

SENATE BILL NO. 340—SENATORS SETTELMAYER,
RATTI AND GUSTAVSON

MARCH 20, 2017

Referred to Committee on Government Affairs

SUMMARY—Revises provisions relating to certain State property.
(BDR S-1112)

FISCAL NOTE: Effect on Local Government: May have Fiscal Impact.
Effect on the State: Contains Appropriation not included
in Executive Budget.

CONTAINS UNFUNDED MANDATE (§ 3)
(NOT REQUESTED BY AFFECTED LOCAL GOVERNMENT)

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EXPLANATION – Matter in *bolded italics* is new; matter between brackets ~~omitted material~~ is material to be omitted.

AN ACT relating to state property; terminating a lease for certain real property leased to Washoe County; requiring the State Land Registrar to enter into an agreement to transfer certain real property to Washoe County; requiring the State Board of Agriculture to assume responsibility for the operation and maintenance of certain real property; making an appropriation to the State Department of Agriculture for the operation and maintenance of such real property; and providing other matters properly relating thereto.

Legislative Counsel’s Digest:

1 Existing law directed the State Board of Agriculture to lease certain real
2 property to Washoe County subject to a trust imposed on that real property.
3 (Chapter 251, Statutes of Nevada 1951, pp. 366-67) A portion of that real property
4 was later exempted from the trust to enable Washoe County to construct a county
5 public building complex on the real property. (Chapter 52, Statutes of Nevada
6 1977, pp. 123-26; chapter 561, Statutes of Nevada 1997, pp. 2726-28) **Section 2** of
7 this bill terminates the lease for this real property owned by the State of Nevada and
8 leased to Washoe County. **Section 7** of this bill repeals the chapters of Statutes of
9 Nevada that are related to the lease of this land to Washoe County.
10 **Section 3** of this bill requires the Administrator of the Division of State Lands
11 of the State Department of Conservation and Natural Resources, as ex officio State
12 Land Registrar, to enter into an agreement to transfer to Washoe County, without
13 consideration, the land in use as a county public building complex. **Section 3**



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14 requires that as part of the agreement, Washoe County must survey and generate a
15 legal description for the portion of the real property in use by Washoe County.
16 **Section 4** of this bill provides that following the termination of the lease, the
17 State Board of Agriculture is responsible for the operation and maintenance of the
18 portion of the property that is not transferred to Washoe County. **Section 5** of this
19 bill provides for an appropriation to the State Department of Agriculture for Fiscal
20 Year 2018-2019 for the operations and maintenance of such real property.

THE PEOPLE OF THE STATE OF NEVADA, REPRESENTED IN
SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1 **Section 1.** The Legislature finds that:
2 1. Pursuant to chapter 251, Statutes of Nevada 1951, the state
3 board of agriculture was directed to lease the real property described as
4 as NE 1/4 SW 1/4 and SE 1/4 NW 1/4 of Section 1, T. 19 N., R. 19
5 E., M.D.B. & M., in Washoe County, Nevada (approximately 80
6 acres less a described area of 2.904 acres) to Washoe County for 50
7 years with the express provision that the lessee “recognized the trust
8 imposed by Chapter XXVII, Statutes of Nevada 1887.”
9 2. Washoe County was directed to transfer not to exceed 6
10 acres of the southerly portion of the land originally leased to
11 Washoe County to the state board of military auditors pursuant to
12 chapter 11, Statutes of Nevada 1955.
13 3. The lease to Washoe County was extended to March 21,
14 2050, upon the same terms pursuant to chapter 295, Statutes of
15 Nevada 1971.
16 4. Pursuant to chapter 52, Statutes of Nevada 1977, a portion of
17 the real property leased to Washoe County was exempted from the
18 trust described in subsection 1 for the purpose of constructing and
19 maintaining a county public building complex. The real property is
20 described as follows:
21 All that real property situate in the City of Reno, County
22 of Washoe, State of Nevada, being all that portion of the
23 Southwest quarter of Section 1, Township 19 North, Range
24 19 East, M.D.B. & M., described as follows:
25
26 Beginning at the Southeast corner of the Nevada National
27 Guard parcel as situated on the Washoe County Fairgrounds,
28 said point bearing South 44°33’52” West 1,044.32 feet from a
29 Washoe County brass cup representing the Center of Section
30 1, Township 19 North, Range 19 East, M.D.B. & M.; thence
31 North 88°11’36” West along the Southerly line of said
32 National Guard parcel 288.02 feet (Record 288.00 feet) to
33 Southwest Corner of said National Guard parcel; thence
34 North 1°48’24” East along the West line of said National



