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CALLISTER NEBEKER & McCULLOUGH

A PROFESSIONAL CORPORATION ATTORNEYS AT LAW

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FEB 20 1996

OF COUNSEL RICHARD M. NEBEKER EARL P. STATEN

LOUIS H. CALLISTER, SR. (1904-1983) FRED L. FINLINSON (1906-1998)

TO CALL WRITER DIRECT

LOUIS H. CALLISTER GARY R. HOWE L. S. McCULLOUGH, JR. FRED W. FINLINSON DOROTHY C. PLESHE JOHN A. BECKSTEADT JEFFREY N. CLAYTON JAMES R. HOLBROOK W. WALDAN LLOYD H. RUSSELL HETTINGER JEFFREY L. SHIELDS STEVEN E. TYLER MILTON J. MORRIS, 4 CRAIG F. McCULLOUGH RANDALL D. BENSON GEORGE E. HARRIS, JR. 1

T. RICHARD DAVIS DAMON E. COOMBS BRIAN W. BURNETT CASS C. BUTLER ANDRÉS DIAZ LYNDA COOK JOHN H. REES MARK L. CALLISTER 2 R. BRYAN FISHBURN JAN M. BERGESON LAURIE S. HART JOHN B. LINDSAY HOWARD B. GEE 4 DOUGLAS K. CUMMINGS LUCY KNIGHT ANDRE ZACHARY T. SHIELDS

1 ALSO MEMBER ARIZONA BAR 1 ALSO MEMBER MISSOURI BAR 1 ALSO MEMBER CALIFORNIA BAR 1 ALSO MEMBER NEW YORK BAR 1 MEMBER OF OHIO BAR ONLY

February 16, 1996

Orig file cc swc 2/21-96 LFB JAM Pott

Penrod Keith, Esq. LEBOEUF, LAMB, GREENE & MACRAE 136 South Main Street, Suite 1000 Salt Lake City, UT 84101

HAND DELIVERED

ACT/007/035 #2

Re: Sunnyside Cogeneration Associates - Water Right No. 91-231

Dear Penrod:

Enclosed please find a copy of the Commitment for Title Insurance Order No. 26,326-C issued by South Eastern Utah Title Company for the well site property and water line easement associated with the purchase of Water Right No. 91-231 which I received today.

I have also enclosed for you a Letter Report on Water Right No. 91-231, Order No. 24,767-C which is an updated review of the Carbon County Recorder's office regarding the above referenced water right.

Please review this documentation in regard to the Motion which you have prepared approving the purchase of Water Right No. 91-231 along with the well site and easement. If you have any questions, please feel free to contact me.

Thank you for your cooperation in this regard.

Very truly yours,

CALLISTER NEBEKER & McCULLOUGH

Brian W. Burnett

Brian W. Burnett

Enclosure

cc: Ralph Petty, Esq. Jim Carter, Esq. Tom Mitchell, Esq. John Hurt, Esq.

Tom Harnden, Esq. Jack Arnold, Esq. Mike Krikava, Esq.

**COMMITMENT FOR TITLE INSURANCE**

Order No. 26,326-C

ISSUED BY

**SOUTH EASTERN UTAH TITLE COMPANY**



175 EAST 100 SOUTH • P.O. BOX 855 • PRICE, UTAH 84501  
(801) 637-4455

Callister, Nebeker & Cullough  
Suite 900 Kennecott Building  
Salt Lake City, Utah 84133  
Attn: Brian Burnett

Re: Waterline Easement  
Well Site

We agree to issue a policy to you according to the terms of this Commitment. When we show the policy amount and your name as the proposed insured in Schedule A, this Commitment becomes effective as of the Commitment Date shown in Schedule A.

If the Requirements shown in this Commitment have not been met within six months after the Commitment Date, our obligation under this Commitment will end. Also, our obligation under this Commitment will end when the Policy is issued and then our obligation to you will be under the Policy.

Our obligation under this Commitment is limited by the following:

- The Provisions in Schedule A.
- The Requirements in Schedule B-1.
- The Exceptions in Schedule B-2.
- The Conditions on the inside cover page.

The Commitment is not valid without SCHEDULE A and Sections 1 and 2 of SCHEDULE B.



*First American Title Insurance Company*

BY *Parker S. Kennedy* PRESIDENT

ATTEST *Mark R. Amerson* SECRETARY

BY *Jerry Franden* COUNTERSIGNED

ALTA Plain Language Commitment

SCHEDULE A

COMMITMENT #26,326-C

Policy or Policies to be issued:

Owners: \$ to be determined

Lenders: \$

Effective date: February 12, 1996 at 8:00 a.m.

1. Proposed Insured:

Owner: Sunnyside Cogeneration Associates

Lender:

2. Fee Estate for the Well Site in the land described in this Commitment is owned, at the Commitment date by:

SUNNYSIDE COAL COMPANY

Easement Estate for the Water Line in the land described in this Commitment is owned, at the Commitment date by:

SUNNYSIDE COAL COMPANY

Form No. 1344-A (1990)  
ALTA Plain Language Commitment  
Order No. 26,326-C

3. The land referred to in this Commitment is situated in the State of Utah, County of Carbon, and is described as follows:

WELL SITE:

In Section 17, Township 14 South, Range 14 East, SLB&M:

BEGINNING at a point being South 2027.0 feet and West 2704.6 feet from the Northeast corner of Section 17, T14S, R14E, SLB&M; and running thence North 30 deg. 51' 53" East 298.83 feet; thence North 65 deg. 29' 32" East 361.39 feet; thence South 49 deg. 46' 31" East 37.83 feet to the Northwesterly edge of Water Canyon Road; thence (along that edge for the next four calls) South 43 deg. 42' 57" West 173.61 feet; thence South 28 deg. 45' 45" West 143.14 feet; thence South 26 deg. 24' 26" West 169.85 feet; thence South 22 deg. 58' 53" West 110.97 feet; thence North 58 deg. 46' 17" West 237.74 feet to the point of beginning.

