

Exhibit 1

Legal Description

PARCEL NO. 1:

That portion of The Burlington Northern and Santa Fe Railway Company's (formerly Atchison, Topeka and Santa Fe Railway Company) Station Ground Property at Flagstaff, Arizona, being of variable width on each side of said Railway Company's Main Track centerline, as located and constructed upon, over and across the North half of the Northwest quarter of Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona described as follows:

COMMENCING at a stone monument on the East line of said Northwest quarter of Section 22, distant 600.0 feet Southwesterly, as measured at right angles from the Original Main Track centerline as originally located and constructed, said monument marking the most Southerly corner of said Station Ground Property;

THENCE Northwesterly along the Southwesterly line of said Station Ground property, being a line drawn parallel and concentric with and distant 600.0 feet Southwesterly, as measured at right angles and/or radially from said Original Main Track centerline, a distance of 870.6 feet to the most Westerly corner of that certain parcel of land conveyed to Win Oil Co., Inc., by Quit Claim Deed dated November 11, 1998 from the Burlington Northern and Santa Fe Railway Company;

THENCE continuing Northwesterly along said Southwesterly line of said Station Ground property for a distance of 450.0 feet;

THENCE Northeasterly along a line hereinafter referred to as LINE "A", drawn at right angles to the Railway Company's spur track Number 14 centerline, as now located and constructed, for a distance of 140.0 feet,(recorded) 144.45 feet (Calculated) more or less to a line parallel with and distant 10.0 feet Northeasterly as measured at right angles from said Track Number 14 centerline, and being the TRUE POINT OF BEGINNING for the parcel herein described;

THENCE Southeasterly along said parallel line for a distance of 425.0 feet;

THENCE Northeasterly at right angles from last course for a distance of 235.0 feet;

THENCE Northwesterly along a direct line for a distance of 476 feet,(recorded) 426,36 feet (Calculated) more or less, to a point in the Northeasterly extension of said LINE "A", distant Northeasterly 269.0 feet from the TRUE POINT OF BEGINNING;

THENCE Southwesterly along said LINE "A", extension, for a distance of 269.0 feet to the TRUE POINT OF BEGINNING.

EXCEPTING AND RESERVING all coal, oil, gas, casing head gas, and all ores and minerals of every kind and nature, and all water, underlying the surface of said premises, as reserved in instrument recorded in Document No. 3044791 and re-recorded in Document No. 3100220.

PARCEL NO. 2:

An easement for access roadway, as granted in instrument recorded in Document No. 3121734, records of Coconino County, Arizona, over, upon and across the following described premises:

That portion of The Burlington Northern and Santa Fe Railway Company's (formerly The Atchison, Topeka and Santa Fe Railway Company) Station Ground Property at Flagstaff, Arizona, being of variable width on each side of said Railway Company's Main track centerline, as located and constructed upon, over and across the North half of the Northwest quarter of

Section 22, Township 21 North, Range 7 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona, described as follows:

COMMENCING at the Southwest corner of that property described in Vesting Deed recorded in Instrument No. 3044791, records of Coconino County, Arizona;

Exhibit 1

Legal Description cont'd.

THENCE South 66°09'00" East, along the South line of said property, a distance of 406.96 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South 66°09'00" East, along said South line, a distance of 18.04 feet;

THENCE South 19°54'00" West, a distance of 182.77 feet to the Southwesterly line of said Station Ground property and the Northerly right-of-way line of Lumber Street, as described in Deed 240, page 354, records of Coconino County, Arizona;

THENCE North 61°12'09" West, along said Northerly right-of-way line, a distance of 18.22 feet;

THENCE North 19°54'00" East, a distance of 181.19 feet to the TRUE POINT OF BEGINNING.

Exhibit 2

Legal Description

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COCONINO, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

A parcel of land situated in Section 22, Township 21 North, Range 7 East of the Gila & Salt River Base and Meridian, Coconino County, Arizona, lying within the Burlington Northern and Santa Fe Railway Company's (formerly Atchison, Topeka and Santa Fe Railway Company) Yard Property at Flagstaff, Arizona, more particularly described as follows:

COMMENCING at a T-rail monument 1 foot below ground level at the Southwest corner of said Yard Property, being on the Southerly extension of the Easterly line of Block 32 and 17.4 feet Westerly from the centerline of Cottage Avenue, as shown on the Revised Plat of Brannen Addition, a Subdivision of record in Book 1 of Maps, Page 42, records of Coconino County, Arizona;

THENCE South $68^{\circ} 20' 09''$ East along the Southerly line of said Yard Property, a distance of 596.89 feet to a point of curve;

THENCE continuing Southeasterly along said Southerly property line, along a curve concave Southwesterly having a radius of 2270.66 feet, a central angle of $03^{\circ} 40' 04''$, an arc length of 145.36 feet to the most Southerly corner of that certain parcel of land described in Quit Claim Deed dated August 11, 1992 from the Atchison, Topeka and Santa Fe Railway Company to Guifford W. Moore and Georgia M. Moore d/b/a G&G Company, and the TRUE POINT OF BEGINNING;

THENCE continuing Southeasterly along said Southerly property line and along said curve, an arc length of 178.68 feet;

THENCE South $60^{\circ} 09' 34''$ East, a distance of 51.55 feet;

THENCE North $24^{\circ} 40' 23''$ East, a distance of 122.02 feet to a point 10.00 feet Southwesterly, as measured at right angles from the centerline of an existing spur track;

THENCE North $65^{\circ} 18' 31''$ West, parallel with said spur track centerline, a distance of 235.30 feet to the Easterly line of said parcel of land described in Quit Claim Deed dated August 11, 1992 from the Atchison, Topeka and Santa Fe Railway Company to Guifford W. Moore and Georgia M. Moore d/b/a G&G Company;

THENCE South $21^{\circ} 44' 02''$ West, a distance of 108.52 feet to the TRUE POINT OF BEGINNING.