

Exhibit A

Ordinance Permits 20240010111

Exhibit H

Form of Public Infrastructure Conveyance

PUBLIC INFRASTRUCTURE CONVEYANCE

ORDINANCE PERMIT #20240020111

This Public Infrastructure Conveyance Agreement (“Agreement”) is made and entered into effective August 4th, 2025, 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 __, 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: [Signature]

Name: MAUREEN C. MICHALSKI

Its Regional SVP Development

STATE OF Minnesota)
) ss.
COUNTY OF Hennepin)

The foregoing instrument was acknowledged before me this 4 day of August, 2019, by Maureen Michalski, the Regional SVP 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.

[Signature]
Notary Public





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.

South of Montreal Roadway, Storm, and Sanitary

Project Description

20240010111

Permit Number

Dan Glenz

44614

01/13/2026

(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. 13
Application Date 4/10/2024
SPR File # _____
Permit No. 20240020103 **20240010111**

Type of Permit (select one only):

- | | | |
|--|--|--|
| ☒ Base Roadway | ☐ Roadway Sidewalks | ☒ Sanitary Sewer Collection System |
| ☐ Bridge | ☐ Roadway Traffic | ☒ Storm Sewer Collection System |
| ☐ Retaining Wall | ☐ Sanitary Drop Shaft | ☐ Storm Sewer Treatment System |

Phase:

3 - South of Montreal Ave. Storm
Sewer, Sanitary Sewer and Base
Roadway

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

Highland Bridge roads South of Montreal Ave.

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 under this ordinance permit will include installation of all storm sewer structures and trunk line between structures with storm sewer stubs, all sanitary sewer structures and trunk line between structures with stubs, all water main structures and stubs, and all base roadway construction on the attached. Quantity take-offs for each attached. Applicable plan sheets related to this permit are listed below and attached to this application: 86, 88, 92, 93, 99-101, 105, 130, 133-136, 147, 147A, 152, 154, 159, 160, 167-169, 176, 256, 257, 263-265

Applicant Contact Person:

Hunter Woodrich

Contact Person Title:

Project Manager

Contact Person Telephone:

651-373-7093

Contact Person Email:

hunter.woodrich@ryancompanies.co

Bond Co.:

Travelers Casualty & Surety Co.

Bond Amount:

\$73,609,974.00

Bond No.:

107185400

Insurance Co.:

Zurich American Insurance Co.

Insurance Certificate No.:

N/A

Permit Conditions:

Gopher State One-Call (Private Sewer Services in Saint Paul): All contractors and sub-contractors are responsible for all reasonable efforts to identify underground facilities (including private sewer service laterals) using information provided through Saint Paul Public Works Sewers Record Center (obtain access through PWSewersRecordCenter@ci.stpaul.mn.us) as well as compliance with all GSOC requirements such as potholing activities to verify location identification.

Completion of all proposed infrastructure elements in conformance and compliance with all plans, specifications, standards and regulations. Complete closeout checklist for final acceptance by the City of St. Paul.

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 Kuebler, P.E.

Signature

Ford Site Technical Lead

Title

May 14, 2024

Date

David Kuebler

Printed Name

PERMIT NUMBER 20240020103 **20240010111**

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.); **CAD file to be provided at the end of the project which, for the purposes of obtaining the CAD file, is defined as the end of 2025 or within a reasonable time post 2025.**
- ☒ 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;
- ☒ 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, drintile, 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;
- ☒ 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:

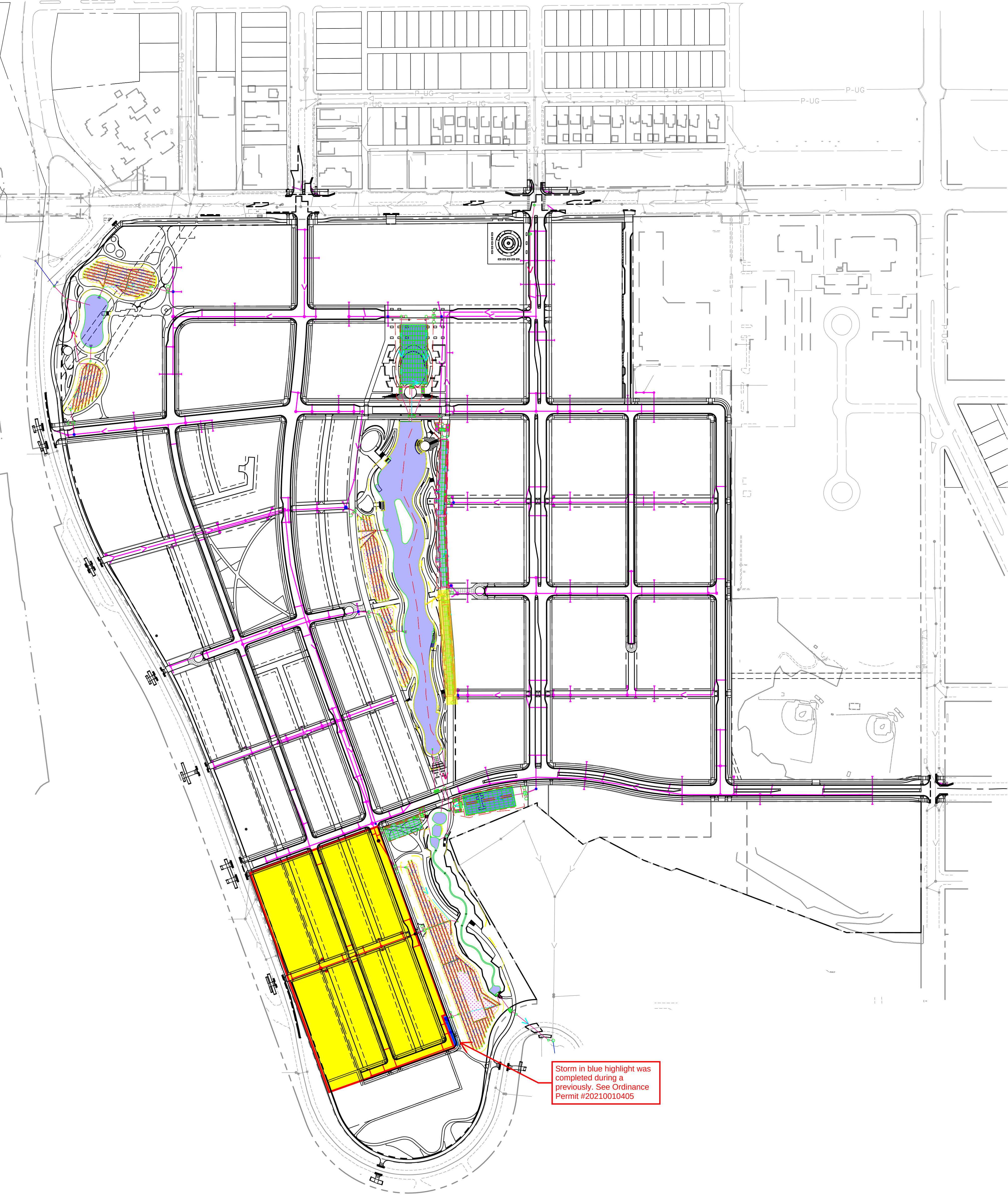
Permit No. _____ Council Res. No. _____ Permit Date _____