1 Guard parcel 152.49 feet; thence North 88°16'06" West
2 300.65 feet to a point on the Easterly line of Wells Avenue;
3 thence South 1°43'54" West along the said Easterly line of
4 Wells Avenue 601.69 feet to the Northerly line of East Ninth
5 Street as shown on the Leete's Syndicate Addition; thence
6 South 89°16'47" East along said Northerly line of East Ninth
7 Street 1,272.65 feet to a point on the West line of Sutro Street
8 as described in Document No. 366638, at Book 895, page
9 509, filed for record on June 5, 1975, Official Records of
10 Washoe County, Nevada; thence North 0°33'14" East along
11 said Westerly line of Sutro Street 324.45 feet; thence North
12 89°26'46" West 100.00 feet; thence North 0°33'14" East 70.00
13 feet; thence North 89°39'30" West 366.93 feet; thence North
14 44°38'30" West 262.89 feet; thence North 88°11'36" West
15 18.60 feet to a point on the East line of said National Guard
16 parcel; thence South 1°48'24" West along said East line
17 138.46 feet to the true point of beginning.

18 5. Pursuant to chapter 561, Statutes of Nevada 1997, a portion
19 of the real property leased to Washoe County was again exempted
20 from the trust described in subsection 1 for the purpose of
21 constructing and maintaining a county public building complex. The
22 real property is described as follows:

23 All that certain piece or parcel of land situate in the
24 southwest 1/4 of section 1, township 19 north, range 19 east,
25 M.D.M. and being more particularly described as follows:
26

27 Beginning at the intersection of the east right-of-way line of
28 North Wells Avenue and the north right-of-way line of East
29 Ninth Street in the City of Reno, County of Washoe, State of
30 Nevada, said intersection being the point of beginning; thence
31 North 1°43'54" East, 779.20 feet along the east right-of-way
32 line of said North Wells Avenue; thence leaving said right-of-
33 way and proceeding South 88°12'41" east 669.35 feet to a
34 point on the west right-of-way line of Sutro Street; thence
35 south 0°33'14" west, 690.66 feet along the west right-of-way
36 of Sutro Street to the point of intersection with the north
37 right-of-way line of East Ninth Street; thence along the north
38 right-of-way line of East Ninth Street, north 89°16'47" west
39 1272.65 feet to the said point of beginning and containing an
40 area of 21.3 acres more or less.

41 6. Washoe County has constructed and maintained a county
42 public building complex on a portion of the land described in
43 subsection 5.

44 7. The remaining portion of the real property not exempted
45 from the trust has strayed from the original trust purposes.



1 **Sec. 2.** The lease to Washoe County by the State Board of
2 Agriculture for the real property located in Washoe County, Nevada,
3 created pursuant to chapter 251, Statutes of Nevada 1951 and
4 extended pursuant to chapter 295, Statutes of Nevada 1971, is
5 hereby terminated.

6 **Sec. 3.** 1. The Administrator of the Division of State Lands
7 of the State Department of Conservation and Natural Resources, as
8 ex officio State Land Registrar, shall enter into an agreement to
9 transfer to Washoe County, without consideration, all the interest of
10 the State of Nevada in the real property upon which Washoe County
11 has constructed and maintained a county public building complex.

