

RECORDING COVER PAGE

APN(s):

Title of Document: **Partial Release, Reconveyance and Amendment of Mortgage Agreement**

Grantor(s): **UNITED STATES DEPARTMENT OF COMMERCE
ECONOMIC DEVELOPMENT ADMINISTRATION**

Grantee(s): **CITY OF RENO, a municipal corporation**

Date of Document: _____, 2025

Grantee's Mailing Address: 1 East First Street
Reno, NV 89501

Legal Description:

Recording Requested By And After Recording Mail To:

City of Reno
Attn: Lori Miles, Property Agent
P.O. Box 1900
Reno, NV 89505

PARTIAL RELEASE, RECONVEYANCE AND AMENDMENT OF MORTGAGE AGREEMENT

THIS PARTIAL RELEASE, RECONVEYANCE AND AMENDMENT OF MORTGAGE AGREEMENT (this "Reconveyance") is made as of _____, 2025, by UNITED STATES DEPARTMENT OF COMMERCE, ECONOMIC DEVELOPMENT ADMINISTRATION, referred to in this Reconveyance as "EDA" and the CITY OF RENO, a municipal corporation, referred to in this Reconveyance as "CITY."

RECITALS

- A. On August 25, 2021, the CITY entered into an Agreement and Mortgage (the "Mortgage"), which was recorded on September 24, 2021, as **Document No. 5230308** in the Official Records of Washoe County, Nevada.
- B. The Mortgage encumbers certain real property in Washoe County, State of Nevada, described on Exhibit 1 A (the "Property").
- C. CITY and EDA desire to amend the Mortgage to release from the Mortgage and to reconvey the Property described on Exhibits 1 B, 2B and 3 B.
- D. CITY and EDA desire to maintain the Mortgage real property described on Exhibit 4 B.

NOW THEREFORE, in consideration of the Recitals above, of the covenants, representations and warranties below, and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the undersigned agree as follows, intending to be legally bound.

- 1. Modification of the Mortgage. The Mortgage is hereby amended by substituting the legal description of the real property on Exhibit 1 A for that the legal description of the real property on Exhibit 4 B.
- 2. Reconveyance. EDA agrees to and does hereby release and reconvey the Property described on Exhibits 1 B and 2 B, 3B from the Mortgage.
- 3. No Implied Modification. Except as expressly modified in this instrument, the Mortgage remains in full force and effect in accordance with its terms.
- 4. Miscellaneous. This Reconveyance (a) shall be governed by and construed in accordance with the laws of the State of Nevada; (b) may be executed in multiple counterparts, each of which shall constitute an original; (c) shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, successors and assigns; and (d) may not be modified, amended or altered except by in writing and signed by the parties hereto.

IN WITNESS WHEREOF, the Company has executed this Reconveyance effective as of the day and year first above written.

UNITED STATES DEPARTMENT OF COMMERCE,
ECONOMIC DEVELOPMENT ADMINISTRATION

By: Maiea Sellers

Maiea Sellers, Acting Regional Director

Date: 3/12/2025

STATE OF WASHINGTON

COUNTY OF King

ss.

On this 12th day of March, in the year 2025, before me, a notary Public in the State of Washington, personally appeared Maiea Sellers as Acting Regional Director for the UNITED STATES DEPARTMENT OF COMMERCE, ECONOMIC DEVELOPMENT ADMINISTRATION, known or identified to me, to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

NR

(Notary Public)
State of Washington
NILOOFAR REZAEI
LICENSE # 24032171
MY COMMISSION EXPIRES
OCTOBER 21, 2028

(Legibly Print or Stamp Name of Notary)

Notary public in and for the State of Washington,
residing at federal way

My appointment expires 10/21/2028

CITY OF RENO

By: _____
Hillary L. Schieve, Mayor

ATTEST:

By: _____
Mikki Hunstman, City Clerk

APPROVED:

By: _____
Susan Ball Rothe, Deputy City Attorney

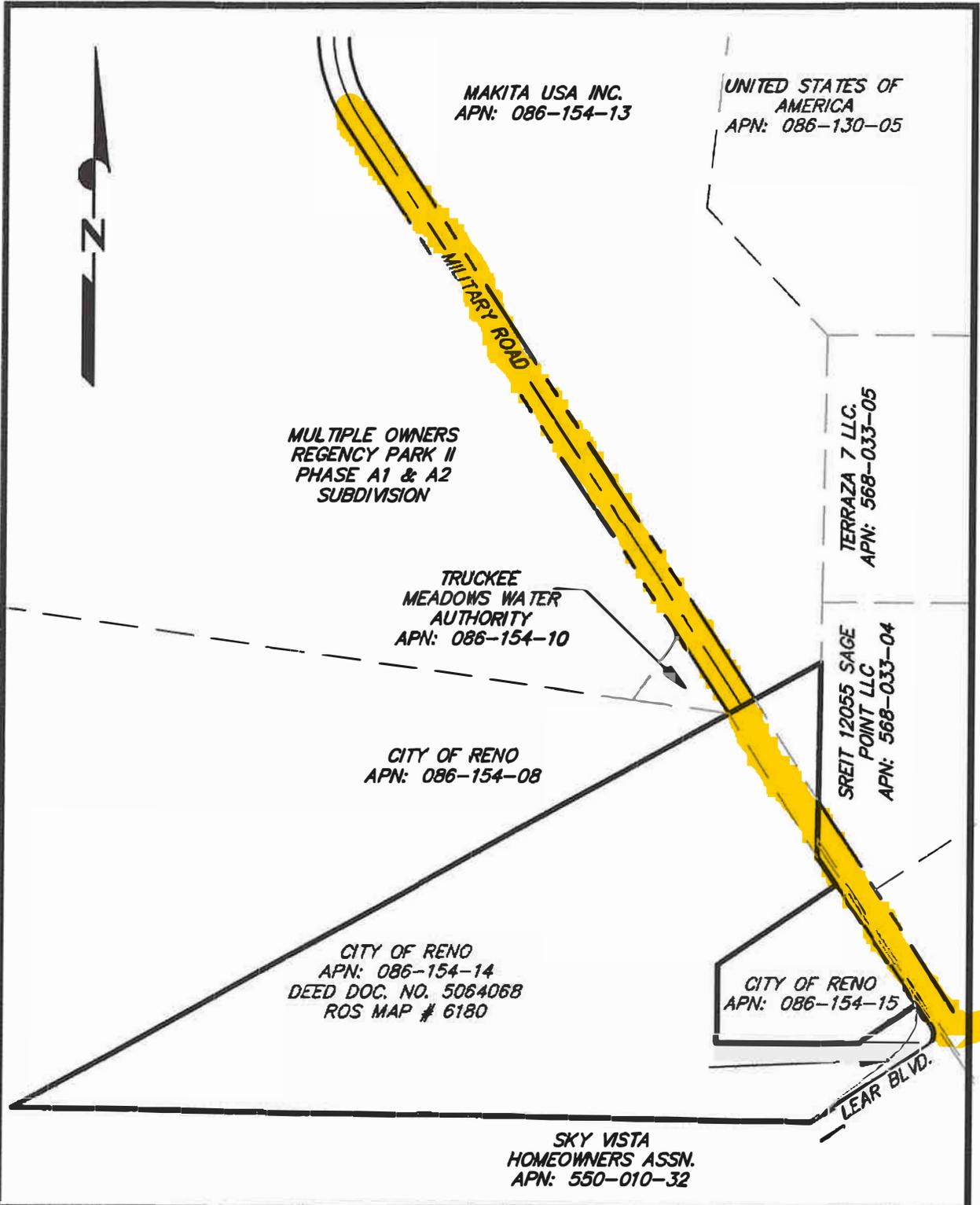
STATE OF NEVADA)
) ss
COUNTY OF WASHOE)

On this _____ day of _____, 2025, Hillary L. Schieve, Mayor of the City of Reno, personally appeared before me a Notary Public in and for said County and State, and is known to me to be the person described in and who executed the within and foregoing instrument, and who acknowledged to me that he/she executed the same freely and voluntarily and for the uses and purposes therein mentioned on behalf of the City of Reno.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public _____ My commission expires _____

"EXHIBIT 1A"



BATTLE BORN VENTURES, LLC
 600 GLEESON WAY PHONE (775) 813-4934
 SPARKS, NEVADA 89431 FAX (775) 359-4476
 www.battlebornventures.com

Land Surveyors - Civil Engineers

W.O. #:	2021_128
BY:	GRA
DATE:	07/01/2024
SCALE:	1" = 500'

"EXHIBIT 1B"

EXHIBIT "A" LEGAL DESCRIPTION FOR RIGHT-OF-WAY DEDICATION APN: 086-154-14

A portion of land, situated within a portion of the North East 1/4 of Section 32, Township 21 North, Range 19 East, Mount Diablo Base and Meridian, City of Reno, State of Nevada, more particularly described as follows:

Beginning at the north east corner of Parcel 1-B as shown on the Record of Survey Map for City of Reno, recorded in the official records of Washoe County Recorder's Office on August 11, 2020, as Document File # 5064069, Survey Map # 6180 and Deed Document File # 5064068, recorded on August 11, 2020;

Thence South 60°53'43" West 249.76 feet along the north boundary line of said parcel to the **true point of beginning**, said point being in common with the south corner of a parcel of land as shown on the Record of Survey Map for Makita U.S.A., INC., recorded in the official records of Washoe County Recorder's Office on June 19, 2019, as Document File # 4921761, Survey Map # 6053;

Thence South 60°53'43" West 100.26 feet along the north boundary line of said parcel to a point in common with the south east corner of Parcel B as shown on Parcel Map for University of Nevada, Reno, recorded in the official records of Washoe County Recorder's Office on April 15, 2002, as Document File # 2675812, Parcel Map # 3857;

Thence departing the north boundary line of said parcel, South 31°48'57" East 563.40 feet to the easterly corner of said parcel;

Thence North 00°46'39" East 186.44 feet along the east boundary line of said parcel;

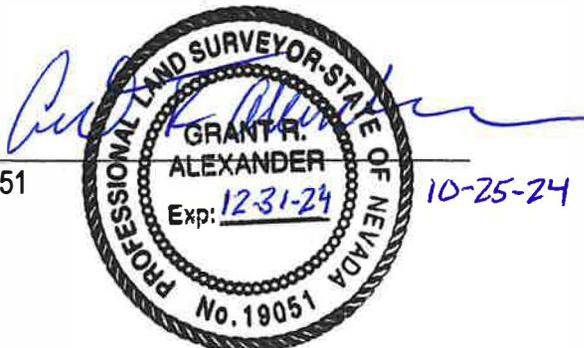
Thence departing the east boundary line of said parcel, North 31°51'20" West 401.58 feet to the **true point of beginning**, containing 48,400 square feet, more or less.

Basis of Bearings: NAD 83(94) Nevada State Plane Coordinate System, West Zone (2703).

All distances shown are ground distances.

See Exhibit B attached hereto.

Grant R. Alexander, P.L.S. 19051
Battle Born Ventures, LLC
600 Gleeson Way
Sparks, NV 89431