Release Authorized by _____ Title _____

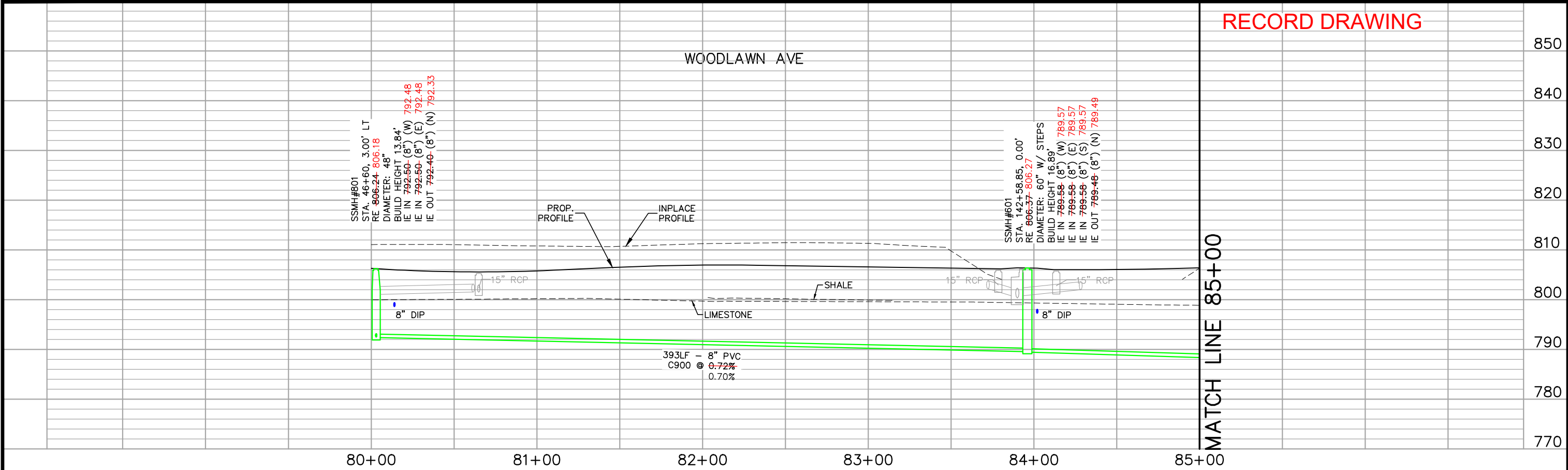
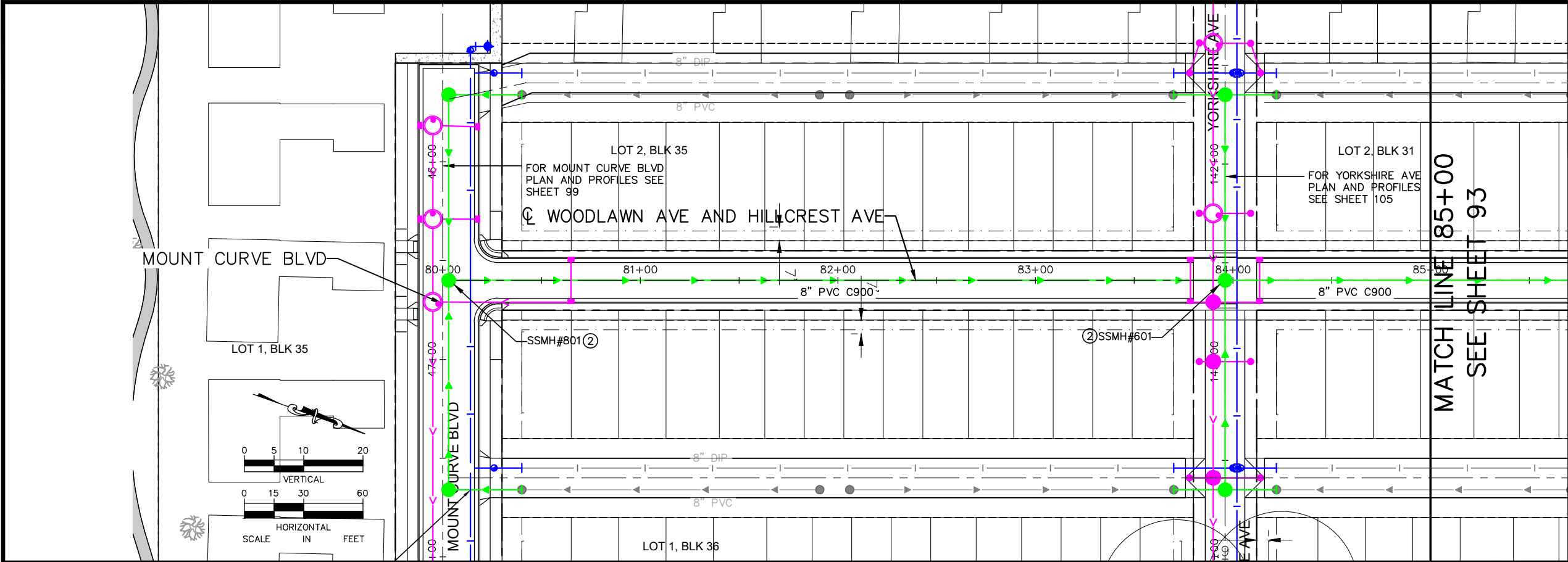
MT CURVE SOUTH STORM ADD