\* \* \*

WATERLINE EASEMENT:

See Attached Exhibit A

SCHEDULE B - Section 1

Requirements

The following requirements must be met:

- (a) Pay the agreed amounts for the interest in the land and/or the mortgage to be insured.
  - (b) Pay us the premiums, fees and charges for the policy.
  - (c) Documents satisfactory to us creating the interest in the land and/or the mortgage to be insured must be signed, delivered and recorded.
  - (d) You must tell in writing the names of anyone not referred to in this commitment who will get an interest in the land or who will make a loan on the land. We may then make additional requirements or exceptions.
  - (e) Release(s) or Reconveyance(s) of item(s):
  - (f) Other:
- 
- (g) You must give us the following information:
    - 1. Any off record leases, surveys, etc.
    - 2. Statement(s) of identity, all parties
    - 3. Other

SCHEDULE B - Section 2

Exceptions

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

PART 1:

1. Taxes or assessments which are not shown; as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.

2. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

3. Easements, claims or easement or encumbrances which are not shown by the public records.

4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by the public records.

5. Unpatented mining claims: reservations or exceptions in patents or in acts authorizing the issuance thereof: water rights, claims or title to water.

6. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.

Note: Any matter in dispute between you and the company may be subject to arbitration as an alternative to court action pursuant to the rules of the American Arbitration Association or other recognized arbitrator. A copy of which is available on request from the company. Any decision reached by arbitration shall be binding upon both you and the company. The arbitration award may include attorney's fees if allowed by State Law and may be entered as a judgment in any court of proper jurisdiction.

The above numbered exceptions: 1 - 6 will be eliminated in an ALTA Extended Coverage Policy.

Order No. 26,326-C

7. Taxes for the year 1996, now accumulating, not yet due. TAX SALE TO CARBON COUNTY for prior years for delinquent taxes.

8. A perpetual and exclusive Easement for railroad right of way crossing Sections 5 and 6 in T15S, R14E, and Section 32 in T14S, R14E, SLBM, as granted in the instrument dated July 29, 1912, executed by Utah Fuel Co. in favor of Denver & Rio Grande Railroad Company, recorded Sept. 12, 1912 in Book 3-B at page 459. Reference is made to said instrument and the record thereof for further particulars.

9. An Easement Deed dated June 13, 1928 executed by Utah Fuel Co. in favor of the Denver & Rio Grande Western Railroad Co. recorded in Book 3-M at page 439, granting the right to construct, operate and maintain a standard gauge railroad track with appurtenant structures in Sec. 32, T14S, R14E, SLBM, as therein described.

10. A Deed dated July 31, 1912, executed by Utah Fuel Co. in favor of the Denver and Rio Grande Railroad Company, recorded Sept. 12, 1912 in Book 3-B at page 461 for certain railroad tracks constructed and existing upon Sections 5 and 6, T15S, R14E, SLBM, as described in said instrument.

11. An Easement Deed dated April 9, 1930, executed by Utah Fuel Company in favor of the Denver & Rio Grande Western Railroad Company, recorded May 31, 1930 in Book 3-N at page 424, granting the right to construct, operate and maintain a standard gauge railroad track with appurtenant structures in Sec. 32, T14S, R14E, SLBM, as therein described.

12. An Easement Deed dated Jan. 29, 1935 executed by Utah Fuel Company in favor of the Denver & Rio Grande Western Railroad Company, recorded March 4, 1935 in Book 3P at page 627, granting the right to construct, operate and maintain a standard gauge railroad track with appurtenant structures across Sec. 32, T14S, R14E, SLBM, as therein described.

13. The grant of an electric power line, a pumping plant, and a pipeline in Sections 36, 35, 34, and 33, T14S, R14E, SLBM, in the instrument dated Sept. 14, 1942 executed by Utah Fuel Company in favor of Sunnyside Improvement Company, recorded September 17, 1942 in Book 3W at page 290; also a distributing reservoir located in the NW 1/4 NW 1/4 of Sec. 4 and a pipeline extending through Sec 5 and in the SE 1/4 NE 1/4 of Sec 6, T15S, R14E, SLBM.

14. A Pipeline Agreement and Easement dated March 24, 1944 executed by Utah Fuel Company et al in favor of Defense Plant Corporation, recorded April 26, 1944 in Book 3X at page 390, granting the right to construct, operate and maintain a pipeline with appurtenances as set forth in said instrument and affecting Sections 17, 18, 20, 29 and 32, T14S, R14E, SLBM, and Sec. 6, T15S, R14E, SLBM.

15. A Pipeline Agreement and Easement dated August 31, 1944, executed by Trustees of the Denver & Rio Grande Western Railroad Company in favor of Defense Plant Corporation, recorded Sept. 21, 1944 executed by Trustees of the Denver & Rio Grande Railroad Company in favor of Defense Plant Corporation, recorded Sept. 21, 1944 in Book 3X at page 593, granting the right to construct, operate and maintain an easement for a pipeline as set forth in said instrument.

16. The claim, if any, of the United States of America to the N 1/2 NW 1/4 of Sec. 32, T14S, R14E, SLBM. (NOTE: When considered with other instruments of record, it appears that either a mistake was made in the recording, or it was intended that the Patent to Hyrum Tidwell recorded Sept. 28, 1900 in Book 1 at page 529 include the N 1/2 NE 1/4 of said Sec. 32. As recorded, the description is the N 1/2 NE 1/4. A Warranty Deed from Tidwell to Royal C. Peabody recorded Aug. 2, 1900 in Book 5 at page 489 has the description N 1/2 NW 1/4. The Patent recorded Sept. 28, 1900 in Book 1 at page 530 covers the NE 1/4 of said Section 32.)

17. A Right of Way Easement dated Sept. 16, 1957 executed by Kaiser Steel Corporation in favor of the United States of America recorded Dec. 10, 1957 in Book 51 at page 437, granting an easement for an access road to a government communication facility crossing Sections 8, 9, 17 and 31, T14S, R14E, as set forth in said instrument.

AMENDMENT TO RIGHT OF WAY EASEMENT recorded May 4, 1959 in Book 61 at page 360, providing that the grantee shall maintain said roadway as a private roadway and not permit anything to be done which shall give the public any interest or right to pass over said roadway.

18. A Pole Line Easement dated Sept. 4, 1958 executed by Kaiser Steel Corporation in favor of Utah Power & Light Co., recorded Nov. 13, 1958 in Book 58 at page 291, granting an easement and right of way for the erection and continued maintenance of electric transmission, distribution and telephone circuits with necessary attachments 5 feet on each side of a center line therein described and affecting Section 9 and 17, T14S, R14E, SLBM, and Sec. 5, T15S, R14E, SLBM.

