

## Exhibit B - Abandonment Area

### EXHIBIT A LEGAL DESCRIPTION FOR STEVENSON STREET ABANDONMENT

All that certain real property situate within the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) of Section 11, Township 19 North, Range 19 East, M.D.M., County of Washoe, State of Nevada, being a portion of Stevenson Street as shown Tract Map No. 91, recorded April 10, 1891 in the Official Records of Washoe County, Nevada, being more particularly described as follows:

#### **ABANDONMENT PARCEL 1:** (To be abandoned to APN: 011-025-10)

**BEGINNING** at the Northwest corner of Parcel A as shown on Reversion To Acreage Tract Map No. 5367, recorded April 7, 2020 as File No. 5017343 in the Official Records of Washoe County, Nevada;

**THENCE** along the easterly Right-of-Way of said Stevenson Street South 13°02'54" East a distance of 245.00 feet;

**THENCE** leaving said easterly Right-of-Way South 75°57'06" West a distance of 40.00 feet;

**THENCE** North 13°02'54" West a distance of 245.00 feet;

**THENCE** North 75°57'06" East a distance of 40.00 feet to the **POINT OF BEGINNING**;

Containing 9,800 square feet more or less.

*See Exhibit "A-1", plat to Accompany, attached hereto and made a part hereof.*

#### **ABANDONMENT PARCEL 2:** (To be abandoned to APN: 011-025-09)

**BEGINNING** at the Northwest corner of Parcel 2 as shown on Record of Survey Map No. 6067, recorded July 19, 2019 as File No. 4931261 and as described in Boundary Line Adjustment Deed as Document No. 4931260, recorded July 19, 2019 both in the Official Records of Washoe County, Nevada;

**THENCE** along the easterly Right-of-Way of said Stevenson Street South 13°02'54" East a distance of 155.00 feet;

**THENCE** leaving said easterly Right-of-Way South 75°57'06" West a distance of 40.00 feet;

**THENCE** North 13°02'54" West a distance of 155.00 feet;

**THENCE** North 75°57'06" East a distance of 40.00 feet to the **POINT OF BEGINNING**;

Containing 6,200 square feet more or less.

*See Exhibit "A-2", plat to Accompany, attached hereto and made a part hereof.*

#### **ABANDONMENT PARCEL 2:** (To be abandoned to APN: 011-024-18)

**BEGINNING** at the Northeast corner of that particular parcel of land as described in Grant Deed as Document No. 5272289, recorded January 28, 2022 in the Official Records of Washoe County, Nevada;

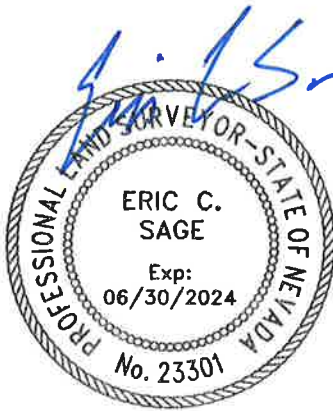
**THENCE** leaving the westerly Right-of-Way of said Stevenson Street North 75°57'06" East a distance of 40.00 feet;

**THENCE** South 13°02'54" East a distance of 400.00 feet;  
**THENCE** South 75°57'06" West a distance of 40.00 feet to said westerly Right-of-Way;  
**THENCE** along said westerly Right-of-Way North 13°02'54" West a distance of 400.00 feet; to the **POINT OF BEGINNING**;  
Containing 16,000 square feet more or less.

*See Exhibit "A-3", plat to Accompany, attached hereto and made a part hereof.*

The Basis of Bearings for this description is Nevada State Plane Coordinate System NAD 83/94, West Zone, all distances are ground, combined grid to ground factor is 1.000197939.

