E 110404 B 586 P 544
Date 16-MAR-2005 2:07pm
Fee 21.00 Check
SHARON MURDOCK, Recorder
Filed By SR
For PSOMAS
CARBON COUNTY CORPORATION

SURVEY CERTIFICATE

The undersigned being a registered surveyor of the State of Utah hereby certifies to Sunnyside Cogeneration Associates, "First Security Bank of Utah, N.A., as trustee ("Trustee") under that certain Indenture of Trust, dated as of March 15, 1991, as supplemented as of June 1, 1993, between Carbon County, Utah ("Issuer") and Trustee for the benefit of the owners of the Issuer's Solid Waste Disposal Refunding Revenue Bonds, Series 1991 and 1993 (Sunnyside Cogeneration Project)", Fidelity National Title Insurance Company, Paul, Hastings, Janofsky & Walker LLP, Macleod Dixon, Barristers & Solicitors, O'Melveny & Myers LLP, TRUST COMPANY OF THE WEST, a California trust company, not in its individual capacity but solely as trustee of the trust established pursuant to an Individual Trust Agreement, dated as of January 31, 1987, as amended, between the Boilermaker–Blacksmith National Pension Trust and itself, and each of their respective successors and assigns, as of the date below, as follows:

This print of survey actually was made on the ground on [NOVEMBER 23, 1998] in accordance with the "Minimum standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA–ACSM and NSPS in 1997, contains Items 1 , 2, 3, 4, 6, sea), 7(b)(1), 8, 9, 10, 11, 13, 15 and 16 of Table A thereto, and correctly shows: (i) a fixed and determinable position and location of the land described herein (together with the buildings and improvements thereon, the "Property"), including the position of the point of beginning; (ii) the location of all buildings, structures and other improvements situated on the land; (iii) all driveways or other curb cuts along any street or alley upon which the land abuts; (iv) the location and name of all public and private streets or alleys located thereon or adjacent thereto, all of which are public unless otherwise noted; (v) the location, dimension and recording data of all easements, right–of–ways and other matters of record thereon or with respect to which the undersigned has knowledge; (iv) the location and dimension of all unrecorded easements, paths, right–of–ways and party walls to the extent visible thereon or with respect to which the undersigned has knowledge; (vii) the location of applicable building restriction and setback lines required by local ordinances and regulations; and (viii) the location of all encroachments or overhangs onto or from the Property. Except as shown on this survey, there are no visible discrepancies, conflicts, and shortages in area or boundary line conflicts. Except as shown on the survey, the Property does not serve any adjoining property for drainage, utilities or ingress or egress. The Property has access to and from a duly dedicated and accepted public roadway. This survey reflects boundary lines of the land, which "close" by engineering calculations. All utility services to the Property either enter the Property through adjoining public streets, or this survey shows the point of entry and location of any utilities which pass through or are located on adjoining private land to the extent visible or known to the undersigned. The Property does not lie within an area designated as a flood hazard area by any map or publication of the U.S. Department of Housing and Urban Development or the Federal Emergency Management Agency. The Property and only the Property constitutes _ tax lot(s). All zoning use and density classifications are properly shown hereon. The undersigned has received and examined a copy of the Commitment for Title Insurance No. W6304C, dated April 4, 1999, issued by Fidelity National Title Insurance Company, with respect to the Property, as well as a copy of each instrument listed therein. The location of each exception set forth in such Commitment, to the extent it can be located, has (with recording reference and reference to the exception number of the Commitment) been shown hereon. The undersigned further certifies that this survey meets the Accuracy Standards (as adopted by ALTA and ACSM and in effect on the date of this certification) of an Urban Survey, and the ratio and precision of this survey is at least 1 to 15,000.

Licensed Surveyor

9-1-99
Date:

LICENSED PROFESSIONAL LAND SURVEYOR
172816
Robert C. BAKER
State of Utah

STATE HIGHWAY 123

Appurtenance to Parcel A2–a
S76°49'00"W 409.65'
DRAGERTON WELL AND PUMPSTATION
P.O.B. PARCEL D RESERVOIR
PARCEL D 7.91 ACRES
EAST CARBON RESERVOIR
N00°47'00"E 772.25'
N21°08'00"E 493.57'
S05°49'00"W 395.36'
Appurtenance to Parcel D
(18–1) CL 25' Right–Of–Way for PacifiCorp per Entry #35880 Book 319, Pages 27–28 Recorded August 4, 1992
(63) A reservation by Geneva Steel Co. to collect water from Spring Area
S89°59'59"W 220.53'
Parcel D R=(427.41') L=(339.44') Delta=(45°30'09") Ch Bearing=(S88°45'38"W) Ch=(330.58')
(35) (65) Easement State road Commission crossing the Railroad ROW at Sta 74+00 and continuing through Parcel D
(65) Easement for waterline crossing Railroad ROW at Sta 72+45
(18–2) CL 25' Right–Of–Way for PacifiCorp per Entry #35880 Book 319, Pages 27–28 Recorded August 4, 1992 (No affect on parcel D)
State Highway 124
S57°02'W approx. 390.32' (S57°10'16"W 345.31')
Parcel E–N57°02'E approx. 389.32'
Parcel D–N57°02'E approx. 480' (N57°10'16"E 479.20')
Carbon County Railroad CL
Parcel E–N57°02'E 2261.18' (N57°10'16"E 2258.88')
Parcel D–N57°02'E 2317.20' (N57°10'16"E 2314.88')
FOUND NORTHWEST CORNER SECTION 12, TOWNSHIP 15 SOUTH, RANGE 13 EAST, SALT LAKE BASE AND MERIDIAN
OWNERSHIP: EAST CARBON CITY
Parcel E R=1362.39' (1462.39') L=492.33' (493.80') Delta=20°42'18" (19°20'49") Ch Bearing=S67°22'02"W (S66°51'35"W) Ch=489.65' (491.46')
Parcel E R=1362.39' (1582.39') L=535.69' (534.32') Delta=20°42'18" (19°20'49") Ch Bearing=N67°23'02"E (N66°51'35"E) Ch=532.78' (531.79')
S88°20'E 165.80' (S88°11'E 159.95')
S12°16'49"E (S13°28'01"E) 120.00' (120.00')
S0°25'00"E 1600' (1521.19')
OWNERSHIP: ELIZABETH MENOTTI
P.O.B.–PARCEL E
Parcel E R=1482.39' (1582.39') L=360.85' (422.10') Delta=13°56'50" (15°17'01") Ch Bearing=N84°41'36"E (N84°10'30"E) Ch=359.96' (420.85')
Parcel D R=1482.39' (1582.39') L=896.54' (956.42') Delta=34°39'07" (34°37'50") Ch Bearing=N74°20'27"E (N74°28'19"E) Ch=882.94' (941.93')
N0°05'49"W 2642.76' (N0°57'26"E 1041.76')
P.O.B. PARCEL D (WHICH POINT IS ON THE SOUTH R.O.W LINE CARBON CO. RAILROAD)
PARCEL D (Ash Disposal Site) 172 ACRES ±
LANDFILL SEDIMENT POND #2
ASH DISPOSAL SITE #2
SW CORNER NW 1/4, NE 1/4 SEC 12 (NOT FOUND)
ABANDONED ROAD
ABANDONED SHOOTING RANGE
Southerly (S0°00'00"E) approx. 1325'
Westerly (N90°00'00"W) approx. 2663'
WEST QUARTER CORNER OF SECTION 12, T15S, R13E SLB&M (NOT FOUND)
SE CORNER NW 1/4 CORNER SECTION 12, T15S, R13E SLB&M (NOT FOUND)
OWNERSHIP: UNITED STATES OF AMERICA (BLM)
State Highway 124
POND
POND
POND
ASH DISPOSAL SITE #1
LOCKED GATE
Parcel D R=968.51' L=297.67' Delta=(25°30'44") Ch Bearing=(N69°55'38"E) Ch=(295.22')
Parcel D R=427.40' (427.40') L=Approx. 400'(261.50') Delta=(35°03'19") Ch Bearing=(S49°26'57"E) Ch=(257.44')
LANDFILL SEDIMENT POND #1
WATERLINE LOCATION AS IDENTIFIED ON ASH DISPOSAL AREA DRAWINGS
PIPE LINE CROSSING ICELANDER CREEK
Westerly (N90°00'00"W) approx. 2663'
OWNERSHIP: EAST CARBON CITY
(30) CL 10' 8" waterline Easement for Reconstruction Finance Corp. per Book 3–Z, Pages 327 Recorded August 9, 1916 and Entry #025961, Book 293, Pages 607–621
(40–1) Instrument of Transfer and assignment for 8" waterline to East Carbon City per Entry #129526 Book 143, Pages 204–209 Recorded November 8, 1973 and Entry #025961, Book 293, Pages 607–621
(32–2) (40–2) Instrument of Transfer and assignment for 8" waterline to East Carbon City per Entry #129526 Book 143, Pages 204–209 Recorded November 8, 1973