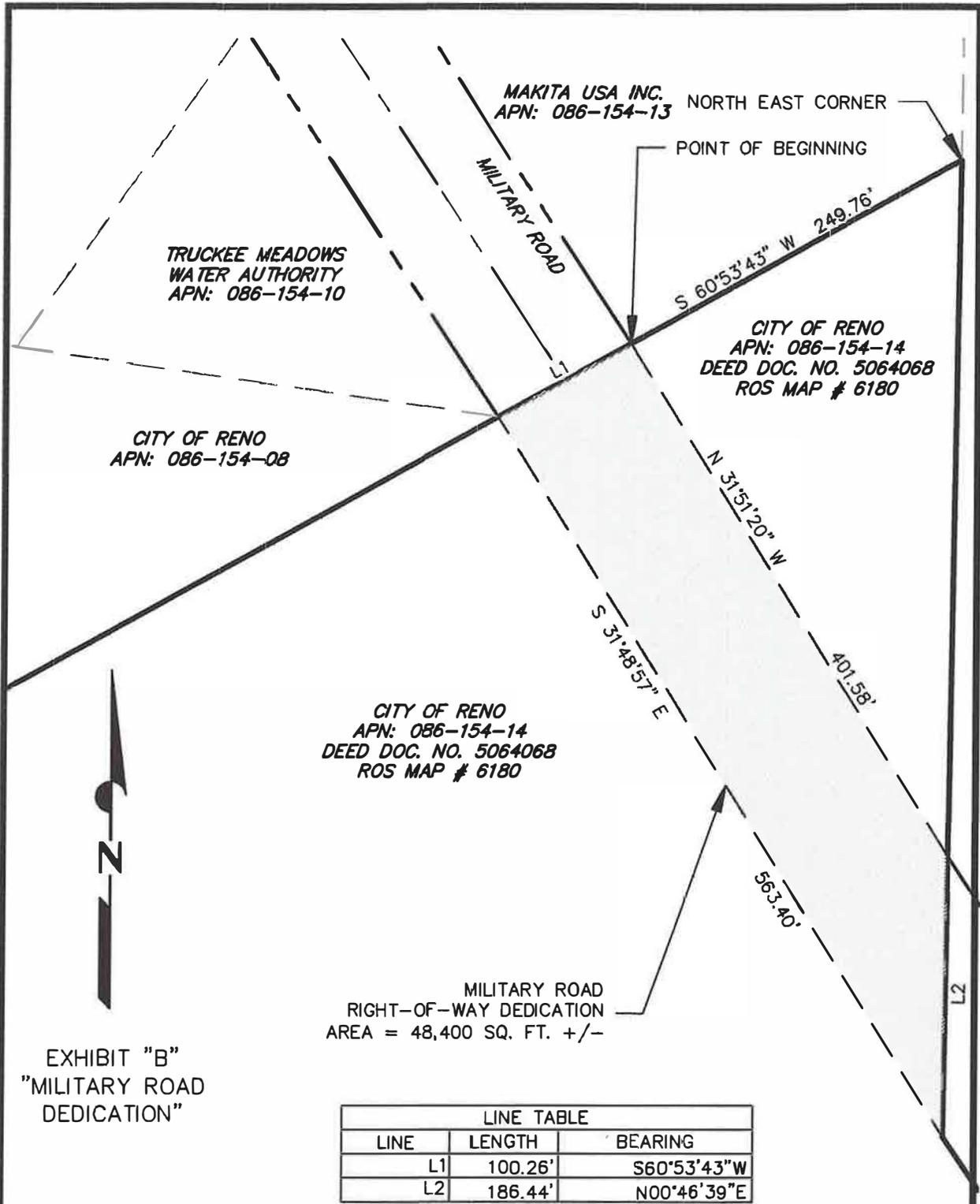


EXHIBIT "B"
"MILITARY ROAD
DEDICATION"

LINE TABLE		
LINE	LENGTH	BEARING
L1	100.26'	S60°53'43"W
L2	186.44'	N00°46'39"E



BATTLE BORN VENTURES, LLC
 600 GLEESON WAY
 SPARKS, NEVADA 89431
 www.battlebornventures.com

Land Surveyors - Civil Engineers

W.O. #: 2021_128
 BY: GRA
 DATE: 07/01/2024
 SCALE: 1" = 100'

"EXHIBIT 2B"

EXHIBIT "A" LEGAL DESCRIPTION FOR RIGHT-OF-WAY DEDICATION APN: 086-154-14

A portion of land, situated within a portion of the North West 1/4 of Section 33, Township 21 North, Range 19 East, Mount Diablo Base and Meridian, City of Reno, State of Nevada, more particularly described as follows:

Beginning at the most southerly corner of Parcel 1-B as shown on the Record of Survey Map for City of Reno, recorded in the official records of Washoe County Recorder's Office on August 11, 2020, as Document File # 5064069, Survey Map # 6180 and Deed Document File # 5064068, recorded on August 11, 2020, said point bears South 00°46'39" West 0.41 feet from the 1/4 corner common to Sections 32 and 33;

Thence departing the most southerly corner of said parcel, North 49°48'03" East 111.59 feet;

Thence North 50°34'07" East 42.42 feet;

Thence North 52°03'59" East 176.22 feet;

Thence North 47°09'09" East 29.03 feet;

Thence North 43°51'22" East 30.14 feet;

Thence North 38°11'52" East 28.78 feet to the beginning of a tangent curve to the left;

Thence north easterly 99.94 feet along said curve, having a radius of 150.00 feet, through a delta angle of 38°10'22";

Thence North 07°29'13" West 27.12 feet to the most easterly corner common to Parcel 1-B and Parcel 2-B of the above mentioned map;

Thence South 34°05'08" East 87.65 feet along the easterly boundary line of said parcel to the beginning of a tangent curve to the right;

Thence south westerly 79.36 feet along said curve and easterly boundary line of said parcel, having a radius of 50.00 feet, through a delta angle of 90°56'38" to the south easterly boundary line of said parcel;

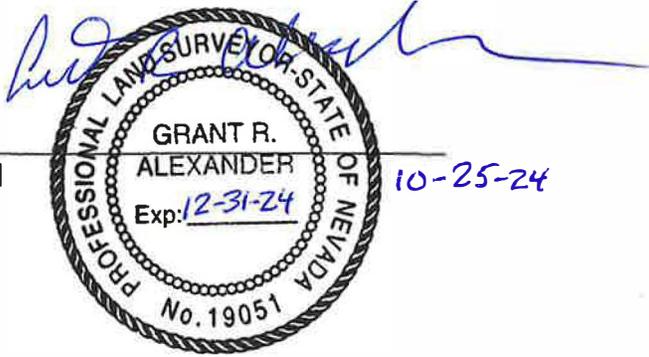
Thence South 56°51'30" West 454.52 feet along the south easterly boundary line of said parcel to the **point of beginning**, containing 16,584 square feet, more or less.

