

Western Nevada College

Carson City • Douglas • Fallon • Fernley • Hawthorne • Lovelock • Smith Valley • Yerington

Carson City, Nevada



Real Property Report ***2009***

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Western Nevada College

WNC Real Property Report 2009

Introduction

Western Nevada College Real Property Report provides an overview of the real property assets managed by WNC. The Board of Regents of the Nevada System of Higher Education (NSHE) is the legal owner of all State property held on behalf of WNC. All NSHE/WNC properties are located in the state of Nevada.

The report explains the status of existing land tracts, easements, leases, and intergovernmental agreements. All information is subject to change. Please forward questions, comments and corrections to the office of the WNC vice president of finance and administrative services.

Contact Information

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Nevada System of Higher Education/WNC Real Property Assets

Owned Property

NSHE owns approximately 176.5628 acres on behalf of WNC. These include:

Carson Campus

Five Parcels as Follows:

APN 07-091-84, parcel 2:	7.584 Acres
APN 07-091-83, parcel 3:	24.296 Acres
APN 07-091-82, parcel 1:	43.316 Acres
APN 07-091-82, parcel 3:	84.878 Acres
APN 10-041-64, a portion of/ partially identified as parcel B.....	0.900 Acres

Fallon Campus

Two Parcels as Follows:

APN 001-231-25:	3.900 Acres
APN 001-231-26:	0.900 Acres

Douglas (Minden) Campus

Two Parcels as Follows:

APN 1320-27-002, parcel 003:	10.000 Acres
APN 1320-27-002, parcel 003:	0.7888 Acres

Property Summary Table

Property	Acres	Land Square Footage
Carson Campus	160.974	7,012,027
Fallon Campus	4.8	209,088
Douglas Campus	10.7888	469,960
TOTAL	176.5628	7,691,075

Water Rights

Based on a review by a NSHE real estate specialist, no water rights are part of any owned property.

Leases and Intergovernmental Agreements

Carson Campus

- A Memorandum of Understanding (MOU) with the Carson City School District is in place. The agreement is for the use of district school facilities No monetary exchange

Fallon Campus

- WNC entered into a 50-year lease with Churchill County (executed in 1980), renewable for an additional 50 years, 12.190 acres \$1.00 annual fee

Rural Centers

<u>Campus</u>	<u>Description</u>	<u>Monthly Fee</u>	<u>Annual Fee</u>
Douglas	A Memorandum of Understanding (MOU) with the Douglas County School District is in place. The agreement is for the use of district school facilities.	\$0.00	\$0.00
Fernley	A Memorandum of Understanding (MOU) with the Lyon County School District is in place. The agreement is for the use of district school facilities.	\$0.00	\$0.00
Hawthorne	A Memorandum of Understanding (MOU) with the Mineral County School District is in place. The agreement is for the use of district school facilities.	\$0.00	\$1,000.00
Lovelock	A Memorandum of Understanding (MOU) with the Pershing County School District is in place. The agreement is for the use of district school facilities.	\$0.00	\$1,000.00
Smith Valley	No obligations	\$0.00	\$0.00
Yerington	A Memorandum of Understanding (MOU) with the Lyon County School District is in place. The agreement is for the use of district school facilities.	\$0.00	\$1,000.00
Total expenditures for leases/agreements		\$0.00	\$3,000.00

Land Lease Summary Table

Property	Acres	Land Square Footage
Carson Campus	0	0
Fallon Campus	12.19	530,996
Douglas Campus	0	0
TOTAL	12.19	530,996

Summary of known property issues:

Carson Campus

APN 07-091-83, parcel 3:

The Board of Regents granted an easement to Carson City in 1982 for the purpose of “access and construction of a fire station.” The fire station is inhabited by the Nevada Division of Forestry (NDF). At this time, WNC has obtained a copy of the easement recorded on May 31, 1982.

Fallon Campus

Lease property:

The Board of Regents leased the property from Churchill County on May 1, 1980. Construction drawings represent that Churchill County granted a utility easement to the City of Fallon on July 10, 1980. Churchill County granted a utility easement to the City of Fallon on January 30, 1990.