19. Supplemental Agreement No. 3 dated April 25, 1960 by and between Kaiser Steel Corporation, licensor and United States of America recorded Sept. 9, 1960 in Book 69 at page 160, providing for the use of a tract of land 65 feet by 65 feet located in Sec. 20, T14S, R14E, SLBM, to be used for a communication facility by the government. Said instrument refers to an unrecorded Agreement between said parties dated Sept. 16, 1957 and title is subject to the provisions of said Agreement.

20. A Grant of Easement dated Sept. 12, 1972 executed by Kaiser Steel Corporation in favor of Utah Power & Light Co., recorded Nov. 14, 1972 in book 135 at page 200, granting a perpetual easement and right of way for the erection and continued maintenance of electric transmission, distribution and telephone circuits with necessary attachments, along lines therein described within the SW 1/4 SW 1/4 of Sec. 17, T14S, R14E, and within the NW 1/4 NW 1/4 of Sec. 5, & the S 1/2 NE 1/4 of Sec. 6, T15S, R14E, SLBM.

21. A Bill of Sale dated May 12, 1977 executed by Kaiser Steel Corporation in favor of City of Sunnyside, recorded May 23, 1977 in Book 168 at page 692, wherein is sold the waterworks and water distribution facilities within the W 1/2 SE 1/4 SW 1/4 of Sec. 32, T14S, R14E, SLBM.

22. A Lease dated June 28, 1979 by and between Kaiser Steel Corporation and United States of America, recorded July 2, 1979 in Book 189 at page 526 for a period of 3 months with option to renew from year to year until Sept. 30, 1989, the following described tract within the NW 1/4 of Sec. 20, T14S, R14E, SLBM; particularly described as follows:

Beg. at the NW corner of said Sec. 20 and running thence East 1254 feet and South 335 feet to the true point of beg.; thence N 47 deg. 47' E 65.0 feet; thence S 43 deg. 13' E 65.0 feet; thence S 47 deg. 47' W 65.0 feet; thence N 42 deg. 13' W 65.0 feet to the point of beginning. Containing 0.10 acres, m/l.

23. A Private Way License dated April 10, 1945 executed by the Denver & Rio Grande Western Railroad Company, as Licensor and Utah Fuel Company and Kaiser Company, Inc., Licensee, recorded Oct. 18, 1982 in book 221 at page 695, wherein a license to construct and maintain a private way 24 feet in width across the tracts of licensor is granted at a location in the SE 1/4 SW 1/4 of Sec. 32, T14S, R14E, SLBM.

24. A Right of Way Agreement dated Oct. 20, 1983 executed by Royal Land Company, a Delaware corporation, in favor of East Carbon City, a municipal corporation, recorded Oct. 27, 1983 in Book 233 at page 182, granting a right of way for laying, maintaining, repairing and replacing water lines, valves, valve boxes and other transmission and distribution facilities along a right of way 25 feet in width crossing portions of Sections 1, 2, 10 and 11, in T15S, R13E, and Sections 5 and 6, T15S, R14E, SLBM.

25. An Easement and Right of Way Agreement dated July 6, 1983 executed by Kaiser Steel Corporation in favor of Don R. Wilcox, Jeannette Wilcox, Waldo Wilcox, Julia Wilcox, Donald I. Dennis and American Plasti-Plate Corporation, recorded July 12, 1983 in Book 229 at page 632, wherein grantor agrees to grant a perpetual easement and right of way 20 feet in width over and across grantor's property located within T15S, R14E, and T15S, R15E, SLBM, for the purpose of grantees having access to grantees' property.

26. A Pole Line Easement dated Dec. 29, 1942, executed by Utah Fuel Company in favor of Utah Power & Light Co., recorded June 9, 1943 in book 3W at page 599, granting a perpetual easement and right of way for the erection and continued maintenance of electric transmission, distribution and telephone circuits with necessary attachments across the SW 1/4 SE 1/4 and the SE 1/4 SW 1/4 of Section 6, T15S, R14E, SLBM, as therein described.

27. A Grant of Easement dated April 16, 1962 executed by Kaiser Steel Corporation in favor of Utah Power & Light Co., recorded Oct. 10, 1962 in Book 80 at page 608, granting a right of way and easement for the erection and continued maintenance of electric transmission, distribution and telephone circuits with necessary attachments across the NE 1/4 NE 1/4 of Sec. 7 and the S 1/2 SE 1/4 and SE 1/4 SW 1/4 of Sec. 6, T15S, R14E, SLBM.

28. A Grant of Easement dated Dec. 31, 1970 executed by Kaiser Steel Corporation in favor of Utah Power & Light Co. recorded March 1, 1971 in Book 123 at page 329, granting a perpetual easement and right of way for the erection and continued maintenance of electric transmission, distribution and telephone circuits with necessary attachments along a line in the SE 1/4 SE 1/4 of Sec. 6, T15S, R14E, SLBM, as therein described.

29. A Quitclaim Deed of Water Pipeline System dated Sept. 25, 1981 executed by United States Steel Corporation in favor of Royal Land Company, recorded Sept. 30, 1981 in Book 211 at page 37, wherein a water pipeline with attachments affecting Sec. 6, T15S, R14E, SLBM, as therein described, is quit claimed.

30. A grant of a 20 foot wide permanent easement and a 50 foot wide temporary construction easement contained in the Quit Claim Deed dated Oct. 21, 1983 executed by Kaiser Steel Corporation in favor of East Carbon City and Sunnyside City recorded Nov. 2, 1983 in Bk. 233, pg. 333, centered over the following centerline:

Beg. at a point which is S 2626.40 feet and W 1165.12 feet of the NE corner of Sec. 6, T15S, R14E, SLBM and running thence N 19 deg. 52' W 481.27 feet, m/l, to the S'ly r/w line of State Road 123.

31. A Right of Way Agreement dated Oct. 20, 1983 by and between Royal Land Company, a Delaware corporation and East Carbon City, recorded Oct. 27, 1983 in Book 233 at page 182, granting an easement 25 feet in width for an existing water line connecting Grassy Trail Reservoir located in Whitmore Canyon in Sec. 7, T14S, R14E, SLBM, with the 20 million gallon water storage reservoir of East Carbon City located in the SW 1/4 of Sec. 6, T15S, R14E, SLBM, with said pipeline as it exists being the center of said easement and located in Whitmore Canyon and in portions of Sections 7, 18, 17, 20, 29 and 32 of T14S, R14E, and Sections 5 and 6 of T15S, R14E, SLBM. Also, an easement 25 feet in width for an existing water line known as the "Big Springs Line" connecting the 20 million gallon water storage reservoir of East Carbon City located in the SW 1/4 of Sec. 6, T15S, R14E, SLBM, with the East Carbon City sewer lagoon located in Sec. 10, T15S, R13E, with said pipeline as it exists being the center of said easement and which pipeline is located in portions of Sec. 6, T15S, R14E, & portions of Sections 1, 2, 11 and 10, T15S, R13E.