Prepared by:  
Wood Rodgers, Inc.  
1361 Corporate Blvd.  
Reno, NV 89502



6/7/2023

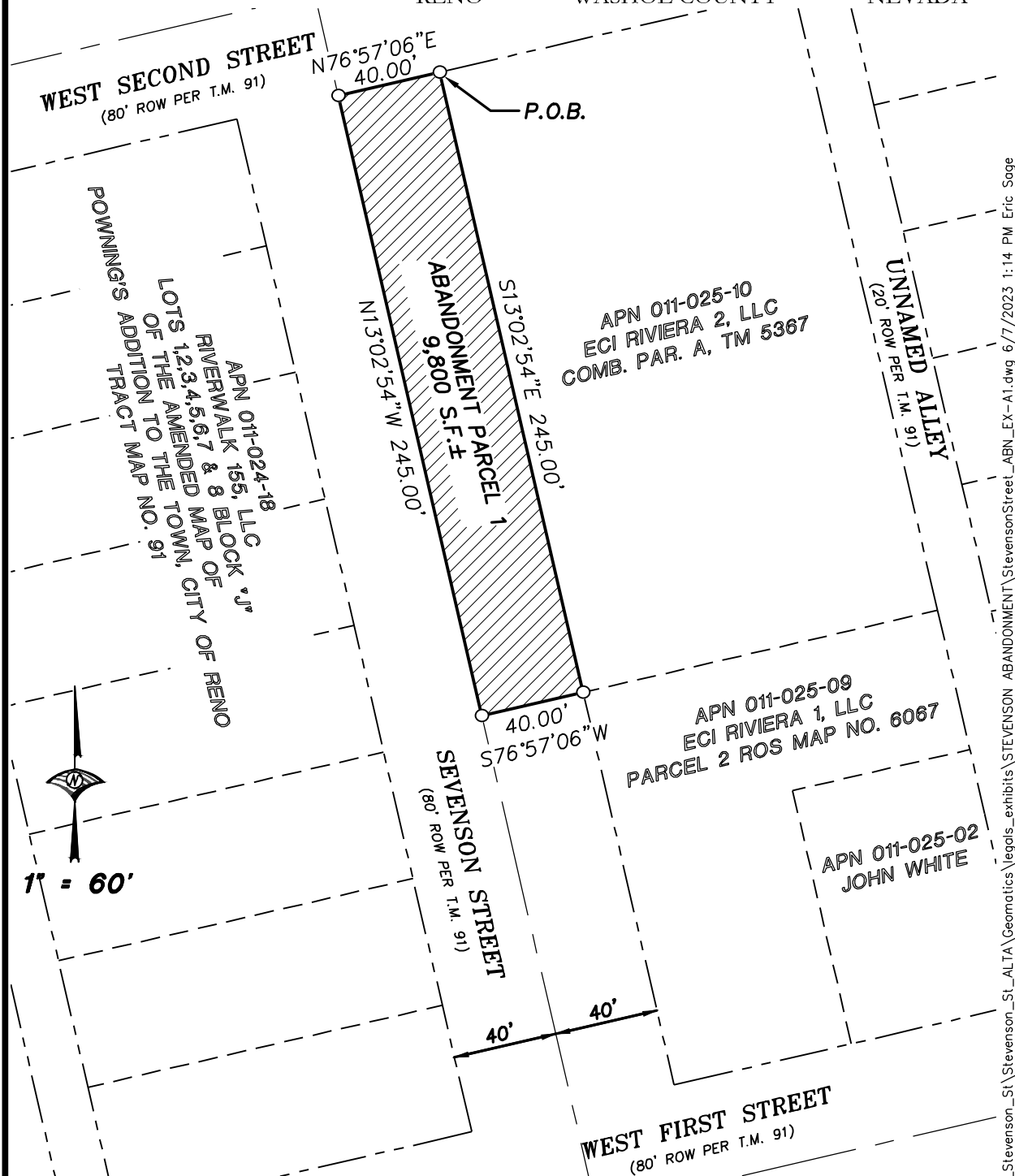
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Eric C. Sage, P.L.S.  
Nevada Certificate No. 23301

# EXHIBIT A-1

PLAT TO ACCOMPANY

STEVENSON STREET ABANDONMENT  
BEING A PORTION OF THE NE 1/4 OF THE SW 1/4  
OF SEC. 11, T. 19 N., R. 19 E., M.D.M.  
RENO WASHOE COUNTY NEVADA



