - SEE SHEET



NOTES:
 1. SEE SHEETS 193 - 203 FOR LATERAL CROSSINGS.
 2. ALL SUBSURFACE DRAINS ARE 8" PERFORATED PVC SDR 26 WITH CLEANOUTS AT UPSTREAM ENDS. (SUBGRADE DRAINTILE)

LEGEND

	CONSTRUCTION LIMITS
	PROPOSED CURB AND GUTTER
	PROPOSED BITUMINOUS (EDGE)
	PROPOSED CONCRETE (EDGE)
	PROPOSED GRAVEL (EDGE)
	EXISTING STORM SEWER PIPE
	EXISTING STORM STRUCTURE
	PROPOSED STORM SEWER PIPE
	PROPOSED DRAINAGE STRUCTURE
	PROPOSED SUBSURFACE DRAIN
	PROPOSED RIPRAP

REVISIONS				
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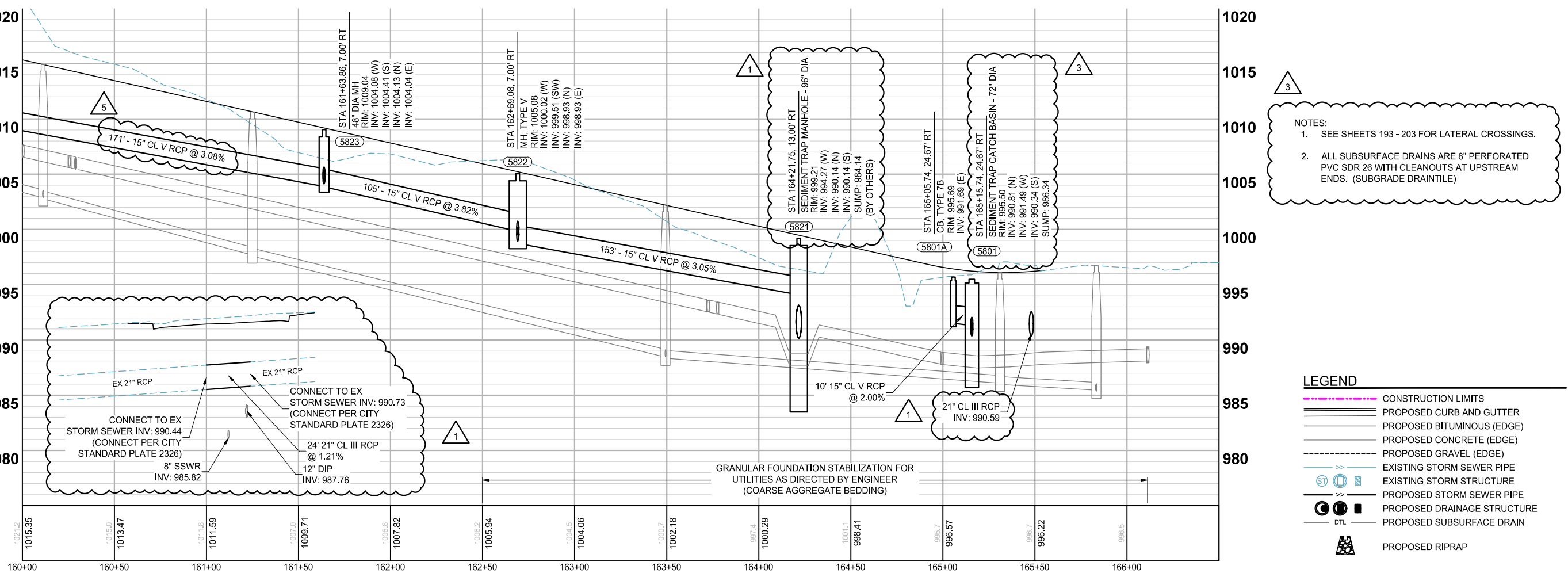
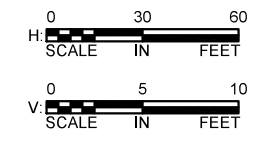
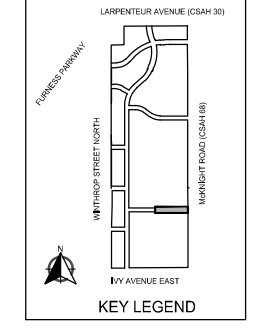