12 2. The agreement described in subsection 1 must:

13 (a) Require Washoe County to:

14 (1) Survey and generate a legal description for the real
15 property upon which Washoe County has constructed and
16 maintained a county public building complex;

17 (2) Create a parcel map for the real property; and

18 (3) Handle any additional planning or recording that is
19 necessary to ensure the orderly transfer of the real property by the
20 State of Nevada to Washoe County.

21 (b) Provide that after Washoe County completes the
22 requirements of paragraph (a), the State Land Registrar shall
23 transfer to Washoe County the real property described in the legal
24 description generated by Washoe County pursuant to subsection 1
25 and agreed to by the State Land Registrar.

26 (c) Ensure that any real property not exempted from the original
27 trust pursuant to chapter 52, Statutes of Nevada 1977, related to the
28 Livestock Events Center, including, without limitation, any
29 facilities, buildings or appurtenances is excluded from the legal
30 description of the parcel generated by Washoe County pursuant to
31 paragraph (a).

32 **Sec. 4.** Upon termination of the lease to Washoe County
33 pursuant to section 2 of this act:

34 1. The State Board of Agriculture shall be responsible for the
35 operations and maintenance of the portion of the real property not
36 transferred to Washoe County.

37 2. Any money on hand or to become available to Washoe
38 County for the portion of the real property not transferred to Washoe
39 County must be paid directly to the State Board of Agriculture.

40 3. The State Board of Agriculture shall assume any accounts
41 payable by Washoe County for the real property.

42 4. The State Board of Agriculture shall assume responsibility
43 for any existing contracts or other agreements entered into by
44 Washoe County for use of the real property or any buildings or
45 facilities thereon.



1 **Sec. 5.** 1. There is hereby appropriated from the State
2 General Fund to the State Department of Agriculture the sum of
3 \$500,000 for Fiscal Year 2018-2019 for the operations and
4 maintenance of the real property under the authority of the State
5 Board of Agriculture pursuant to section 4 of this act.

6 2. Any remaining balance of the appropriation made by this
7 section must not be committed for expenditure after June 30, 2019,
8 and must be reverted to the State General Fund on or before
9 September 20, 2019.

10 **Sec. 6.** The provisions of NRS 354.599 do not apply to any
11 additional expenses of a local government that are related to the
12 provisions of this act.

13 **Sec. 7.** Chapter 251, Statutes of Nevada 1951, at page 366,
14 chapter 11, Statutes of Nevada 1955, at page 13, chapter 295,
15 Statutes of Nevada 1971, at page 526, chapter 52, Statutes of
16 Nevada 1977, at page 123 and chapter 561, Statutes of Nevada
17 1997, at page 2726 are hereby repealed.

18 **Sec. 8.** 1. This section and sections 1 and 3 of this act
19 become effective upon passage and approval.

20 2. Section 2 of this act becomes effective on the day that the
21 agreement between the Administrator of the Division of State Lands
22 of the State Department of Conservation and Natural Resources and
23 Washoe County that is required pursuant to section 3 of this act
24 takes effect.

25 3. Sections 4, 5, 6 and 7 of this act become effective on July 1,
26 2018.

TEXT OF REPEALED SECTIONS

Chapter 251, Statutes of Nevada 1951:

SECTION 1. In consideration of the payment of the sum of one dollar (\$1), the state board of agriculture of the State of Nevada acting for the state agricultural society and the people of the State of Nevada is hereby authorized and directed to forthwith execute and deliver for and on behalf of the State of Nevada to the county of Washoe a good and sufficient agreement releasing all the rights, title, and interest of the State of Nevada in and to that certain property located in the county of Washoe and more particularly described as that certain piece or parcel of land situated in the county of Washoe, State of Nevada, designated as the northeast quarter (NE 1/4) of the southwest quarter (SW 1/4) and the southeast



quarter (SE 1/4) of the northwest quarter (NW 1/4) of section 1, township 19 north, range 19 east, M. D. B. & M., containing 80 acres, more or less, excepting approximately 2.904 acres more or less and described as follows: Beginning at the southwest corner of the E 1/2 of Lot 2 of NW 1/4, section 1, T. 19 N., R. 19 E., M. D. B. & M., thence south 0° 20' east 600.50 feet more or less, thence northeasterly along the north side of Alameda avenue 702 feet more or less, assuming an avenue 60 feet in width, thence north 1° 19' west 59 feet more or less, thence south 88° 41' west 430 feet to the point of beginning; together with 80 inches of water from the English Mill ditch under six inch pressure to be taken at convenient places from said ditch for irrigation and other purposes; together with all rights appurtenant thereto.

SEC. 2. Said lands shall be released to the county of Washoe for a period of fifty (50) years from the date of the approval of this act.

SEC. 3. The county of Washoe, by and through its county commissioners, shall have the responsibility for the management, control and duty to properly maintain the premises and repair the appurtenances thereto

SEC. 4. Upon the expiration of the above-designated fifty-year period, unless otherwise provided by legislative enactment, this property shall revert to the State of Nevada.

SEC. 5. Each, every and all members of the board of county commissioners of Washoe County are hereby specifically empowered to accept said grant of said land, or enter into any contracts for the management of said property, notwithstanding the limitations set forth in that certain act known as "An act in relation to county contracts," approved March 16, 1895, and being known as sections 1973 and 1974, N. C. L. 1929.

SEC. 6. All acts or parts of acts consistent herewith are hereby declared not applicable insofar that they are inconsistent with the provisions of this act.

SEC. 7. The agreement referred to in section 1 above shall be fully executed on or before the first day of May, 1951.

SEC. 8. This act shall become effective from and after its passage and approval.

Chapter 11, Statutes of Nevada 1955:

SECTION 1. The county of Washoe, acting by and through its county commissioners, is hereby authorized and directed to enter into a good and sufficient agreement with the



state board of military auditors releasing to the state board of military auditors all the right, title and interest of the county of Washoe in and to not to exceed 6 acres of the southerly portion of those certain lands acquired by the county of Washoe pursuant to the provisions of chapter 251, Statutes of Nevada 1951, for use by the state board of military auditors as a site for an armory.

SEC. 2. Upon execution of the agreement herein provided for and delivery of possession of the lands therein described to the state board of military auditors, the county of Washoe shall thereafter be relieved of all responsibilities imposed by the provisions of section 3 of chapter 251, Statutes of Nevada 1951, with respect to the lands described in such agreement.

SEC. 3. Nothing herein shall be construed to require the county of Washoe to execute such agreement or surrender possession of any lands herein referred to unless and until the state board of military auditors shall in all respects be ready, willing and able to forthwith cause a suitable armory to be constructed and maintained upon such premises, and the continuance of such agreement may be made contingent upon the erection and continued maintenance of such armory on such premises.

SEC. 4. Each, every and all members of the board of county commissioners of Washoe County are hereby specifically empowered to enter into any contracts with the state board of military auditors with respect to such property, notwithstanding the limitations set forth in sections 1973 and 1974, N.C.L. 1929.

SEC. 5. This act shall become effective upon passage and approval.

Chapter 295, Statutes of Nevada 1971:

Section 1. 1. The state land register, acting on behalf of the State of Nevada and for the purposes of this act as successor to the state board of agriculture, is authorized and directed forthwith to execute an agreement with Washoe County, Nevada, by and through its board of county commissioners, amending that certain lease agreement heretofore executed by and between the state board of agriculture and Washoe County pursuant to the direction and authority contained in chapter 251, Statutes of Nevada 1951, extending the term of the original lease agreement from 50 years expiring on March 21, 2001, to a term of 99 years expiring on March 21, 2050.