JOB NO. 3976004  
SHEET 1 OF 1



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Blvd  
Reno, NV 89502

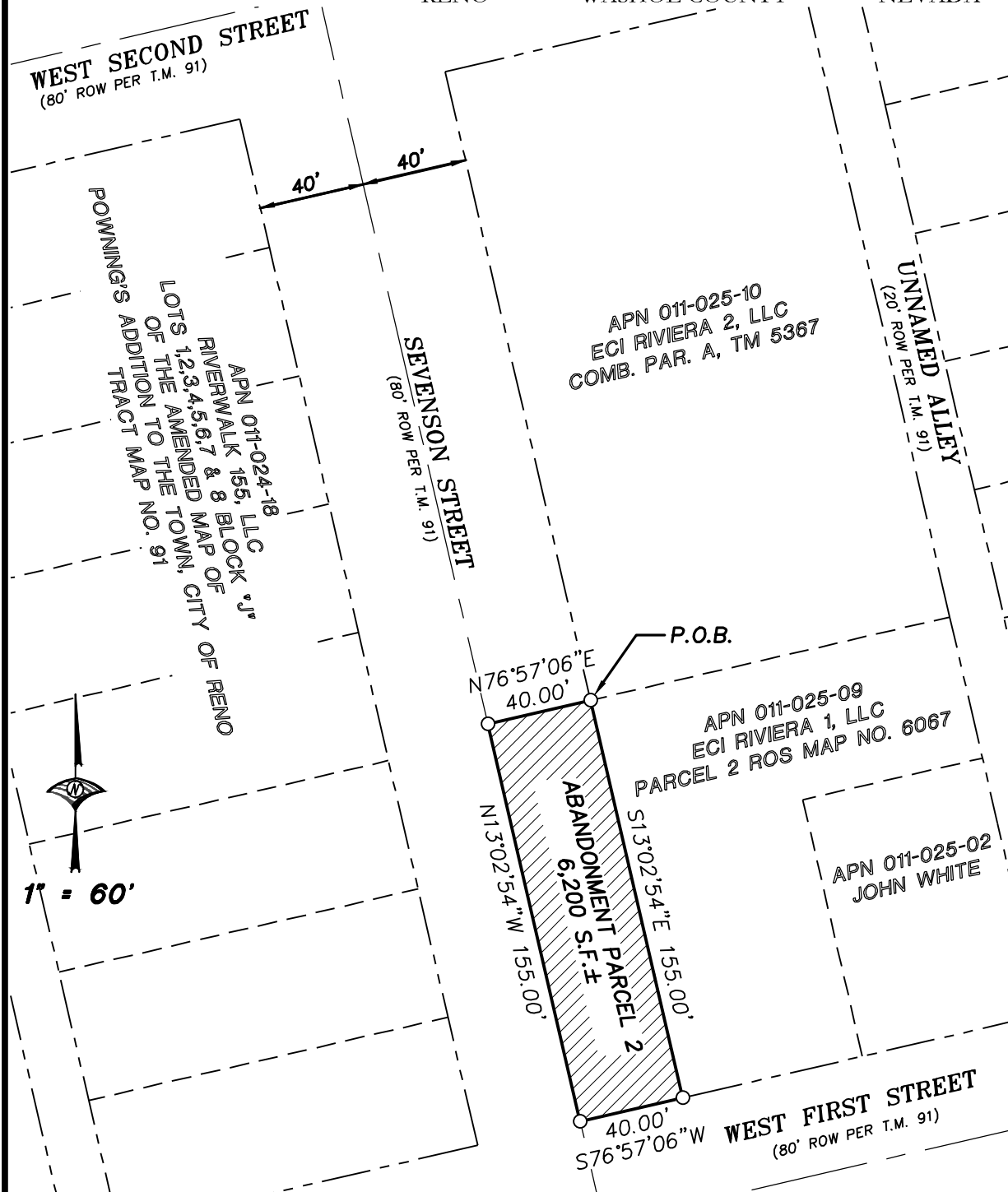
Tel 775.823.4068  
Fax 775.823.4066

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# EXHIBIT A-2

PLAT TO ACCOMPANY

STEVENSON STREET ABANDONMENT  
BEING A PORTION OF THE NE 1/4 OF THE SW 1/4  
OF SEC. 11, T. 19 N., R. 19 E., M.D.M.  
RENO WASHOE COUNTY NEVADA