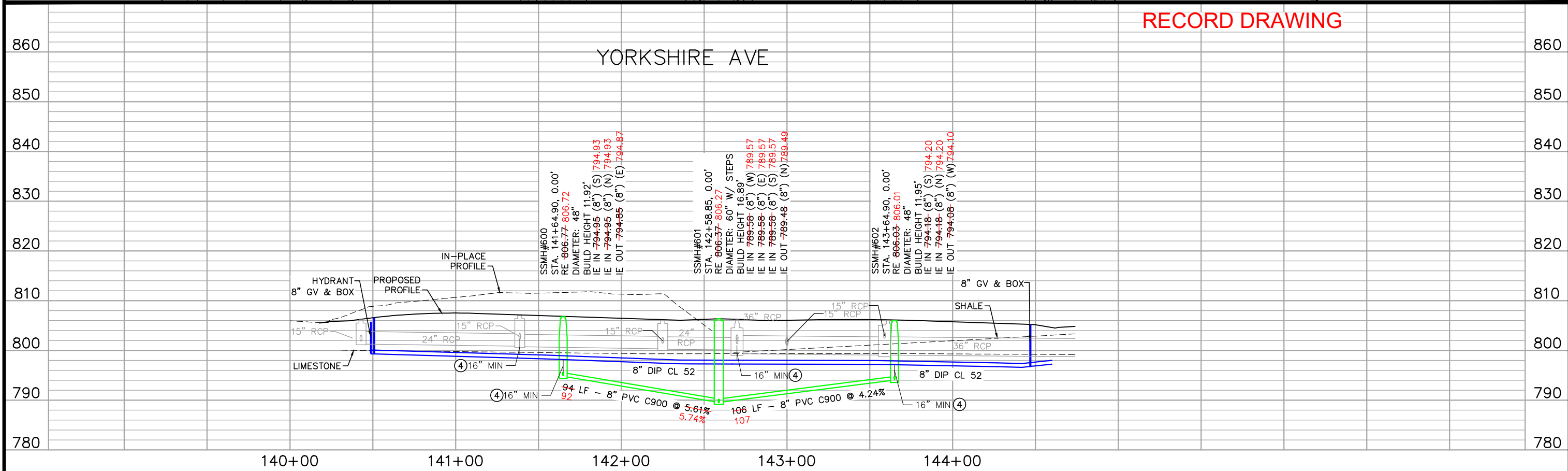
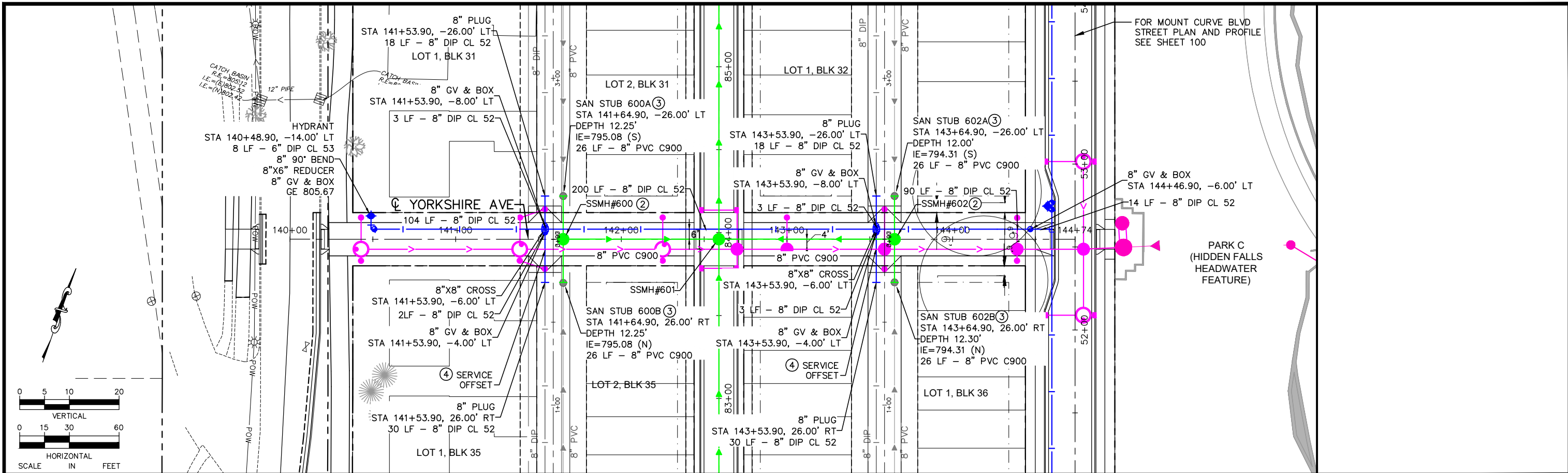
ORDINANCE PERMIT EXHIBIT

8.5.2021



Storm in blue highlight was completed during a previously. See Ordinance Permit #20210010405