32. Deed, Assignment and Bill of Sale dated June 23, 1986 executed by Kaiser Coal Corporation and Kaiser Coal Corporation of Sunnyside, both Delaware Corporations, in favor of Kaiser Fuel Corporation, a Delaware Corporation, recorded Aug. 6, 1986 in Book 262 at page 803 as Entry No. 013334 wherein is conveyed the gob, coal tailings, and waste piles located on or in said lands and leases together with all easements and rights of way necessary to develop, extract, mine or remove the same or to transport, store and/or stockpile said materials for use on the premises.

33. An easement dated Feb. 9, 1923 executed by Fred Paternoster et al in favor of Carbon County Railway Company, recorded Aug. 14, 1928 in Book 3M of Misc. at page 390, granting a right of way for railroad purposes over and across the following described land:

A Tract of land 148.5 feet wide, the boundaries of which are parallel to and 74.25 feet distant from the centerline described as follows:

Beg. on the West boundary line of Section 6, T15S, R14E, SLBM, at a distance of 321.25 feet Northerly from the SW corner of said Sec. 6, thence N 86 deg. 31' E 80.7 feet; thence around a 10 deg. curve to the right 691.3 feet to the intersection of the South boundary line of said Sec. 6 at a distance of 633 feet Easterly from the SW corner of said Section 6.

ASSIGNED to Kaiser Coal Corporation by Assignment recorded June 17, 1985 in Book 250 at page 131.

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34. A Pole Line Easement dated Jan. 9, 1943 executed by Fred Paternoster, et al, in favor of Utah Power & Light Company recorded June 9, 1943 in Book 3W of Misc. at page 600, granting a perpetual easement and right of way for electric transmission, distribution and telephone circuits along a line described as follows:

Beg. on the East boundary of Grantor's land at a point 650 feet North and 1275 feet East, m/l, from the SW corner of Sec. 6, T15S, R14E, SLBM, and running thence N 76 deg. 26; W 1315 feet to a fence on the West boundary line of said land.

35. An Option Agreement, unrecorded, to Environment Power corporation for the purchase of Lot 7, Section 6, T15S, R14E, SLBM.

Subject to the terms and conditions of:

(a) A Land Lease Agreement, evidenced by a Notice of Land Lease Agreement dated December 28, 1987, recorded December 29, 1987 in Book 277 at pages 691-692 between Kaiser Coal Corporation, its successors and assigns, as Lessor and Sunnyside Cogeneration Associates as Lessee.

(b) Amendment to Land Lease Agreement dated December 28, 1987, recorded December 29, 1987 in Book 277 at page 693-708 between Kaiser Coal Corporation, its successors and assigns, as Lessor and Sunnyside Cogeneration Associates as Lessee.

(c) An Option to purchase, as contained in the Amendment to Land Lease Agreement as set forth, wherein Kaiser Coal Corporation, its successors and assigns, grants an option to purchase, to Sunnyside Cogeneration Associates.

36. Any defect in or invalidity of or other matter relating to the leasehold described above (exception #35), which would be disclosed by an examination of the unrecorded Lease referred to in the Notice of Land Lease Agreement dated Dec. 28, 1987, recorded December 29, 1987 in Book 277 at pages 691-692.

37. The following Rights of Way Easements as set forth in the Deed, Assignment and Bill of Sale dated December 28, 1987 recorded December 29, 1987 in Book 277 at pages 679-690 executed by Kaiser Coal Corporation in favor of Sunnyside Fuel Corporation also set forth in the Amendment to Land Lease Agreement dated Dec. 28, 1987, recorded Dec. 29, 1987 in Book 277 at page 693-708 as follows:

The right to use for vehicular access and egress and all other uses which public and private roads are used in the State of Utah, including installation of utilities, strips of land of suitable width to accomodate two-way industrial traffic etc. leading from said Leased Property to State Route 123 to the following locations across the Denver and Rio Grande Right of Way including rights to cross railroad land and easements:

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37 cont.

(i) From the general area of the NW'ly most corner of the property to the general area of the curve in State Route 123 near the NW'ly corner of the SW 1/4 of Section 6, T15S, R14E, SLBM.  
NOTE: Insurable only to the extent of Kaiser Coal Corporation's fee simple holdings in this area.

(ii) From the center of said Sec. 6, Northerly to State Route 123.

(iii) The so called "Tonka Road", now in use which leads from the NE'ly corner of the SE'ly 1/4, and/or the SE'ly corner of the NE'ly 1/4 of said Section 6, into Section 5, T15S, R14E, and thence to Route 123.

(iv) An access from the present Main Entrance to Kaiser Coal Corporation, thence SW'ly along the so called "Tonka Road" to the property set forth in Schedule C, Parcel A.

(v) The right to install, maintain, repair, replace and use a water line above or below ground with necessary appurtenances thereto to convey water for industrial consumptive use into said property with diversion points on the Creek in Sec. 6, and/or from rights North of Sunnyside Mine main entrance.

(vi) The right to install, maintain, repair, replace and use aboveground transmission lines and necessary appurtenances thereto for the Lessee's plant to be erected on the Property, and leading to the Utah Power and Light Company Columbia Substation, with said lines to be in the general location of the line now leading from the Substation to the Sunnyside Mine, limited as to whatever interest Kaiser Coal Corporation, or one of their subsidiaries has at this time.

GRANT of Access Easement executed by East Carbon City in favor of Sunnyside Cogeneration, recorded December 29, 1989 in Book 293 at page 629, running through Lot 6, Section 6, T15S, R14E, SLBM.

AMENDMENT of Grant of Access Easement recorded September 13, 1991 in Book 309 at page 659. (Amends Book 293 at page 629)

38. A Notice of Agreement for the purchase and sale of real property and water rights dated December 28, 1987 recorded Dec. 29, 1987 in Book 277 at pages 709-749, which includes, among other items, purchase of water rights and easement rights for a pipeline which includes the property in Sections 10 and 11, T15S R13E, and Section 6, T15S, R14E, SLBM.

