

SURVEYOR'S NARRATIVE

I, Patrick M. Harris do hereby state that I am a Registered Professional Land Surveyor and that I hold certificate no. 286882 as prescribed by the laws of the State of Utah and represent that I have made a survey of the following described property. The Purpose of this survey is to provide an ALTA/ACSM Land Title Survey for use by the client. The Basis of Bearing is the line between the

PROPERTY DESCRIPTION
Deed Description

PARCEL 1:
Beginning at a point North 210.54 feet from the East Quarter corner along the East line of Section 5, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence West 2640.0 feet to a point on the Quarter section line 210.54 feet from then center of said Section 5, thence South 210.54 feet along said Quarter line to the center of said Section 5; thence West along the Quarter section line 2640.0 feet to the West Quarter corner of said Section 5; thence North along said section line 1320 feet more or less to the South line of Lots 1, 2, 3, and 4, of said Section 5; thence North along the Section line 44.24 feet; thence East, paralleling said South line of Lots 1, 2, 3, and 4, 525.23 feet more or less to the West property line of Salt Lake City Drainage Canal; thence Southeast along said property line 712.4 feet more or less to the North line of a parcel of land owned by Salt Lake City; thence West along said property line 314.61 feet to the East line of said Section 5; thence South along said Section line 462.66 feet more or less to the point of beginning.

Less and excepting therefrom the following:
Beginning at a Salt Lake County Survey monument marking the West Quarter corner of Section 5, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running thence North 00°24'41" East 1324.68 feet along the section line to the Southwest corner of Lot 4 of said Section 5, said point being South 00°24'41" West 1328.00 feet from a Salt Lake County Survey Monument marking the Northeast corner of said Section 5; thence North 00°24'41" East 44.04 feet along said section line; thence South 89°48'59" East 2618.41 feet along an existing fence to the Quarter section line of said Section 5; thence South 00°14'5" West 44.04 feet along said Quarter section line to the Southeast corner of Lot 3 of said Section 5; thence South 00°14'5" West 1328.66 feet along said Quarter section line to the center of Quarter corner of said Section 5; thence North 89°48'59" West 2621.46 feet to the point of beginning.

PARCEL 2:
Together with a non-exclusive perpetual use of "a roadway and stock trail easement" as reserved in that certain Judgment and Decree of Partition recorded August 30, 1983, in Book 5481, at Page 137, more particularly described as follows:
25 feet each side of a line described as follows:
Beginning at a point on existing road on the South section line of Section 5, Township 1 North, Range 1 West, Salt Lake Base and Meridian, which point is approximately 900 feet West of the Southeast corner of said Section 5; thence following said road North, South and West approximately 3100 feet, to a point 25 feet East of the North-South center line and approximately 1500 feet North of the South line of said Section 5; thence North parallel to and 25 feet East of the North-South centerline to a point 3900 feet North of the East-West centerline of said Section 5.

SIMMONS MEDIA PARCEL
Beginning at a point located North 0°24'41" West 210.54 feet along the East section line from the East quarter of Section 5, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running:
thence North 89°48'59" West 832.94 feet;
thence North 0°24'41" West 1164.51 feet;
thence South 89°48'59" East 1150.20 feet to the West line of Salt Lake City Drainage Canal;
thence South 30°48'38" East 814.25 feet along said West line of Salt Lake City Drainage Canal;
thence West 315.23 feet to the section line;
thence South 0°24'41" East 462.66 feet along the section line to the Point of Beginning.

Said parcel contains 1,089,000 square feet or 25.00 acres.

20.0' INGRESS/EGRESS EASEMENT IN FAVOR OF SIMMONS MEDIA.
Beginning at a point located North 0°24'41" West 210.54 feet along the East section line and North 89°48'59" West 832.94 feet from the East Quarter of Section 5, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running:
thence North 89°48'59" West 1150.31 feet to the east line of Non-Exclusive Perpetual 50.0' "Roadway and Stock Trail Easement", recorded August 30, 1983 as Entry No. 3831114 in Book 5481 at Page 137 ;
thence North 0°11'38" East 20.00 feet along the east line of said "Roadway and Stock Trail Easement";
thence South 89°48'59" East 1150.20 feet;
thence South 0°24'41" East 20.00 feet to the point of beginning.

Contains 35,006 square feet. 0.80 acres.

