

Wood, Patel & Associates, Inc.
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January 19, 2026
WP# 245623
Page 1 of 2
See Exhibit "A"

LEGAL DESCRIPTION
Flagstaff Graduate by Hilton
Alley Abandonment

A portion of that certain Alley in Block 19, Townsite of Flagstaff, recorded in Book 1 of Maps, page 16, Coconino County Records, lying within the southeast quarter of Section 16, Township 21 North, Range 7 East, of the Gila and Salt River Meridian, Coconino County, Arizona, more particularly described as follows:

COMMENCING at the intersection of Birch Avenue and Leroux Street, a 2-inch City of Flagstaff brass cap in handhole stamped RLS 25083, from which the intersection of Birch Avenue and Beaver Street, a 2-inch City of Flagstaff brass cap in handhole stamped RLS 18297, bears North 69°16'35" West (basis of bearing), a distance of 349.92 feet;

THENCE along the centerline of said Birch Avenue, North 69°16'35" West, a distance of 167.01 feet;

THENCE leaving said centerline, South 20°43'25" West, a distance of 30.00 feet, to the northeast corner of said certain Alley and the **POINT OF BEGINNING**;

THENCE along the easterly line of said certain Alley, South 20°43'25" West, a distance of 150.03 feet;

THENCE leaving said easterly line, North 69°10'50" West, a distance of 16.00 feet, to the westerly line of said certain Alley;

THENCE along said westerly line, North 20°43'25" East, a distance of 150.00 feet, to the northwest corner of said certain Alley;

THENCE leaving said westerly line, along the northerly line of said certain Alley, South 69°16'35" East, a distance of 16.00 feet, to the **POINT OF BEGINNING**.

Containing 2,400 square feet or 0.0551 acres, more or less.

Subject to existing right-of-ways and easements.

This legal description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of March, 2023. Any monumentation noted in this legal description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

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EXPIRES 12-31-26

BIRCH AVENUE

(BASIS OF BEARING)
N69°16'35"W 349.92'

2" COF BCH
STAMPED RLS 18297

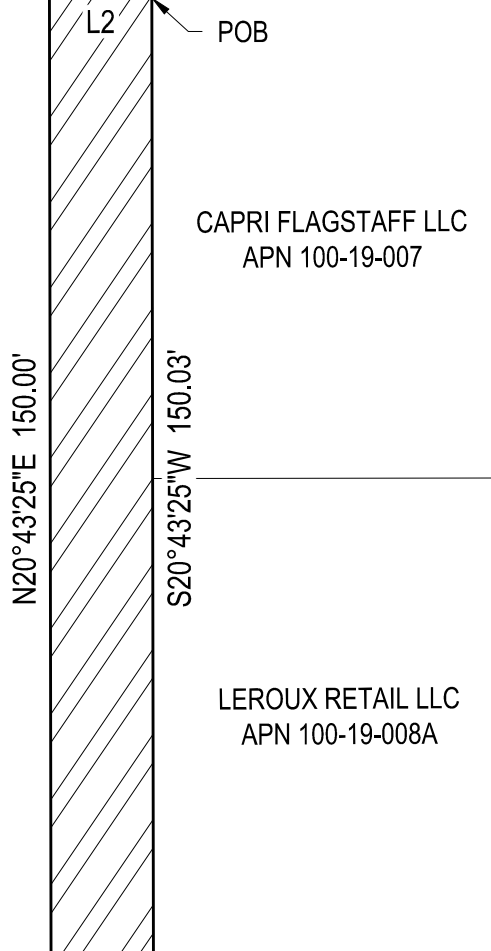
2" COF BCH
STAMPED RLS 25083
POC

BEAVER STREET

LEROUX STREET

182.91' 167.01'

S20°43'25"W
30.00'



POB

CAPRI FLAGSTAFF LLC
APN 100-19-007

CAPRI FLAGSTAFF LLC
APN 100-19-004A

LEROUX RETAIL LLC
APN 100-19-008A

ASPEN GROVE LLC
APN 100-19-001B

ALLEY

L1

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N69°10'50"W	16.00'
L2	S69°16'35"E	16.00'

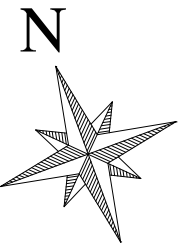


EXHIBIT "A"
FLAGSTAFF GRADUATE BY HILTON
ALLEY ABANDONMENT
01/19/2026
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NOT TO SCALE

EXPIRES 12-31-2026

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