GRANT of Water Pipeline Easement, executed by East Carbon City in favor of Sunnyside Cogeneration Associates, recorded December 29, 1989 in Book 293 at page 622, the N 1/2 of Sec. 10, T15S, R13E, and the S 1/2 of Sec. 1, T15S, R13E, SLBM.

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38 cont.

GRANT of Water Pipeline Easement, executed by East Carbon City in favor of Sunnyside Cogeneration Associates, recorded December 29, 1989 in Book 293 at page 636, across Sec. 8, 9, 10, 11, 12, and/or 1 and 2 of T15S, R13E, and Sec. 6, of T15S, R14E, SLBM.

39. A Deed of Trust and Security Agreement dated March 9, 1989, recorded March 10, 1989 in Book 287 at page 96, wherein the Trustor is Sunnyside Reclamation and Salvage, Inc., a Colorado Corporation, Trustee is South Eastern Utah Title Company, Beneficiary is State of Utah Dept. of Natural Resources, Division of Oil, Gas and Mining.

PARTIAL RECONVEYANCE recorded November 14, 1991 in Book 311 at page 312, releasing Lot 18, Block 6, Sunnyside Subdivision, Plat B, (still owned by Sunnyside Coal Company) and other lands not owned by Sunnyside Coal Company.

PARTIAL RECONVEYANCE recorded December 7, 1993 in Book 337 at page 767, releasing a parcel of land lying within the S 1/2 of Section 7, T15S, R14E, SLBM (still owned by Sunnyside Coal Company).

NOTICE OF INTEREST recorded March 4, 1994 in Book 341 at page 354, wherein the Office of Surface Mining Reclamation and Enforcement claims an interest.

40. Various Documents of record affecting minerals which have been severed from said lands.

41. Assignment of a Right of Way, Serial No. UTSL 0034138, recorded April 6, 1990 in Book 295 at page 840, by and between Kaiser Coal, Kaiser Fuel and Intermountain Power Agency.

42. Security Agreement dated March 15, 1991 and recorded April 1, 1991 in Book 304 at page 590, between Sunnyside Cogeneration Associates, a Utah joint venture and First Security Bank of Utah, N.A., as Trustee under the Indenture of Trust dated as of March 15, 1991 by and between Carbon County, Utah and said Trustee. Said Security Agreement affects Easement, Rights of Way, etc. and does not affect the Fee Title.

Deed of Trust, Assignment of Rents and Leases, Security Agreement and Financing Statement, recorded April 1, 1991 in Book 304 at page 545 by Sunnyside Cogeneration Associates and First Security Bank of Utah, N.A.

Security Agreement, recorded April 1, 1991 in Book 304 at page 613, by Sunnyside Cogeneration Associates and First Security Bank of Utah, N.A.

UCC, recorded April 1, 1991 in Book 304 at page 633, wherein Sunnyside Cogeneration Associates c/o Environmental Power

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42. cont.

Corporation appears as Debtor and First Security Bank of Utah, N.A. is Secured Party. Amendment recorded June 9, 1993 in Book 329 at page 625.

Acknowledgment recorded August 27, 1991 in Book 309 at page 292, to clarify real property.

First Amendment to Deed of Trust, recorded June 8, 1993 in Book 329 at page 586.

First Amendment To Security Agreement recorded June 9, 1993 in Book 329 at page 601.

First Amendment to Security Agreement, recorded June 8, 1993 in Book 329 at page 613.

43. Deed of Trust and Security Agreement dated May 17, 1993 and recorded May 20, 1993 in Book 328 at page 454, wherein Sunnyside Coal Company is Trustor, South Eastern Utah Title Company is Trustee, and BXG, Inc., a Colorado corporatin is Beneficiary.

44. UCC-FINANCING STATEMENT, recorded December 29, 1993 in Book 338 at page 724, wherein Sunnyside Cogeneration Associates appear as Debtor and First Security Bank of Utah, NA is Secured Party. Said instrument affects easement rights which may be on captioned property.

45. SECOND DEED OF TRUST, ASSIGNMENTS, INCLUDING ASSIGNMENTS OF RENTS AND ASSIGNMENTS OF LEASES, AND SECURITY AGREEMENT, recorded December 29, 1993 in Book 338 at page 758, wherein Sunnyside Cogeneration Associates is Trustor, First Security Bank of Utah, NA is Trustee, and Utah Power & Light Company, an assumed name of Pacificorp is Beneficiary. Said instrument affects easement rights which may be on captioned property.

46. NOTICE OF LIEN, recorded January 31, 1994 in Book 340 at page 321, wherein Great Lake Timber Company claims and intends to hold a lien upon certain coal leases, improvements and equipment on or appurtenant to the coal mine operated by Sunnyside Coal Company in the amount of \$39,896.12 plus interest.

47. LIS PENDENS, recorded February 24, 1994 in Book 341 at page 93 and also filed in Seventh District Court of Carbon County, wherein Range Creek Partners Limited Liability Company, is Plaintiff and Sunnyside Coal Company is Defendant. (Also, known as Case No. 94-114 as filed in Seventh District Court of Carbon County)

48. NOTICE OF LIEN, recorded February 18, 1994 in Book 340 at page 798, wherein PDM Steel Service Center Inc. has a claim against Sunnyside Coal Company in the amount of \$2,102.15. Affects Section 32, T14S, R14E, SLBM.

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49. SUBJECT TO ACCESS for ingress and egress. It can not be determined by recorded documents if the road to the well site is county or private.

50. Subject to the Bankruptcy proceedings filed by Sunnyside Coal in Denver, Colorado.

51. NOTICE OF MECHANIC'S LIEN recorded March 28, 1994 in Book 342 at page 295, wherein Rocky Mountain Bolt Co. has a claim against Sunnyside Coal Company in the amount of \$17,852.24. Affects Section 30, 31 and 32 of Township 14 South, Range 14 East, SLBM.

52. NOTICE OF MECHANIC'S LIEN recorded April 6, 1994 in Book 342 at page 664, wherein O'Brien Plumbing & Heating has a claim against Sunnyside Coal Co. in the amount of \$1,750.00. Affects Section 5 of Township 15 South, Range 14 East, SLM.

53. NOTICE OF LIEN recorded April 25, 1994 in Book 343 at page 400, wherein Triune, Inc. & Tritronics has a claim against Sunnyside Coal Co. in the amount of \$4,691.56. Affects portions in Sections 31 and 32 of Township 14 South, Range 14 East, SLBM.

54. COMPLAINT filed March 22, 1994 as Civil No. 94-167, by Mine Hydraulics Inc. vs. Sunnyside Coal Company. Bankruptcy proceedings are pending.