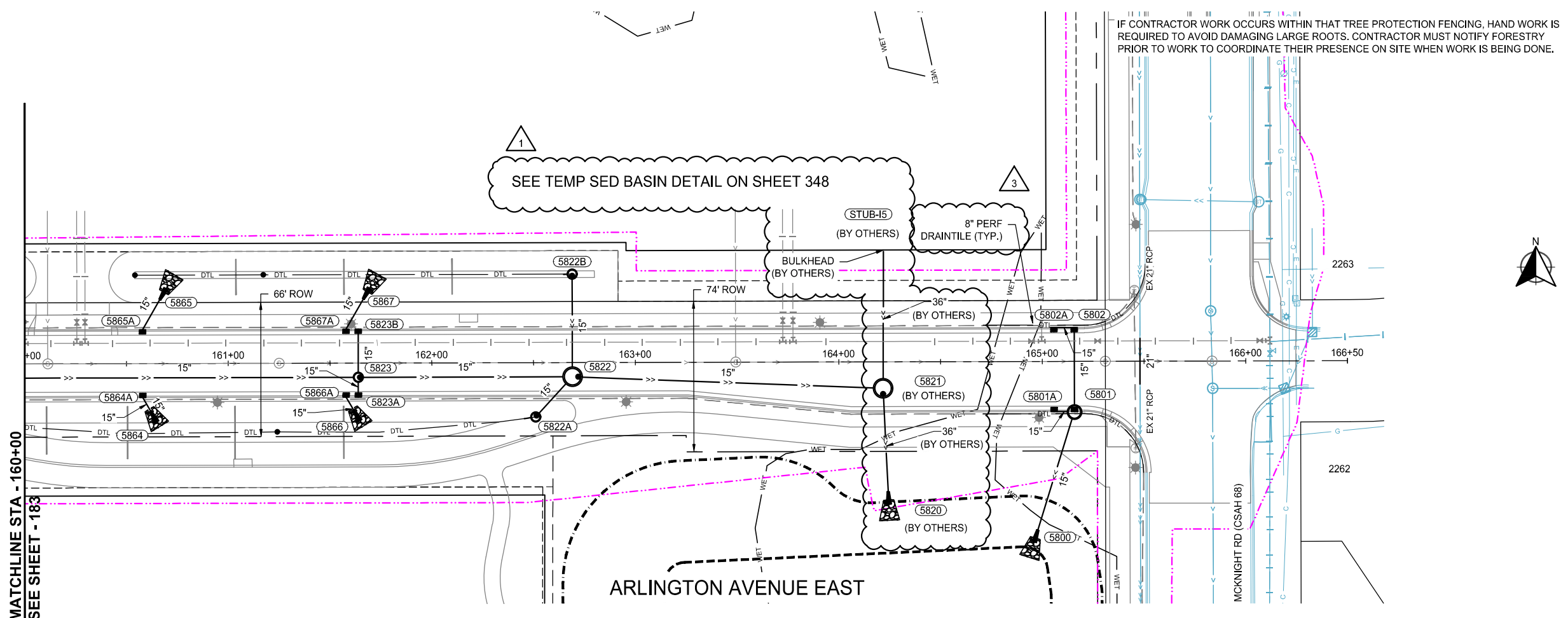
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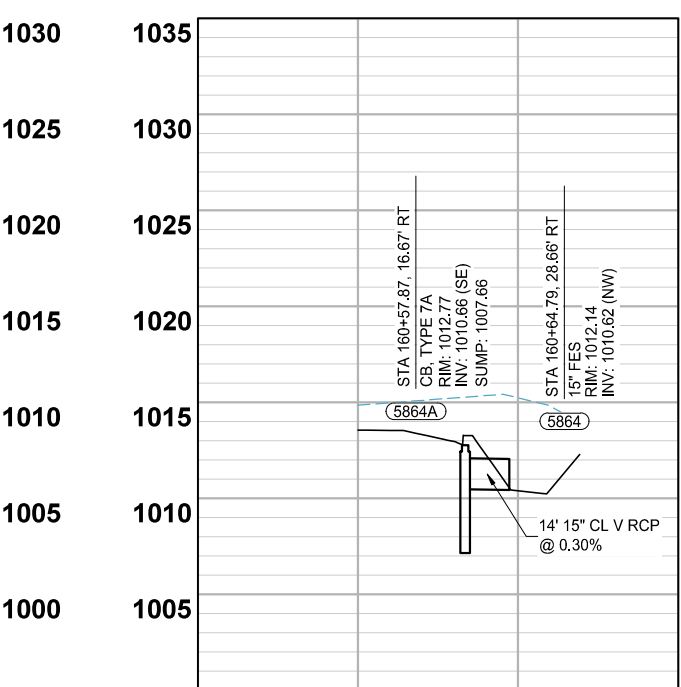
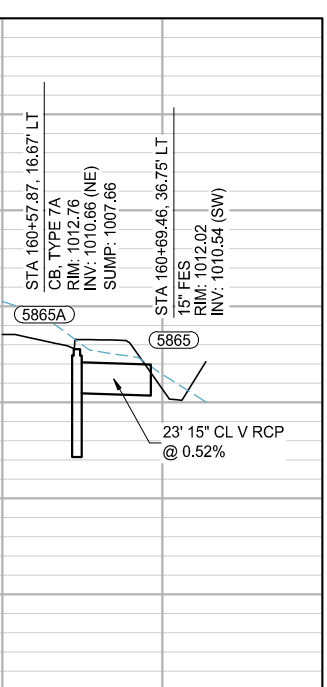
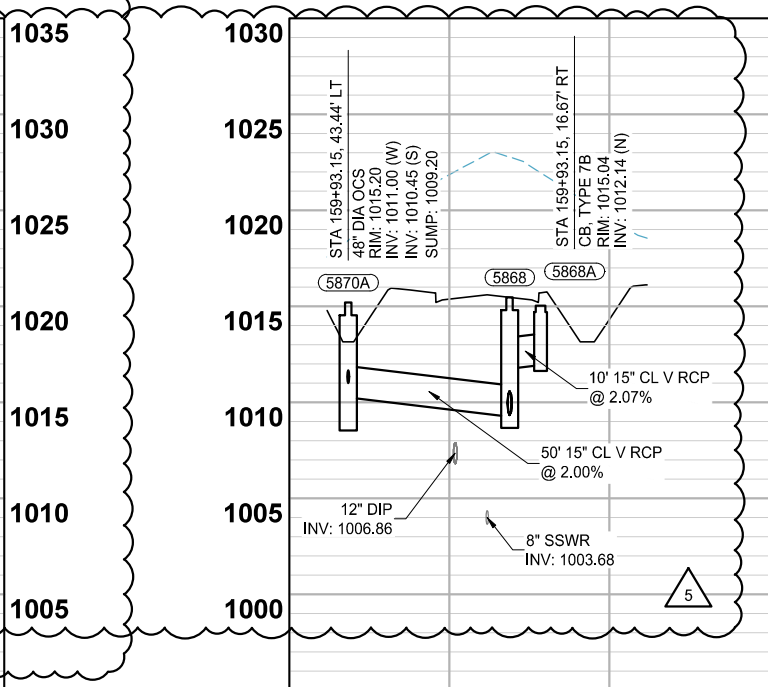
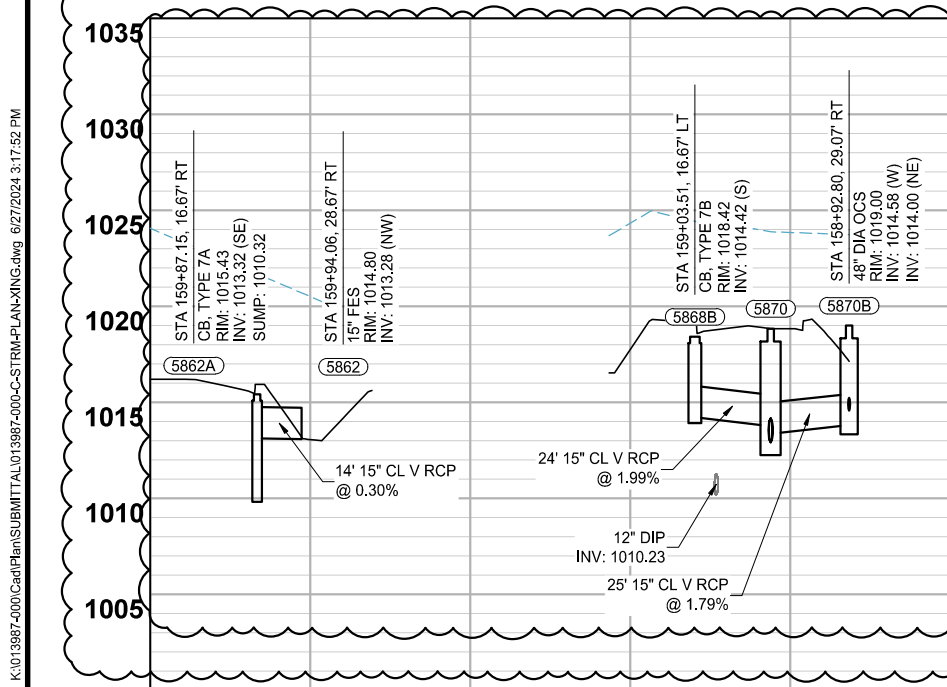
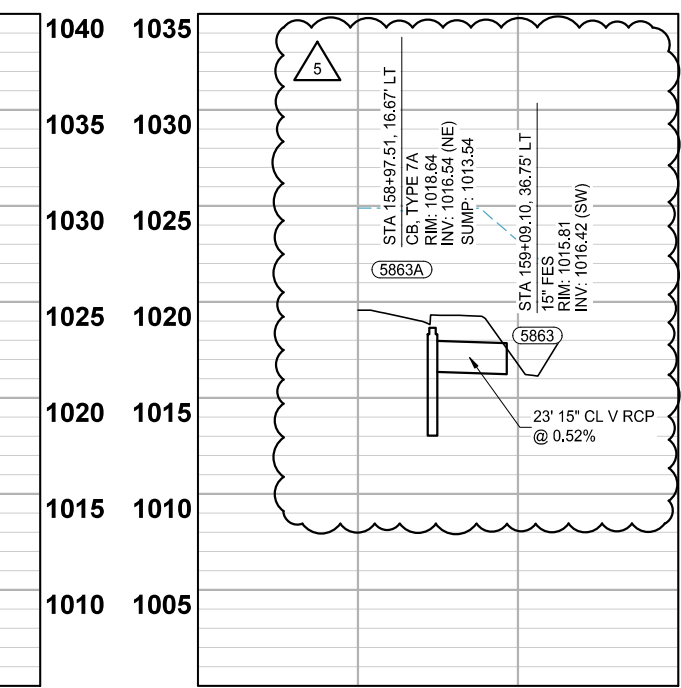
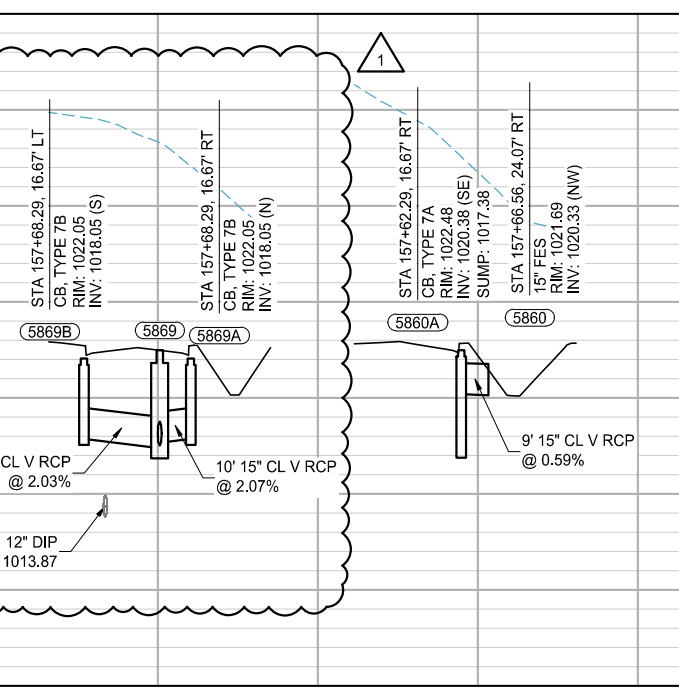
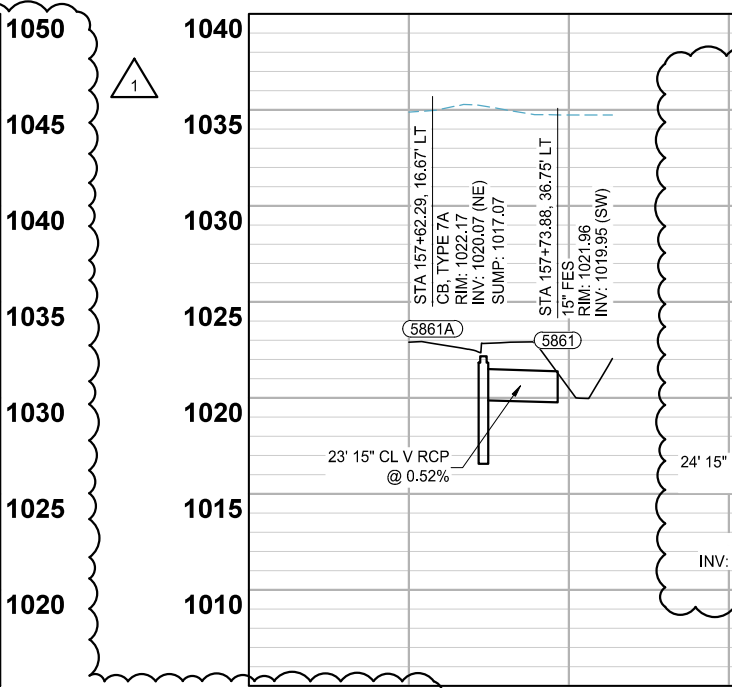
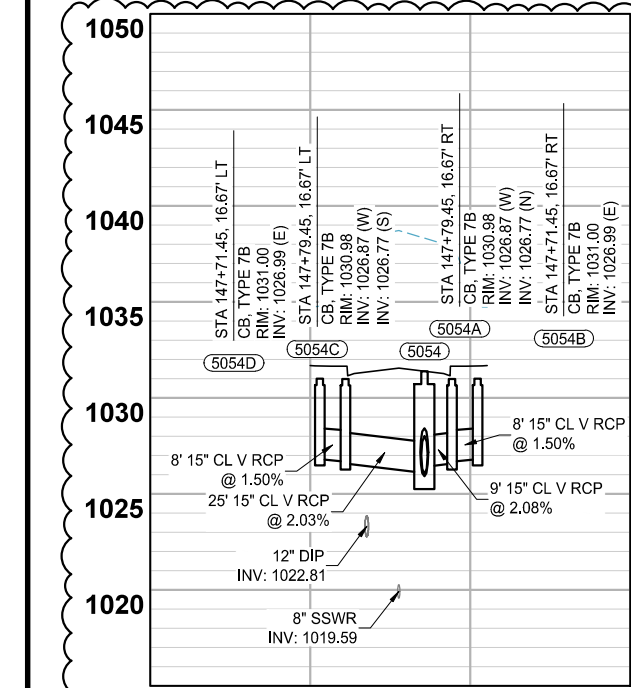
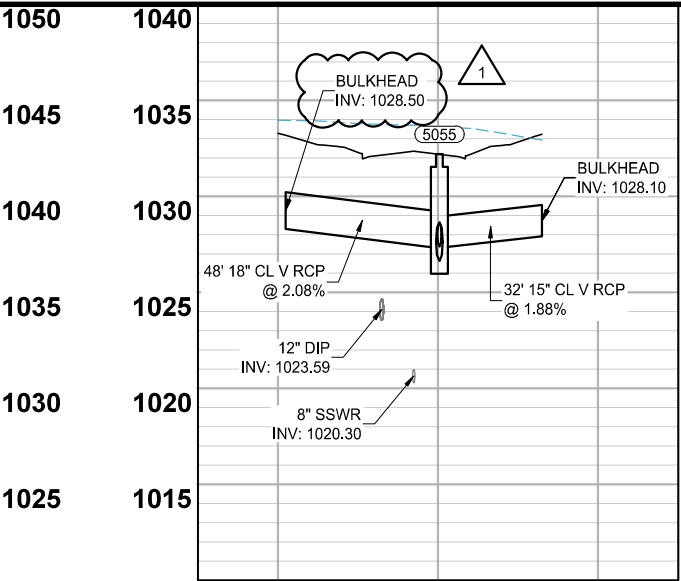
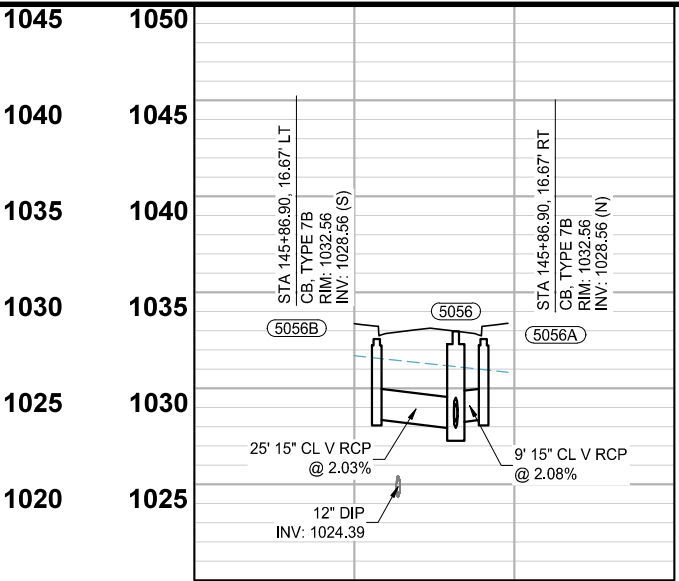
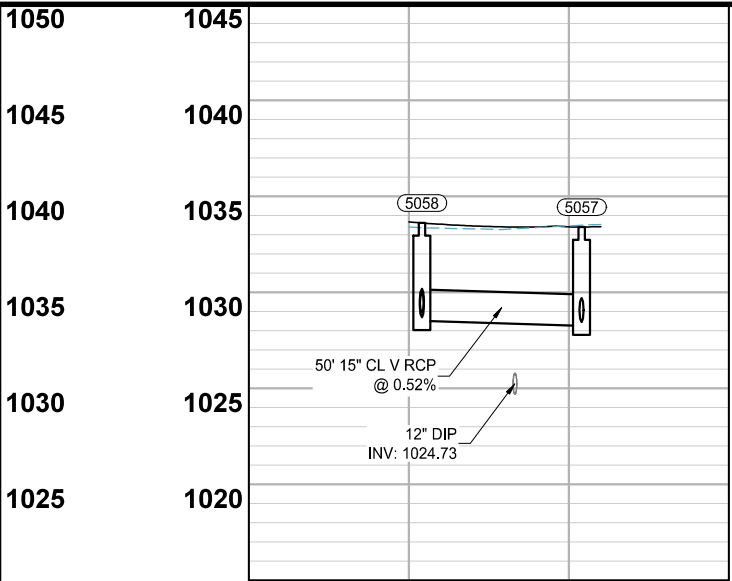
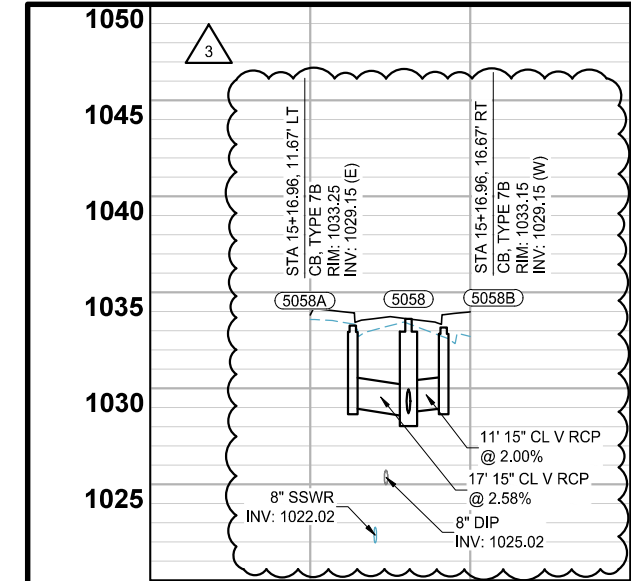
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WSB PROJECT NO.
 013987-000



