

EXHIBIT A

FLAGSTAFF Parcel No.	Assessor's Parcel Number and Legal Description	Owner
LT-22	All or a portion of Coconino County Assessor Parcel Number: 104-01-101	BNSF RAILWAY COMPANY

Legal Description:

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

A portion of Cottage Avenue, as abandoned by City of Flagstaff by Ordinance No. 1197, recorded in Docket 878, Page [657](#), records of Coconino County Arizona, which is bounded on the West by the Northerly prolongation of the West line of Block 30, BANNEN ADDITION, revised plat, office of the Coconino County Recorder; and bounded on the East by the Northerly prolongation of the West line of the Easement described in Docket 829, Page [896 through 905](#), records of Coconino County, Arizona.

FLAGSTAFF Parcel No.	Assessor's Parcel Number and Legal Description	Owner
LT-22 Cont.	All or a portion of Coconino County Assessor Parcel Number: 104-04-012A	BNSF RAILWAY COMPANY

Legal Description:

That portion of the BNSF Railway (formerly Atchison, Topeka and Santa Fe Railway) Station Grounds lying within the Northeast quarter of Section 22, Township 21 North, Range 7 East, Gila & Salt River Base and Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 104, [Map 4](#), Parcel 12A;

EXCEPT any portion depicted as Assessors Parcel No. 104-04-012D;

EXCEPT any portion depicted as Assessors Parcel No. 104-04-010;

EXCEPT any portion depicted as Assessors Parcel No. 104-04-011C;

EXCEPT any portion depicted as Assessors Parcel No. 104-04-011D;

EXCEPT any portion depicted as Assessors Parcel No. 104-04-013A;

EXCEPT any portion depicted as Assessors Parcel No. 104-04-013B;

EXCEPT any portion depicted as Assessors Parcel No. 104-04-013C;

EXCEPT any portion depicted as Assessors Parcel No. 104-04-014.

FLAGSTAFF Parcel No.	Assessor's Parcel Number and Legal Description	Owner
LT-22 Cont.	All or a portion of Coconino County Assessor Parcel Number: 104-04-010	BNSF RAILWAY COMPANY

Legal Description:

A portion 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, depicted as Assessors Parcel No: 104-04-010 and comprising a portion of the following described parcel as conveyed to the Atlantic & Pacific Railroad Company by deed recorded in Book 2 of Deeds, [Page 279](#), records of Coconino County, Arizona:

Commencing at a point where the West line of said quarter Section intersects the South line of Cottage Avenue in Brannen Addition to said town of Flagstaff, as shown on a printed map made by Wayne H. Wilder, No. 606, running thence in an Easterly direction along the South line of said Cottage Avenue, until the same intersects the East line of said quarter section;

Thence North along the East line of said quarter section to the North line of said quarter section;

Thence West along the North line of said quarter section to the West line thereof;

Thence South along said West line to the Place of Beginning.

SAVING AND EXCEPTING Blocks numbered 32 and 33 in said Brannen Addition, also the Streets and Avenues adjacent and surrounding said Blocks

FLAGSTAFF Parcel No.	Assessor's Parcel Number and Legal Description	Owner
LT-22 Cont.	All or a portion of Coconino County Assessor Parcel Number: 104-04-013B	BNSF RAILWAY COMPANY

Legal Description:

That portion of the BNSF Railway (formerly Atchison, Topeka and Santa Fe Railway) Station Grounds lying within the Northeast quarter of Section 22, Township 21 North, Range 7 East, Gila & Salt River Base and Meridian, Coconino County, Arizona, as depicted on Coconino County Assessor's Map Book 104, [Map 4](#), Parcel 13B;

EXCEPT any portion depicted as Assessors Parcel No. 104-04-012A;

EXCEPT any portion depicted as Assessors Parcel No. 104-04-012D;

EXCEPT any portion depicted as Assessors Parcel No. 104-04-010;

EXCEPT any portion depicted as Assessors Parcel No. 104-04-011C;

EXCEPT any portion depicted as Assessors Parcel No. 104-04-011D;

EXCEPT any portion depicted as Assessors Parcel No. 104-04-013A;

EXCEPT any portion depicted as Assessors Parcel No. 104-04-013C;

EXCEPT any portion depicted as Assessors Parcel No. 104-04-014.

