

Exhibit A

Ordinance Permits 20260010223

Exhibit H

Form of Public Infrastructure Conveyance

PUBLIC INFRASTRUCTURE CONVEYANCE

• ORDINANCE PERMIT # 20260010223

This Public Infrastructure Conveyance Agreement ("Agreement") is made and entered into effective February 3, 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

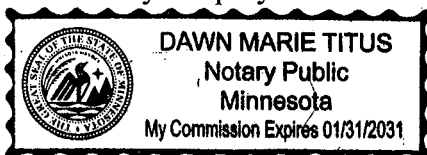
By: _____

Name: MAUREEN MICHALSKI

Its Senior Vice President

STATE OF Minnesota
) ss.
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me this 16 day of July, 2019²⁰²⁰, by Maureen Michalski, the Sr. 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.



DCT

Notary Public

[Exhibit N to Site Improvement Performance Agreement (Ford Site)]



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.

NB Woodlawn from Beechwood to Bohland. SB Mt. Curve from Alley to Beechwood.

Project Description

20260010223

Permit Number

Dan Glenz

44614

06/29/2026

(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. 24
Application Date 3/16/2026
SPR File # _____
Permit No. 20260010223

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:

2

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

NB Woodlawn from Beechwood to Bohland. SB Mt Curve from Alley way to Beechwood.

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 concrete sidewalks and bituminous bike path, and all landscaping as shown in all attached exhibits and plan sheets.

Applicable plan sheets related to this permit are listed below and attached to this application: EX-1, 9, 12, 13, 17, 259, 267

Applicant Contact Person:

Nick Saucier

Contact Person Title:

Project Manager

Contact Person Telephone:

507-720-8736

Contact Person Email:

Nick.Saucier@RyanCompanies.com

Bond Co.:

Travelers Casualty & Surety Company of America

Bond Amount:

\$73,609,974.00

Bond No.:

107185400

Insurance Co.:

Zurich American Insurance Company

Insurance Certificate No.:

N/A

Permit Conditions:

Install proposed infrastructure according to the signed and approved plan set. Construction must follow the most recent specifications, standards, regulations, and practices. For final acceptance and permit closure, please follow the checklist on page 2 of this document.

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:

Ryan Lowry
Signature

Eng. Tech. Supervisor
Title

4/15/2026
Date

Ryan Lowry
Printed Name

PERMIT NUMBER 20260010223

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:

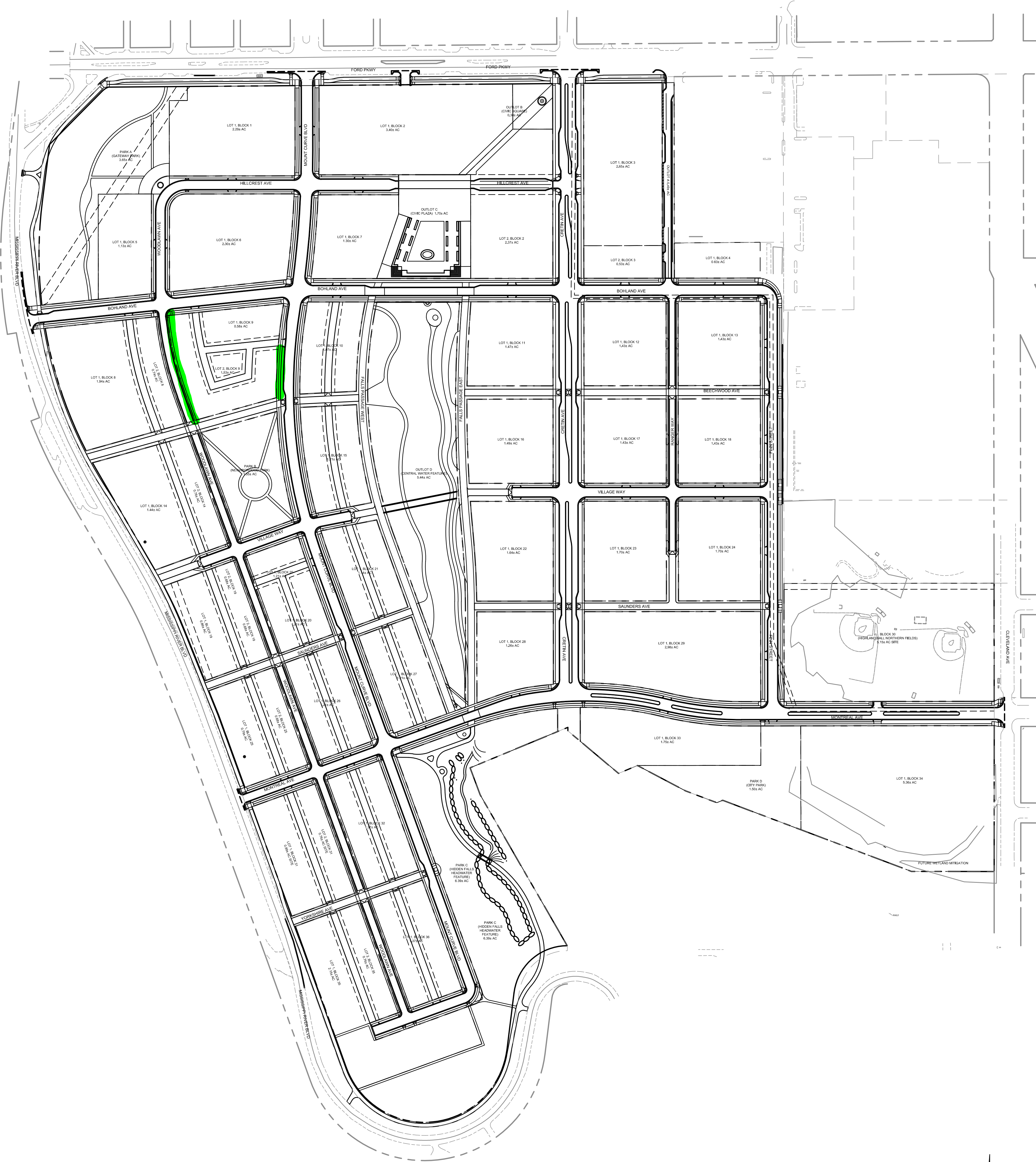
- ☒ Corrective (punch list) work completed;
- ☒ Original reproducible CAD and PDF as-built plans, signed by the Engineer of Record, provided to Public Works; Submittal of final copies of Metropolitan Council Environmental Services and MN Pollution Control Agency Permits (Sewer Extension, SAC Determination, 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;
- NA ☐ 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;
- 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;
- 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;
- NA ☐ All applicable operation and maintenance manuals provided to Public Works; and
- ☒ Certificate of Compliance signed and submitted to City by Engineer of Record.

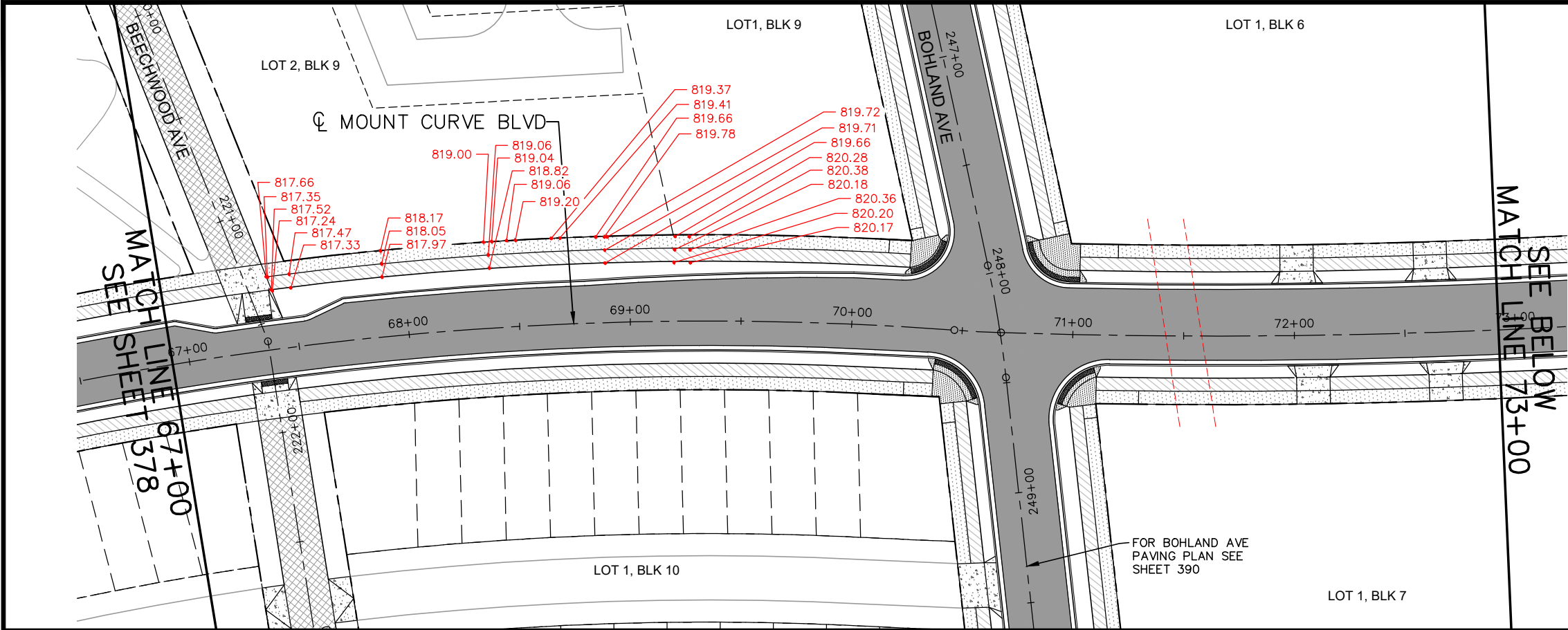
RELEASE OF PERMIT:

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

Release Authorized by _____ Title _____

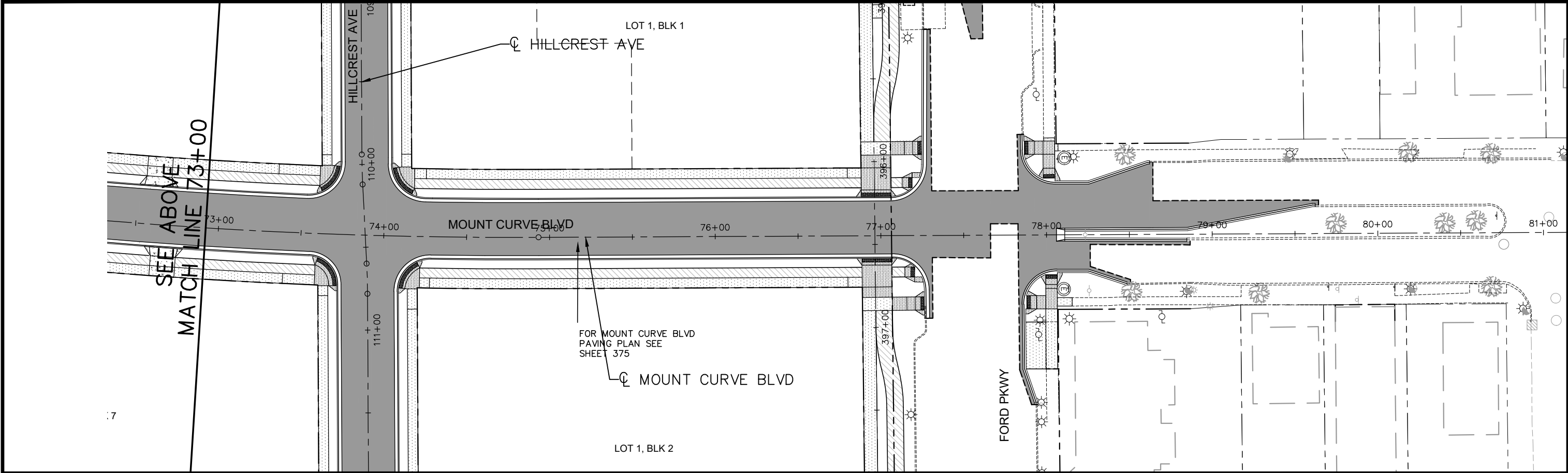
Infrastructure Projection Exhibit





- LEGEND
- BITUMINOUS ROADWAY
 - BITUMINOUS ROADWAY SECONDARY
 - BITUMINOUS TRAIL
 - SHARED USE TRAIL
 - 4" CONCRETE WALK
 - 6" CONCRETE WALK (HEAVY DUTY)
 - 8" CONCRETE ROADWAY AND DRIVEWAY