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SCALE: AS SHOWN
DESIGN BY: PJM
PLAN BY: PJM
CHECK BY: PTH

NO.	DATE	DESCRIPTION
1	01/30/2024	ADDENDUM NO. 1
3	03/29/2024	PLAN REVISIONS
5	06/26/2024	REVISION 5

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PAUL HORNBLY, P.E.
DATE: 03/29/2024 LIC. NO.: 23359

STORM SEWER CONSTRUCTION

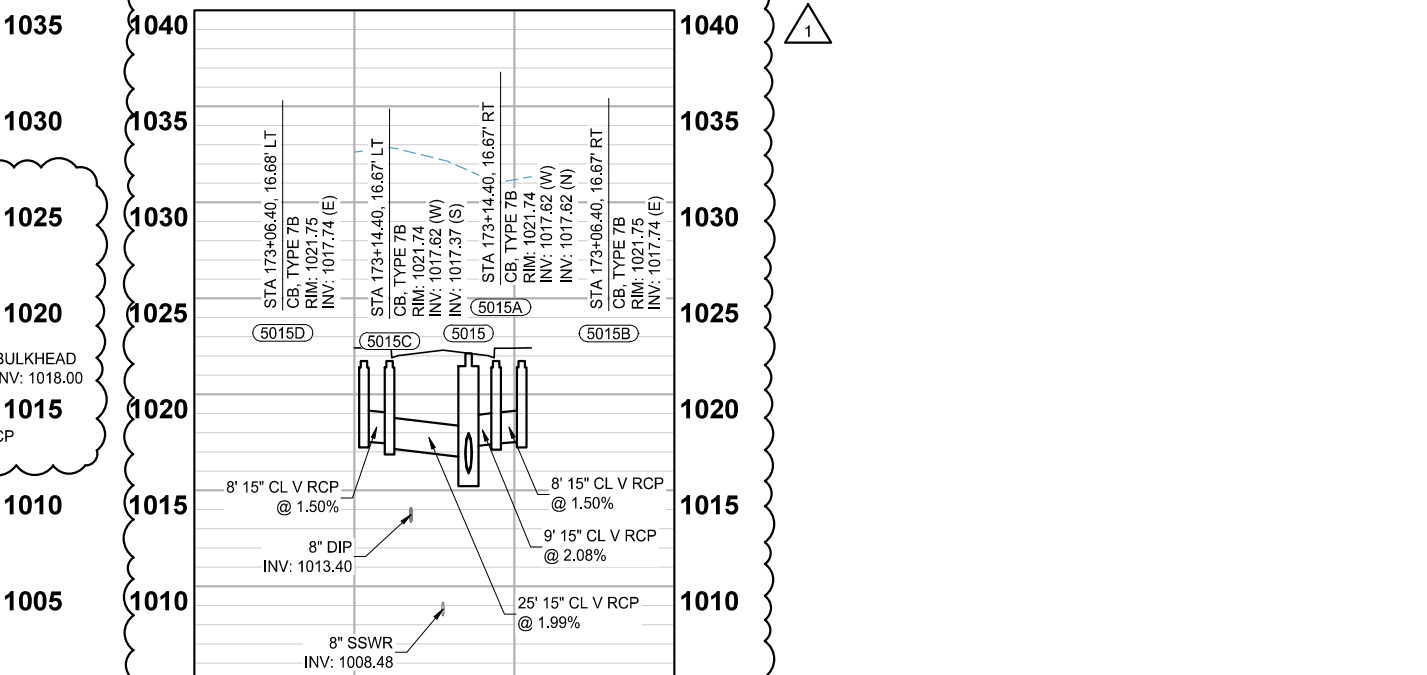
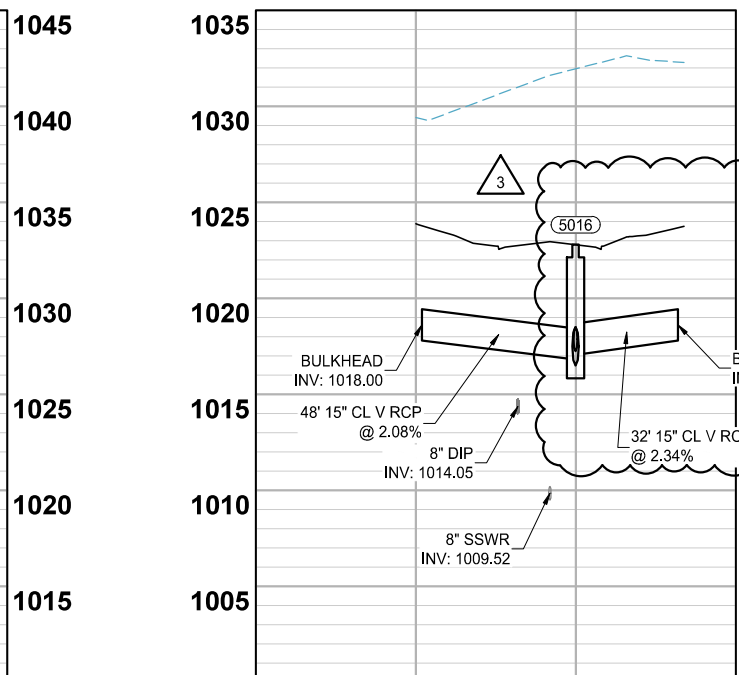
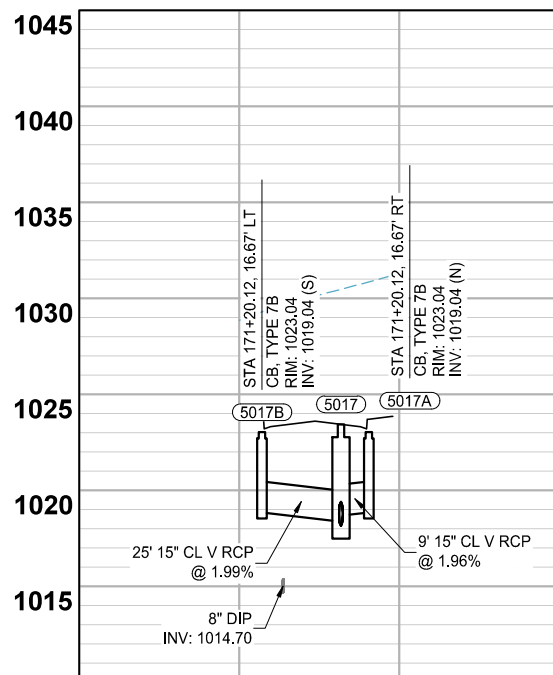
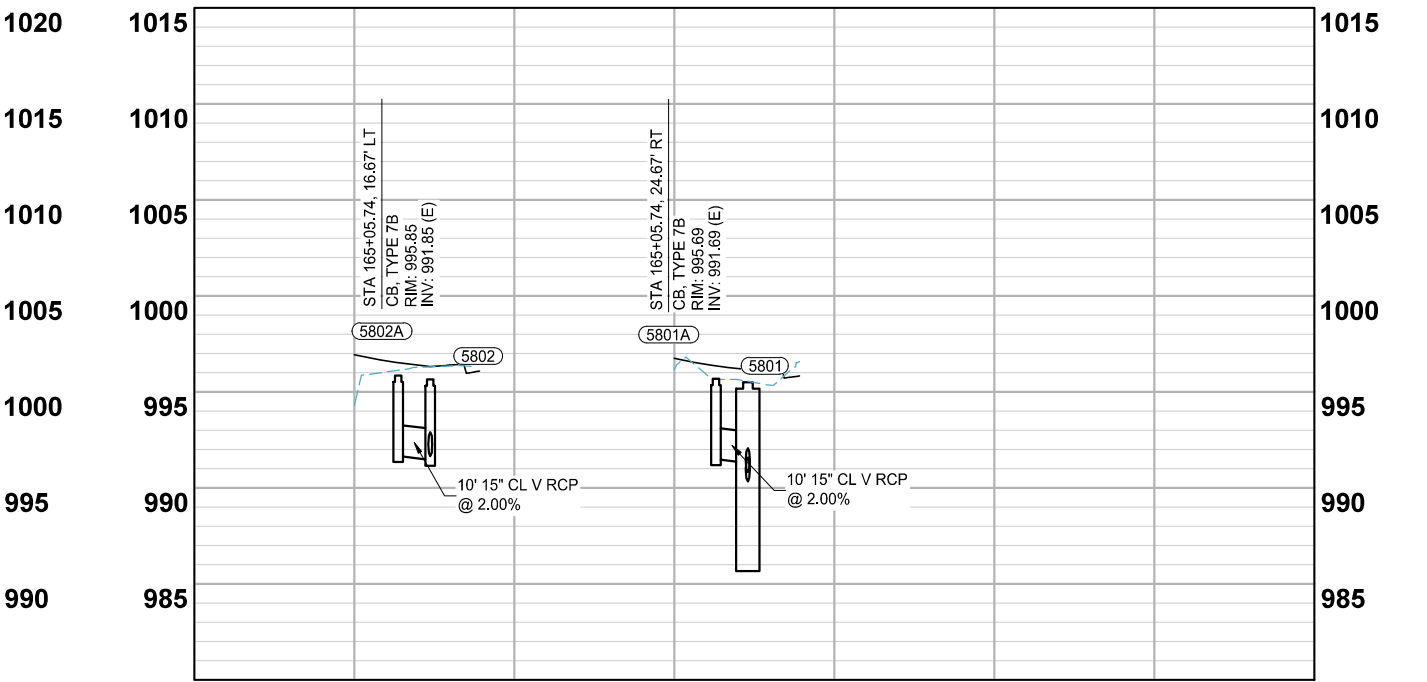
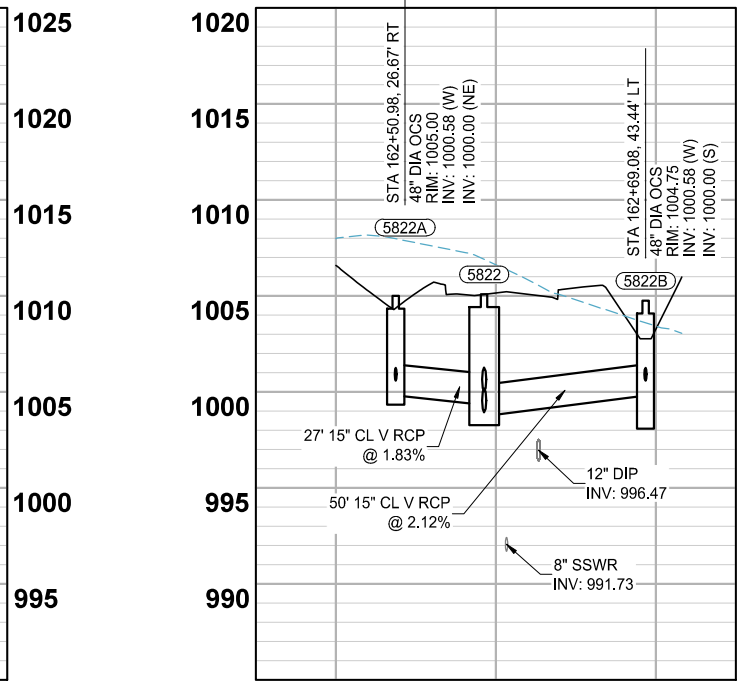
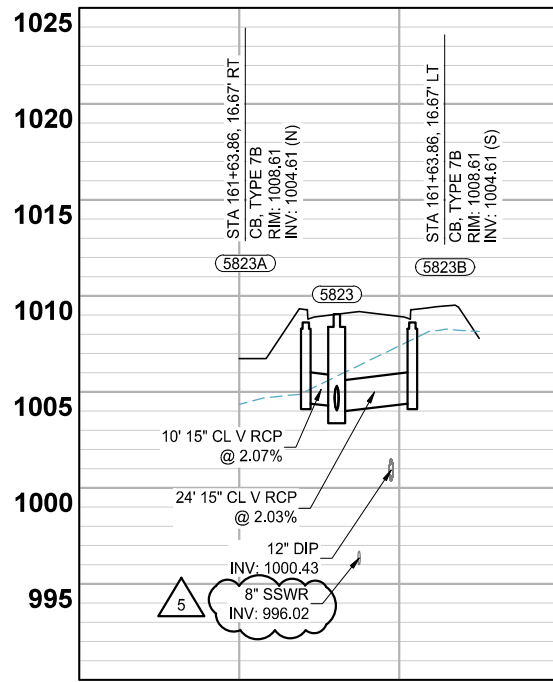
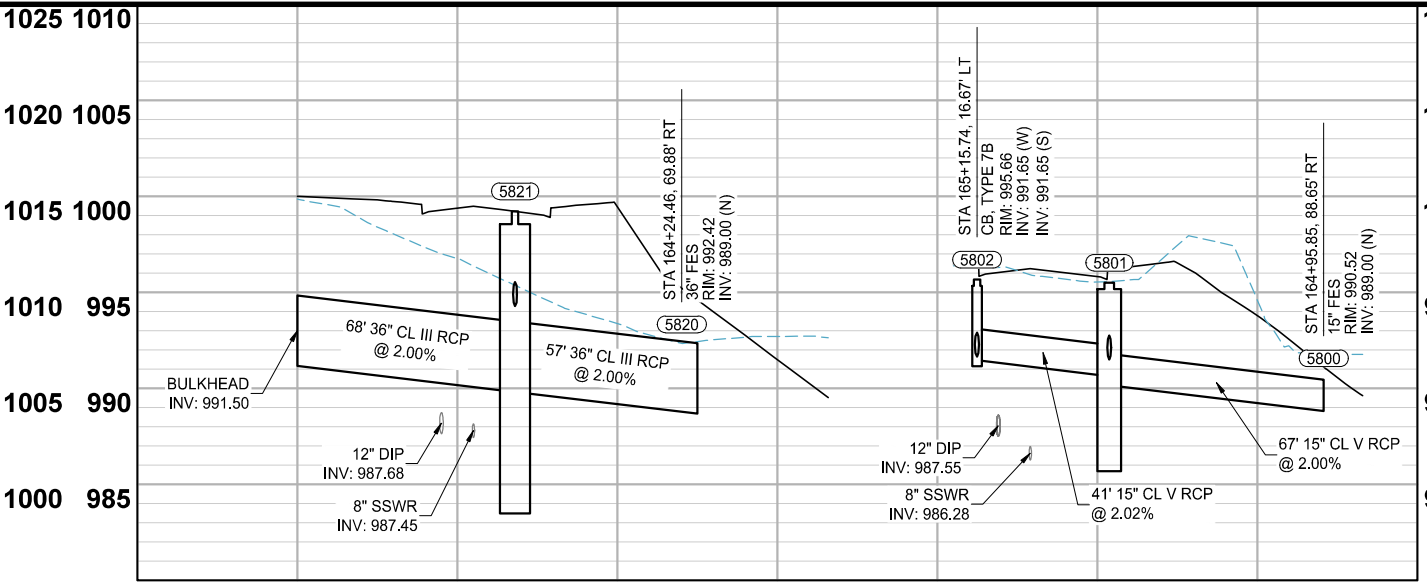
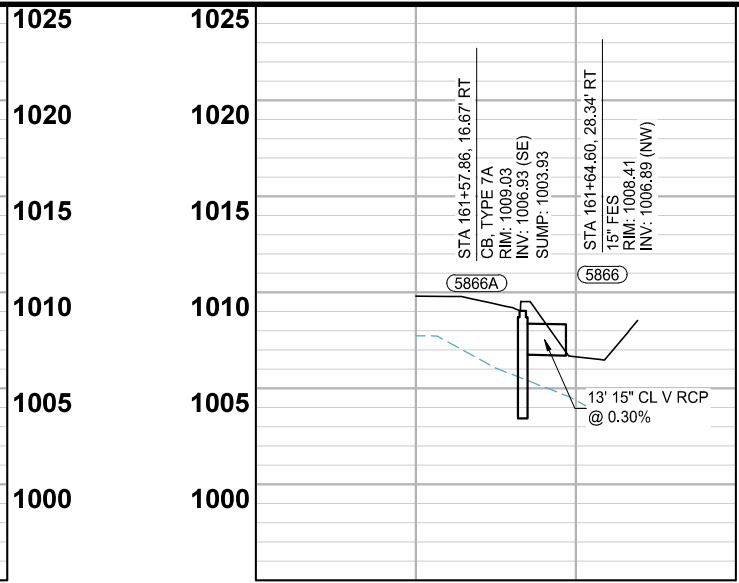
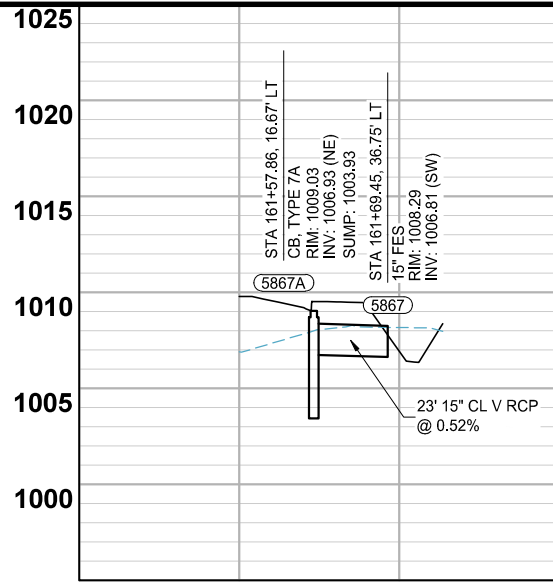
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013987-000