FLAGSTAFF Parcel No.	Assessor's Parcel Number and Legal Description	Owner
LT-22 Cont.	All or a portion of Coconino County Assessor Parcel Number: 104-01-094	BNSF RAILWAY COMPANY

Legal Description:

A portion 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, depicted as Assessors Parcel No: 104-01-094 and comprising a portion of the following described parcel as conveyed to the Atlantic & Pacific Railroad Company by deed recorded in Book 2 of Deeds, Page 279, records of Coconino County, Arizona:

Commencing at a point where the West line of said quarter Section intersects the South line of Cottage Avenue in Brannen Addition to said town of Flagstaff, as shown on a printed map made by Wayne H. Wilder, No. 606, running thence in an Easterly direction along the South line of said Cottage Avenue, until the same intersects the East line of said quarter section;

Thence North along the East line of said quarter section to the North line of said quarter section;

Thence West along the North line of said quarter section to the West line thereof;

Thence South along said West line to the Place of Beginning.

SAVING AND EXCEPTING Blocks numbered 32 and 33 in said Brannen Addition, also the Streets and Avenues adjacent and surrounding said Blocks.

FLAGSTAFF Parcel No.	Assessor's Parcel Number and Legal Description	Owner
LT-22 Cont.	All or a portion of Coconino County Assessor Parcel Number: 104-01-096A	BNSF RAILWAY COMPANY

Legal Description:

That portion of the Northeast quarter 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, depicted by Assessor's Parcel No: 104-01-096A also described as Railroad Parcel 701-6-19B-9 excepting therefrom that portion conveyed to the City of Flagstaff in Docket 1442, Page 754, and comprising a portion of the following described parcel as conveyed to the Atlantic & Pacific Railroad Company by Deed recorded in Book 2 of Deeds, Page 279, records of Coconino County, Arizona:

Commencing at a point where the West line of said quarter Section intersects the South line of Cottage Avenue in Brannen Addition to said town of Flagstaff, as shown on a printed map made by Wayne H. Wilder, No. 606, running thence in an Easterly direction along the South line of said Cottage Avenue, until the same intersects the East line of said quarter section;

Thence North along the East line of said quarter section to the North line of said quarter section;

Thence West along the North line of said quarter section to the West line thereof;

Thence South along said West line to the Place of Beginning.

SAVING AND EXCEPTING Blocks numbered 32 and 33 in said Brannen Addition, also the Streets and Avenues adjacent and surrounding said Blocks.

FLAGSTAFF Parcel No.	Assessor's Parcel Number and Legal Description	Owner
LT-32	All or a portion of Coconino County Assessor Parcel Number: 104-19-117A	City of Flagstaff

Legal Description:

FLAGSTAFF Parcel No.	Assessor's Parcel Number and Legal Description	Owner
LT-25	All or a portion of Coconino County Assessor Parcel Number: 104-01-013A	Dreams Really Do Come True

Legal Description:

THENCE North 00° 58' 54" West, a distance of 1,472.40 feet to the Northwest corner of Lot 1 of said Block 18 of the BRANNEN ADDITION;

THENCE South 89° 01' 39" West, a distance of 160.00 feet to the Northwest corner of Lot 12 of said Block 18, being a found ½ inch rebar;

THENCE South 00° 50' 15" East along the Westerly boundary of said Lots 11 and 12 of Block 18, a distance of 70.00 feet to the TRUE POINT OF BEGINNING;

THENCE continuing South 00° 50' 15" East along the Westerly boundary of said Lot 11, a distance of 30.01 feet to the Southwest corner of said Lot 11;

THENCE North 89° 01' 39" East along the Southerly boundary of said Lot 11, a distance of 14.00 feet;

THENCE North 00° 50' 15" West, a distance of 29.99 feet;

THENCE South 89° 07' 42" West, a distance of 14.00 feet to the TRUE POINT OF BEGINNING.