WNC Real Property Area and Improvement Summary

Campus	Building	Description	Year Construction Completed	Building Gross Square Footage as of 10-01-09	Gross Assignable Square Footage	Improved Acreage	Building Age	Building Square Feet Over 25 years	Assignable VS Gross Percentage
Carson	Bristlecone	Original	1974	52,200.00	48,985.53	1.20	35.00	52,200.00	93.84201149425290%
		Library Expansion	1992	6,300.00	5,912.05	0.14	17.00	0.00	93.8420634920635%
		Student Services	1998	6,229.00	5,845.42	0.14	11.00	0.00	93.84202921817310%
		Building Total		64,729.00	60,743.00	1.49	34.00	52,200.00	93.8420347348298%
	Aspen	Original	1991	24,855.00	22,505.00	0.57	18.00		90.5451619392476%
		Building Total		24,855.00	22,505.00	0.57	18.00	0.00	90.5451619392476%
	Cedar	Original	1998	70,667.00	64,897.00	1.62	11.00		91.8349441747916%
		Building Total		70,667.00	64,897.00	1.62	11.00	0.00	91.8349441747916%
	Child Development Center	Original	1993	7,652.00	7,453.22	0.18	16.00		97.4022477783586%
		Building Total		7,652.00	7,453.22	0.18	16.00	0.00	97.4022477783586%
	Woody Wurster Machine Tool Technology	Original	1987	5,000.00	4,730.63	0.11	22.00		94.6126000000000%
		Expansion	1997	3,483.00	3,295.36	0.08	12.00		94.6126902095894%
		Building Total		8,483.00	8,025.99	0.19	21.00	0.00	94.6126902095894%
	Andy Butti Welding Technology Center	Original	1997	10,001.00	9,296.00	0.23	12.00		92.9507049295070%
		Building Total		10,001.00	9,296.00	0.23	12.00	0.00	92.9507049295070%
E.L. Cord Automotive Technology Center	Original	1997	20,388.00	16,773.00	0.47	12.00		82.2689817539729%	
	Building Total		20,388.00	16,773.00	0.47	12.00	0.00	82.2689817539729%	
Donald W. Reynolds Center for Technology	Original	1999	28,472.00	26,532.00	0.65	10.00		93.1862882832256%	
	Building Total		28,472.00	26,532.00	0.65	10.00	0.00	93.1862882832256%	
Carson High Tech Center	Original	1999	34,890.00	32,952.00	0.80	10.00		94.4453998280310%	
	Building Total		34,890.00	32,952.00	0.80	10.00	0.00	94.4453998280310%	
Central Receiving	Original	1997	2,500.00	2,295.00	0.06	12.00		91.8000000000000%	
	Building Total		2,500.00	2,295.00	0.06	12.00	0.00	91.8000000000000%	
Family-to-Family Modular	Original	1985	1,440.00	1,322.52	0.03	24.00		91.8416666666667%	
	Building Total		1,440.00	1,322.52	0.03	24.00	0.00	91.8416666666667%	
Joe Dini Jr. Library and Student Center	Original	2003	34,952.00	31,887.00	0.80	6.00		91.2308308537423%	
	Building Total		34,952.00	31,887.00	0.80	6.00	0.00	91.2308308537423%	

WNC Real Property Area and Improvement Summary

Jack C. Davis Observatory							
Original	2003	2,749.00	2,650.00	0.06	6.00		96.3986904328847%
Building Total		2,749.00	2,650.00	0.06	6.00	0.00	96.3986904328847%

John L. Harvey Field							
Original	2008	253,300.00	145,700.00	5.81	1.00		57.5207264113699%
Building Total		253,300.00	145,700.00	5.81	1.00	0.00	57.5207264113699%

Campus	Building	Description	Year Construction Completed	Building Gross Square Footage as of 10-01-09	Gross Assignable Square Footage	Improved Acreage	Building Age	Building Square Feet Over 25 years	Assignable VS Gross Percentage
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Fallon									
Virgil Getto Hall									
	Original	1992	16,800.00	16,245.00	0.39	17.00			96.6964285714286%
	Building Total		16,800.00	16,245.00	0.39	17.00	0.00		96.6964285714286%

Sage Hall									
	Original	1981	10,800.00	9,978.00	0.25	28.00	10,800.00		92.3888888888889%
	Building Total		10,800.00	9,978.00	0.25	28.00	10800.00		92.3888888888889%