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SCALE: AS SHOWN
DESIGN BY: PJM
PLAN BY: PJM
CHECK BY: PTH

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WSB PROJECT NO.
013987-000

THE HEIGHTS SITE REDEVELOPMENT

(AKA HILLCREST GOLF COURSE)

ORDINANCE PERMIT 10

20240020403

AS-BUILTS

2200 Larpenteur Avenue East, St. Paul, Minnesota

WSB Project Number013987-000

Issue Date01-24-2024; BID PACKAGE NO. 2



PROJECT LOCATION MAP

SCALE: NOT TO SCALE

THE SUBSURFACE UTILITY INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF PRIVATE UTILITIES HAS BEEN DESIGNATED UTILITY QUALITY LEVEL D. THESE QUALITY LEVELS WERE DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE DATA". THE CONTRACTOR IS TO DETERMINE THE TYPE AND LOCATION OF PRIVATE UTILITIES AS MAY BE DEEMED NECESSARY TO AVOID DAMAGE THERETO.

I HEREBY CERTIFIED THAT THIS RECORD DRAWING HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. THIS DRAWING HAS BEEN PREPARED IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, BOLTON & MENK, INC. CANNOT ASSURE ITS ACCURACY. THOSE RELYING ON THIS DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE APPLYING IT FOR ANY PURPOSE.

Ashleigh K Rosa

ASHLEIGH K ROSA
LICENSE #: 59517

4-20-2025

DATE

CONTRACTOR:
DESIGNING EARTH CONTRACTING
1282 187th Ln NE
East Bethel, MN 55011

1

2

3

0 - PLAN SHEET IS FOR REFERENCE ONLY
X - PLAN SHEET IS INCLUDED IN BID PACKAGE
BLANK FIELD INDICATES PLAN SHEET NOT INCLUDED

SHEET NO.	DESCRIPTION	BID PACKAGE NO. 2 INFRASTRUCTURE PLANS
1	TITLE SHEET	X
2-3	STATEMENT OF ESTIMATED QUANTITIES	X
4-9	EARTHWORK TABULATIONS	X
10-14	UTILITY TABULATIONS	X
15-23	STANDARD DETAILS	X
24-29	PEDESTRIAN CURB RAMP DETAILS	X
30-31	GENERAL NOTES	X
32-36	EXISTING CONDITIONS PLAN	X
37-45	TYPICAL SECTIONS	X
46-53	ALIGNMENT PLANS	X
54-57	BUILDING DEMOLITION PLAN	
58-62	CONTAMINATED SOILS REMOVAL PLAN	
63-76	SITE PLAN	0
77-95	REMOVAL PLAN	X
96-109	GRADING PLAN	X
110-114	SUBSURFACE STORMWATER STRUCTURE DETAIL	X
115	SUBSURFACE STORMWATER STRUCTURE DETAIL	0
116-120	SPECIAL DRAINAGE STRUCTURE DETAILS	X
121-130	DISTRICT STORMWATER SWALE DETAILS	X
131-134	RETAINING WALL PLAN & DETAILS	0
135-164	SANITARY SEWER AND WATERMAIN CONSTRUCTION	X
165-203	STORM SEWER CONSTRUCTION	X
204-235	STREET CONSTRUCTION	X
236-248	TRAIL CONSTRUCTION PLAN	X
249-260	INTERSECTION DETAILS	X
261-290	PEDESTRIAN RAMP PLAN	X
291-312	STREET LIGHTING PLAN	X
313-323	TRAFFIC CONTROL PLANS	X
324-347	SIGNING AND STRIPING PLANS	X
348	TEMPORARY SEDIMENT CONTROL PLAN & DETAILS	0
349-369	EROSION CONTROL PLAN & DETAILS	X
370-373	STORM WATER POLLUTION PREVENTION PLAN	X
374-435	CROSS SECTIONS	X
436-448	LANDSCAPE AMENITY PLAN (L300-L305, L310-L316)	X
449	TREE PROTECTION DETAILS (L501)	X
450-451	LANDSCAPE AMENITY DETAILS (L601 - L602)	X

THIS PLAN SET CONTAINS 451 SHEETS

DESIGN VEHICLE

LOCAL STREET	DESIGN VEHICLE	ACCOMODATION VEHICLE
WINTHROP ST. N.	P	S-BUS-40
IVY AVE. E.	P	S-BUS-40
CLEAR AVE. E.	P	S-BUS-40
COTTAGE AVE. E.	P	S-BUS-40
SHERWOOD AVE. E.	P	S-BUS-40
ARLINGTON AVE. E.	P	S-BUS-40
NEBRASKA AVE. E.	P	S-BUS-40
HOYT AVE. E.	P	S-BUS-40
IOWA AVE. E.	P	S-BUS-40

MIXED-USE

LIGHT INDUSTRIAL STREET	DESIGN VEHICLE	ACCOMODATION VEHICLE
HOWARD ST. N.	SU-30	WB-40
IDAHO AVE. E.	SU-30	WB-40
MONTANA AVE. E.	WB-40	WB-62
ARLINGTON AVE. E.	WB-40	WB-62

DESIGN DESIGNATION (ARLINGTON, HOWARD, IDAHO, MONTANA)

R VALUE	=	30
PRESENT ADT (2025)	=	0
PROJECTED ADT (2045)	=	3,450
ESALS	=	460,000
DESIGN SPEED	=	25 MPH
BASED ON:	=	STOPPING SIGHT DISTANCE
HEIGHT OF EYE	=	3.5
HEIGHT OF OBJECT	=	2.0

DESIGN SPEED NOT ACHIEVED AT:

FUNCTIONAL CLASSIFICATION:	LOCAL
NO. OF TRAFFIC LANES:	2
NO. OF PARKING LANES:	1
SHOULDER WIDTH:	2
STRUCTURAL DESIGN STRENGTH:	10 TON

DESIGN DESIGNATION (LOCAL / RESIDENTIAL STREETS)

R VALUE	=	30
PRESENT ADT (2025)	=	0
PROJECTED ADT (2045)	=	1,500
ESALS	=	150,000
DESIGN SPEED	=	25 MPH
BASED ON:	=	STOPPING SIGHT DISTANCE
HEIGHT OF EYE	=	3.5
HEIGHT OF OBJECT	=	2.0

DESIGN SPEED NOT ACHIEVED AT:

FUNCTIONAL CLASSIFICATION:	LOCAL
NO. OF TRAFFIC LANES:	2
NO. OF PARKING LANES:	1
SHOULDER WIDTH:	2
STRUCTURAL DESIGN STRENGTH:	10 TON

DESIGN DESIGNATION TRAIL

DESIGN SPEED	20 MPH
BASED ON	STOPPING SIGHT DISTANCE HEIGHT OF EYE 4.5 HEIGHT OF OBJECT 0.0

SCALE: DESIGN BY:

AS SHOWN

PLAN BY: CHECK BY:

PJM PTH JMT

REVISIONS

NO.	DATE	DESCRIPTION	ADDENDUM NO. 1	ADDENDUM NO. 2	PLAN REVISIONS
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2	02/09/2024				
3	03/29/2024				

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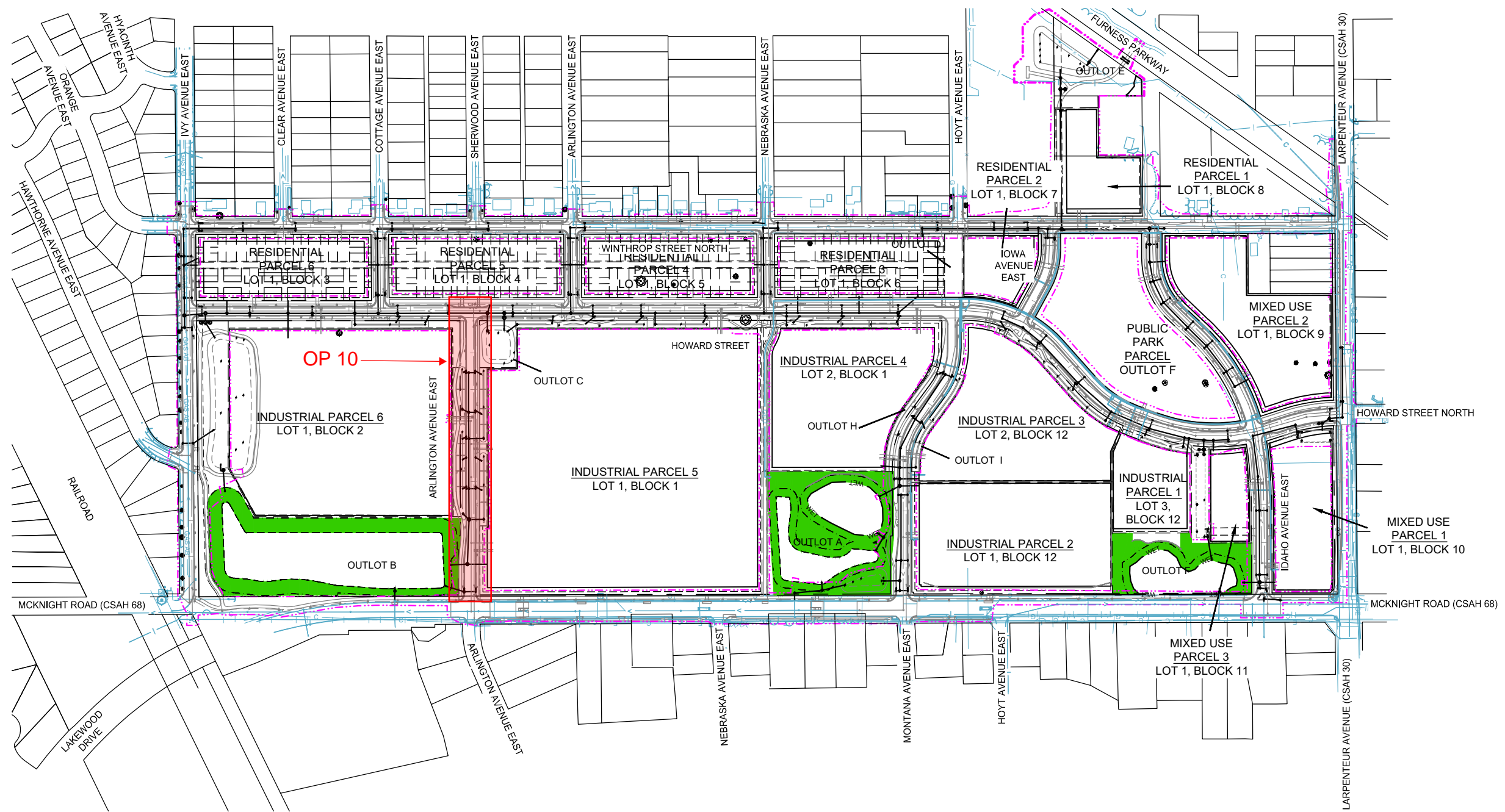
Paul Hornby, P.E.
PAUL HORNBY, P.E.
DATE: 03/29/2024 LIC. NO.: 23359

TITLE SHEET

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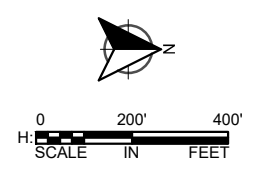
**OVERALL
 STORM SEWER
 CONSTRUCTION**

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**THE HEIGHTS
 SAINT PAUL, MINNESOTA**

I HEREBY CERTIFIED THAT THIS RECORD DRAWING HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. THIS DRAWING HAS BEEN PREPARED IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, BOLTON & MENK, INC. CANNOT ASSURE ITS ACCURACY. THOSE RELYING ON THIS DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY BEFORE APPLYING IT FOR ANY PURPOSE.

