FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, the UNITED STATES POSTAL SERVICE AN INDEPENDENT ESTABLISHMENT OF THE EXECUTIVE BRANCH OF THE GOVERNMENT OF THE UNITED STATES OF AMERICA, "Grantor," hereby quitclaims, releases and conveys in its "AS IS" condition to, REDEVELOPMENT AGENCY FOR THE CITY OF RENO, a public body, corporate and politic, organized under the laws of the State of Nevada as "Grantee," any and all right, title and interest in and to the following parcel of land described in Exhibit "A" attached hereto and incorporated by this reference (the "Property").

1. The Grantee hereby covenants and agrees, for itself and its heirs, successors, assigns and transferees, do hereby release and forever discharge the Grantor, and its employees, agents, representatives, affiliates, insurers, attorneys and their respective predecessors, successors and assigns (the "Released Parties"), from any and all claims and causes of action of any kind, whether known or unknown, suspected or unsuspected, actual or potential, existing now or in the future, arising out of or relating in any way to any condition (including any environmental conditions or hazards) on, under, or around the Property, or from the air, soil, groundwater or surface water at or beneath the Property. This release shall inure to the benefit of and be binding upon the Released Parties and the Grantee’s respective successors, assigns and transferees: Grantee hereby agrees to indemnify and hold harmless the Released Parties from and against all costs, expenses, claims damages and liability arising from the release on the Property of Hazardous Substances brought on the Property by Grantee or Grantee’s agents, employees or contractors.

2. Grantee hereby covenants on behalf of itself, its heirs, successors, and assigns, and transferees, at all times to the Nevada State Historic Preservation Office ("SHPO") to maintain and preserve the real property which includes but is not limited to the building, parking lot, landscaping and wall as follows:
A. To preserve and maintain the Property in a manner that preserves the character defining features of the exterior and interior of the building as described in the Historic Structures Report for the Reno Downtown Station by Historical Research Associates Inc. 2008, attached hereto and incorporated herein as Exhibit "B" ("Historic Structures Report") and in accordance with the recommended approaches in the Secretary of the Interior’s Standards for Treatment of Historic Properties. These standards include restoration, preservation, rehabilitation, restoration and reconstruction for this National Register of Historic Places listed Property ("National Register");

B. That no construction, alteration, remodeling or any other work to the interior or exterior of the building or modifications to the parking lot, wall or landscaping that relates to the characteristics that qualify it for inclusion to the National Register and that would diminish the historic integrity of the Property shall be undertaken without prior consultation with and express written permission from the SHPO, signed by that individual or a fully authorized representative thereof.

C. That the SHPO or a fully authorized representative thereof shall be permitted at all reasonable times to inspect the Property in order to ascertain if the above conditions are being observed. Prior to said inspection, the SHPO shall furnish written notification to the Grantee of its intent to inspect the Property;

D. That these covenant are binding on the Grantee, its heirs, successors, and assigns in perpetuity. Restrictions, stipulations, and covenants contained herein shall be incorporated into any deed or other legal instrument by which it divests itself of either the fee simple title or any other lesser estate in or any part thereof;

E. That the failure of the SHPO to exercise any right or remedy granted under this instrument shall not have the effect of waiving or limiting the exercise of any other right or remedy or the use of such right or remedy at any other time;

F. That these covenants shall be a binding servitude upon the real property that includes the Property and shall be deemed to run with the land.

G. That Grantee shall educate its contractors and any third parties operating within the Property on the requirements of the covenants and ensure that contractors and third parties understand that no action may be taken on the property without consulting with the SHPO; and,

H. Should excavation or exposure of original surfaces reveal the presence of archaeological or human remains, work will be halted in the immediate vicinity of the find and the discovery will be reported to the SHPO. Grantee shall follow the recommendations of the SHPO regarding disposition of the discovery.

3. The Property contains wetlands and is located in a 100-year floodplain. Grantee hereby acknowledges and covenants on behalf of itself, its heirs, successors, and assigns that the Property may be restricted in use pursuant to federal, state, or local wetland and floodplain regulations.

4. The covenants contained in paragraphs 1, 2, and 3 of this Quitclaim Deed shall be binding for the benefit of the Grantor, Grantee, and SHPO, and their respective successors and assigns and any successor in interest to the Property or any part thereof, and such covenants shall run in favor of the Grantor and such aforementioned parties for the entire period during which such covenants shall be in force and effect, without regard to whether the Grantee is or remains an owner of any land or interest
thearin to which such covenants relate. The Grantor and such aforementioned parties, in the event of any breach of any such covenants, shall have the right to exercise all the rights and remedies and to maintain any actions at law or suits in equity or other proper proceedings to enforce the curing of such breach. Moreover, these covenants shall constitute conclusive evidence that the Grantee agrees to be bound by the foregoing conditions and restrictions and to perform to obligations herein set forth.

5. The "Effective Date" shall be the date this Quitclaim Deed is fully signed by the parties and recorded in the Official Records of Washoe County, Nevada.

GRANTOR:
United States Postal Service,

[Signature]
By: Jane E. Bjork
Its: Contracting Officer

WASHINGTON D.C.

[Notary Public's Seal]

I, the undersigned, a notary public in and for said county in said state, hereby certify that the Contracting Officer, whose name Jane E. Bjork of the United States Postal Service is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, as such officer and with full authority, executed the same voluntarily for and as the act of the United States Postal Service.

Given under my hand and official seal this 29th day of August, 2012.

[Notary Public's Signature]
Notary Public
Exhibit A:
Legal Description
EXHIBIT A

LAND DESCRIPTION

A portion land located southerly of the Truckee River, northerly of Mill Street, easterly of the South Virginia Street and westerly of Center Street, being situated in the North half (N 1/2) of the Southeast quarter (SE 1/4) of Section 11, Township 19 North, Range 19 East, Mount Diablo Meridian, in Reno, Nevada, and being more particularly described as follows:

COMMENCING at a found chiseled "X" in concrete at the northeasterly corner of Parcel A2 as shown on Record of Survey No. 4696, recorded on March 27, 2006, as Document No. 3366018, Official Records of Washoe County;

THENCE, South 59°25’51” East, a distance of 115.23 feet to the POINT OF BEGINNING at the northeasterly corner of the intersection of the right-of-ways for South Virginia Street and Mill Street;

THENCE, North 72°47’34” East, a distance of 303.07 feet along the northerly right-of-way of Mill Street to the northwesterly corner of the intersection of the right-of-ways for Mill Street and Center Street;

THENCE, North 17°12’26” West, a distance of 191.92 feet along the westerly right-of-way of Center Street to the ordinary high water mark of the southerly edge of the Truckee River, which coincides with the northerly edge of a concrete retaining wall along the southerly edge of the Truckee River;

THENCE, South 69°30’59” West, a distance of 313.33 feet along said ordinary high water mark to the easterly right-of-way of South Virginia Street;

THENCE, South 27°00’26” East, a distance of 76.90 feet along said easterly right-of-way;

THENCE, South 15°15’26” East, a distance of 98.29 feet along said easterly right-of-way to the POINT OF BEGINNING;

Containing 55,616 square feet of land, more or less.
BASIS OF BEARING:
Identical to that of Record of Survey No. 4696, recorded on March 27, 2006, as Document No. 3366018, Official Records of Washoe County.

Prepared by:

Glen C. Armstrong, PLS
Nevada Certificate No. 16451
US Geomatics
227 Vine Street
PO Box 3299
Reno, Nevada 89505