Pinion Hall									
	Original	1988	8,064.00	7,632.00	0.19	21.00			94.6428571428571%
	Building Total		8,064.00	7,632.00	0.19	21.00	0.00		94.6428571428571%

Bookstore/Storage Building									
	Original	1985	1,440.00	1,326.00	0.03	24.00			92.0833333333333%
	Building Total		1,440.00	1,326.00	0.03	24.00	0.00		92.0833333333333%

Douglas									
Bently Hall									
	Original	1997	14,965.00	13,407.00	0.34	12.00			89.5890410958904%
	Building Total		14,965.00	13,407.00	0.34	12.00	0.00		89.5890410958904%

CARSON CITY
APN 07-091-84
PARCEL 1
1.460 ACRES

CARSON CITY
APN 07-091-83
PARCEL 4
2.971 ACRES

WNC/NSHE/BOR
APN 07-091-84
PARCEL 2
7.584 ACRES

WNC/NSHE/BOR
APN 07-091-83
PARCEL 3
24.296 ACRES

ALL EASEMENT OUTLINES INDICATED ON THIS PARCEL ARE UTILITY, DRAINAGE AND/OR ACCESS EASEMENTS, AND ARE ACCURATELY INDICATED, EXCEPT WHERE NOTED.

CARSON CITY ACCESS AND DRAINAGE EASEMENT

APPROXIMATE LOCATION OF NEVADA BELL COMMUNICATIONS FACILITY EASEMENT.

CARSON CITY ACCESS & DRAINAGE EASEMENT

APPROXIMATE LOCATION OF UTILITY EASEMENT.

EASEMENT TO CARSON CITY, RECORDED IN CARSON CITY RECORDERS OFFICE, FILE NUMBER 10702, DTD 5-31-82, FOR ACCESS AND CONSTRUCTION OF A FIRE STATION. NDF IS CURRENTLY OCCUPYING THE BUILDING,

APPROXIMATE LOCATION OF CARSON CITY WELL HEAD.

ALL EASEMENT OUTLINES INDICATED ON THIS PARCEL ARE UTILITY, DRAINAGE AND/OR ACCESS EASEMENTS, AND ARE ACCURATELY INDICATED, EXCEPT WHERE NOTED.

DRAINAGE & UTILITY EASEMENT

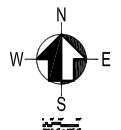
VAN PATTEN AVE.