2. Upon the expiration of the extended term on March 21, 2050, the property described in section 1 of chapter 251, Statutes of Nevada 1951 (less any property released by Washoe County pursuant to the provisions of chapter 11, Statutes of Nevada 1955) shall revert to the State of Nevada.

3. The provisions of NRS 244.320 do not apply to the members of the board of county commissioners of Washoe County with respect to the execution of the agreement authorized and directed by subsection 1.

Sec. 2. This act shall become effective upon passage and approval.

Chapter 52, Statutes of Nevada 1977:

Section 1. The legislature finds that:

1. By the provisions of chapter XXVII, Statutes of Nevada 1887, the Nevada state agricultural society, a state institution, was empowered to expend appropriated moneys for the purpose of purchasing and improving fairgrounds, the title of such acquired property to be vested in the State of Nevada for the sole use and benefit of the State of Nevada.

2. On March 9, 1889, the Nevada state agricultural society caused the NE 1/4 SW 1/4 and SE 1/4 NW 1/4 of section 1, T. 19 N., R. 19 E., M.D.B. & M., in Washoe County, Nevada, to be conveyed to the State of Nevada in pursuance of chapter XXVII, Statutes of Nevada 1887.

3. On May 1, 1951, the state board of agriculture, pursuant to chapter 251, Statutes of Nevada 1951, leased the property described in subsection 2 (approximately 80 acres less a described area of 2.904 acres) to Washoe County, Nevada, for 50 years with the express provision that the lessee "recognizes the trust imposed by Chapter XXVII, Statutes of Nevada 1887, * * * and agrees to manage, control and properly maintain the said property subject to said trust."

4. On August 3, 1971, an amendment made pursuant to chapter 295, Statutes of Nevada 1971, extended the term of the May 1, 1951, lease to March 21, 2050, upon the same terms.

5. The limited building expansion capacity of Washoe County coupled with the growth of the county dictate the necessity for providing more than double the county's building space within the next 15 years, and long-term growth envisaged can only be accommodated through the construction of additional facilities in a location that allows sufficient area for planned expansion.



6. A portion of the premises leased by the State of Nevada to Washoe County on May 1, 1951, provides an excellent site for the construction of a county building complex, having accessibility to the developing highway transportation system, proximity to the citizens of the cities of Reno and Sparks and the availability of free public parking.

7. On September 2, 1972, Washoe County executed a lease with the Nevada State Fair, Inc., a nonprofit corporation, by the terms of which the Washoe County fairgrounds were leased to the Nevada State Fair, Inc., for 25 years for a nominal rent for the purpose of conducting the annual Nevada State Fair; that such lease was amended on September 5, 1975, specifically exempting 13.503 acres from the original lease and reserving such parcel for the exclusive use of Washoe County, subject to compatible use by the Nevada State Fair, Inc., on official fair days.

8. In addition to its public building requirements, Washoe County needs a senior citizens service center or a community focal point on aging where older persons as individuals or in groups can come together for services and activities which enhance their dignity, support their independence and encourage their involvement in and with the community; that the registered voters of Washoe County, Nevada, at a special election held September 14, 1976, recognized the need for constructing and maintaining a senior citizens service center by approving the issuance and sale of Washoe County's general obligation bonds in an amount not to exceed \$1,500,000 for the construction and equipping of such a center by a vote of 18,385 to 6,212; that for the reasons stated in subsection 6 construction and operation of the senior citizens service center on a portion of the Washoe County fairgrounds is desirable.