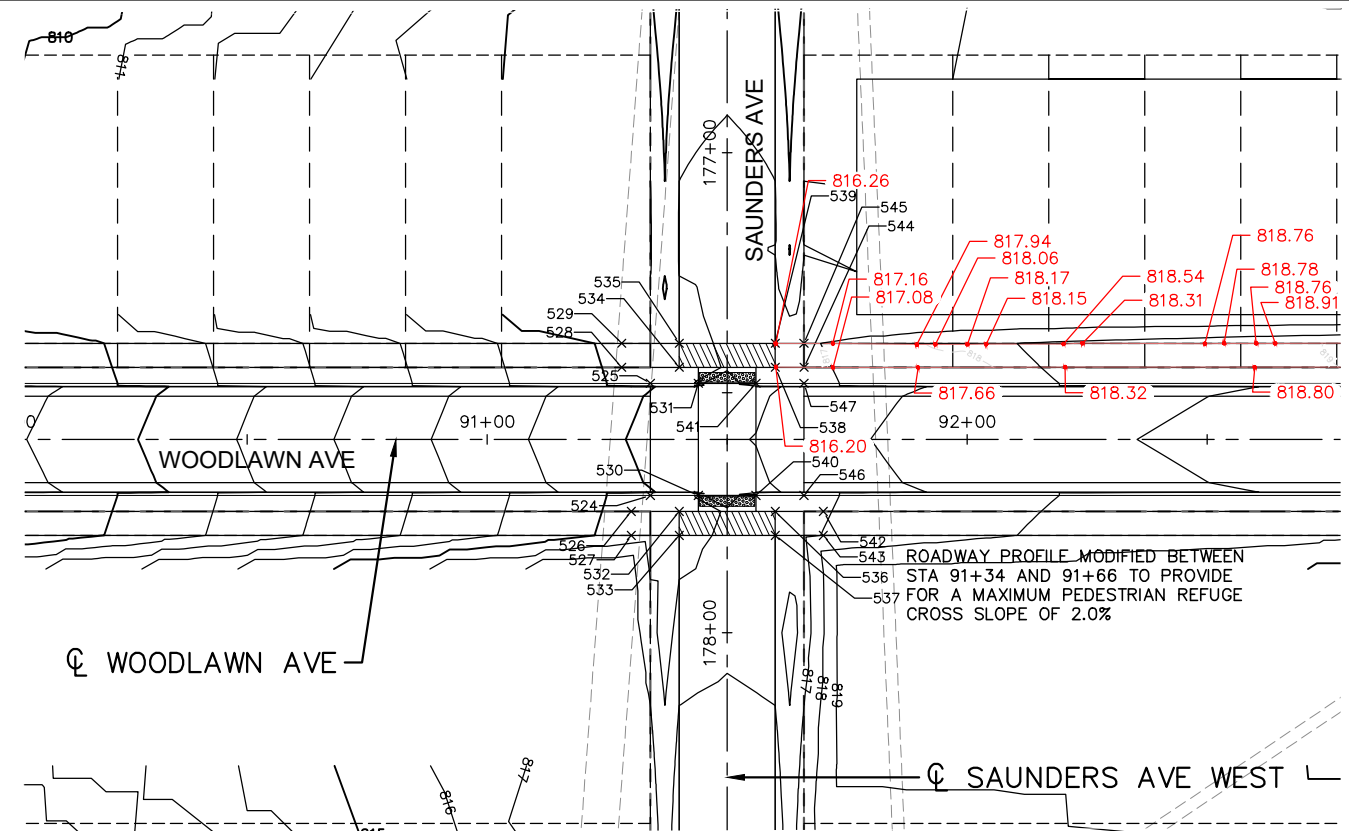
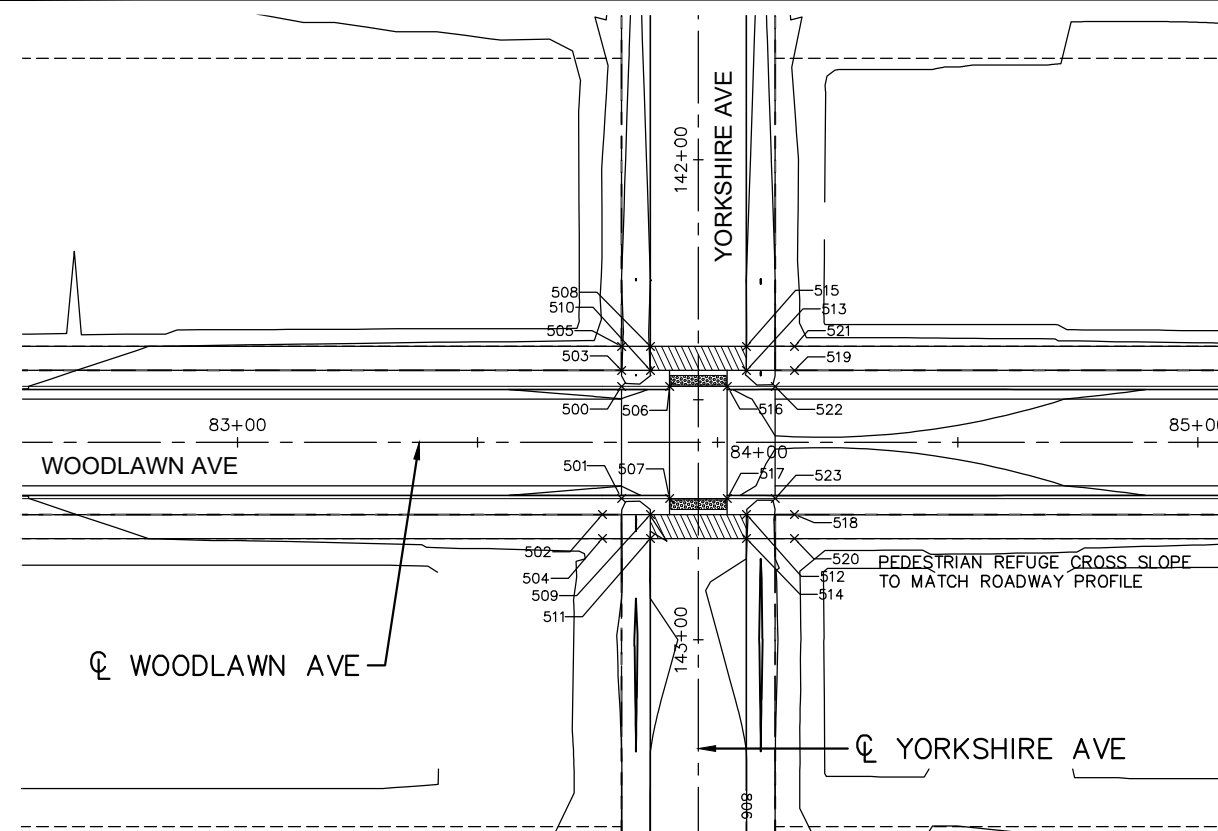
No.	Date	Revisions	App.	DRAWING NAME
1	6/17/20	BULLETIN #1	GSB	Ford UtilPlanProfile EW-RD
				DESIGNED BY: RJG
				DRAWN BY: RJG
				CHECKED BY: GSB
				DATE: 06/05/2024
				PROJECT NO. 160640016

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.

Dan Elenbaas
DANIEL L ELENBAAS, PE
DATE: 01/21/2020 MN LIC. NO. 44614

RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN
YORKSHIRE AVE
SANITARY SEWER AND WATERMAIN
PLAN AND PROFILE
STA. 140+00 TO STA. 144+73.90

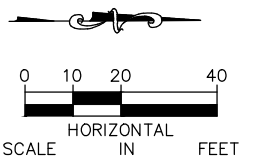
SHEET NO.
105
522



Point Table					
Point Number	Alignment Name	Station	Offset	Elev.	Description
502	WOODLAWN AVE	83+76.00	15.00'RT	806.45'	SWLK
504	WOODLAWN AVE	83+76.00	20.00'RT	806.53'	SWLK
501	WOODLAWN AVE	83+80.00	11.67'RT	806.38'	CGB
503	WOODLAWN AVE	83+80.00	-15.00'LT	806.28'	SWLK
505	WOODLAWN AVE	83+80.00	-20.00'LT	806.35'	SWLK
500	WOODLAWN AVE	83+80.00	-11.67'LT	806.38'	CGB
511	WOODLAWN AVE	83+86.00	20.00'RT	806.16'	SWLK
508	WOODLAWN AVE	83+86.00	-20.00'LT	806.17'	SWLK
510	WOODLAWN AVE	83+86.00	-15.00'LT	806.10'	SWLK
509	WOODLAWN AVE	83+86.00	15.00'RT	806.09'	SWLK
507	WOODLAWN AVE	83+90.00	11.67'RT	806.29'	CGB
506	WOODLAWN AVE	83+90.00	-11.67'LT	806.29'	CGB
517	WOODLAWN AVE	84+02.00	11.67'RT	806.23'	CGB
516	WOODLAWN AVE	84+02.00	-11.67'LT	806.23'	CGB
515	WOODLAWN AVE	84+06.00	-20.00'LT	806.01'	SWLK
513	WOODLAWN AVE	84+06.00	-15.00'LT	806.00'	SWLK
512	WOODLAWN AVE	84+06.00	15.00'RT	806.06'	SWLK
514	WOODLAWN AVE	84+06.00	20.00'RT	806.05'	SWLK
523	WOODLAWN AVE	84+12.00	11.67'RT	806.21'	CGB
522	WOODLAWN AVE	84+12.00	-11.67'LT	806.18'	CGB
519	WOODLAWN AVE	84+16.00	-15.00'LT	806.27'	SWLK
520	WOODLAWN AVE	84+16.00	20.00'RT	806.34'	SWLK
521	WOODLAWN AVE	84+16.00	-20.00'LT	806.34'	SWLK
518	WOODLAWN AVE	84+16.00	15.00'RT	806.27'	SWLK
528	WOODLAWN AVE	91+28.02	-15.00'LT	815.20'	SWLK
529	WOODLAWN AVE	91+28.02	-20.00'LT	815.28'	SWLK
527	WOODLAWN AVE	91+30.00	20.00'RT	815.38'	SWLK