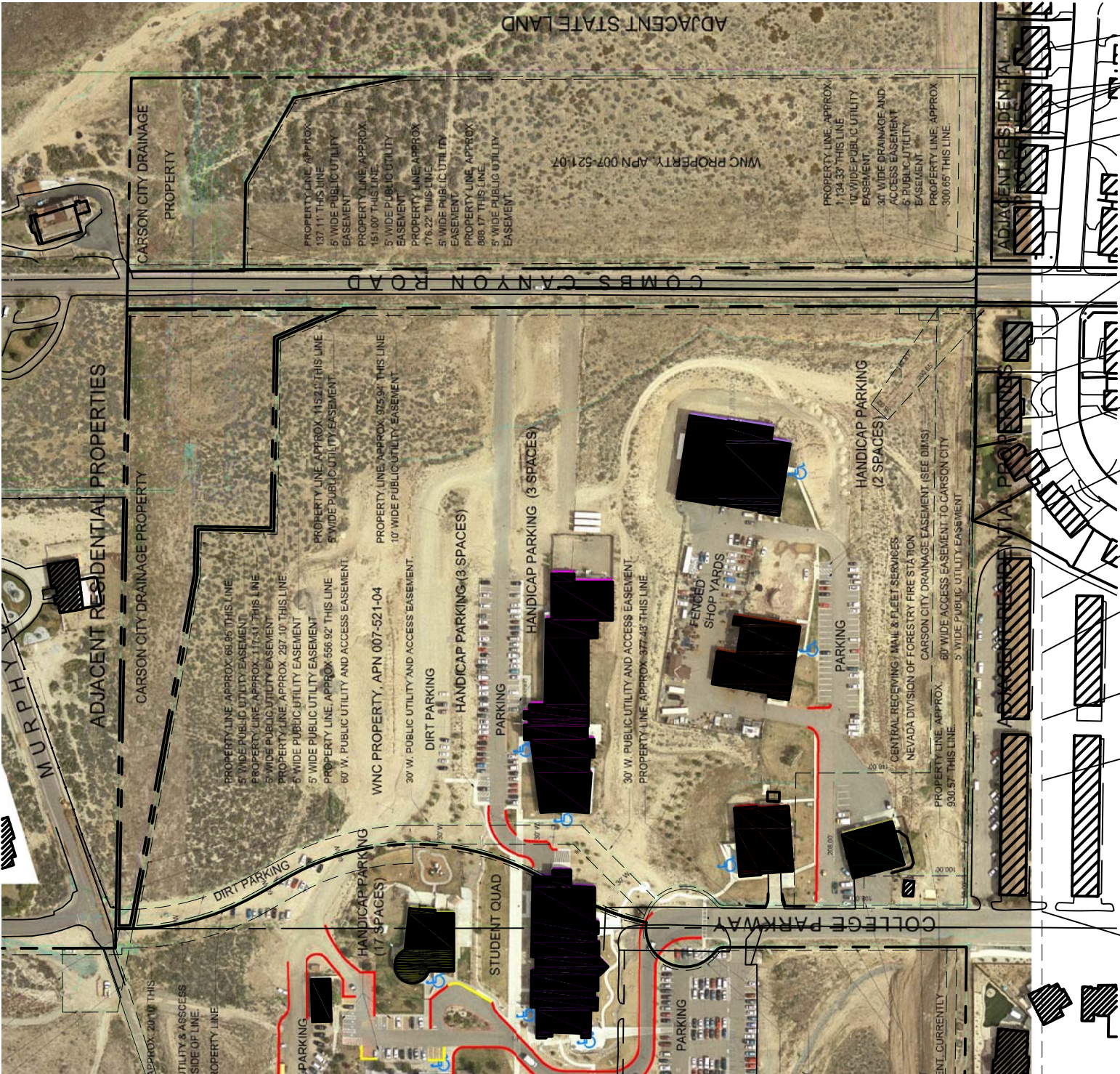
WNC, CARSON CAMPUS, SOUTH, FOUND ON SEPARATE SHEET

W. COLLEGE PARKWAY



WNC CARSON CAMPUS - NORTH PROPERTY AND EASEMENTS





APN 07-091-84, PARCEL 2, 7.584 ACRES, NO STRUCTURES AT THIS TIME.
 CARSON CITY DRAINAGE PROJECT.
 EXISTING NEIGHBORING STRUCTURES (TYP.).

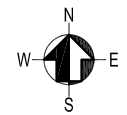
APN 07-091-83, PARCEL 3
 CARSON CITY ACCESS EASEMENT FOR FIRE STATION. (EASEMENT LEGALITY NOT YET FULLY DOCUMENTED),

E.L. CORD AUTOMOTIVE TECHNOLOGY CENTER, 20,388 sf, Constructed 1997; improved acreage .47 acres.
 DONALD W. REYNOLDS CENTER FOR TECHNOLOGY, 28,472 sf, Constructed 1999; improved acreage 0.65 acres.
 ANDI BUTTI WELDING TECHNOLOGY CENTER, 10,001 sf, Constructed 1997; improved acreage .23 acres.