Sec. 2. 1. Upon the effective date of this act the administrator of the division of state lands of the state department of conservation and natural resources, as ex officio state land registrar, is directed forthwith to execute an amended lease with Washoe County, Nevada, without consideration other than the fencing and beautification herein required, whereby the real property described in section 3 of this act shall be exempt from any trust imposed by the statutes enumerated in section 1 of this act and shall be made immediately available for use by Washoe County during the term of the existing lease expiring March 21, 2050, for the purposes of constructing and maintaining thereon a county public building complex, including but not limited to public



buildings related to health, welfare, finance, administration and aging functions. Washoe County shall agree in such amended lease to erect during fiscal year 1977-1978 a good and substantial fence and other beautification on the west side of Sutro Street in Reno, Nevada, from Oddie Boulevard south to the north boundary line of the parcel proposed to be utilized as a site for the senior citizens service center.

2. The amended lease directed to be executed by subsection 1 shall not affect the term of the lease from the State of Nevada to Washoe County, which term expires, unless otherwise directed by the legislature, on March 21, 2050; and as provided in subsection 2 of chapter 295, Statutes of Nevada 1951, upon the expiration of the term of the lease on March 21, 2050, the property and all improvements thereon shall revert to the State of Nevada.

Sec. 3. The real property to be exempt from any trust imposed by the statutes enumerated in section 1 of this act and to be made immediately available for use by Washoe County as specified in section 2 of this act is described as follows:

All that real property situate in the City of Reno, County of Washoe, State of Nevada, being all that portion of the Southwest quarter of Section 1, Township 19 North, Range 19 East, M.D.B. & M., described as follows:

Beginning at the Southeast corner of the Nevada National Guard parcel as situated on the Washoe County Fairgrounds, said point bearing South 44°33'52" West 1,044.32 feet from a Washoe County brass cup representing the Center of Section 1, Township 19 North, Range 19 East, M.D.B. & M.; thence North 88°11'36" West along the Southerly line of said National Guard parcel 288.02 feet (Record 288.00 feet) to Southwest Corner of said National Guard parcel; thence North 1°48'24" East along the West line of said National Guard parcel 152.49 feet; thence North 88°16'06" West 300.65 feet to a point on the Easterly line of Wells Avenue; thence South 1°43'54" West along the said Easterly line of Wells Avenue 601.69 feet to the Northerly line of East Ninth Street as shown on the Leete's Syndicate Addition; thence South 89°16'47" East along said Northerly line of East Ninth Street 1,272.65 feet to a point on the West line of Sutro Street as described in Document No.



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366638, at Book 895, page 509, filed for record on June 5, 1975, Official Records of Washoe County, Nevada; thence North 0°33'14" East along said Westerly line of Sutro Street 324.45 feet; thence North 89°26'46" West 100.00 feet; thence North 0°33'14" East 70.00 feet; thence North 89°39'30" West 366.93 feet; thence North 44°38'30" West 262.89 feet; thence North 88°11'36" West 18.60 feet to a point on the East line of said National Guard parcel; thence South 1°48'24" West along said East line 138.46 feet to the true point of beginning.

Sec. 4. This act shall become effective upon passage and approval.

Chapter 561, Statutes of Nevada 1997:

Section 1. The Legislature finds that:

1. By the provisions of chapter XXVII, Statutes of Nevada 1887, the Nevada state agricultural society, a state institution, was empowered to expend appropriated money to purchase and improve fairgrounds, the title of such acquired property to be vested in the State of Nevada for the sole use and benefit of the State of Nevada.

2. On March 9, 1889, the Nevada state agricultural society caused the NE 1/4 SW 1/4 and SE 1/4 NW 1/4 of Section 1, T. 19 N., R. 19 E., M.D.B. & M., in Washoe County, Nevada, to be conveyed to the State of Nevada in pursuance of chapter XXVII, Statues of Nevada 1887.

3. On May 1, 1951, the state board of agriculture, pursuant to chapter 251, Statutes of Nevada 1951, leased the property described in subsection 2 (approximately 80 acres less a described area of 2.904 acres) to Washoe County, Nevada, for 50 years with the express provision that the lessee "recognized the trust imposed by Chapter XXVII, Statutes of Nevada 1887, * * * and agrees to manage, control and properly maintain the said property subject to said trust."