Ashleigh K. Rosa
 ASHLEIGH K ROSA
 LICENSE #: 59517

4-20-2025
 DATE



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**Saint Paul
 Port Authority**
 400 Wabasha Street North
 Suite 240
 St Paul, Minnesota 55102
 Phone 612-224-5686

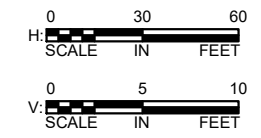
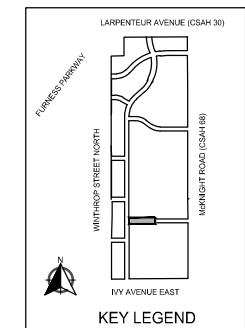
WSB PROJECT NO.
 013987-000

SCALE: AS SHOWN
 DESIGN BY: PJM
 PLAN BY: DEH
 CHECK BY: PTH

NO.	DATE	DESCRIPTION
3	03/29/2024	PLAN REVISIONS
5	06/26/2024	REVISION 5
6	09/23/2024	100% PLAN COMMENTS

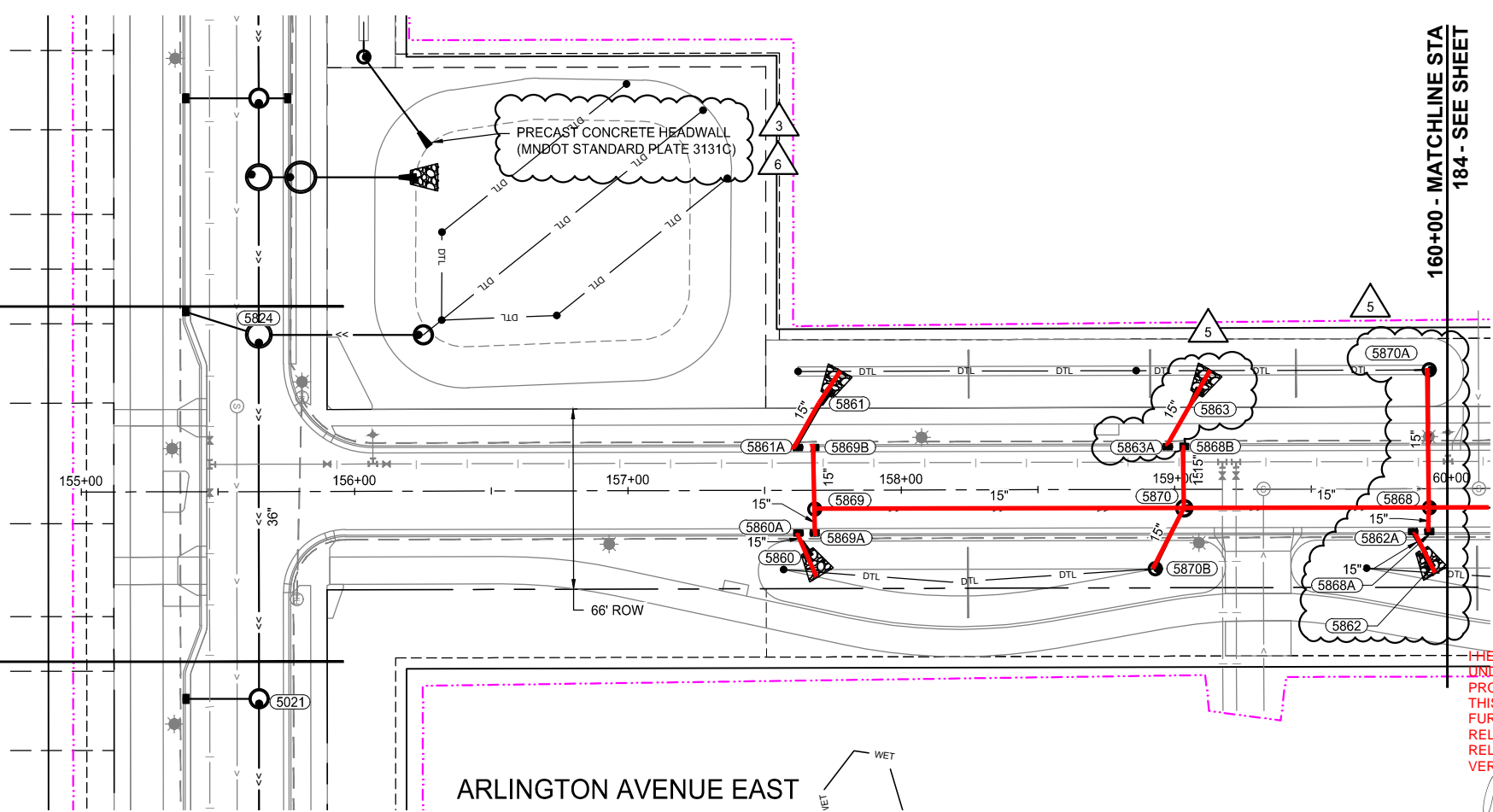
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

PAUL HORNBY, P.E.
 DATE: 03/29/2024 LIC. NO.: 23359



HOWARD STREET NORTH
SEE SHEET - 171

HOWARD STREET NORTH
SEE SHEET - 171



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Ashleigh K. Rosa
 ASHLEIGH K ROSA
 LICENSE #: 59517

4-20-2025
DATE

STORM SEWER CONSTRUCTION

INFRASTRUCTURE PLANS FOR:
THE HEIGHTS
SAINT PAUL, MINNESOTA

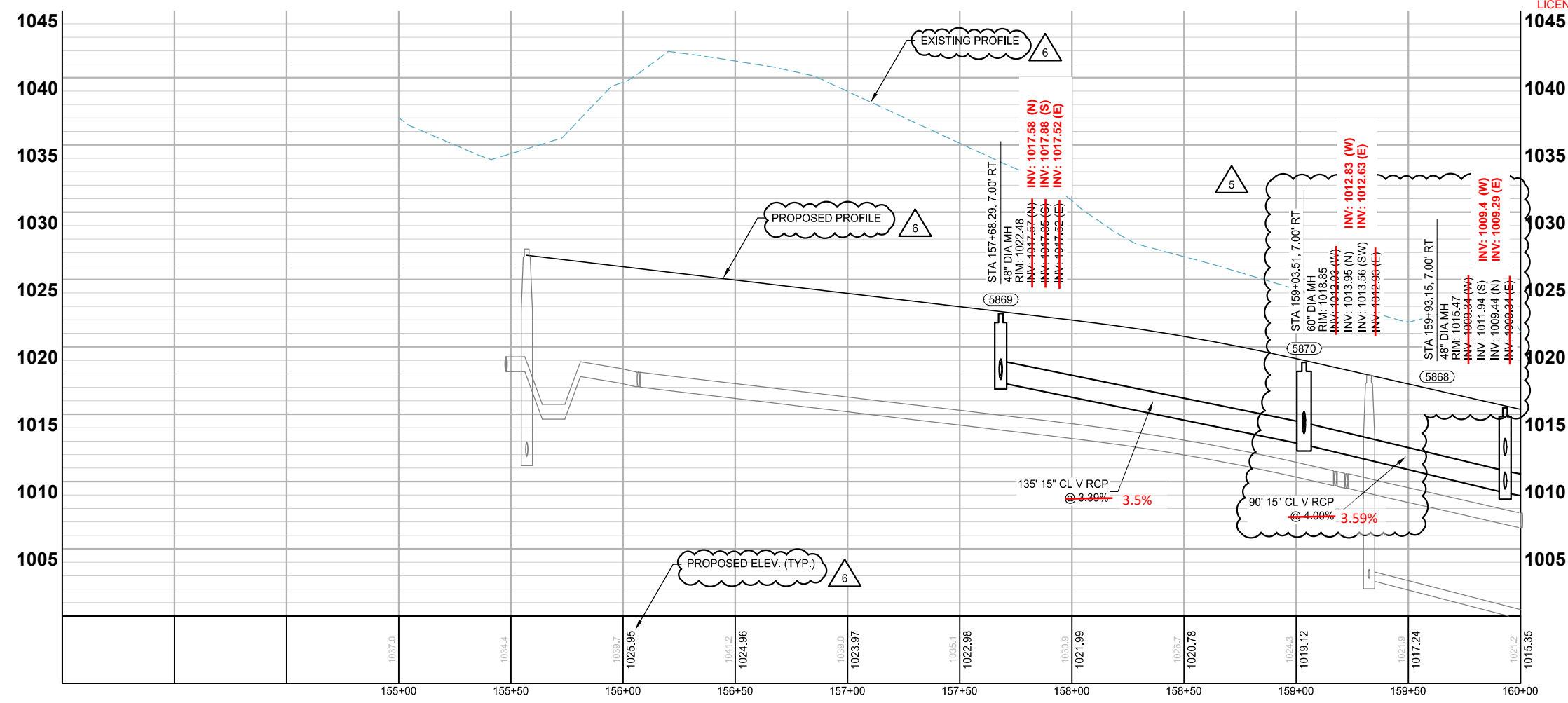
Saint Paul
Port Authority
400 Wabasha Street North
Suite 240
St Paul, Minnesota 55102
Phone 612-224-5686

WSB PROJECT NO.
013987-000

NOTES:
1. SEE SHEETS 193 - 203 FOR LATERAL CROSSINGS.
2. ALL SUBSURFACE DRAINS ARE 8" PERFORATED PVC SDR 26 WITH CLEANOUTS AT UPSTREAM ENDS. (SUBGRADE DRAINTILE)

LEGEND

- CONSTRUCTION LIMITS
- PROPOSED CURB AND GUTTER
- PROPOSED BITUMINOUS (EDGE)
- PROPOSED CONCRETE (EDGE)
- PROPOSED GRAVEL (EDGE)
- EXISTING STORM SEWER PIPE
- EXISTING STORM STRUCTURE
- PROPOSED STORM SEWER PIPE
- PROPOSED DRAINAGE STRUCTURE
- PROPOSED SUBSURFACE DRAIN
- PROPOSED RIPRAP



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REVISIONS	
NO.	DESCRIPTION
1	01/30/2024 ADDENDUM NO. 1
3	03/29/2024 PLAN REVISIONS
5	06/26/2024 REVISION 5
6	09/23/2024 100% PLAN COMMENTS