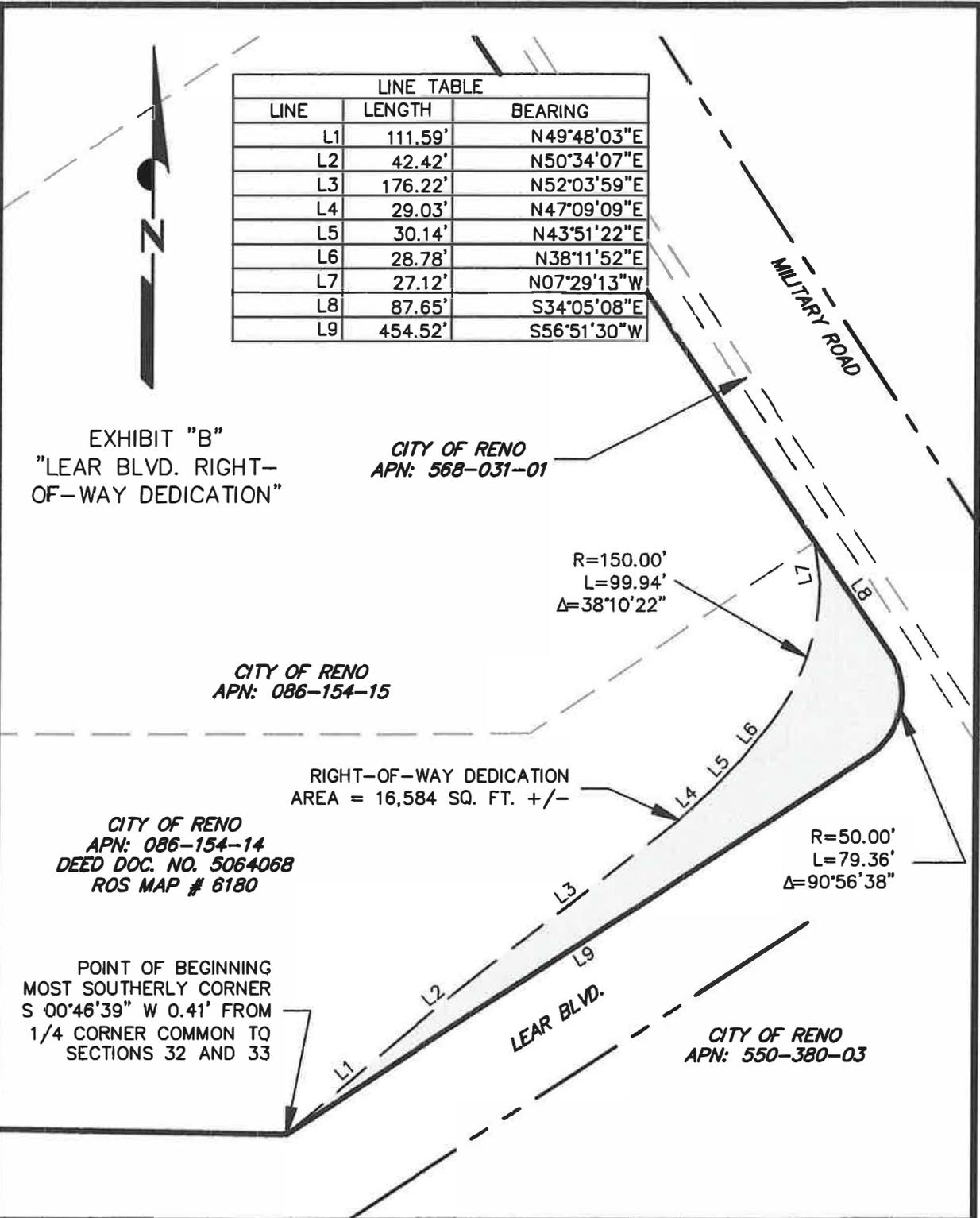
Basis of Bearings: NAD 83(94) Nevada State Plane Coordinate System, West Zone (2703).

All distances shown are ground distances.

See Exhibit B attached hereto.