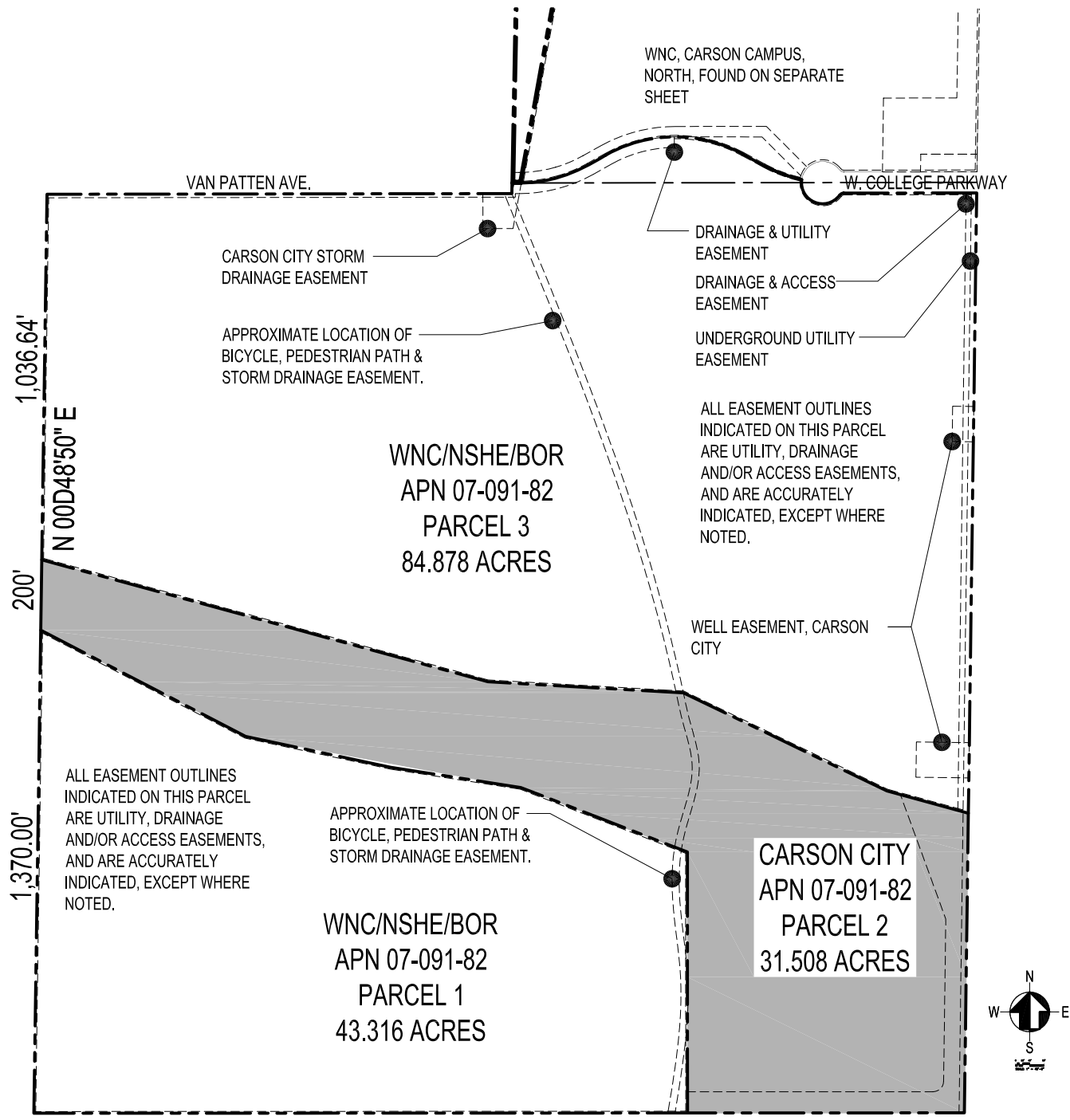
APN 07-091-82, PARCEL 3
 CHILD DEVELOPMENT CENTER, 7,652 sf, Constructed 1993; improved acreage .18 acres.
 JOE DINI JR. LIBRARY & STUDENT SERVICES CENTER, 34,952 sf, Constructed 2003; improved acreage .80 acres.

APN 07-091-83, PARCEL 3
 WOODY WURSTER MACHINE TOOL TECHNOLOGY CENTER, 8,483 sf, Constructed 1987 & 1997; improved acreage .19 acres.
 CENTRAL RECEIVING
 2,500 sf, Constructed 1997, attached to Fire Station, per Letter of Agreement dtd Dec 23, 1997; improved acreage .23 acres.