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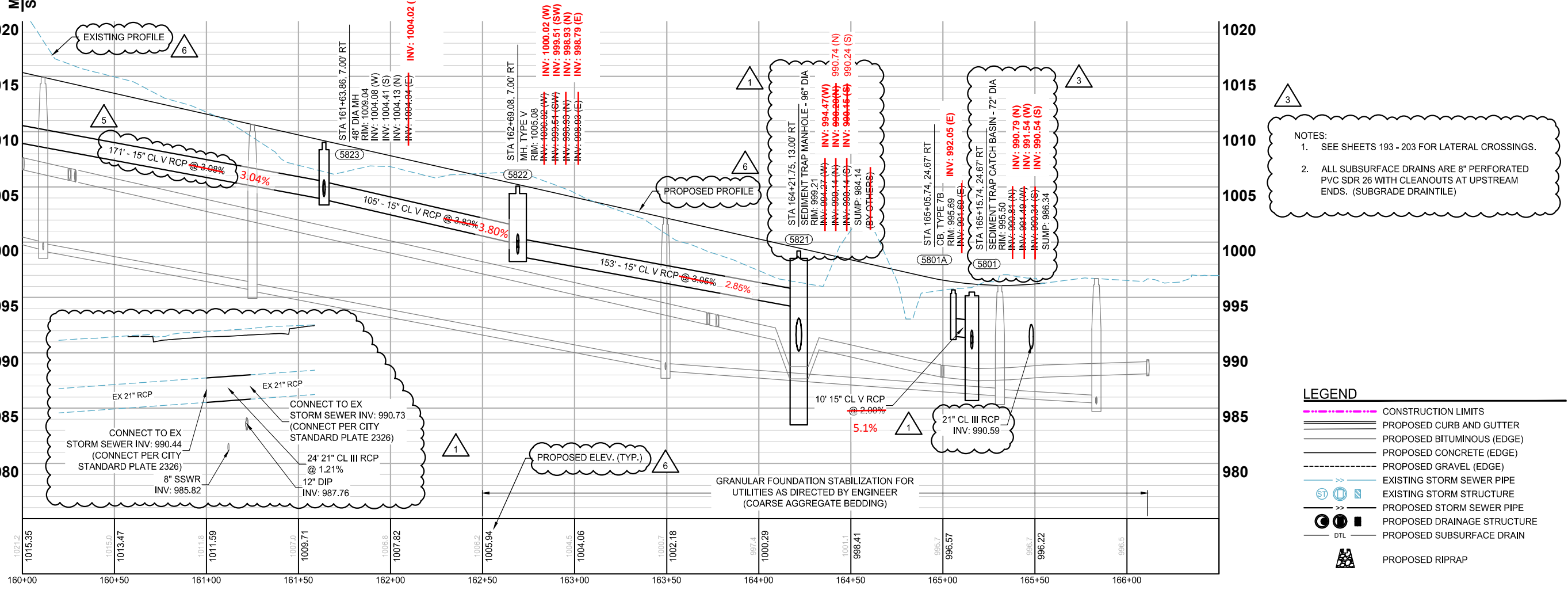
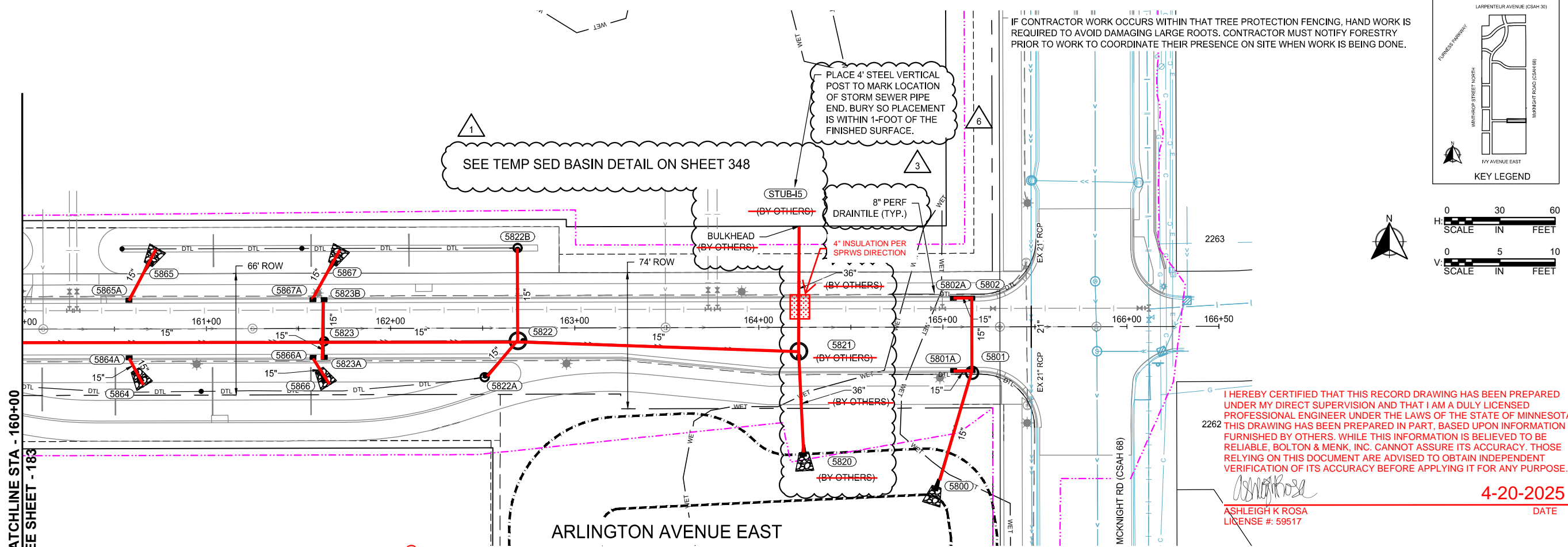
PAUL HORNBY, P.E.
 DATE: 03/29/2024 LIC. NO.: 23359

STORM SEWER CONSTRUCTION

INFRASTRUCTURE PLANS FOR:
 THE HEIGHTS
 SAINT PAUL, MINNESOTA

Saint Paul Port Authority
 400 Wabasha Street North
 Suite 240
 St Paul, Minnesota 55102
 Phone 612-224-5686

WSB PROJECT NO.
 013987-000



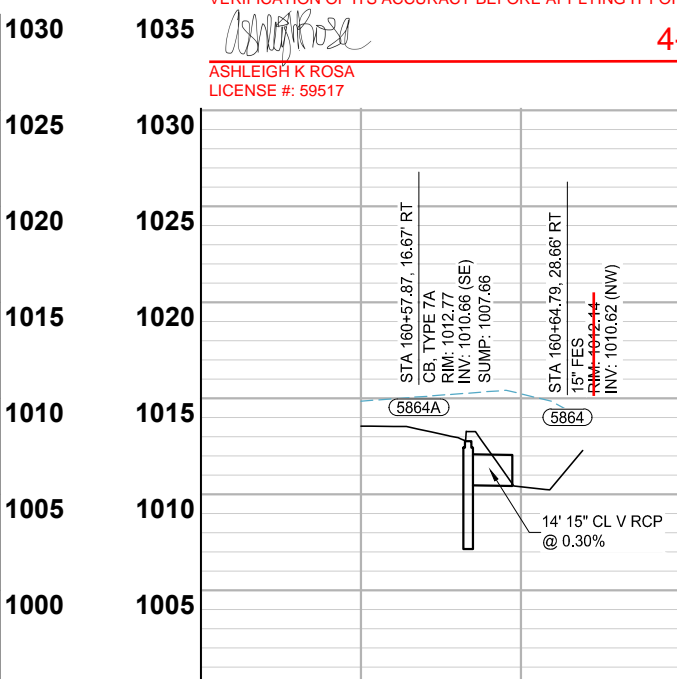
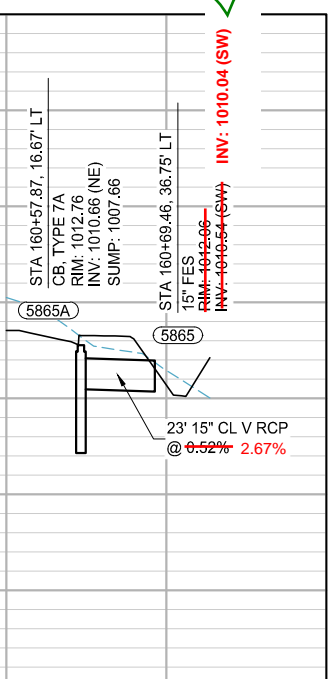