4. On August 3, 1971, an amendment made pursuant to chapter 295, Statutes of Nevada 1971, extended the term of the May 1, 1951, lease to March 21, 2050, upon the same terms.

5. The limited building expansion capacity of Washoe County coupled with the growth of the county dictate the necessity for providing additional county's building space within the next 15 years, and the long-term growth envisaged can only be accommodated through the construction of



additional facilities in a location that is contiguous to existing facilities and allows sufficient area for planned expansion.

6. A portion of the premises leased by the State of Nevada to Washoe County on May 1, 1951, provides an excellent site for the construction of a county building complex, having accessibility to the developing highway transportation system, proximity to the residents of the cities of Reno and Sparks and the availability of free public parking.

7. On September 2, 1972, Washoe County executed a lease with the Nevada State Fair, Inc., a nonprofit corporation, by the terms of which the Washoe County fairgrounds were leased to the Nevada State Fair, Inc., for 25 years for a nominal rent for the purpose of conducting the annual Nevada State Fair; that such lease was amended on September 5, 1975, specifically exempting 13.503 acres from the original lease and reserving such parcel for the exclusive use of Washoe County, subject to compatible use by the Nevada State Fair, Inc., on official fair days.

8. In addition to its administrative building and senior citizen center constructed on the 13.503 acres subject to the lease executed on September 2, 1972, described above, Washoe County needs a regional emergency operations center, regional dispatch center and additional parking for these and the other facilities at this location and for the reasons stated in subsection 6, construction and operation of a regional emergency operation facility, regional dispatch center and additional parking on a portion of the Washoe County fairgrounds is desirable.

Sec. 2. 1. Upon the effective date of this act, the Administrator of the Division of State Lands of the State Department of Conservation and Natural Resources, as ex officio State Land Registrar, is directed forthwith to execute an amended lease with Washoe County, Nevada, whereby the real property described in section 3 of this act shall be exempt from any trust imposed by the statutes enumerated in section 1 of this act and shall be made immediately available for use by Washoe County during the term of the existing lease expiring on March 21, 2050, for the purposes of constructing and maintaining thereon a county public building complex.

2. The amended lease directed to be executed by subsection 1 shall not affect the term of the lease from the State of Nevada to Washoe County, which term expires, unless otherwise directed by the Legislature, on March 21, 2050; and as provided in subsection 2 of chapter 295, Statutes



of Nevada 1951, upon the expiration of the term of the lease on March 21, 2050, the property and all improvements thereon shall revert to the State of Nevada.

Sec. 3. The real property to be exempt from any trust imposed by the statutes enumerated in section 1 of this act and to be made immediately available for use by Washoe County as specified in section 2 of this act is described as follows:

All that certain piece or parcel of land situate in the southwest 1/4 of section 1, township 19 north, range 19 east, M.D.M. and being more particularly described as follows:

Beginning at the intersection of the east right-of-way line of North Wells Avenue and the north right-of-way line of East Ninth Street in the City of Reno, County of Washoe, State of Nevada, said intersection being the point of beginning; thence North $1^{\circ}43'54''$ East, 779.20 feet along the east right-of-way line of said North Wells Avenue; thence leaving said right-of-way and proceeding South $88^{\circ}12'41''$ east 669.35 feet to a point on the west right-of-way line of Sutro Street; thence south $0^{\circ}33'14''$ west, 690.66 feet along the west right-of-way of Sutro Street to the point of intersection with the north right-of-way line of East Ninth Street; thence along the north right-of-way line of East Ninth Street, north $89^{\circ}16'47''$ west 1272.65 feet to the said point of beginning and containing an area of 21.3 acres more or less.

Sec. 4. Chapter 52, Statutes of Nevada 1977, at page 123, is hereby repealed.

Sec. 5. This act becomes effective upon passage and approval.