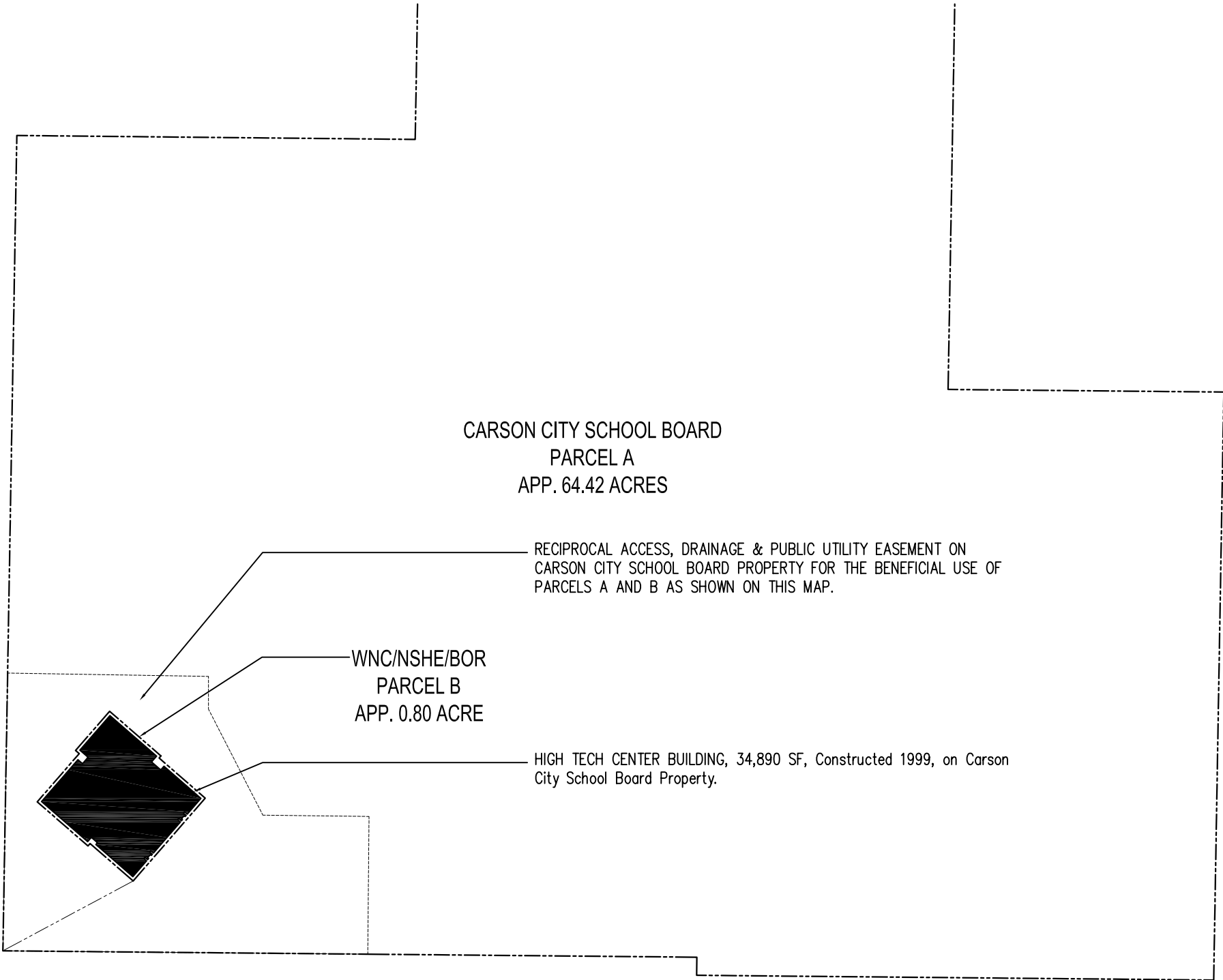
FIRE STATION, CONSTRUCTED ON CARSON CITY ACCESS EASEMENT, FIRE STATION OCCUPIED BY NDF, NOT A PARTY OF THE AGREEMENT. Structure built and occupied by others, date of construction, square footage or improved land, not specifically identified at this time.



WNC CARSON CAMPUS - NORTH PROPERTY IMPROVEMENTS



WNC CARSON CAMPUS - SOUTH PROPERTY AND EASEMENTS

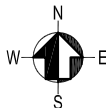


CARSON CITY SCHOOL BOARD
PARCEL A
APP. 64.42 ACRES

RECIPROCAL ACCESS, DRAINAGE & PUBLIC UTILITY EASEMENT ON
CARSON CITY SCHOOL BOARD PROPERTY FOR THE BENEFICIAL USE OF
PARCELS A AND B AS SHOWN ON THIS MAP.