IT IS THE RESPONSIBILITY OF THE PRIVATE LAND OWNERS TO ENSURE FIRE ACCESS IS PROVIDED FOR EVERY STRUCTURE ON THE FORD SITE, WHETHER THE FIRE ACCESS IS VIA PRIVATE PROPERTY OR IN PUBLIC RIGHT-OF-WAY. WITH REGARDS TO THE STREET DESIGN OF MONTREAL AVE, INCLUDING THE AREA WEST OF CLEVELAND AVENUE AND EAST OF FALLS PASSAGE EAST, THE ST. PAUL FIRE DEPARTMENT WILL ACCEPT RYAN COMPANIES CONSTRUCTING CONTINUOUS MEDIANS IN THE ROADWAY AS PART OF THE INITIAL INFRASTRUCTURE DELIVERY AND PRIOR TO ANY VERTICAL DEVELOPMENT OF THE ADJOINING SITES. THE FIRE DEPARTMENT DEFERS TO PUBLIC WORKS FOR THEIR NEEDS FOR PROVIDING OPENINGS IN THE MEDIAN AND DRIVEWAYS WHERE APPLICABLE. ONCE VERTICAL DEVELOPMENT COMMENCES ON ANY PORTION OF ANY SITE ADJACENT TO A MEDIAN, FIRE ACCESS IS REQUIRED TO BE PROVIDED EITHER ON THE SITES THEMSELVES OR ON THE PUBLIC RIGHT-OF-WAY. IF, AT THE TIME THE SITES ARE DEVELOPED, THERE IS NOT FIRE ACCESS ON THE PRIVATE SITES THEMSELVES, IT WILL BE THE RESPONSIBILITY OF THE DEVELOPER OF THE RESPECTIVE PRIVATE DEVELOPMENT TO MODIFY THE STREET DESIGN, INCLUDING THE POSSIBILITY OF MODIFYING OR REMOVING MEDIANS.



No.	Date	Revisions	App.	DRAWING NAME
6	4/2/21	BULLETIN #6	xxx	Ford PavePlan NS-RD.dwg
				DESIGNED BY: RJG
				DRAWN BY: RJG
				CHECKED BY: GSB
				DATE: 06/05/2024
				PROJECT NO. 160640016

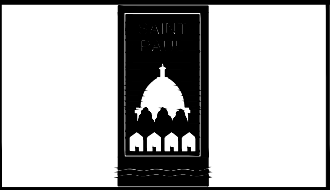
Kimley»Horn

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.