(90–2) CL 80' Right–Of–Way for PacifiCorp per Entry #36301 Book 320, Pages 97–115 Recorded September 8, 1992
OWNERSHIP: EAST CARBON CITY
FOUND NORTHEAST CORNER SECTION 12, TOWNSHIP 15 SOUTH, RANGE 13 EAST, SALT LAKE BASE AND MERIDIAN
N88°26'28"E Approx. 1550' (N89°08'35"E 1611.56')
P.O.B. PARCEL C ALSO FOUND NORTHWEST CORNER SECTION 7, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SALT LAKE BASE AND MERIDIAN
COARSE REFUSE TOE SEDIMENT POND
S00°24'36"E (S00°17'17"W) 1322.98'
N00°17'17"E 1884.79'
SE COR. NE 1/4, NE 1/4 SECTION 12 (NOT FOUND)
SW CORNER NW 1/4, SW 1/4, NW 1/4 SEC. 7, T15S, R14E SLB&M
OWNERSHIP: SUNNYSIDE LAND, LLC.

(31) A Reservation for East Carbon City per Entry #35879 Book 143, Pages 188–198 Recorded November 8, 1973
(90–3) CL 80' Right–Of–Way for PacifiCorp per Entry #36301 Book 320, Pages 97–115 Recorded September 8, 1992
(90–1) CL 80' Right–Of–Way for PacifiCorp per Entry #36301 Book 320, Pages 97–115 Recorded September 8, 1992 (No affect on parcels)
Appurtenance to Parcel A2–b
OWNERSHIP: COVOL TECHNOLOGIES INC,
CL 40' Waterline Easement Appurtenance to Parcel A2–b (F1)
(B) Parcel 13–502–2 Owned by East Carbon City
Existing Cemetary As survey December 1989 (B)
AIR /VAC MANHOLE
DRAIN LINE AND VALVE FOR 8" WATERLINE (SEE SH 3 & 4 FOR EASEMENT)
AIR/VAC MANHOLE
8" WATERLINE VALVES (SEE SHEETS 3 & 4 FOR EASEMENT)
S76°49'00"W 409.65' DEED (283.89')
S00°50'04"W 153.50' DEED (145.23')
SE CORNER, NW 1/4 SW 1/4 SEC 6
NEW SCA RESERVOIR
PARCEL A 72.51 ACRES
FACILITY SEDIMENT POND
COAL PILE SEDIMENT POND
68 MEGAWATT POWER PLANT
CEMETERY
CLEARWATER SEDIMENT POND
N06°32'57"W 65.24'
N06°32'57"W 232.70'
N10°09'48"W (315.48')
N00°39'10"W 254.39'
N10°54'48"W 189.49'
N36°40'17"W 152.88'
S81°18'59"W 1270.98'
PASTURE SEDIMENT POND
N59°09'24"E 167.86'
N21°00'31"W 334.15'
N62°51'14"E 188.19'
N60°15'43"E 335.60'
N44°39'59"E 433.55'
N59°40'39"E 666.56'
S00°50'04"W 1336.02'
WEST SLURRY CELL
EAST SLURRY CELL
PARCEL C 79.09 ACRES
PARCEL C 197.99 ACRES
S89°27'59"E 1251.27'
S89°27'59"W BASIS OF BEARING 1321.87'
P.O.B. PARCEL A SW CORNER SE 1/4, SW 1/4 SEC. 6, T15S, R14E SLB&M
N89°57'59"W 2646.97'
NORTH 1/4 CORNER SEC. 7, T15S, R14E SLB&M
BASIS OF BEARING
BORROW AREA SEDIMENT POND
OLD COARSE REFUSE ROAD SEDIMENT POND
SW CORNER NW 1/4, NE 1/4 SEC. 7, T15S, R14E SLB&M
S89°53'03"W 2656.91'
S00°41'30"W 654.69'
SE CORNER NE 1/4, SE 1/4, NW 1/4 SEC. 7, T15S, R14E SLB&M
S89°40'06"W 2660.98'
OWNERSHIP: UNITED STATES OF AMERICA (BLM)
(47) CL 80' Right–Of–Way for PacifiCorp per Entry #35878 Book 319, Pages 23–24 Recorded August 4, 1992
(C) CL 200' Railroad Right–Of–Way per Title decription for Parcel C, (Less 9.32 Acres)
RAILCUT SEDIMENT POND
OWNERSHIP: SUNNYSIDE LAND, LLC.