Grant R. Alexander, P.L.S. 19051
Battle Born Ventures, LLC
600 Gleeson Way
Sparks, NV 89431





LINE TABLE		
LINE	LENGTH	BEARING
L1	111.59'	N49°48'03"E
L2	42.42'	N50°34'07"E
L3	176.22'	N52°03'59"E
L4	29.03'	N47°09'09"E
L5	30.14'	N43°51'22"E
L6	28.78'	N38°11'52"E
L7	27.12'	N07°29'13"W
L8	87.65'	S34°05'08"E
L9	454.52'	S56°51'30"W

EXHIBIT "B"
"LEAR BLVD. RIGHT-
OF-WAY DEDICATION"

CITY OF RENO
APN: 568-031-01

R=150.00'
L=99.94'
Δ=38°10'22"

CITY OF RENO
APN: 086-154-15

RIGHT-OF-WAY DEDICATION
AREA = 16,584 SQ. FT. +/-

CITY OF RENO
APN: 086-154-14
DEED DOC. NO. 5064068
ROS MAP # 6180

R=50.00'
L=79.36'
Δ=90°56'38"

POINT OF BEGINNING
MOST SOUTHERLY CORNER
S 00°46'39" W 0.41' FROM
1/4 CORNER COMMON TO
SECTIONS 32 AND 33

CITY OF RENO
APN: 550-380-03



BATTLE BORN VENTURES, LLC
600 GLEESON WAY
SPARKS, NEVADA 89431
www.battlebornventures.com
Land Surveyors - Civil Engineers

W.O. #: 2021_128
BY: GRA
DATE: 07/01/2024
SCALE: 1" = 100'

"EXHIBIT 3B"

EXHIBIT "A" LEGAL DESCRIPTION FOR RESULTANT PARCEL APN: 086-154-14

A portion of land, situated within a portion of the North East 1/4 of Section 32, Township 21 North, Range 19 East, Mount Diablo Base and Meridian, City of Reno, State of Nevada, more particularly described as follows:

Beginning at the north east corner of Parcel 1-B as shown on the Record of Survey Map for City of Reno, recorded in the official records of Washoe County Recorder's Office on August 11, 2020, as Document File # 5064069, Survey Map # 6180 and Deed Document File # 5064068, recorded on August 11, 2020;

Thence South $60^{\circ}53'43''$ West 249.76 feet along the north boundary line of said parcel, said point being in common with the south corner of a parcel of land as shown on the Record of Survey Map for Makita U.S.A., INC., recorded in the official records of Washoe County Recorder's Office on June 19, 2019, as Document File # 4921761, Survey Map # 6053;

Thence departing the north boundary line of said parcel, South $31^{\circ}51'20''$ East 401.58 feet to the easterly boundary of said parcel;

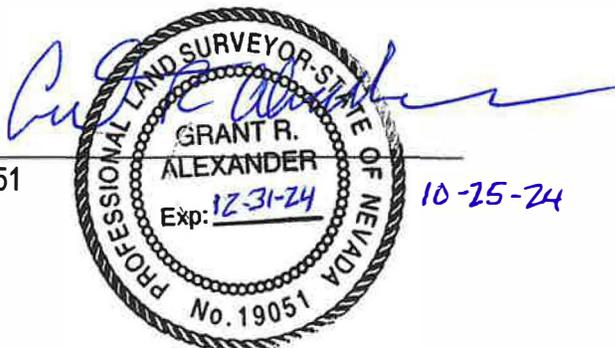
Thence North $00^{\circ}46'39''$ East 462.62 feet along the east boundary line of said parcel **point of beginning**, containing 50,091 square feet, more or less.

Basis of Bearings: NAD 83(94) Nevada State Plane Coordinate System, West Zone (2703).

All distances shown are ground distances.

See Exhibit B attached hereto.

Grant R. Alexander, P.L.S. 19051
Battle Born Ventures, LLC
600 Gleeson Way
Sparks, NV 89431