WNC/NSHE/BOR
PARCEL B
APP. 0.80 ACRE

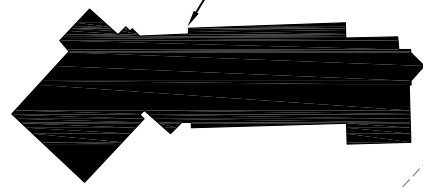
HIGH TECH CENTER BUILDING, 34,890 SF, Constructed 1999, on Carson
City School Board Property.



WNC/NSHE/BOR
APN 1320-27-002
PARCEL 003
.788 ACRES

BENTLEY HALL, 14,965 sf, Constructed 1997, Improved
acreage .34 acre.

BENTLEY PARKWAY SOUTH

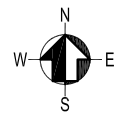


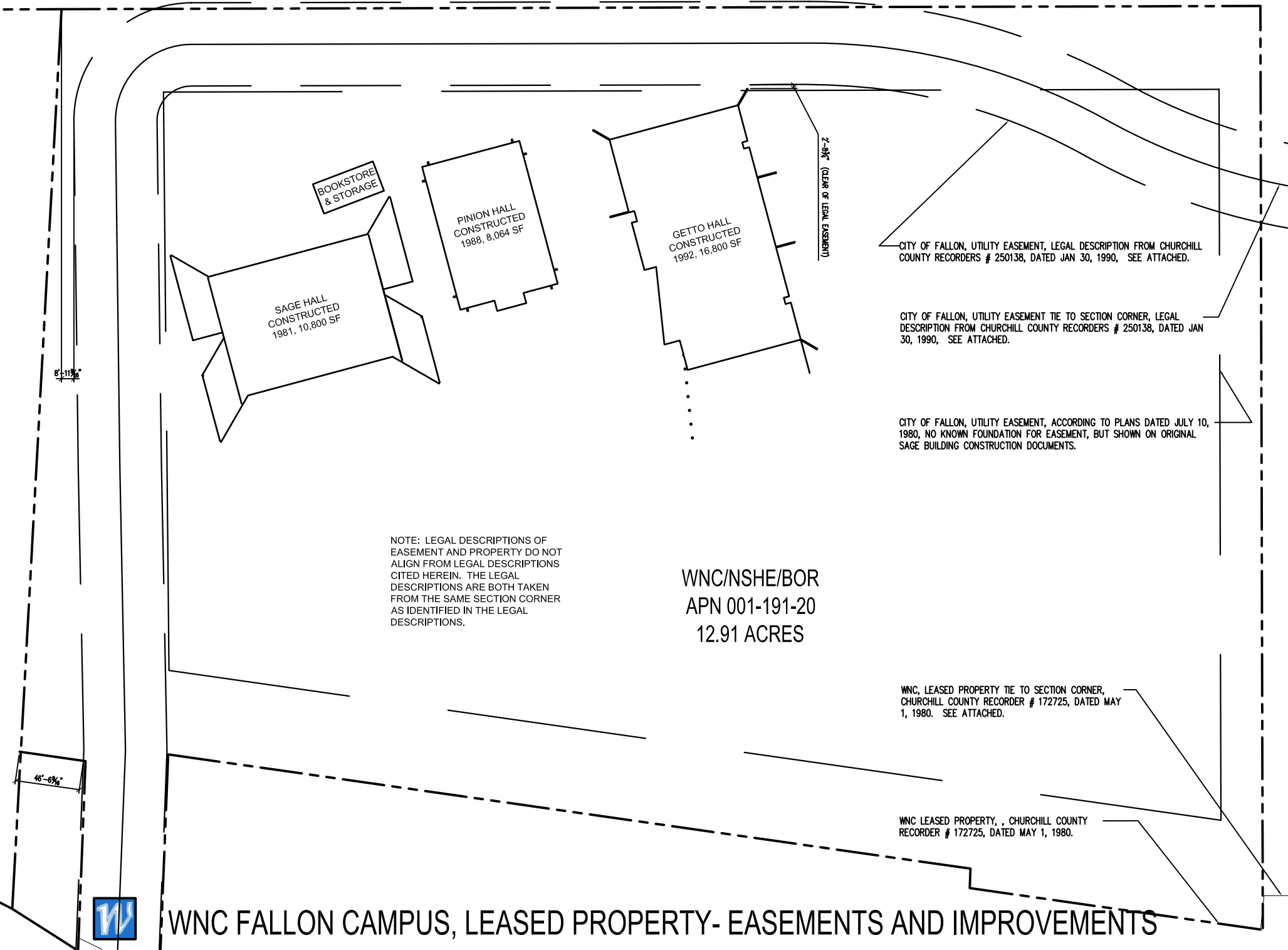
WNC/NSHE/BOR
APN 1320-27-002
PARCEL 003
10.00 ACRES