Gregory S. Brown
GREGORY S. BROWN, PE
DATE: 06/05/2024 MN LIC. NO. 22814

RYAN

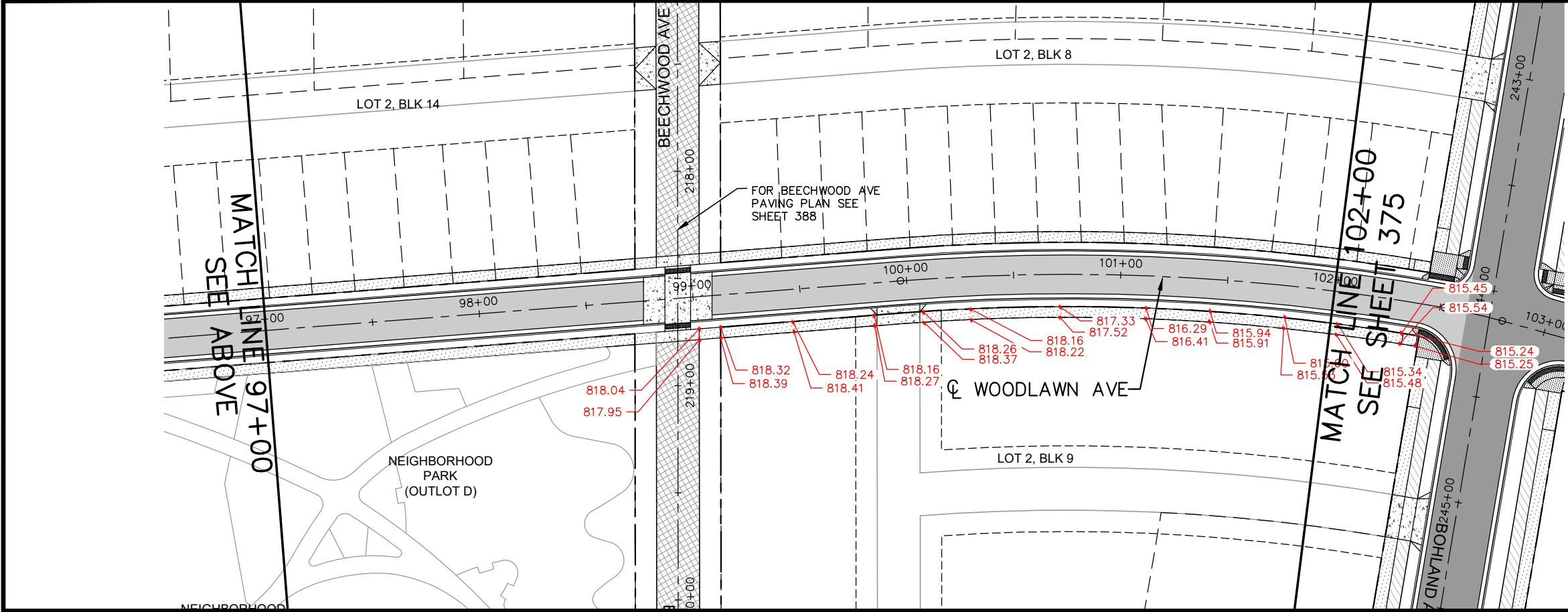
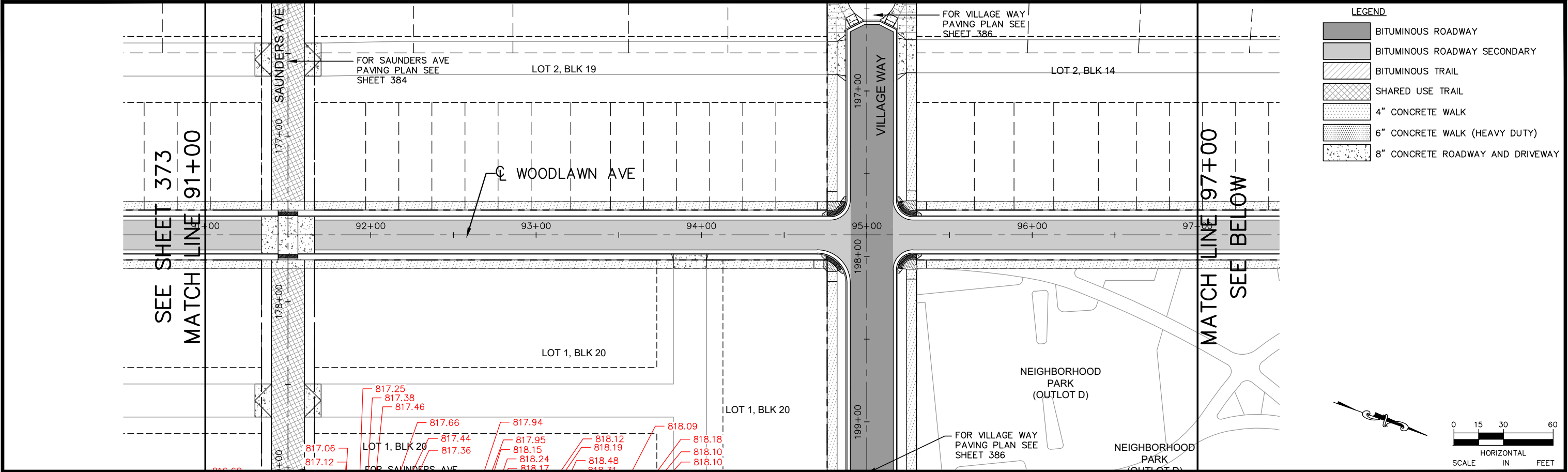


RYAN COMPANIES US, INC.
FORD SITE REDEVELOPMENT
CITY OF ST PAUL, MINNESOTA
FINAL SITE PLAN

MOUNT CURVE BLVD
PAVING PLAN
STA. 67+00 TO STA. 77+47.29

SHEET NO.
379

522



RECORD DRAWING

No.	Date	Revisions	App.	DRAWING NAME
1	2/19/21	BULLETIN #5	GAB	Ford PavePlan NS-RD.dwg
6	4/2/21	BULLETIN #6	xxx	
				DESIGNED BY: RJG
				DRAWN BY: RJG
				CHECKED BY: GSB
				DATE: 06/05/2024
				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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Gregory S. Brown
GREGORY S. BROWN, PE
DATE: 06/05/2024 MN LIC. NO. 22814

RYAN



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

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

SHEET NO.
374

522