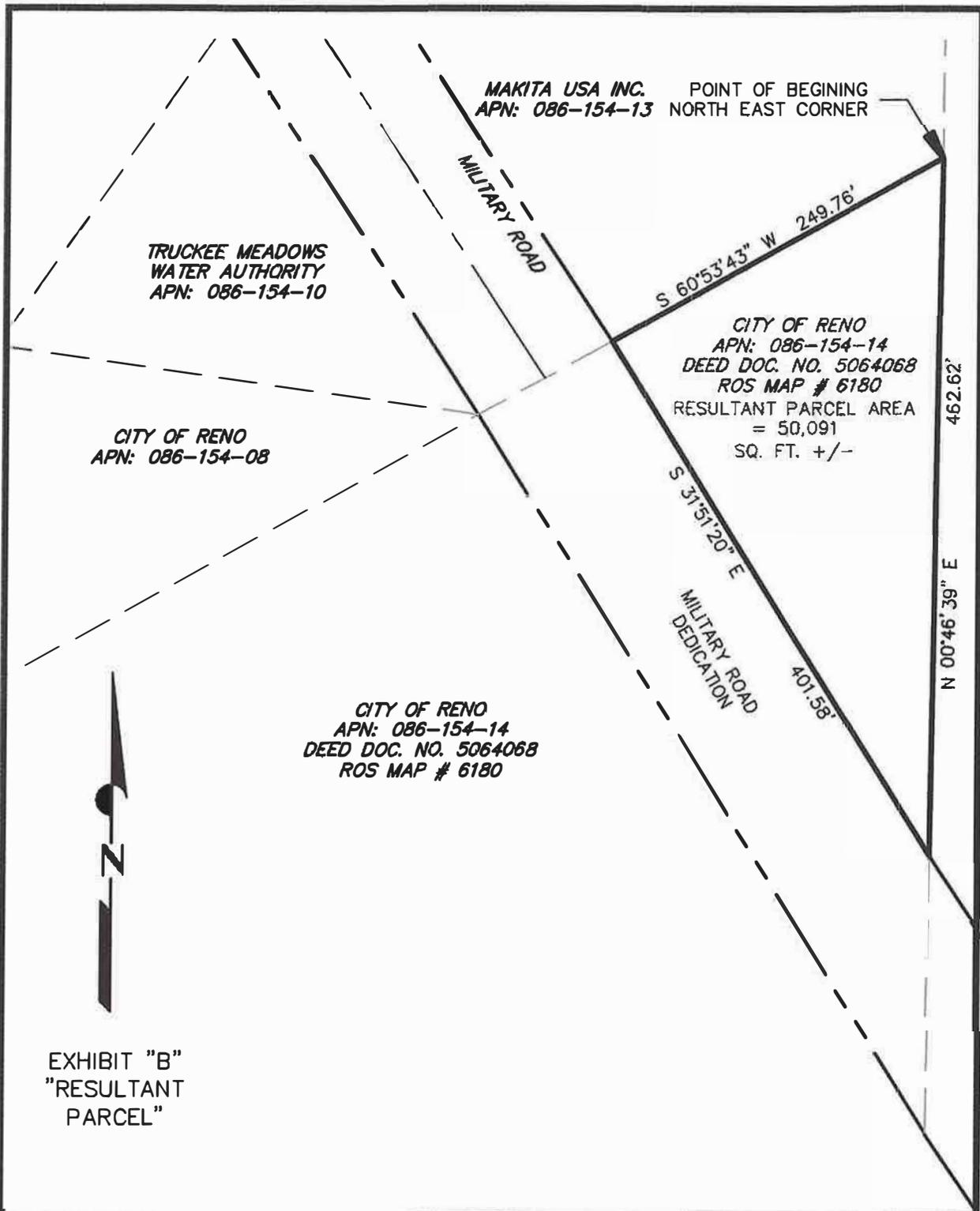


EXHIBIT "B"
 "RESULTANT
 PARCEL"



BATTLE BORN VENTURES, LLC
 600 GLEESON WAY
 SPARKS, NEVADA 89431
 www.battlebornventures.com

PHONE (775) 813-4934
 FAX (775) 359-4476

Land Surveyors - Civil Engineers

W.O. #: 2021_128
 BY: GRA
 DATE: 07/01/2024
 SCALE: 1" = 100'

"EXHIBIT 4B"

EXHIBIT "A" LEGAL DESCRIPTION FOR REMAINING PARCEL APN: 086-154-14

A portion of land, situated within a portion of the North East 1/4 of Section 32 and North West 1/4 of Section 33, Township 21 North, Range 19 East, Mount Diablo Base and Meridian, City of Reno, State of Nevada, more particularly described as follows:

Beginning at the south west corner of Parcel 1-B as shown on the Record of Survey Map for City of Reno, recorded in the official records of Washoe County Recorder's Office on August 21, 2020, as Document File # 5064069, Survey Map # 6180 and Deed Document File # 5064068, recorded on August 11, 2020;

Thence North $60^{\circ}53'43''$ East 2709.84 feet along the north boundary line of said parcel to a point in common with the south east corner of Parcel B as shown on Parcel Map for University of Nevada, Reno, recorded in the official records of Washoe County Recorder's Office on April 15, 2002, as Document File # 2675812, Parcel Map # 3857;

Thence departing the north boundary line of said parcel, South $31^{\circ}48'57''$ East 563.40 feet to the to the easterly corner of said parcel;