PARCEL NO. 2:

A parcel of land situated in the Northwest quarter of Section 22, Township 22 North, Range 7 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, being a portion of the alley in Block 18, BRANNEN ADDITION TO THE CITY OF FLAGSTAFF, as shown on the plat thereof, recorded in [Book 1 of Maps, Page 12](#), records of Coconino County, Arizona, described as follows:

BEGINNING at the Northeast lot corner of Lot 12, Block 18 of said BRANNEN ADDITION, said point being on the South right-of-way line of Butler Avenue as created by instrument recorded in Docket 238, Page 634, records of Coconino County, Arizona;

THENCE North 89° 04' 38" East, along said South right-of-way line, a distance of 20.00 feet, more or less, to a Northwest corner of that property described in instrument recorded in Docket 1213, Page 21, records of Coconino County, Arizona;

THENCE South 00° 23' 17" East, along a Westerly boundary of said property described in Docket 1213, Page 21, a distance of 100.28 feet to the Southwest corner (erroneously described of record as the Northwest corner) of Lot 2, Block 18 of said BRANNEN ADDITION;

THENCE South 89° 20' 19" West, a distance of 20.13 feet to the Southeast corner of Lot 11, Block 18 of said BRANNEN ADDITION;

THENCE North 00° 55' 12" East, along the East lot lines of said Lots 11 and 12, a distance of 100.00 feet to the POINT OF BEGINNING;

EXCEPT the Northerly 12.5 feet thereof.

PARCEL NO. 1:

Lots 11 and 12, Block 18, BRANNEN ADDITION TO THE CITY OF FLAGSTAFF, as shown on the plat thereof, recorded in [Book 1 of Maps, Page 12](#), records of Coconino County, Arizona;

EXCEPT:

BEGINNING at the Northwest corner of said Lot 12;

THENCE North 89° 22' 25" East (C) along the Southerly right-of-way line of Butler Avenue, a distance of 140.00 feet (C) to the Northeast corner of said Lot 12 (basis of bearing is the centerline of the existing Butler Avenue right-of-way South 40° 45' 08" East between Agassiz Street and O'Leary Street as shown on the Clay Avenue-Butler Avenue Realignment Map of Dedication dated November 21, 1985, recorded in Case 4, Map 95, records of Coconino County, Arizona);

THENCE South 00° 39' 17" East (C) along the Easterly line of said Lot 12, a distance of 15.00 feet (C);

THENCE South 89° 22' 25" West (C) along a line parallel to the North line of Lot 12, a distance of 111.02 feet (C);

THENCE South 44° 23' 27" West (C), a distance of 21.22 feet (C);

THENCE South 00° 35' 32" East (C) along a line parallel to the East right-of-way line of Elden Street, a distance of 40.00 feet (C);

THENCE South 89° 22' 25" West (C), a distance of 14.00 feet (C) to a point on the Easterly right-of-way line of Elden Street, said point also being on the Westerly line of said Lot 11;

THENCE North 00° 35' 32" West (C) along said East right-of-way line of Elden Street, a distance of 70.00 feet (C) to the POINT OF BEGINNING;

AND EXCEPT:

A portion of Lot 11, Block 18, BRANNEN ADDITION TO THE CITY OF FLAGSTAFF, as shown on the plat thereof, recorded in [Book 1 of Maps, Page 12](#), records of Coconino County, Arizona, lying in the Northwest quarter of Section 22, Township 21 North, Range 7 East of the Gila and Salt River Base and Meridian, Coconino County, Arizona, more particularly described as follows:

COMMENCING for reference at the Northwest corner of said Section 22, being a USBLM brass cap, from whence the Southwest corner of said Section 22, being a 5/8 inch rebar in pavement bears South 00° 51' 03" East, 5,274.56 feet (measured) basis of bearings;

THENCE South 00° 30' 40" East, 2,650.42 feet to the West quarter corner of said Section 22, monumented by a 40-penny nail in concrete scribed "E1/4 XXI";

THENCE North 89° 18' 35" East along the East0West midsection line of said Section 22, a distance of 976.69 feet to a 5/8 inch rebar at the Southeast corner of Tract "X" of the Revised Plat of WASHINGTON ADDITION TO THE CITY OF FLAGSTAFF, as shown on the plat thereof, recorded in [Book 2 of Maps, Page 2](#), records of Coconino County, Arizona;

FLAGSTAFF Parcel No.	Assessor's Parcel Number and Legal Description	Owner
LT-26	All or a portion of Coconino County Assessor Parcel Number: 104-19-118A	Alliance Bank

Legal Description:

Parcel

No.1:

Lot 118, Aspen Place at the Sawmill, according to plat recorded in Instrument No. [3438431](#), and amended Plat recorded in Instrument No. [3583171](#), records of Coconino County, Arizona;

EXCEPT all oil, gas and other minerals, as granted in Deed recorded in Docket 164, [Page 405](#), records of Coconino County, Arizona;

AND EXCEPT that portion of the Northwest Quarter of Section 22, Township 21 North, Range 7 East, Gila and Salt River Base and Meridian, Coconino County, Arizona:

That portion of Lot 118, Amended Final Subdivision Plat for Aspen Place at the Sawmill, Instrument [3583171](#), dated December 21, 2010, Coconino County Records, lying Northerly of the following described line:

COMMENCING at the Northernmost Northeast corner of said Lot 118, from whence the Southernmost Northeast corner of said Lot 118 lies South 46°27'22" East a distance of 35.17 feet along the Northeasterly line of said Lot 118, per said Instrument [3583171](#);

Thence along said Northeasterly line, and the Westerly Right of Way line of Windsor Lane, South 46°27'22" East a distance of 4.22 feet to a line parallel with and 3.00 feet Southerly of the Northerly line of said Lot 118, and the POINT OF BEGINNING of the line;

Thence leaving said Northeasterly line along said parallel line the following courses:

South 88°14'47" West a distance of 60.81

feet;

South 88°57'22" West a distance of 68.72

feet;

Thence leaving said parallel line, North 66°01'02" West a distance of 7.09 feet to said Northerly line, and the Terminus of the line.

Parcel

No.2:

A non-exclusive easement for ingress and egress and parking, as created by Amended and Restated Access and Parking Easement Agreement recorded October 20, 2010 in Instrument No. [3577481](#), records of Coconino County, Arizona.

FLAGSTAFF Parcel No.	Assessor's Parcel Number and Legal Description	Owner
LT-27	All or a portion of Coconino County Assessor Parcel Number: 104-19-119	RPT Aspen Place

Legal Description:

PARCEL NO. 1:

Lots 119 and 121, ASPEN PLACE AT THE SAWMILL, as shown on the plat thereof, record in Instrument Number [3438431](#), and the amended final plat thereof, record in Instrument Number, [3583171](#), records of Coconino County, Arizona;

Except all oil, gas, and minerals as granted in Deed recorded in Docket 164, Page 405, records of Coconino County, Arizona.

PARCEL NO. 2:

A non-exclusive easement for ingress, egress and parking, as created by Amended and Restated Access and Parking Easement Agreement recorded in Instrument No. [3577481](#), and Amended in Instrument No. [3724734](#), records of Coconino County, Arizona.

PARCEL NO. 3:

A non-exclusive easement for ingress, egress and parking, as created by Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions recorded in Instrument No. [3676744](#), and Amended in Instrument No. [3686961](#), records of Coconino County, Arizona.

FLAGSTAFF Parcel No.	Assessor's Parcel Number and Legal Description	Owner
LT-28	All or a portion of Coconino County Assessor Parcel Number: 104-19-121	RPT Aspen Place

Legal Description:

PARCEL NO. 1:

Lots 119 and 121, ASPEN PLACE AT THE SAWMILL, as shown on the plat thereof, record in Instrument Number [3438431](#), and the amended final plat thereof, record in Instrument Number, [3583171](#), records of Coconino County, Arizona;

Except all oil, gas, and minerals as granted in Deed recorded in Docket 164, Page 405, records of Coconino County, Arizona.

PARCEL NO. 2:

A non-exclusive easement for ingress, egress and parking, as created by Amended and Restated Access and Parking Easement Agreement recorded in Instrument No. [3577481](#), and Amended in Instrument No. [3724734](#), records of Coconino County, Arizona.

PARCEL NO. 3:

A non-exclusive easement for ingress, egress and parking, as created by Declaration of Reciprocal Easements, Covenants, Conditions and Restrictions recorded in Instrument No. [3676744](#), and Amended in Instrument No. [3686961](#), records of Coconino County, Arizona.