55. COMPLAINT filed March 28 1994 as Civil No. 94-200, by Westinghouse Electric Supply Co. vs. Sunnyside Coal Company. Bankruptcy proceedings are pending.

56. COMPLAINT filed April 5, 1994 as Civil No. 94-211, by Firemaster vs. Sunnyside Coal Company. Bankruptcy proceedings are pending.

57. COMPLAINT filed March 30, 1994 as Civil No. 94-209, by Anixter Inc. vs. Sunnyside Coal Company. Bankruptcy proceedings are pending.

58. ABSTRACT OF JUDGMENT filed May 12, 1994 as 946700195 AJ, against Sunnyside Coal Company in favor of Mountainland Supply Company in the amount of \$16,506.63 plus interest.

59. Any defect in or invalidity of or other matter relating to the leasehold described in Exception #35.

60. Subject to Reclamation Responsibilities.

61. Notice of Intention recorded March 31, 1995 in Book 355 at page 803, to create a Special Improvement District to be known as Sunnyside City, Utah Special Improvement District No. 1995-1, for the purpose of installing a natural gas line.

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62. Various liens of record affecting the Leasehold Estate interest of Sunnyside Cogeneration Associates.

63. Notice of Contract Interest recorded March 7, 1994 in Book 341 at page 461, wherein Sunnyside Cogeneration Associates has an interest in Water Right No. 91-231.

64. Notice to Hold & Claim a Lien "Mechanic's Lien", recorded June 13, 1995 in Book 358 at page 481, given by Sierra Drilling, Inc against Sunnyside Cogeneration Associates in the amount of \$396,498.56 plus interest, affecting the SCA Power Plant located on E 1/2 SW 1/4; W 1/2 SE 1/4 of Sec. 6, T15S, R14E, SLBM together with points of diversion: Bear Canyon and Water Canyon. Also complaint filed in District Court on June 6, 1995 as Civil No. 95-297, which case was transferred to U.S. District Court on Aug. 2, 1995.

65. Rights of the D&RGW Railroad to that portion of land within the Waterline Easement described in Schedule A which crosses the railroad. Crossing Agreement should be obtained by D&RGW.

66. Rights of UDOT or Carbon County to that portion of land within the Waterline Easement described in Schedule A which crosses the road right of way. According to the survey by Eckhoff Watson and Preator Engineering, from what Title Company can determine the plat runs within the road right of way. If that is the case, UDOT and Carbon County should join in the easement grant.

A judgment search was made in the names of Sunnyside Coal Company and Sunnyside Cogeneration Associates.

\* \* \*

# EXHIBIT A

## WATERLINE EASEMENT SUNNYSIDE COGENERATION ASSOCIATES

In Sections 6 and 5, Township 15 South Range 14 East, and Sections 32, 29, 20 and 17, Township 14 South Range 14 East, Salt Lake base and Meridian:

An Easement for the purpose of building and maintaining a waterline, to be 20 feet in width, the centerline of which is described as follows:

BEGINNING at a point near SCA Reservoir, said point being South 3835.42 feet and West 3316.59 feet from the Northeast corner of Section 6, Township 15 South Range 14 East, Salt Lake Base and Meridian and Running thence;

North 49° 21' 48"	East 123.14 feet;	thence
North 02° 55' 48"	East 193.83 feet;	thence
North 00° 11' 13"	West 169.09 feet;	thence
North 12° 52' 32"	East 203.20 feet;	thence
North 75° 24' 40"	West 211.53 feet;	thence
North 76° 38' 56"	West 209.54 feet;	thence
North 88° 03' 41"	West 209.14 feet;	thence
North 87° 29' 48"	West 213.03 feet;	thence
South 47° 30' 05"	West 45.17 feet to a point on the	East Carbon Reservoir (retracing previous 5 calls);
		thence
North 47° 30' 05"	East 45.17 feet;	thence
South 87° 29' 48"	East 213.03 feet;	thence
South 88° 03' 41"	East 209.14 feet;	thence
South 76° 38' 56"	East 209.54 feet;	thence
South 75° 24' 40"	East 211.53 feet;	thence
North 26° 20' 41"	East 75.82 feet;	thence
North 32° 11' 24"	East 142.69 feet;	thence
North 31° 36' 09"	East 111.96 feet;	thence
North 36° 11' 50"	East 143.45 feet;	thence
North 45° 35' 30"	East 91.81 feet;	thence
North 17° 50' 22"	East 29.44 feet;	thence
North 20° 39' 16"	East 60.87 feet;	thence
South 41° 40' 30"	West 35.13 feet;	thence
South 26° 35' 08"	West 56.45 feet which point is 15	feet beyond the end of drain line into Grassy Trail Creek
		(retracing previous 2 calls); thence
North 26° 35' 08"	East 56.45 feet;	thence
North 41° 40' 30"	East 35.13 feet;	thence
North 31° 17' 41"	East 29.84 feet;	thence
North 80° 46' 22"	East 109.30 feet;	thence
North 85° 48' 27"	East 218.20 feet;	thence
North 76° 37' 42"	East 202.59 feet;	thence
North 59° 12' 53"	East 21.01 feet;	thence