JOB NO. 3976004  
SHEET 1 OF 1



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Reno, NV 89502

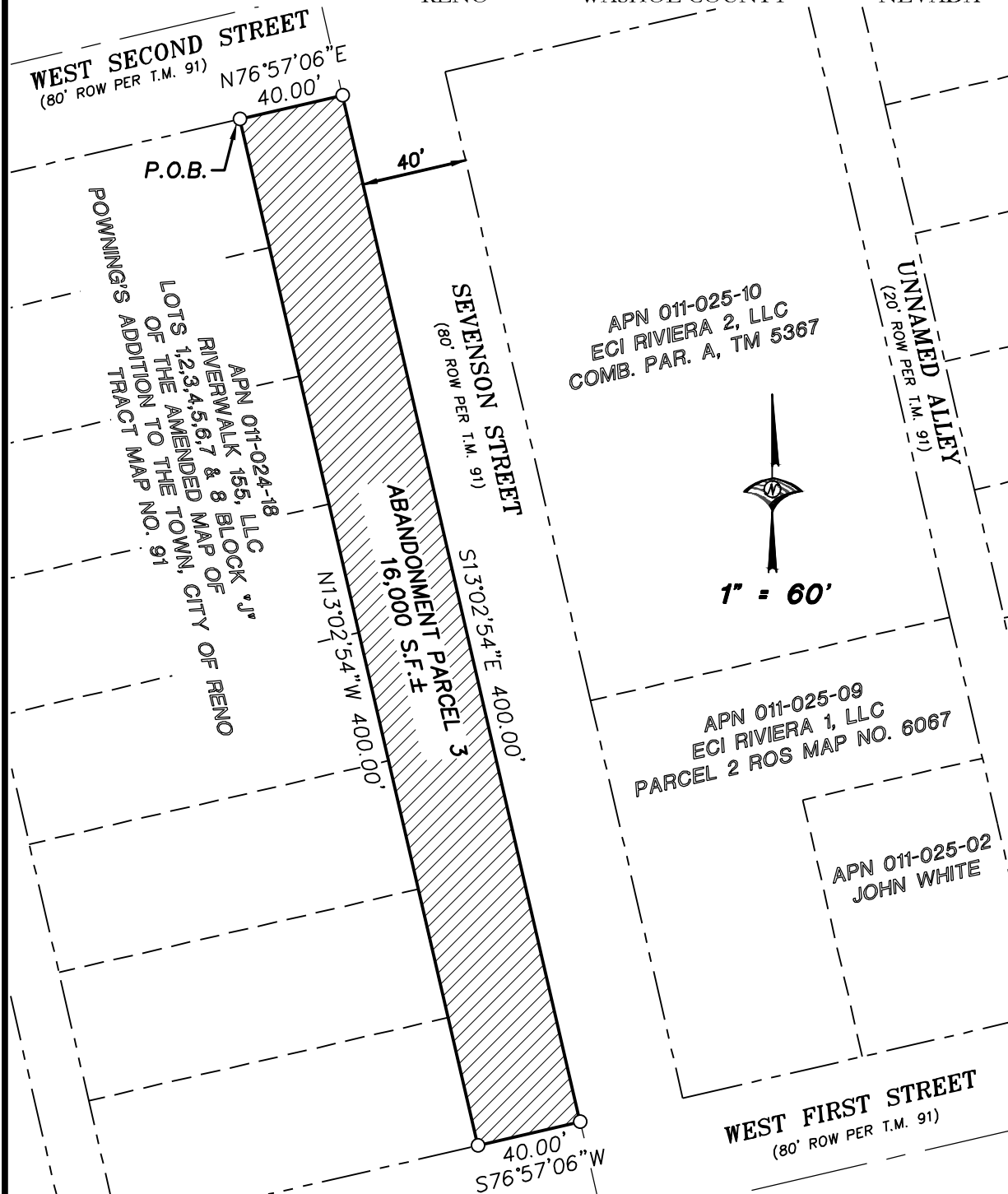
Tel 775.823.4068  
Fax 775.823.4066

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# EXHIBIT A-3

PLAT TO ACCOMPANY

STEVENSON STREET ABANDONMENT  
BEING A PORTION OF THE NE 1/4 OF THE SW 1/4  
OF SEC. 11, T. 19 N., R. 19 E., M.D.M.  
RENO WASHOE COUNTY NEVADA



JOB NO. 3976004  
SHEET 1 OF 1



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

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# EXHIBIT A-4

PLAT TO ACCOMPANY

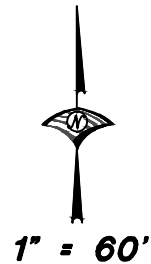
STEVENSON STREET ABANDONMENT  
BEING A PORTION OF THE NE 1/4 OF THE SW 1/4  
OF SEC. 11, T. 19 N., R. 19 E., M.D.M.  
RENO WASHOE COUNTY NEVADA

WEST SECOND STREET  
(80' ROW PER T.M. 91)

APN 011-024-18  
RIVERWALK 165, LLC  
LOTS 1,2,3,4,5,6,7 & 8 BLOCK 'J'  
OF THE AMENDED MAP OF  
POWNING'S ADDITION TO THE  
TRACT MAP NO. 91

STEVENSON STREET ABANDONMENT  
DEDICATED TO THE CITY OF RENO PER T.M. 91  
80' RIGHT-OF-WAY  
32,000 S.F. ±

APN 011-025-10  
ECI RIVIERA 2, LLC  
COMB. PAR. A, TM 5367



APN 011-025-09  
ECI RIVIERA 1, LLC  
PARCEL 2 ROS MAP NO. 6067

APN 011-025-02  
JOHN WHITE

WEST FIRST STREET  
(80' ROW PER T.M. 91)

JOB NO. 3976004  
SHEET 1 OF 1



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

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Reno, NV 89502

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