20.0' INGRESS/EGRESS AND WATERLINE EASEMENT IN FAVOR OF THOMAS PETERSON.
Beginning at a point located North 0°24'41" West 210.54 feet along the East section line and North 89°48'59" West 832.94 feet and North 0°24'41" West 20.00 feet from the East Quarter of Section 5, Township 1 North, Range 1 West, Salt Lake Base and Meridian, and running:
thence North 0°24'41" West 20.00 feet;
thence South 89°48'59" East 491.46 feet;
thence North 30°12'30" East 461.11 feet;
thence North 59°11'22" East 420.20 feet to the west line of the Salt Lake City Drainage Canal;
thence South 30°48'38" East 20.00 feet along the west line of said Salt Lake City Drainage Canal;
thence South 59°11'20" West 415.03 feet;
thence South 30°12'30" West 413.54 feet;
thence North 89°48'59" West 502.80 feet to the point of beginning.

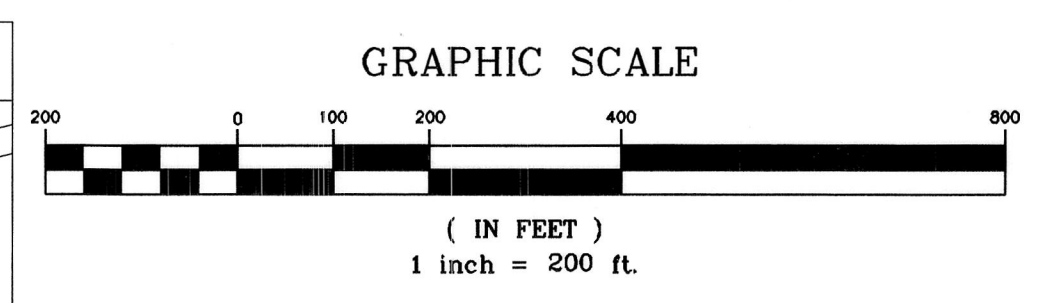
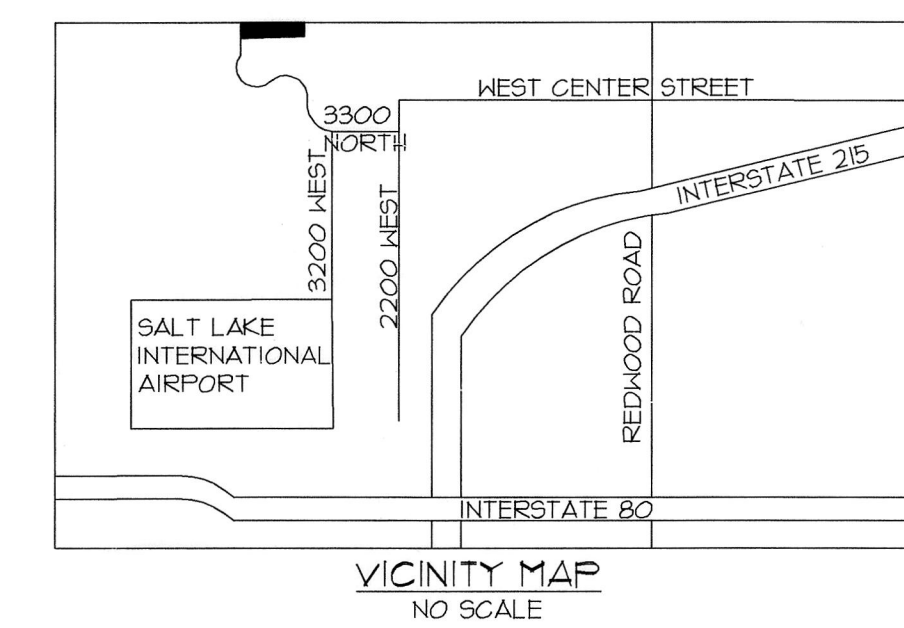
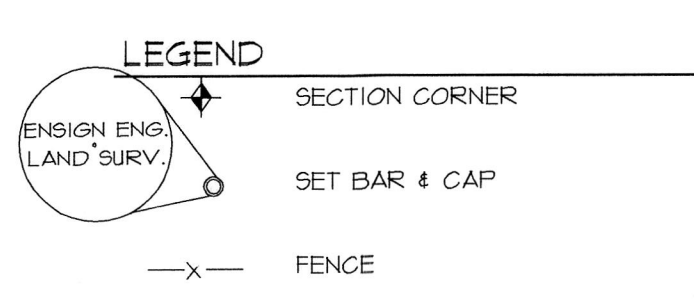
Contains 21,582 square feet. 0.64 acres.