Point Table					
Point Number	Alignment Name	Station	Offset	Elev.	Description
526	WOODLAWN AVE	91+30.00	15.00'RT	815.30'	SWLK
525	WOODLAWN AVE	91+33.98	-11.67'LT	815.45'	SWLK
524	WOODLAWN AVE	91+33.98	11.67'RT	815.45'	CGB
533	WOODLAWN AVE	91+40.00	20.00'RT	815.62'	SWLK
532	WOODLAWN AVE	91+40.00	15.00'RT	815.68'	SWLK
535	WOODLAWN AVE	91+40.00	-20.00'LT	815.61'	SWLK
534	WOODLAWN AVE	91+40.00	-15.00'LT	815.63'	SWLK
531	WOODLAWN AVE	91+43.98	-11.67'LT	815.67'	CGB
530	WOODLAWN AVE	91+43.98	11.67'RT	815.67'	CGB
541	WOODLAWN AVE	91+55.98	-11.67'LT	815.91'	CGB
540	WOODLAWN AVE	91+55.98	11.67'RT	816.29'	CGB
537	WOODLAWN AVE	91+60.00	20.00'RT	816.62'	SWLK
536	WOODLAWN AVE	91+60.00	15.00'RT	816.43'	SWLK
538	WOODLAWN AVE	91+60.00	-15.00'LT	816.43'	SWLK
539	WOODLAWN AVE	91+60.00	-20.00'LT	816.61'	SWLK
547	WOODLAWN AVE	91+65.98	-11.67'LT	816.76'	CGB
545	WOODLAWN AVE	91+65.98	-20.00'LT	816.88'	SWLK
546	WOODLAWN AVE	91+65.98	11.67'RT	816.76'	CGB
544	WOODLAWN AVE	91+66.01	-15.00'LT	816.81'	SWLK
543	WOODLAWN AVE	91+70.00	20.00'RT	817.02'	SWLK
542	WOODLAWN AVE	91+70.00	15.00'RT	816.94'	SWLK

RECORD DRAWING



No.	Date	Revisions	App.	DRAWING NAME
1	2/24/25	RECORD DRAWINGS	ERW	Ford PlanGradingDetail.dwg
				DESIGNED BY: RJG
				DRAWN BY: RJG
				CHECKED BY: GSB
				DATE: 2/19/21
				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.

Dan Elenbaas
DANIEL L ELENBAAS, PE
DATE: 02/19/2021 MN LIC. NO. 44614

RYAN

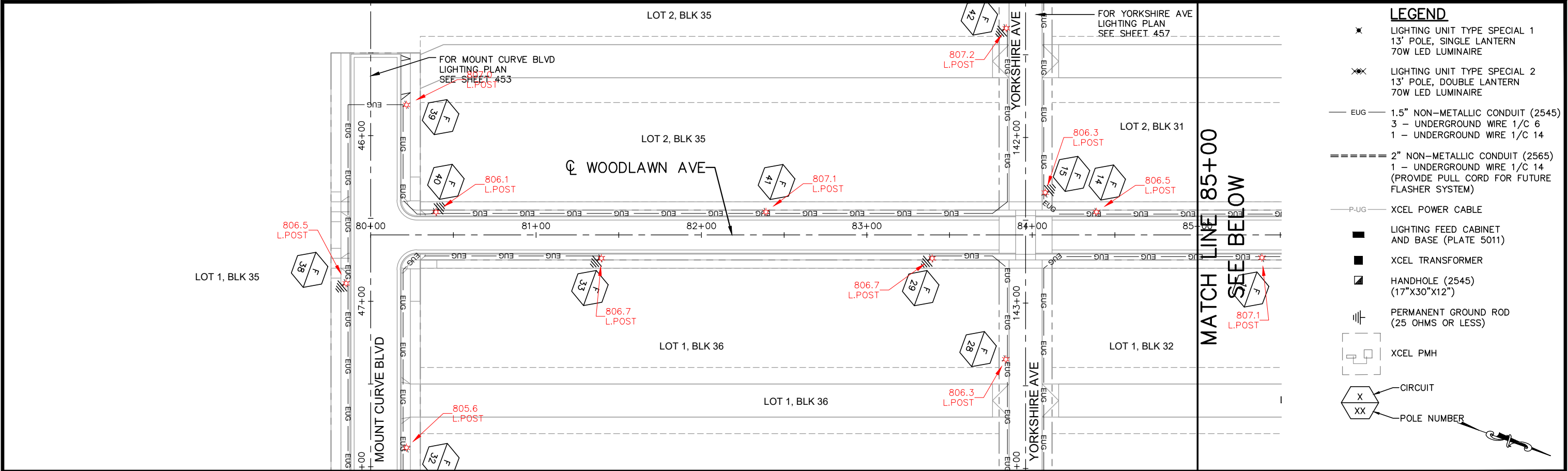


RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

WOODLAWN AVE
DETAILED GRADING PLAN

SHEET NO.
328

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

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)

XCEL POWER CABLE

LIGHTING FEED CABINET
AND BASE (PLATE 5011)

XCEL TRANSFORMER

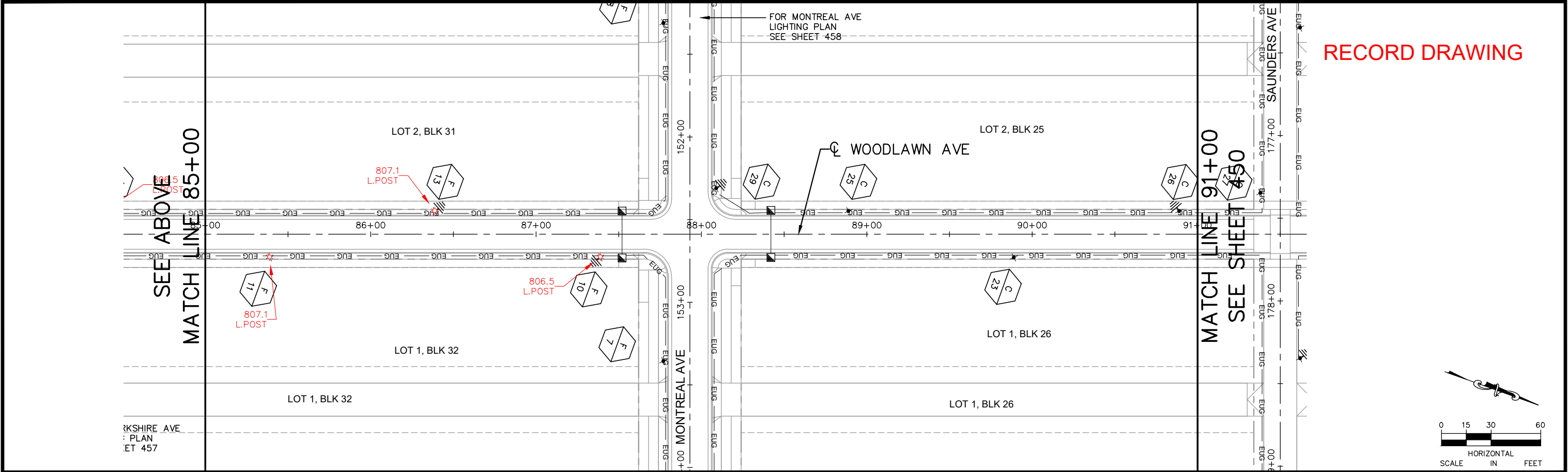
HANDHOLE (2545)
(17"x30"x12")