UTILITY, ACCESS, PEDESTRIAN AND LANDSCAPE
EASEMENTS (TYP. WHERE SHOWN)



WNC DOUGLAS CAMPUS - PROPERTY, EASEMENTS AND IMPROVEMENTS





BOOKSTORE
& STORAGE

PINION HALL
CONSTRUCTED
1988, 8,064 SF

GETTO HALL
CONSTRUCTED
1992, 16,800 SF

SAGE HALL
CONSTRUCTED
1981, 10,800 SF

7'-03" (CLEAR OF LEGAL EASEMENT)

CITY OF FALLON, UTILITY EASEMENT, LEGAL DESCRIPTION FROM CHURCHILL COUNTY RECORDERS # 250138, DATED JAN 30, 1990, SEE ATTACHED.

CITY OF FALLON, UTILITY EASEMENT TIE TO SECTION CORNER, LEGAL DESCRIPTION FROM CHURCHILL COUNTY RECORDERS # 250138, DATED JAN 30, 1990, SEE ATTACHED.

CITY OF FALLON, UTILITY EASEMENT, ACCORDING TO PLANS DATED JULY 10, 1980, NO KNOWN FOUNDATION FOR EASEMENT, BUT SHOWN ON ORIGINAL SAGE BUILDING CONSTRUCTION DOCUMENTS.

NOTE: LEGAL DESCRIPTIONS OF EASEMENT AND PROPERTY DO NOT ALIGN FROM LEGAL DESCRIPTIONS CITED HEREIN. THE LEGAL DESCRIPTIONS ARE BOTH TAKEN FROM THE SAME SECTION CORNER AS IDENTIFIED IN THE LEGAL DESCRIPTIONS.

WNC/NSHE/BOR
APN 001-191-20
12.91 ACRES

WNC, LEASED PROPERTY TIE TO SECTION CORNER, CHURCHILL COUNTY RECORDER # 172725, DATED MAY 1, 1980. SEE ATTACHED.

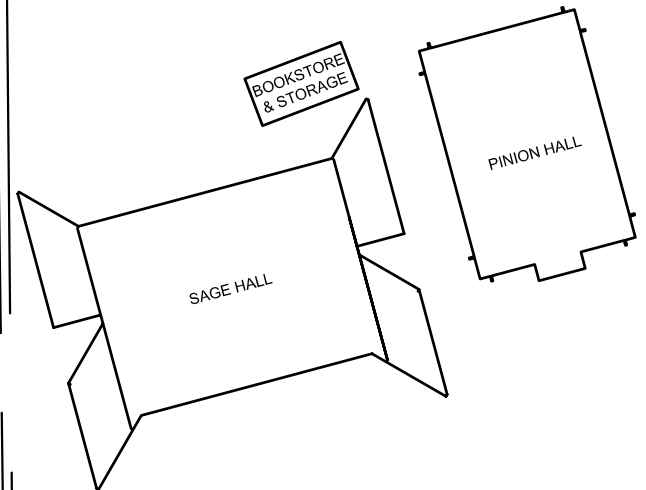
WNC LEASED PROPERTY, CHURCHILL COUNTY RECORDER # 172725, DATED MAY 1, 1980.



WNC FALLON CAMPUS, LEASED PROPERTY- EASEMENTS AND IMPROVEMENTS

WNC/NSHE/BOR
PURCHASED 2006
APN 001-231-25
3.90 ACRES

WNC/NSHE/BOR
PURCHASED 2006
APN 001-231-226
0.09 ACRES



WNC LEASED PROPERTY, CHURCHILL COUNTY
RECORDER # 172725, DATED MAY 1, 1980.



WNC FALLON CAMPUS - OWNED PROPERTY