Thence South $34^{\circ}05'08''$ East 113.12 feet along the east boundary line of said parcel to the most northerly corner common to Parcel 1-B and Parcel 2-B of the above mentioned map;

Thence along the common boundary line of Parcel 1-B and Parcel 2-B the following 5 courses;

1. South $55^{\circ}54'52''$ West 474.72 feet;
2. South $00^{\circ}05'15''$ East 257.26 feet;
3. South $32^{\circ}35'04''$ East 2.89 feet;
4. North $89^{\circ}59'36''$ East 474.42 feet;
5. North $55^{\circ}54'52''$ East 225.70 feet to the most easterly corner common to Parcel 1-B and Parcel 2-B of the above mentioned map;

Thence South $34^{\circ}05'08''$ East 87.65 feet along the easterly boundary line of said parcel to the beginning of a tangent curve to the right;

Thence south westerly 79.36 feet along said curve and easterly boundary line of said parcel, having a radius of 50.00 feet, through a delta angle of $90^{\circ}56'38''$ to the south easterly boundary line of said parcel;

Thence South $56^{\circ}51'30''$ West 454.52 feet along the south easterly boundary line of said parcel;

Thence North $00^{\circ}46'39''$ East 0.41 feet along the south easterly boundary line of said parcel;

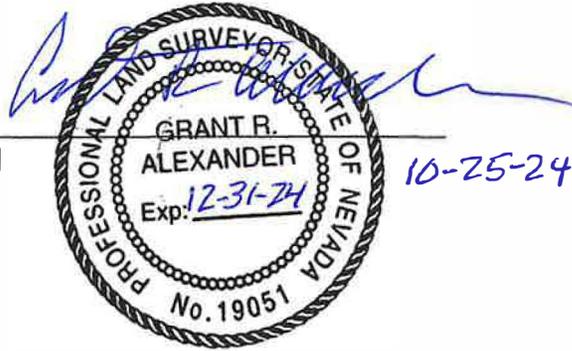
Thence North $89^{\circ}02'50''$ West 2653.06 feet to the **point of beginning**, containing 1,888,709 square feet, more or less, 43.36 acres more of less.

Basis of Bearings: NAD 83(94) Nevada State Plane Coordinate System, West Zone (2703).

All distances shown are ground distances.

See Exhibit B attached hereto.

Grant R. Alexander, P.L.S. 19051
Battle Born Ventures, LLC
600 Gleeson Way
Sparks, NV 89431



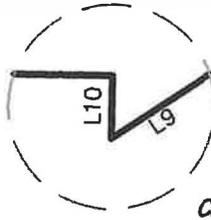
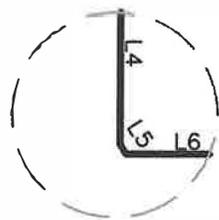
LINE TABLE		
LINE	LENGTH	BEARING
L1	563.40'	S31°48'57"E
L2	113.12'	S34°05'08"E
L3	474.72'	S55°54'52"W
L4	257.26'	S00°05'15"E
L5	2.89'	S32°35'04"E
L6	474.42'	N89°59'36"E
L7	225.70'	N55°54'52"E
L8	87.65'	S34°05'08"E
L9	454.52'	S56°51'30"W
L10	0.41'	N00°46'39"E

MAKITA USA INC.
APN: 086-154-13

EXHIBIT "B"
"REMAINING PARCEL"

DETAIL "A"
NOT TO SCALE

DETAIL "B"
NOT TO SCALE



CITY OF RENO
APN: 086-154-10

CITY OF RENO
APN: 086-154-08

SREIT 12055 SAGE
POINT LLC
APN: 568-033-04

CURVE TABLE			
CURVE	DELTA	LENGTH	RADIUS
C1	90°56'38"	79.36'	50.00'

POINT OF BEGINNING
SOUTH WEST CORNER

N 60°53'43" E
CITY OF RENO
APN: 086-154-14
DEED DOC. NO. 5064068
ROS MAP # 6180

REMAINING PARCEL
AREA = 1,888,706 SQ. FT. +/-
43.36 ACRES +/-

SEE
DETAIL "A"

SEE
DETAIL "B"

CITY OF RENO
APN: 086-154-15

N 89°02'50" W

2709.84'
2653.06' SKY VISTA
HOMEOWNERS ASSN.
APN: 550-010-32



BATTLE BORN VENTURES, LLC
600 GLEESON WAY
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www.battlebornventures.com

Land Surveyors - Civil Engineers

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