PERMANENT GROUND ROD
(25 OHMS OR LESS)

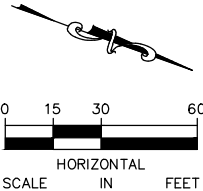
XCEL PMH

CIRCUIT

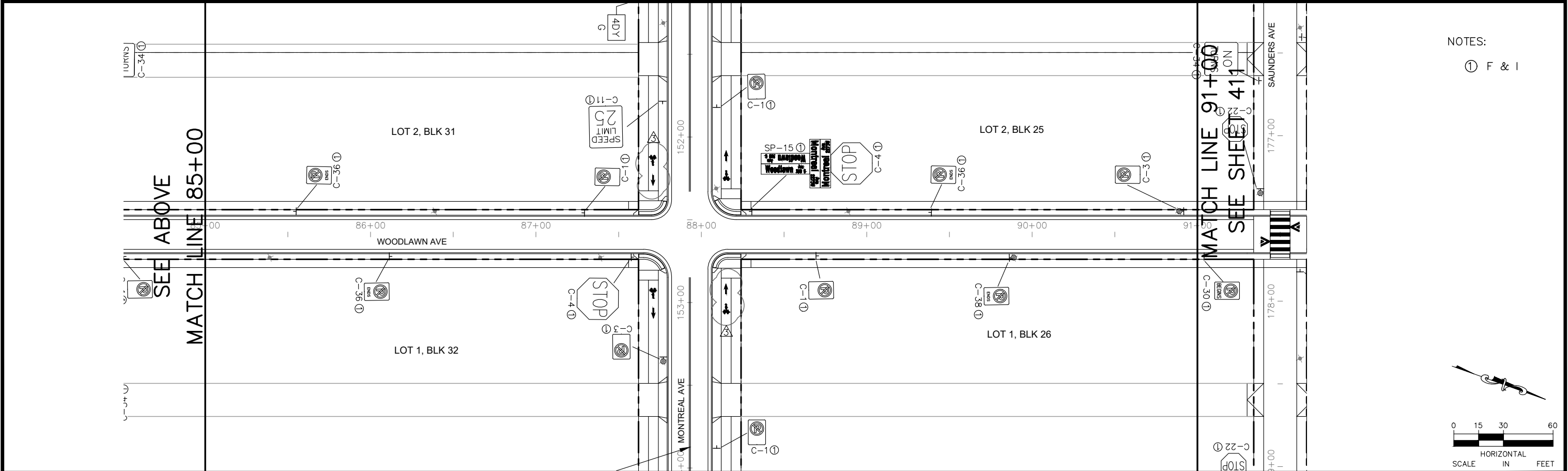
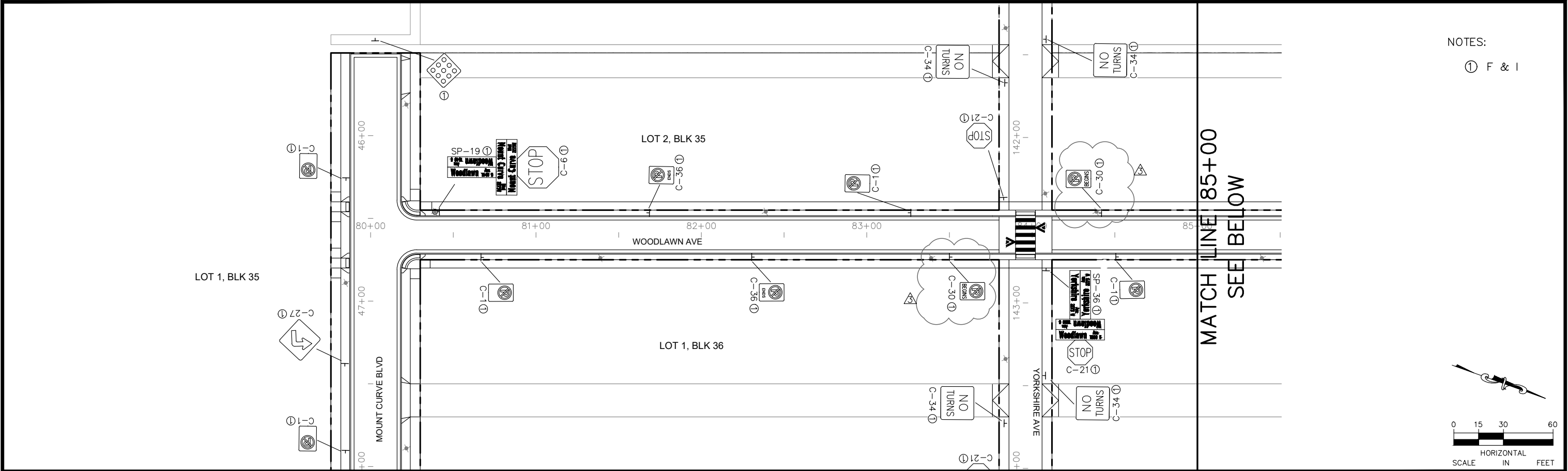
POLE NUMBER