Easement for Utah Power and Light Co. per Entry #125235 Book 135, Pages 200–204 Recorded November 14, 1972 (20)
Appurtenance to Parcel A2–a1
S 00°13'39" W 174.12'
P.O.B. PARCEL B EAST QUARTER CORNER SECTION 6, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SALT LAKE BASE AND MERIDIAN
R=979.93' L=159.57' Tan=79.96 Delta=09°19'48" Ch Brg=N66°47'06"E Ch=159.40'
Railroad centerline R=510.00' L=744.23' Delta=83°36'36" Ch Brg=N40°26'42"W Ch=679.93'
OWNERSHIP: COVOL TECHNOLOGIES INC,
Railroad centerline R=730.00' L=471.59' Delta=37°00'49" Ch Brg=N26°04'52"W Ch=463.43'
Railroad Right–of–way to Parcel B (B)
COKE OVENS
31,300 SQ.FT. ENCROACHMENT REVEGETATION TEST PLOT
Appurtenance to Parcel A2–a11
N01°21'36"E 68.00'
Property line–B & C R=450.00' L=656.83' Delta=83°37'47" Ch Brg=N40°27'17"W Ch=600.05'
Railroad centerline R=425.00' L=622.86' Delta=83°58'10" Ch Brg=N39°50'48"W Ch=568.59'
Easement for Utah Power and Light Co. per Entry #101013 Book 80, Pages 608–610 Recorded October 10, 1962 (16)
Easement for Utah Power and Light Co. per Entry #121355 Book 123, Pages 329–333 Recorded March 1, 1971 (19)
Pole line Easement for Utah Power and Light Co. per Entry #8807 Book 3–J, Pages 155 Recorded April 1, 1925 (27)
Easement for Utah Power and Light Co. per Entry #83147 Book 51, Pages 241–243 Recorded November 25, 1957 (15)
P.O.B. PARCEL C NORTHEAST CORNER SECTION 7, TOWNSHIP 15 SOUTH, RANGE 14 EAST, SALT LAKE BASE AND MERIDIAN
OWNERSHIP: SUNNYSIDE LAND, LLC.
Pole line Easement for Utah Power and Light Co. per Entry #41201 Book 3–W, Pages 598 Recorded December 29, 1942 (28)
Pole line Easement for Utah Power and Light Co. per Entry #41202 Book 3–W, Pages 599 Recorded June 9, 1943 (14)
Appurtenance to Parcel A2–c
S00°13'39"W 818.01'
S00°15'54"W 1322.37'
BASIS OF BEARING S00°13'39"W 2647.38' 818.48'
N01°21'36"E 2646.38'
S57°11'02"W 338.88'
S86°15'45"W 220.17'
N01°41'13"W 264.08'
S86°11'30"W 261.34'

GRAPHIC SCALE
300 0 150 300 600 1200
(IN FEET)
1 inch = 300 ft.

LEGEND
PARCEL BOUNDARY LINE
EASEMENT CENTER LINE
EASEMENT BOUNDARY LINE
TELEPHONE BOX
UTILITY POLE
GUY LINE
SECTION/QUARTER CORNER
DIMENSION POINT ONLY
TOPSOIL STOCKPILE
(345.67') MEASURED BEARINGS AND/OR DISTANCES

NORTH

404
1/5

© Psomas 1999

SEAL: LICENSED PROFESSIONAL LAND SURVEYOR 172816 Robert C. BAKER State of Utah

DESIGNED
DRAFTED AH
CHECKED ROB

REV	DATE	DESCRIPTION	BY	APP'D

BENCHMARK
ELEV. ADJUSTMENT

PSOMAS
2825 East Cottonwood Parkway, Suite 120
Salt Lake City, Utah 84121
(801) 270–5777 (801) 270–5782 (FAX)

ALTA/ACSM LAND TITLE SURVEY FOR:
SUNNYSIDE COGENERATION ASSOCIATES
SUNNYSIDE, UTAH
SUNNYSIDE CARBON COUNTY UTAH

PLOT DATE: 12/07/98
SCALE: 1" = 300'
PROJECT NUMBER: 8PHJ0101
SHEET 1 OF 5

Avg. 01, 1999 – 14:18:19 DWG Name: U:\PHJ0101\Alta-98-SHT.dwg Updated By: AHeck