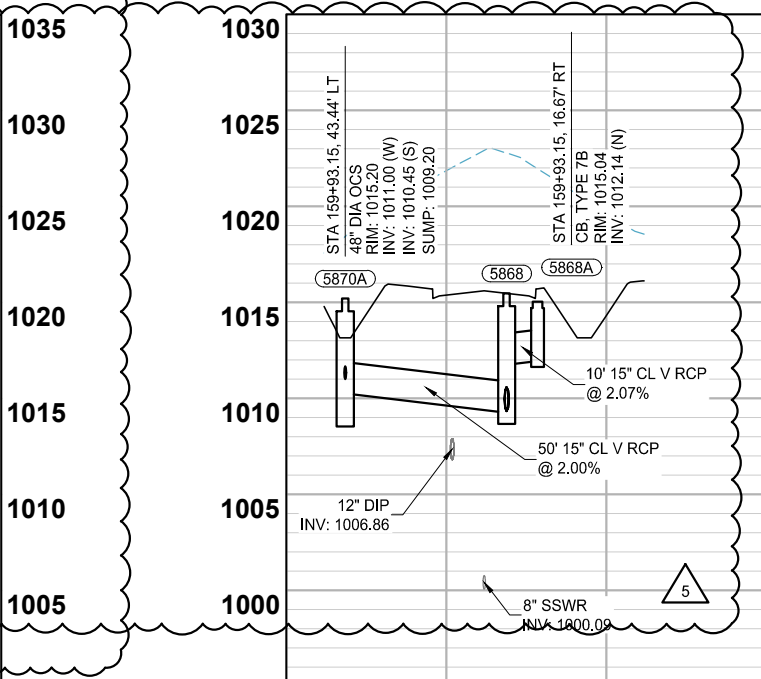
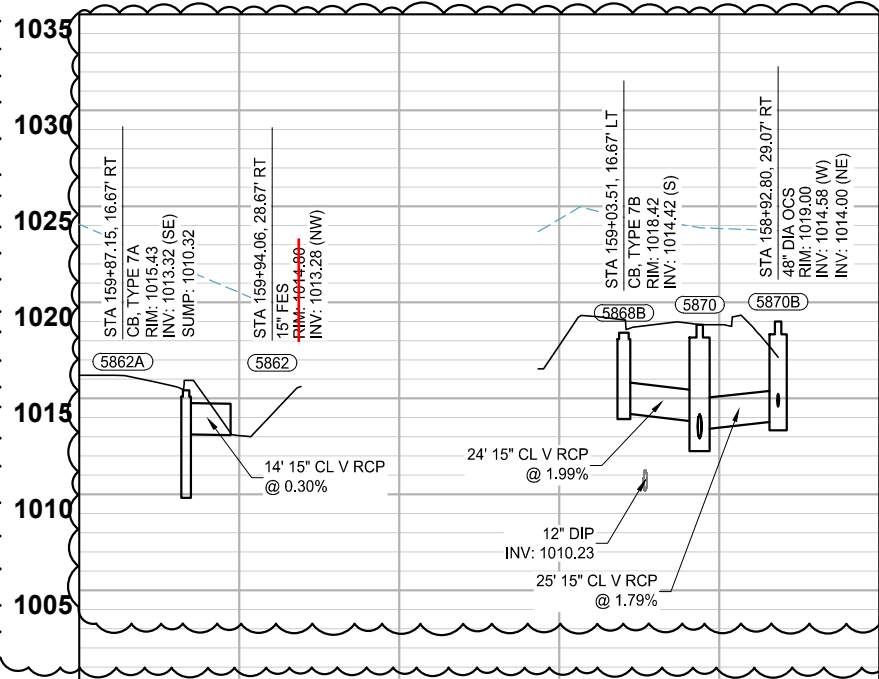
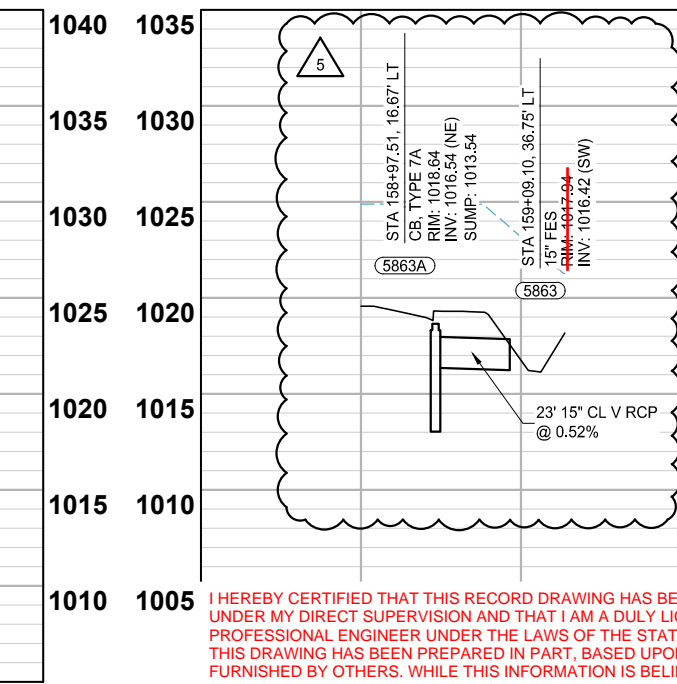
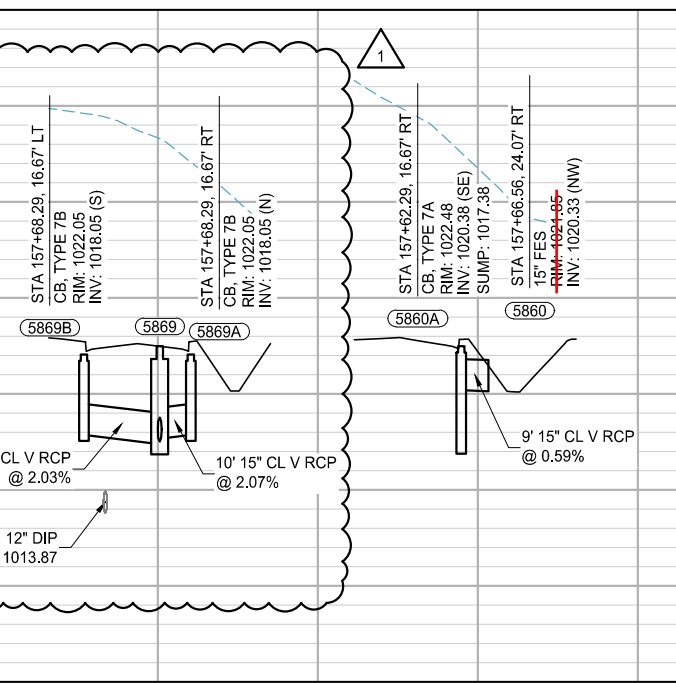
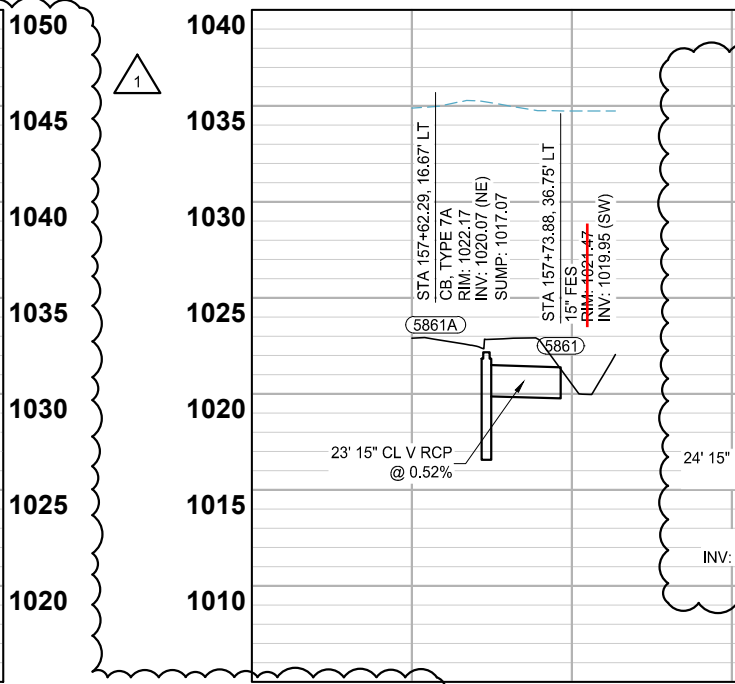
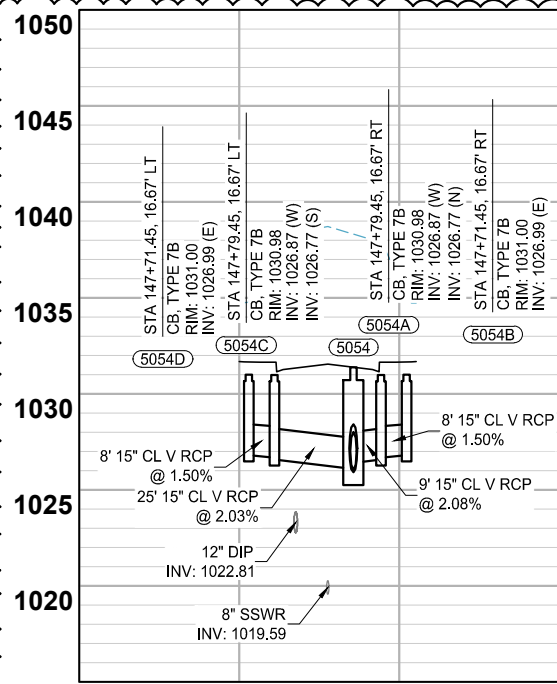
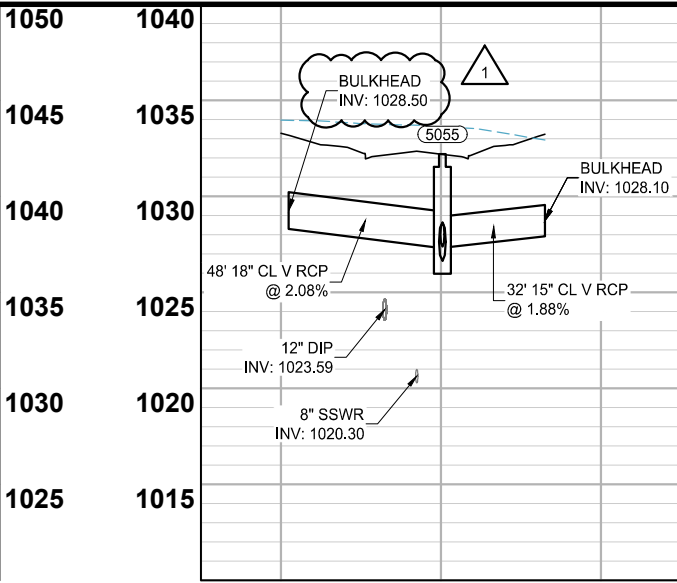
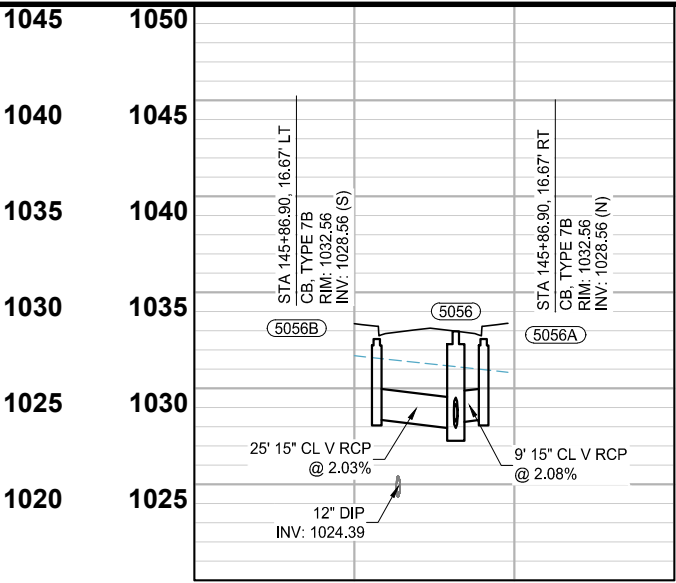
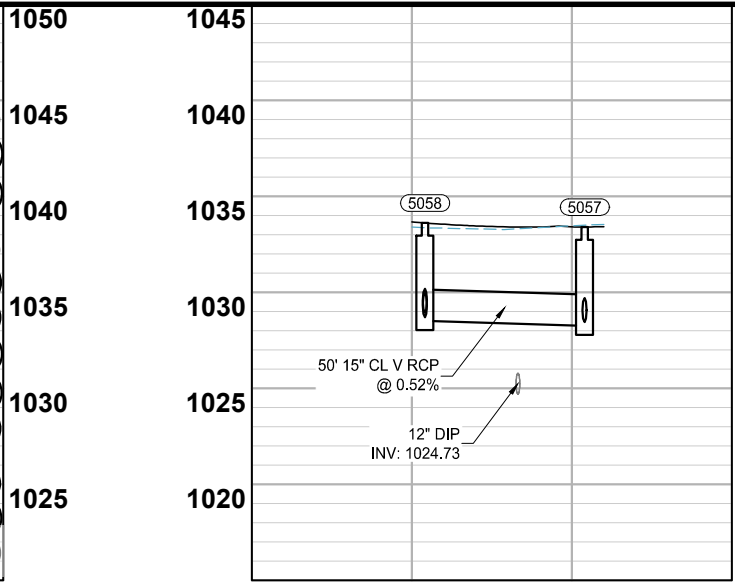
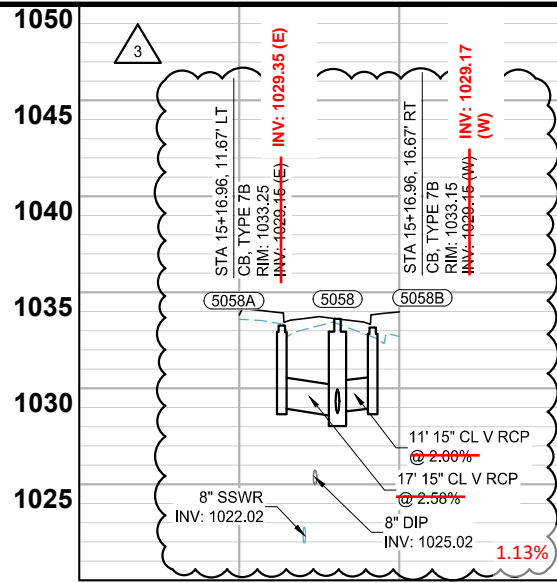
NOTES:
 1. SEE SHEETS 193 - 203 FOR LATERAL CROSSINGS.
 2. ALL SUBSURFACE DRAINS ARE 8\"/>