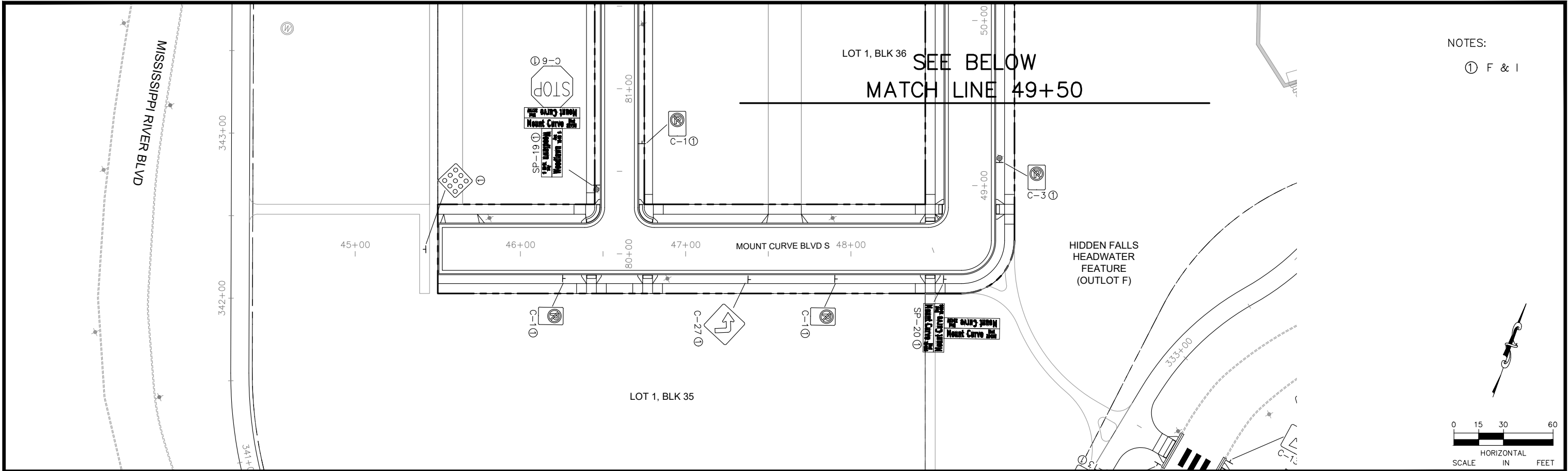
RECORD DRAWING



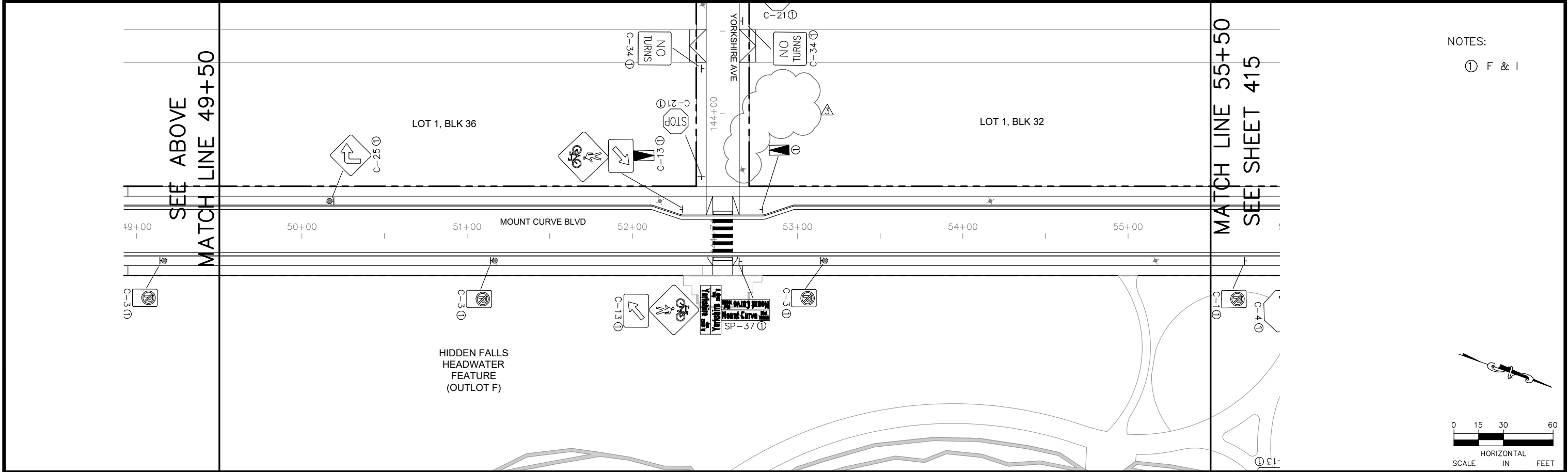
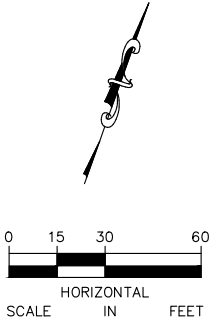
No.	Date	Revisions	App.	DRAWING NAME	Kimley»Horn 767 EUSTIS STREET, SUITE 100, ST. PAUL, MN 55114 PHONE: 651-645-4197 WWW.KIMLEY-HORN.COM	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. JOEL A. HINNENKAMP, PE DATE: 06/05/2024 MN LIC. NO. 53081	RYAN 	RYAN COMPANIES US, INC. FORD SITE REDEVELOPMENT CITY OF ST PAUL, MINNESOTA FINAL SITE PLAN WOODLAWN AVE LIGHTING PLAN STA. 80+00 TO STA. 91+00	SHEET NO.
2	7/1/20	BULLETIN #2	JAH	DESIGNED BY: KJC					449
				DRAWN BY: KJC					
				CHECKED BY: JAH					
				DATE: 06/05/2024					
				PROJECT NO. 160640016					522



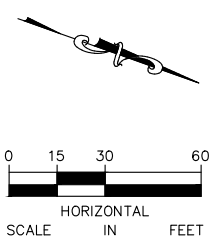
No.	Date	Revisions	App.	DRAWING NAME		I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. <i>Joel A. Hinnenkamp</i> JOEL A. HINNENKAMP, PE DATE: 05/27/20 MN LIC. NO. 53081			RYAN COMPANIES US, INC. FORD SITE REDEVELOPMENT CITY OF ST PAUL, MINNESOTA PRELIMINARY SITE PLAN	SHEET NO. 410 522
2	7/1/20	BULLETIN #2	JAH	DESIGNED BY: CMW						
3	8/10/20	BULLETIN #3	JAH	DRAWN BY: CMW						
				CHECKED BY: JAH						
				DATE: 05/27/20						
				PROJECT NO. 160640016					WOODLAWN AVE SIGNING AND STRIPING PLANS STA. 0+00 TO STA. 91+00	