WATERLINE EASEMENT  
SUNNYSIDE COGENERATION ASSOCIATES  
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North	74°	47'	05"	East	180.87	feet; thence
North	72°	33'	05"	East	207.75	feet; thence
North	70°	36'	11"	East	201.82	feet; thence
North	69°	13'	26"	East	200.33	feet; thence
North	70°	05'	05"	East	197.58	feet; thence
North	68°	17'	50"	East	190.95	feet; thence
North	71°	47'	31"	East	204.18	feet; thence
North	65°	17'	33"	East	209.07	feet; thence
North	59°	04'	48"	East	206.98	feet; thence
North	43°	11'	54"	East	125.69	feet; thence
North	37°	32'	01"	East	212.99	feet; thence
North	34°	39'	07"	East	215.01	feet; thence
North	35°	44'	41"	East	209.50	feet; thence
North	31°	28'	30"	East	162.54	feet; thence
North	35°	36'	18"	East	187.14	feet; thence
North	36°	04'	11"	East	211.66	feet; thence
North	35°	28'	13"	East	205.62	feet; thence
North	36°	06'	35"	East	210.36	feet; thence
North	34°	27'	38"	East	203.45	feet; thence
North	33°	17'	46"	East	200.58	feet; thence
North	23°	02'	45"	East	217.18	feet; thence
North	27°	22'	51"	West	85.87	feet; thence
North	02°	37'	32"	West	62.27	feet; thence
North	30°	10'	04"	East	46.25	feet; thence
North	29°	16'	10"	East	113.77	feet; thence
North	25°	03'	38"	East	197.55	feet; thence
North	27°	49'	24"	East	171.48	feet; thence
North	37°	56'	22"	East	200.40	feet; thence
North	47°	40'	25"	East	192.18	feet; thence
North	57°	29'	50"	East	211.71	feet; thence
North	71°	56'	20"	East	193.49	feet; thence
North	78°	43'	04"	East	195.99	feet; thence
North	69°	46'	17"	East	282.93	feet; thence
North	46°	32'	02"	East	124.60	feet; thence
North	52°	09'	09"	East	243.29	feet; thence
North	27°	09'	12"	East	203.31	feet; thence
North	63°	50'	32"	East	96.26	feet; thence
North	22°	15'	56"	East	129.17	feet; thence
North	16°	36'	10"	East	202.70	feet; thence
North	16°	51'	44"	East	195.02	feet; thence
North	06°	50'	07"	East	64.27	feet; thence
North	03°	13'	26"	West	181.64	feet; thence
North	04°	53'	46"	West	160.45	feet; thence
North	10°	11'	38"	West	189.54	feet; thence
North	15°	20'	32"	West	203.67	feet; thence
North	14°	22'	51"	West	205.09	feet; thence
North	03°	31'	46"	East	201.30	feet; thence
North	09°	14'	15"	East	218.95	feet; thence
North	10°	45'	49"	East	219.28	feet; thence
North	08°	03'	57"	East	213.95	feet; thence

WATERLINE EASEMENT  
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North	11°	23'	40"	East	226.27	feet;	thence
North	15°	01'	55"	East	216.55	feet;	thence
North	16°	20'	11"	East	218.69	feet;	thence
North	18°	22'	04"	East	108.39	feet;	thence
North	35°	41'	09"	East	202.75	feet;	thence
North	31°	46'	11"	East	203.56	feet;	thence
North	10°	01'	40"	East	207.45	feet;	thence
North	06°	49'	05"	East	209.01	feet;	thence
North	06°	21'	55"	East	214.28	feet;	thence
North	04°	43'	02"	East	213.66	feet;	thence
North	05°	03'	59"	East	206.80	feet;	thence
North	16°	29'	45"	East	76.32	feet;	thence
North	11°	09'	11"	East	97.72	feet;	thence
North	18°	23'	05"	East	219.33	feet;	thence
North	18°	07'	29"	East	222.03	feet;	thence
North	18°	18'	51"	East	226.63	feet;	thence
North	17°	37'	24"	East	213.22	feet;	thence
North	16°	59'	03"	East	212.89	feet;	thence
North	16°	46'	31"	East	251.94	feet;	thence
North	15°	03'	53"	East	205.71	feet;	thence
North	60°	31'	15"	East	39.26	feet;	thence
North	03°	57'	03"	East	217.82	feet;	thence
North	06°	36'	52"	West	210.93	feet;	thence
North	04°	40'	56"	West	217.47	feet;	thence
North	01°	25'	09"	West	194.83	feet;	thence
North	04°	56'	51"	East	224.16	feet;	thence
North	02°	03'	36"	East	204.64	feet;	thence
North	03°	45'	24"	West	221.58	feet;	thence
North	06°	25'	57"	West	222.63	feet;	thence
North	07°	09'	22"	West	215.03	feet;	thence
North	11°	53'	19"	West	217.48	feet;	thence
North	15°	20'	19"	West	71.41	feet;	thence
North	28°	49'	47"	West	198.38	feet;	thence
North	41°	38'	00"	West	183.23	feet;	thence
North	41°	40'	22"	West	236.10	feet;	thence
North	31°	31'	24"	West	188.68	feet;	thence
North	00°	47'	45"	East	143.68	feet;	thence
North	09°	46'	18"	East	162.49	feet;	thence
North	15°	35'	51"	East	159.21	feet;	thence
North	05°	17'	48"	East	254.91	feet;	thence
North	10°	58'	57"	West	184.58	feet;	thence
North	14°	16'	02"	West	193.60	feet;	thence
North	14°	35'	56"	West	253.28	feet;	thence
North	13°	36'	17"	West	199.39	feet;	thence
North	14°	03'	13"	West	245.73	feet;	thence
North	14°	09'	16"	West	248.25	feet;	thence
North	13°	46'	57"	West	246.43	feet;	thence
North	13°	53'	40"	West	247.44	feet;	thence
North	12°	54'	07"	West	214.19	feet;	thence
North	13°	52'	55"	West	176.86	feet;	thence

WATERLINE EASEMENT  
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North 13° 14' 35" West 218.98 feet; thence  
North 48° 49' 54" West 175.66 feet; thence  
North 54° 43' 50" West 140.43 feet; thence  
North 55° 11' 52" West 308.38 feet; thence  
North 62° 20' 57" West 195.99 feet; thence  
North 62° 41' 59" West 197.21 feet; thence  
North 27° 18' 01" East 34.24 feet to a point 15 feet  
beyond a stand pipe (retracing previous call); thence  
South 27° 18' 01" West 34.24 feet; thence  
North 64° 09' 20" West 242.75 feet; thence  
North 57° 44' 32" West 208.16 feet; thence  
North 61° 57' 54" West 160.11 feet; thence  
North 49° 06' 18" West 105.09 feet; thence  
North 39° 08' 20" West 109.99 feet; thence  
North 39° 11' 44" West 86.70 feet; thence  
North 25° 53' 09" West 64.82 feet; thence  
North 05° 53' 39" East 49.01 feet; thence  
North 11° 22' 32" East 81.44 feet; thence  
North 30° 48' 18" West 37.68 feet; thence  
North 26° 04' 25" West 33.93 feet; thence  
South 16° 37' 24" West 64.13 feet to a point being  
15 feet beyond the end of drain line into upper section  
of Grassy Trail Creek (retracing previous call); thence  
North 16° 37' 24" East 64.13 feet; thence  
North 14° 39' 39" East 13.55 feet; thence  
North 17° 05' 00" East 171.21 feet; thence  
North 10° 02' 28" East 208.69 feet; thence  
North 12° 19' 22" East 204.89 feet; thence  
North 04° 08' 27" East 104.40 feet; thence  
North 49° 46' 29" East 31.14 feet; thence  
North 43° 04' 38" East 39.59 feet; thence  
North 18° 38' 47" East 145.40 feet; thence  
North 20° 34' 01" East 198.14 feet; thence  
North 25° 31' 31" East 115.09 feet; thence  
North 30° 56' 50" East 161.75 feet; thence  
North 26° 43' 46" East 207.53 feet; thence  
North 30° 54' 51" East 184.35 feet; thence  
North 32° 06' 16" East 197.30 feet; thence  
North 34° 53' 08" East 190.74 feet; thence  
North 34° 51' 15" East 81.67 feet; thence  
North 35° 11' 23" East 199.34 feet; thence  
North 42° 16' 02" East 236.11 feet; thence  
North 32° 48' 29" East 112.64 feet; thence  
North 25° 16' 32" East 196.15 feet; thence  
North 29° 58' 43" East 175.77 feet; thence  
North 21° 20' 10" East 203.01 feet; thence  
North 27° 27' 36" East 91.80 feet; thence  
North 26° 50' 22" East 203.35 feet; thence  
North 27° 58' 48" East 104.58 feet; thence  
North 34° 38' 57" East 147.83 feet; thence