The undersigned hereby certifies to Goldman Sachs Specialty Lending Group, as agent and sole Lead Arranger, and its successors and/or assigns, as their interests may appear, Simmons-SLC, LLC, and Lawyers Title Insurance Corporation, and any other interested parties: as of July 21, 2006, 2006, 2006 that this survey was actually made upon the ground; that it and the information, courses and distances shown thereon are accurate; that the title lines and lines of actual possession are the same; that the property description "closes" by engineering calculation; that this survey correctly shows the size, location and type of all buildings, structures and other improvements on the property and all are within the boundary lines and applicable set-back lines (whether established by subdivision plat, recorded restrictions or applicable zoning or building codes) affecting the property; that there are no easements or uses affecting the property appearing from a careful physical inspection of the same, other than those shown thereon; that all utility services necessary for the operation of the property are present on the property or within an adjacent public right of way or recorded easement; that there are no encroachments on adjoining premises, streets or alleys by any of said buildings, structure or other improvements or encroachments upon the property by any building, structure or other improvement situated upon any adjoining premises; and that a portion of the property does lie within any Flood hazard area shown on any U.S. Department of HUD, Flood Insurance Boundary Map or special flood hazard area map published by the Federal Emergency Management Agency. This survey was made in accordance with the "Minimum Standard Detail Requirements for Land Title Survey" jointly established by ALTA and ACSM in 2005 and meets the accuracy requirements of an "Urban" Class Survey, as defined therein, and includes items 1, 2, 3, 4, 6, 8, 10, 11(a), 13, 14, 16 and 17 of Table A thereof.

Nov. 7, 2006
Date
Patrick M. Harris
License No. 286882

Notes: For conditions of record not shown hereon as well as specific references to items in the title report please refer to a title report supplied by Guardian Title Company of Salt Lake City, Utah under Commitment No. H4139, dated effective March 4, 2006.

- NOTES:**
- Property is located within Flood Zone A and Flood Zone X as found on FEMA Flood Zone Map 44035C0150E, dated effective September 21, 2006.
 - The subject property is zoned A-2. The minimum lot area for radio and television transmitting and relay stations and towers shall be four acres or more, such additional area to be sufficient to permit the placement of towers in such a manner that side clearance in every direction from each and every tower shall be equal to or greater than the height of the tower. The minimum width of any lot which is required to contain a minimum area of four acres shall be two hundred feet, provided that the minimum width shall be increased above two hundred feet to the extent necessary to give side clearance in every direction from the base of any tower to be constructed equal to the height of the tower. The minimum depth of the front yard in A-2 zones shall be thirty feet. The minimum side yard shall be ten feet, and the total width of the two required side yards shall be not less than twenty feet. Minimum side yard provisions of this section shall apply to all structures, including guy wires for the support of any towers constructed. The minimum depth of the rear yard in A-2 zones shall be thirty feet. There is no building height requirement. In A-2 zones, no building or structure or group of buildings, with their accessory buildings, shall cover more than seventy percent of the lot area.



LOCATED IN THE NORTHEAST QUARTER OF SECTION 5
TOWNSHIP 1 NORTH, RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
SALT LAKE CITY, SALT LAKE COUNTY, UTAH



90 E. Fort Union Blvd
Suite 100
Midvale UT 84047
Phone: 801.255.0529
Fax: 801.255.4449

1485 West Hillfield Rd.
Suite 204
Layton UT 84041
Phone: 801.547.1100
Fax: 801.593.6315

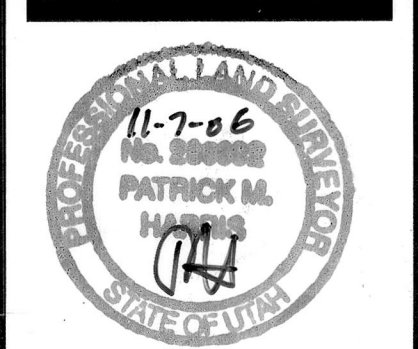
1346 West State Road
Pleasant Grove UT
84062
Phone: 801.796.8145
Fax: 801.796.8147

WWW.ENSIGNUTAH.COM

FOR:
SIMMONS RADIO
515 S. 700 E.
SALT LAKE CITY, UT 84102

CONTACT:
SCOTT MATTHEWS
PHONE: 801-671-6657
FAX: 801-519-6180

DON R. PARKER
ALTA/ACSM LAND TITLE UPDATE
3901 N. 3600 W.
SALT LAKE CITY, UTAH



NO.	DATE	REVISION	BY
1			
2			
3			
4			

ALTA/ACSM LAND TITLE SURVEY

PROJECT NUMBER: 3630A
DATE: 7/25/06
DRAWN BY: JPK
CHECKED BY: PMH

PROJECT MANAGER: PMH
1 of 1

S2006-11-0875
Vaughn E. Butler, P.L.S.
SALT LAKE COUNTY SURVEYOR