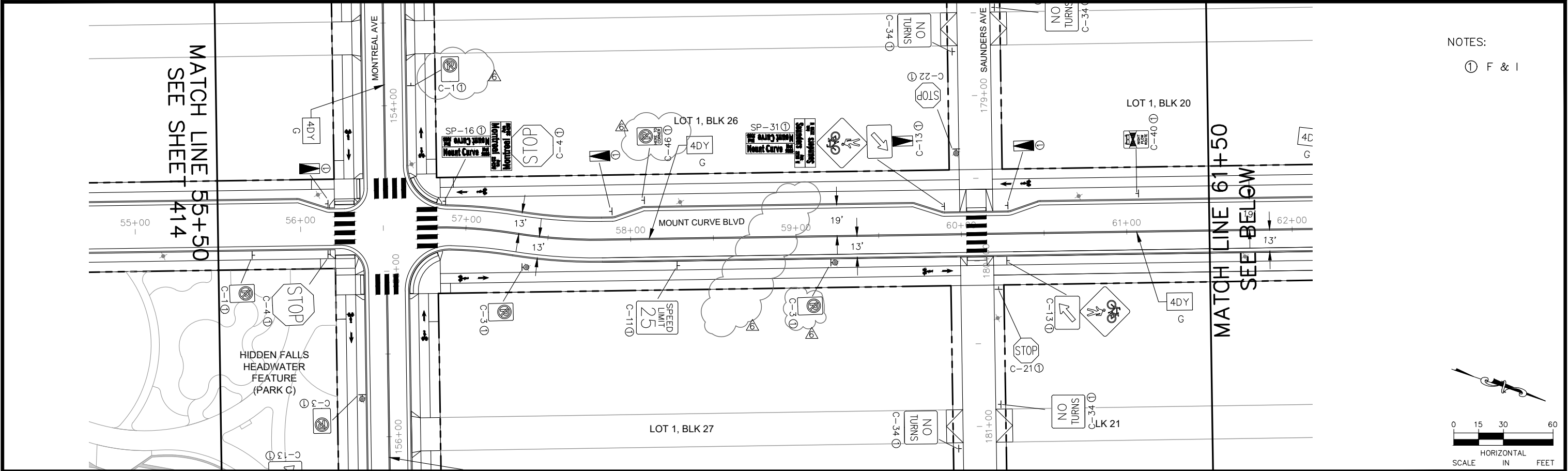
NOTES:
① F & I



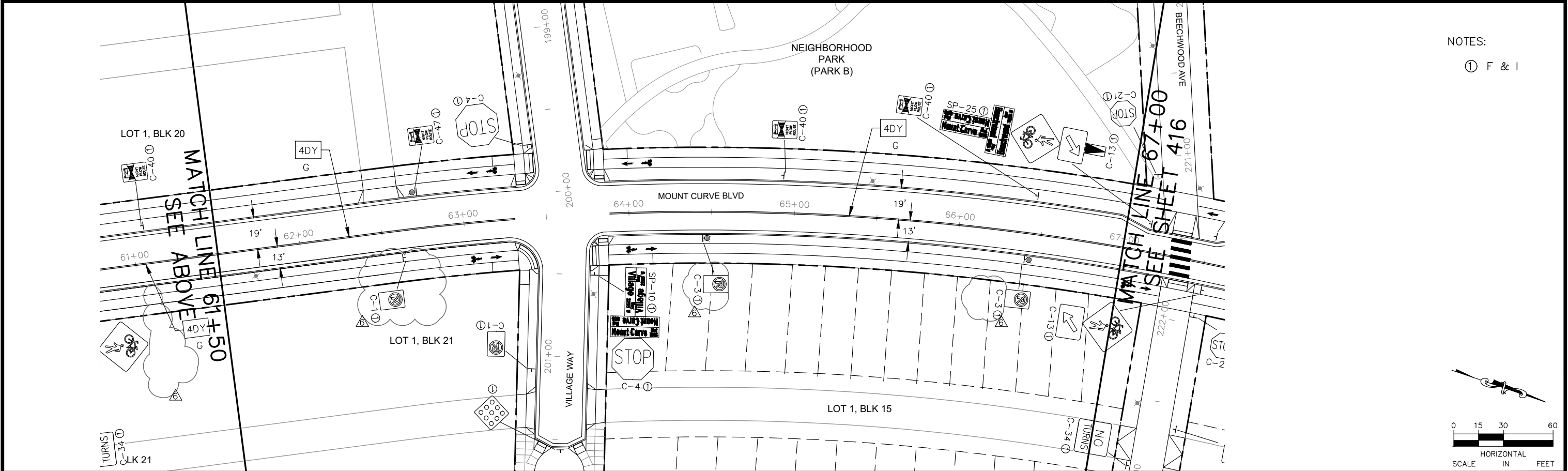
NOTES:
① F & I



No.	Date	Revisions	App.	DRAWING NAME	 	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. <i>Joel A. Hinnenkamp</i> JOEL A. HINNENKAMP, PE DATE: 05/27/20 MN LIC. NO. 53081			RYAN COMPANIES US, INC. FORD SITE REDEVELOPMENT CITY OF ST PAUL, MINNESOTA PRELIMINARY SITE PLAN	SHEET NO. 414 522
2	7/1/20	BULLETIN #2	JAH	DESIGNED BY: CMW						
3	8/10/20	BULLETIN #3	JAH	DRAWN BY: CMW						
				CHECKED BY: JAH						
				DATE: 05/27/20						
				PROJECT NO. 160640016					MOUNT CURVE BLVD SIGNING AND STRIPING PLANS STA. 45+00 TO STA. 55+50	



NOTES:
① F & I



NOTES:
① F & I

No.	Date	Revisions	App.	DRAWING NAME
2	7/1/20	BULLETIN #2	JAH	Ford SgnStrpPlan NS.dwg
3	8/10/20	BULLETIN #3	JAH	DESIGNED BY: CMW
4	9/2/20	BULLETIN #4	JAH	DRAWN BY: CMW
5	2/19/21	BULLETIN #5	JAH	CHECKED BY: JAH
6	4/2/21	BULLETIN #6	JAH	DATE: 4/2/21
			JAH	PROJECT NO. 160640016



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



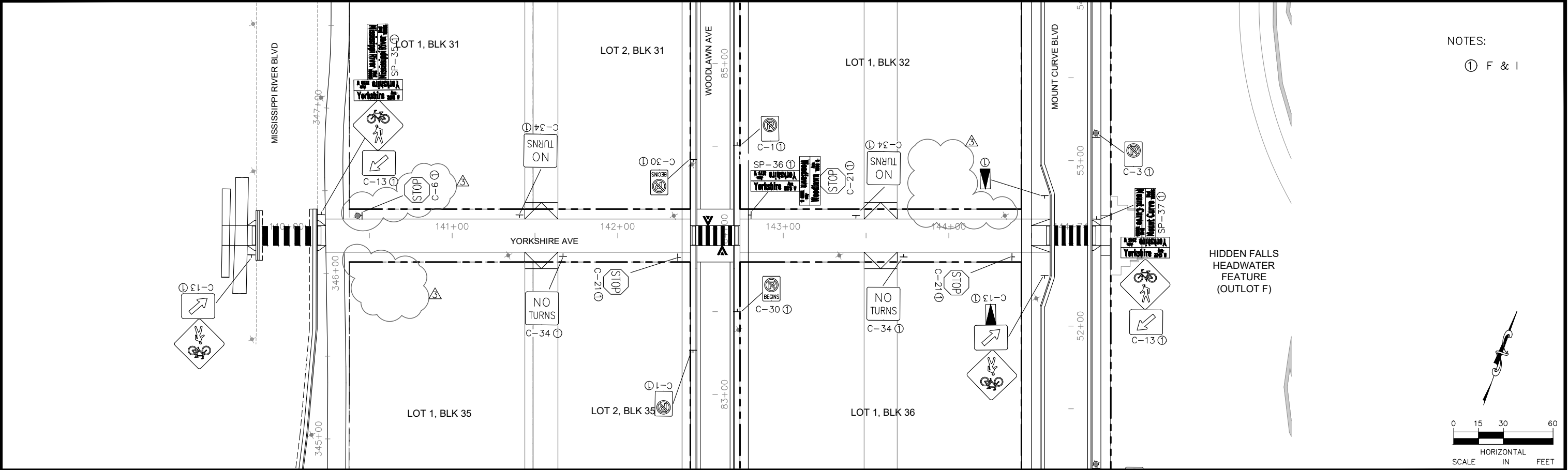


RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

MOUNT CURVE BLVD
SIGNING AND STRIPING PLANS
STA. 55+50 TO STA. 67+00

SHEET NO.
415

522



NOTES:
① F & I

No.	Date	Revisions	App.	DRAWING NAME
2	7/1/20	BULLETIN #2	JAH	Ford SgnStrpPlan EW.dwg
3	8/10/20	BULLETIN #3	JAH	
				DESIGNED BY: CMW
				DRAWN BY: CMW
				CHECKED BY: JAH
				DATE: 05/27/20
				PROJECT NO. 160640016



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: 05/27/20 MN LIC. NO. 53081



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

YORKSHIRE AVE
SIGNING AND STRIPING PLANS
STA. 140+00 TO STA. 144+73.90

SHEET NO.
418
522