**WATERLINE EASEMENT  
SUNNYSIDE COGENERATION ASSOCIATES  
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North 26° 49' 02" East 86.47 feet; thence

North 17° 05' 27" East 213.28 feet; thence

North 11° 32' 13" East 135.71 feet; thence

North 05° 45' 56" East 35.17 feet to a point of terminus.

Said point being on the Property line of Sunnyside Cogeneration Associates Well Site, being South 2066.60 feet and West 2465.82 feet from the Northeast corner Section 17 Township 14 South Range 14 East, Salt Lake Base and Meridian.

Excepting therefrom: any portion lying within UDOT Right-of-way.



## CONDITIONS

1. **DEFINITIONS**

(a) "Mortgage" means mortgage, deed of trust or other security instrument. (b) "Public Records" means title records that give constructive notice of matters affecting the title according to the state law where the land is located.

2. **LATER DEFECTS**

The Exceptions in Schedule B - Section 2 may be amended to show any defects, liens or encumbrances that appear for the first time in the public records or are created or attached between the Commitment Date and the date on which all of the Requirements (a) and (c) of Schedule B - Section 1 are met. We shall have no liability to you because of this amendment.

3. **EXISTING DEFECTS**

If any defects, liens or encumbrances existing at Commitment Date are not shown in Schedule B, we may amend Schedule B to show them. If we do amend Schedule B to show these defects, liens or encumbrances, we shall be liable to you according to Paragraph 4 below unless you knew of this information and did not tell us about it in writing.

4. **LIMITATION OF OUR LIABILITY**

Our only obligation is to issue to you the Policy referred to in this Commitment, when you have met its Requirements. If we have any liability to you for any loss you incur because of an error in this Commitment, our liability will be limited to your actual loss caused by your relying on this Commitment when you acted in good faith to:

comply with the Requirements shown in Schedule B - Section 1

or

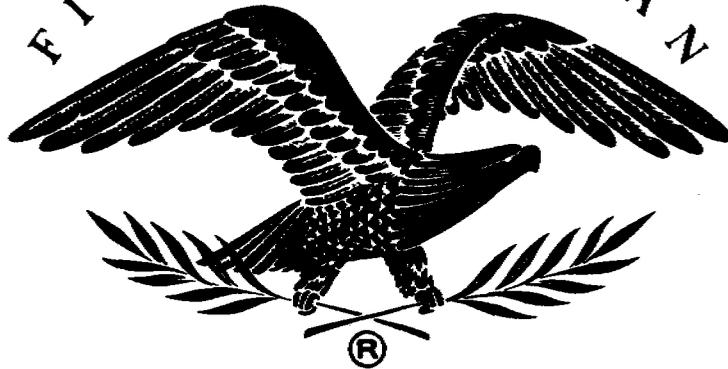
eliminate with our written consent any Exceptions shown in  
Schedule B - Section 2.

We shall not be liable for more than the Policy Amount shown in Schedule A of this Commitment and our liability is subject to the terms of the Policy form to be issued to you.

5. **CLAIMS MUST BE BASED ON THIS COMMITMENT**

Any claim, whether or not based on negligence, which you may have against us concerning the title to the land must be based on this Commitment and is subject to its terms.

FIRST AMERICAN



*First American Title Insurance Company*

LETTER REPORT ON WATER RIGHT NO. WRNUM 91-231

ORDER NO. 24,767-C UPDATE

To: Callister, Nebeker & Cullough  
Suite 900 Kennecott Building  
Salt Lake City, Utah 84133  
Attn: Brian W. Burnett

Effective date: February 12, 1996 at 8:00 a.m.

As per your request, we have searched the records of Carbon County, with regards to the above Water Rights.

The vested owner is:

SUNNYSIDE COAL COMPANY

From said search we found the following instruments which may affect said Water Right:

1. DEED AND ASSIGNMENT, recorded March 10, 1989 in Book 287 at page 52, by and between Kaiser Coal Corporation, et al and Sunnyside Reclamation & Salvage, Inc.
2. DEED OF TRUST AND SECURITY AGREEMENT, recorded March 10, 1989 in Book 287 at page 96, by and among Sunnyside Reclamation & Salvage, Inc., as Trustor and the State of Utah, Department of Natural Resources, Division of Oil, Gas & Mining, as Beneficiary.
3. NOTICE OF CORPORATE NAME CHANGE, recorded November 14, 1990 in Book 301 at page 666, wherein Sunnyside Reclamation & Salvage, Inc. changes its name to Sunnyside Coal Company.
4. DEED OF TRUST AND SECURITY AGREEMENT, recorded May 20, 1993 in Book 328 at page 454, by and among Sunnyside Coal Company, as Trustor and BXG, Inc. as Beneficiary.
5. NOTICE OF CONTRACT INTEREST, recorded March 7, 1994 in Book 341 at page 461, wherein Sunnyside Cogeneration Associates has an interest in Water Right No. 91-231.

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The records of Seventh Judicial Court of Carbon County were also searched for judgments on Sunnyside Coal Company and Sunnyside Cogeneration Associates and none were found of record as of the above effective date.

This search is limited to the fee land records in the Carbon County Recorders Office. No other source was searched.

If we can be of further assistance to you, please feel free to call.

SOUTH EASTERN UTAH TITLE COMPANY