LEGEND

	CONSTRUCTION LIMITS
	PROPOSED CURB AND GUTTER
	PROPOSED BITUMINOUS (EDGE)
	PROPOSED CONCRETE (EDGE)
	PROPOSED GRAVEL (EDGE)
	EXISTING STORM SEWER PIPE
	EXISTING STORM STRUCTURE
	PROPOSED STORM SEWER PIPE
	PROPOSED DRAINAGE STRUCTURE
	PROPOSED SUBSURFACE DRAIN
	PROPOSED RIPRAP

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SCALE: AS SHOWN
 DESIGN BY: PJM
 PLAN BY: DEH
 CHECK BY: PTH

NO.	DATE	DESCRIPTION
1	01/30/2024	ADDENDUM NO. 1
3	03/29/2024	PLAN REVISIONS
5	06/26/2024	REVISION 5

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PAUL HORNBLY, P.E.
 DATE: 03/29/2024 LIC. NO.: 23359

STORM SEWER CONSTRUCTION

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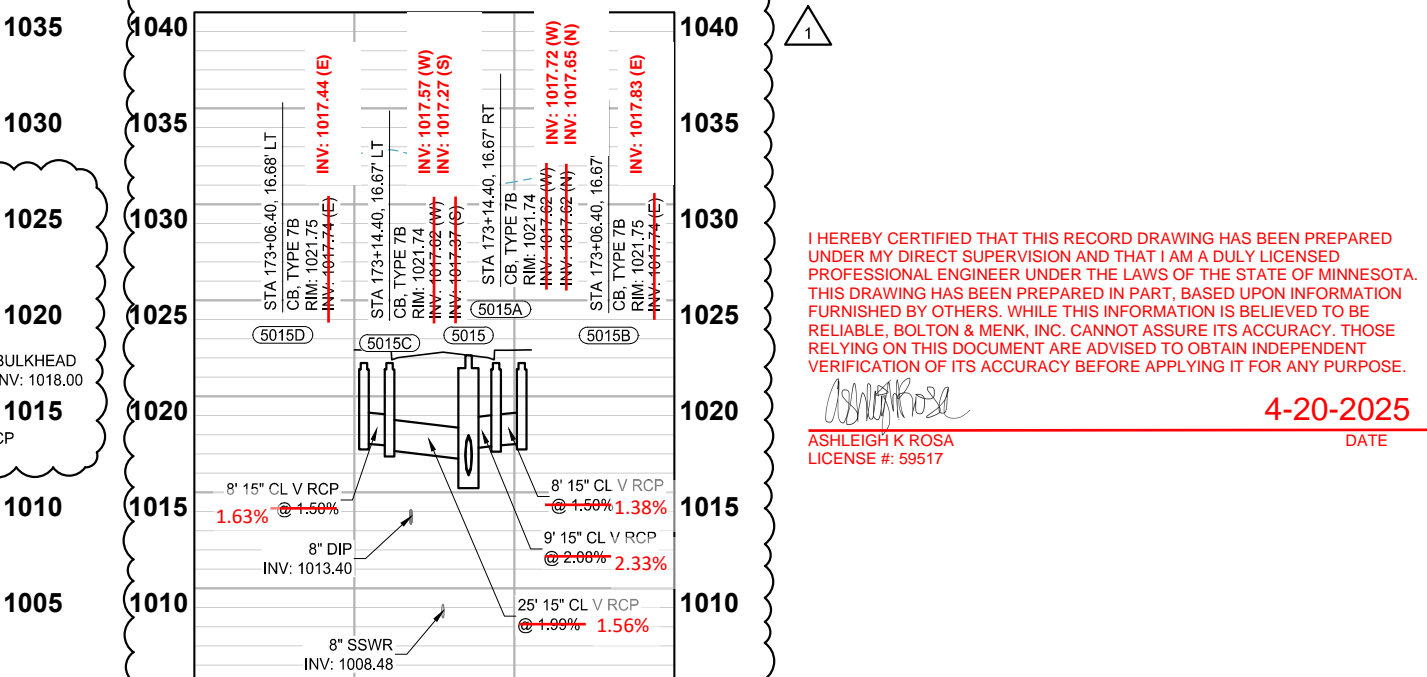
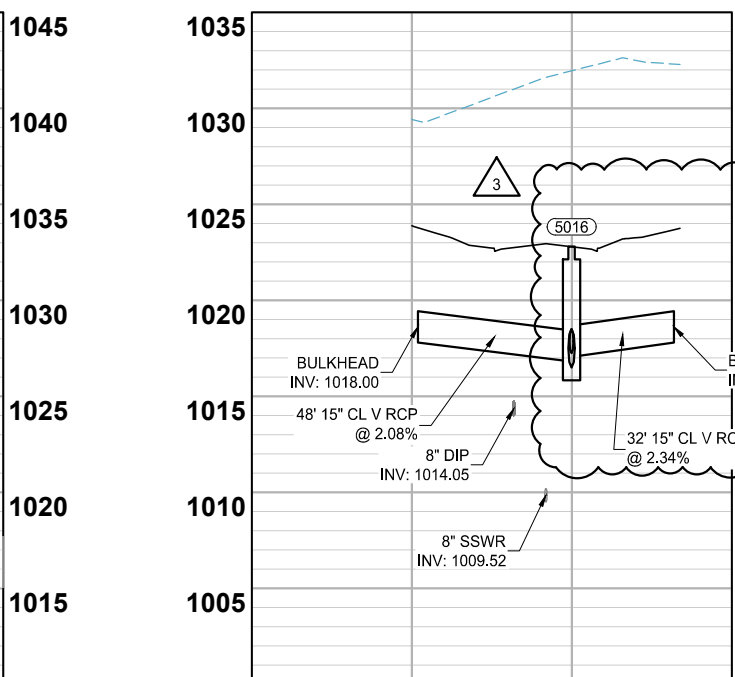
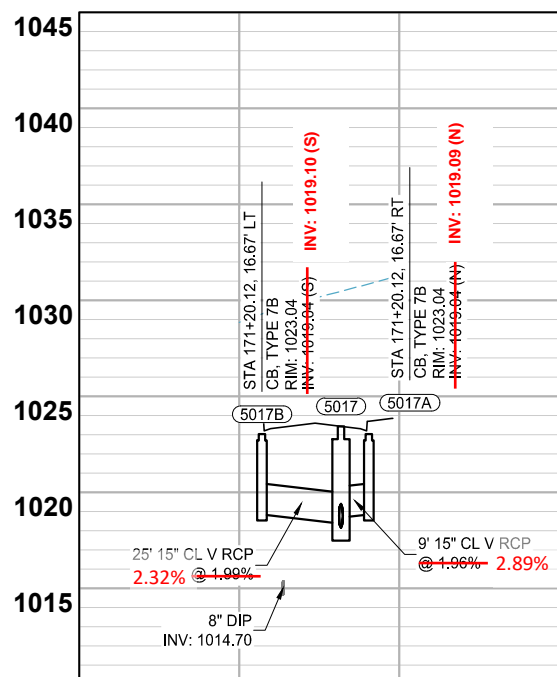
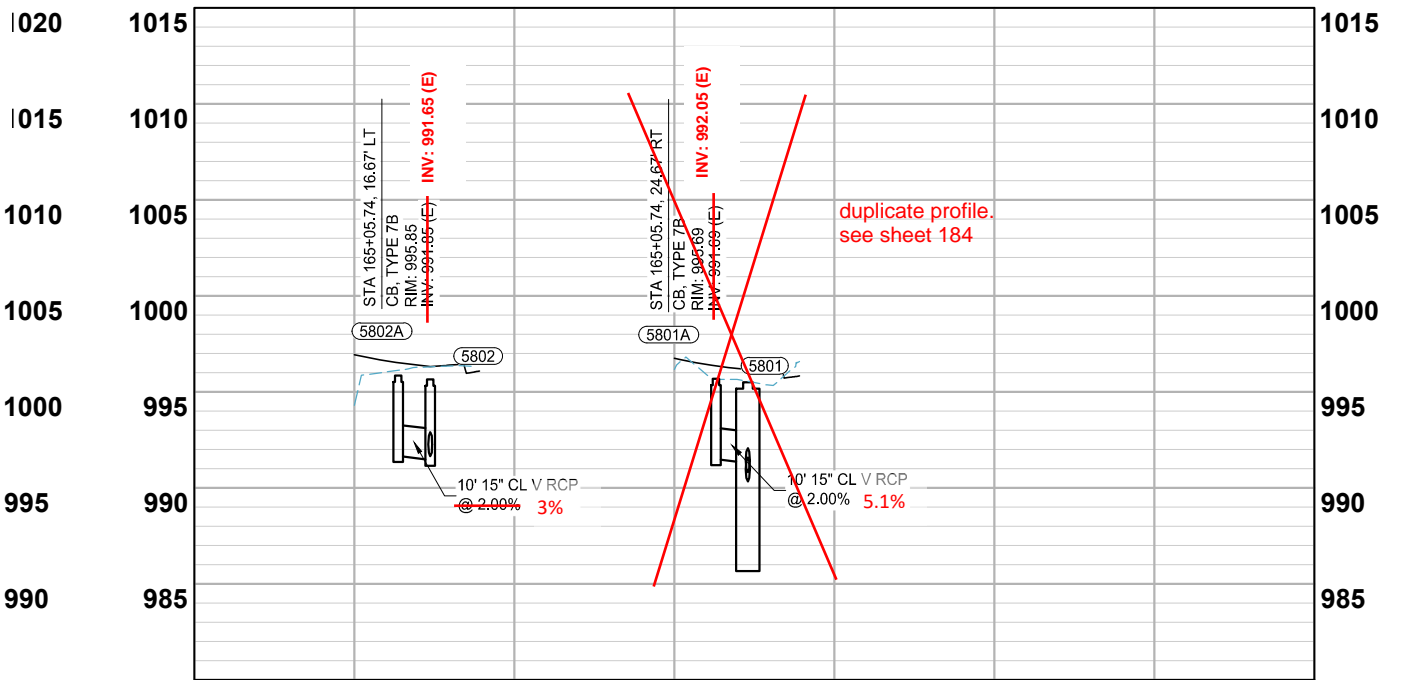
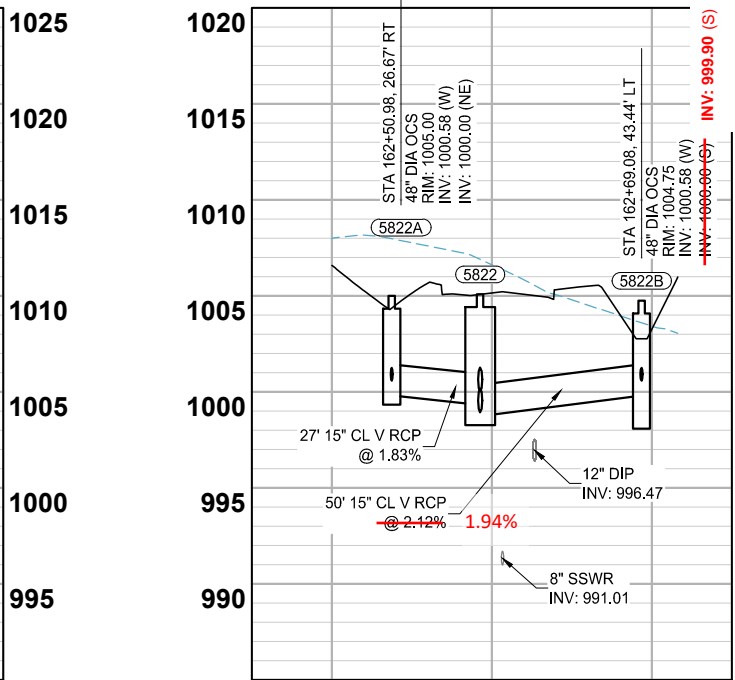
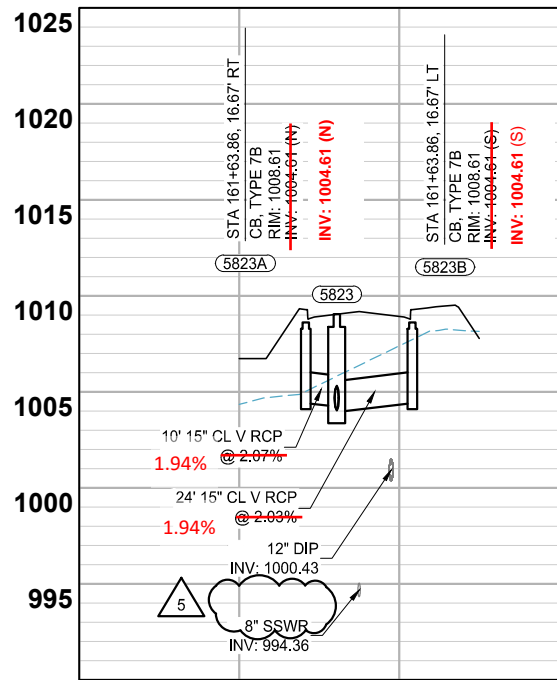
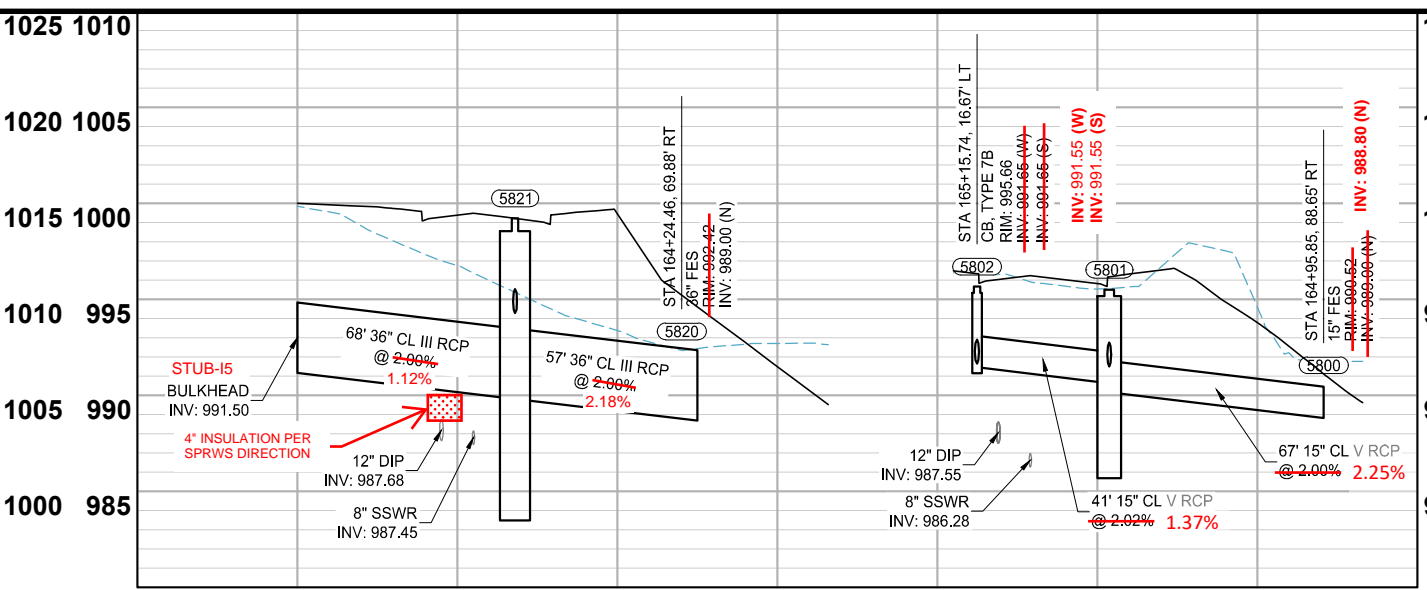
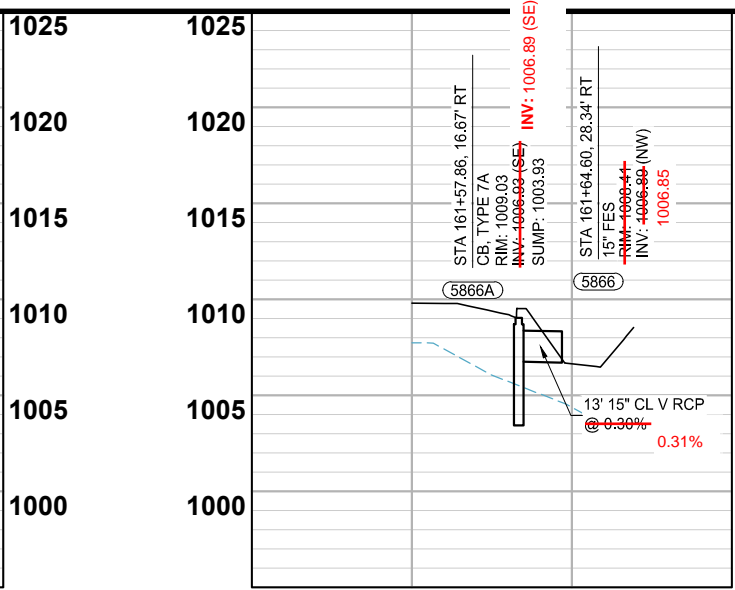
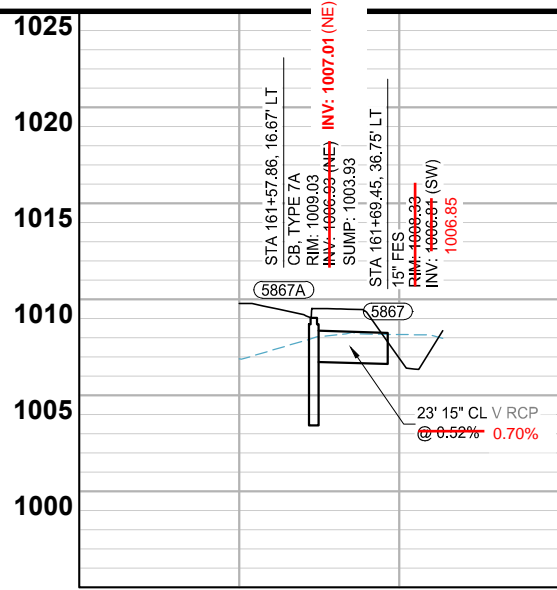
Ashleigh K. Rosa
 ASHLEIGH K ROSA
 LICENSE # 59517
 4-20-2025
 DATE

INFRASTRUCTURE PLANS FOR:
 THE HEIGHTS
 SAINT PAUL, MINNESOTA

Saint Paul
 Port Authority
 400 Wabasha Street North
 Suite 240
 St Paul, Minnesota 55102
 Phone 612-224-5686

WSB PROJECT NO.
 013987-000

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Paul Hornby, P.E.
 PAUL HORNBY, P.E.
 DATE: 03/29/2024 LIC. NO.: 23359

STORM SEWER CONSTRUCTION

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