FLAGSTAFF Parcel No.	Assessor's Parcel Number and Legal Description	Owner
LT-30	All or a portion of Coconino County Assessor Parcel Number: 104-02-095A	Franklin Duplex LLC

Legal Description:

Lot 10, Block 15, Revised Plat of WASHINGTON ADDITION TO THE CITY OF FLAGSTAFF, as shown on the plat thereof, recorded in [Book 2 of Maps, Page 2](#), records of Coconino County, Arizona;

EXCEPTING THEREFROM that portion of said Lot 10, Block 15, Revised Plat of WASHINGTON ADDITION TO THE CITY OF FLAGSTAFF, more particularly described as follows:

COMMENCING for reference at the intersection of the centerline of Franklin Avenue and O'Leary Street;

THENCE North 89° 52' 49" East, along the centerline of Franklin Avenue, a distance of 184.58 feet (Basis of Bearing is per previous Survey recorded in Book 20 of Surveys, Page 58, records of Coconino County, Arizona);

THENCE North 00° 07' 11" West, a distance of 25.00 feet to the Southwest corner of said Lot 10;

THENCE North 00° 03' 58" East, along the West line of Lot 10, a distance of 47.75 feet to the TRUE POINT OF BEGINNING of this description;

THENCE continuing North 00° 03' 58" East, a distance of 2.00 feet to the Northwest corner of Lot 10, which is the Southwest corner of Lot 9;

THENCE North 89° 43' 39" East, along the line between Lots 9 and 10, a distance of 45.25 feet;

THENCE South 00° 20' 33" West, a distance of 1.32 feet;

THENCE North 88° 09' 21" West, a distance of 8.96 feet;

THENCE South 00° 00' 00" East, a distance of 1.05 feet;

THENCE South 89° 43' 39" West, a distance of 36.28 feet to the TRUE POINT OF BEGINNING.

FLAGSTAFF Parcel No.	Assessor's Parcel Number and Legal Description	Owner
LT-31	All or a portion of Coconino County Assessor Parcel Number: 104-02-065	Calvano Surviving Settlers Trust

Legal Description:

The Easterly 140 feet of Lots 1 and 2, Block B, of Revised Plat of WASHINGTON ADDITION TO THE CITY OF FLAGSTAFF, as shown on the plat thereof, recorded in Book 2 of Maps, Page 2, records of Coconino County, Arizona; EXCEPT the Westerly 70 feet thereof.

FLAGSTAFF Parcel No.	Assessor's Parcel Number and Legal Description	Owner
LT-29	All or a portion of Coconino County Assessor Parcel Number: 104-19-132	Campus Crest

Legal Description:

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

Tract A, ASPEN PLACT AT THE SAWMILL, as shown on the amended final plat thereof, recorded in Instrument No. [3583171](#), records of Coconino County Arizona;

EXCEPT all oil, gas and minerals as granted in Deed recorded in Docket 164, Page 405, records of Coconino County, Arizona.

FLAGSTAFF Parcel No.	Assessor's Parcel Number and Legal Description	Owner
LT-33	All or a portion of Coconino County Assessor Parcel Number: 104-08-011A	City of Flagstaff

Legal Description:

FLAGSTAFF Parcel No.	Assessor's Parcel Number and Legal Description	Owner
LT-34	All or a portion of Coconino County Assessor Parcel Number: 104-01-074A	Ray Jackson, Bobbie Jackson, Emma Jackson, Henry Jackson

Legal Description:

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

PARCEL NO. 1:

The North 20 feet of Lot 5 and all of Lots 6 and 7, Block 30, BRANNEN ADDITION TO THE CITY OF FLAGSTAFF, as shown on the plat thereof, recorded in Book 1 of Maps, Page 12, records of Coconino County, Arizona.

EXCEPT all oil, gas and other minerals, in, on or under or which may be produced from said land, as conveyed to Southwest Lumber Mills, Inc., an Arizona corporation, by Deed recorded December 5, 1960, in Docket 164, Page 405, records of Coconino County, Arizona.

PARCEL NO. 2:

A portion of Cottage Avenue, as abandoned by City of Flagstaff by Ordinance No. 1197, which is bounded on the West by the Northerly prolongation of the West line of the North-South alley abandoned by City of Flagstaff Resolution No. 1082 and bounded on the East by the Northerly prolongation of the West line of the Easement described in Docket 829, Page 896 through 899, records of Coconino County, Arizona.