

EXCEPTIONS:

9. Intentionally omitted.
10. Intentionally omitted.
11. Said property is located within the boundaries of East Carbon City.
12. Intentionally omitted.
13. Intentionally omitted.
14. A Pole Line Easement, dated December 23, 1942, recorded June 9, 1943, in Book 3W, at Page 598; (Affects Parcel A - C)(P/LOTED).
15. Easement, dated September 20, 1937, November 25, 1937, in Book 5 I, at Pages 241 - 243; (Affects Parcel A - C)(P/LOTED).
16. An Easement, dated April 16, 1962, recorded October 10, 1962, in Book 80, at Pages 608-610; (Affects Parcel A, B & C)(P/LOTED).
17. A Right of Way, dated November 24, 1950, recorded February 14, 1951, in Book 15-C, at Pages 348-349; (Affects All Parcel)(NOT-P/LOTED).
18. A Right of Way, dated December 29, 1950, recorded February 15, 1951, in Book 15-C, at Pages 350-351; (Affects All Parcel)(NOT-P/LOTED).
19. An Easement, dated December 31, 1970, recorded March 1, 1971, in Book 123, at Pages 329-333; (Affects Parcel B & C)(P/LOTED).
20. An Easement, dated September 12, 1972, recorded November 14, 1972, in Book 13 S, at Pages 200-204; (Affects Parcel F)(P/LOTED).
21. Intentionally omitted.
22. A reservation, by Reconstruction Finance Corporation the right to all 5(b)(1) of the Atomic Energy Act of 1946 (60 Stat. 761) (Affects All Parcel)(NOT-P/LOTED).
23. A reservation, for the purposes of transporting and depositing gqb, coal bouldings and stony discharges, Bill of Sale dated December 26, 1987, recorded December 26, 1987, at Page 277, recorded December 28, 1987, recorded December 28, 1987, in Book 277, at Pages 681-692; (Affects Parcel A, B, and C)(NOT-P/LOTED).
24. Subject to the terms and conditions of: (Affects Parcel A)(NOT-P/LOTED).
25. Intentionally omitted.
26. The existence of a cemetery on Parcel A, as disclosed in a certified plat, dated December 28, 1927, recorded December 29, 1927, at Page 277, at Pages 681-692, from Coalebrook Corporation, as Lessor, and Sunnyside Coal Corporation, as Lessee.
27. An Option to purchase, as contained in the Amendment to Land Lease Agreement set forth in Exceptions 22(b) above, wherein Kaiser Coal Corporation is Lessee, and Sunnyside Coal Corporation is Lessor, as Lessee.
28. A Pole Line Easement, dated March 19, 1925, recorded April 1, 1925 in Book 3-W, at Page 156; (Affects Parcel B & C)(P/LOTED).
29. A Pole Line Easement, dated December 29, 1942, recorded June 9, 1943, in Book 3-W, at Page 598 (Affects Parcel D)(P/LOTED).
30. Intentionally omitted.
31. A Utility Easement, recorded August 9, 1916, in Book 3-Z, at Page 327 (Affects Parcel D)(P/LOTED).
32. A reservation dated October 25, 1973, recorded November 8, 1973, in Book 143, at Pages 186-188; (Affects Parcel D, both the reservoir and the ash disposal area)(P/LOTED).
33. An appurtenant pipeline as granted in the Instrument of Transfer and Assignment, dated October 25, 1973, recorded in Book 143, at Pages 204-209 (Affects Parcel C & D)(P/LOTED).
34. Intentionally omitted.
35. Apparent Water Pipelines and Water System Improvements within Parcel D, the Reservoir Site, as disclosed by the survey by Empire Engineering and Land Surveying, dated June 1989, certified by Con E. Hansen, November 28, 1990, Drawing No. EEP50192-02 (Affects Parcel D - C)(P/LOTED).
36. Subject to Sunnyside Coal Corporation's interest in the various portions of Parcel A, as disclosed in the Survey by Empire Engineering and Land Surveying, dated June 1989, certified by Con E. Hansen, November 28, 1990, Drawing No. EEP50192-02 (Affects Parcel D - C)(P/LOTED).
37. Grant of Access Easement, dated December 20, 1989, recorded December 20, 1989, in Book 253, at Page 623, Amendment of Grant of Access Easement, dated September 12, 1991, recorded September 13, 1991, in Book 326, at Page 639; (Affects Parcel D, the Reservoir).
38. A Pipeline Easement, dated December 20, 1983, recorded December 23, 1989, as Entry No. 25945, in Book 253, at Pages 636-641 (NOT-P/LOTED).
39. Agreement for the Sale and Use of Surface Waterworks Capacity, dated September 23, 1989, in Book 253, at Pages 643-650; (Affects Parcel D)(P/LOTED).
40. Lease, dated December 20, 1989, recorded December 20, 1989, as Entry No. 25961, in Book 253, at Pages 607-621 (Affects Parcel D)(P/LOTED).
41. RIGHT BEED Paved March 15, 1991 Recorded April 1, 1991, Book 304, Pages 545-559 dated March 15, 1991, recorded April 1, 1991, as Entry No. 31724, in Book 29, at Pages 558-600; (Affects Parcel A, B, C & D)(NOT-P/LOTED).
42. A Security Agreement, dated March 15, 1991, recorded April 1, 1991, in Book 304, at Pages 560-612, First Amendment to Security Agreement, dated June 9, 1993, recorded June 9, 1993, as Entry No. 33727, in Book 326, at Pages 601-612; (Affects Parcel A, B, C & D)(NOT-P/LOTED).
43. A Security Agreement, dated March 15, 1991, recorded April 1, 1991, in Book 304, at Pages 560-612, First Amendment to Security Agreement, dated June 9, 1993, recorded June 9, 1993, as Entry No. 33728, in Book 326, at Pages 613-624; (Affects Parcel A, B, C & D)(NOT-P/LOTED).
44. Intentionally omitted.
45. Intentionally omitted.
46. Intentionally omitted.
47. An Easement, dated August 4, 1992, recorded August 4, 1992, in Book 319, at Pages 23-24; (Affects Parcel C)(P/LOTED).
48. Intentionally omitted.
49. An Easement, dated August 4, 1992, recorded August 4, 1992, in Book 319, at Pages 27-28; (Affects Parcel D)(P/LOTED).
50. An Easement, dated September 8, 1992, recorded September 8, 1992 in Book 320, at Pages 97-115; (Affects Parcel C)(P/LOTED).
51. A Second Deed of Trust, dated December 27, 1993, Entry no.42978, book 338, Pages 759-796; (Affects Parcels A,B,C & D)(NOT-P/LOTED).
52. Intentionally omitted.
53. Survey by Ernest Nelson and Predator, Project No. EE 09 18 85, dated April 28, 1995 discloses the following:
 - A) An encroachment of the Vegetation Test Area into Section 5(P/LOTED).
 - B) Overhead power lines in the Southern portion of Parcel C.
 - C) A dirt road to a shooting range over and across the Ash Disposal Area.
 - D) Apparent discrepancies in the description of Ash Disposal Area, and the survey's description, as depicted on said survey.
54. Intentionally omitted.
55. Notice of Contract Interest, recorded March 7, 1994, in Book 341, at Page 481, wherein Sunnyside Coal Corporation has an interest in certain water rights.(NOT-P/LOTED).
56. Right of Way Easement, dated November 24, 1950, recorded February 14, 1951, in Book 15-C, at Pages 348-349; (Affects Parcel F)(NOT-P/LOTED).
57. Right of Way Easement, dated December 29, 1950, recorded February 15, 1951, in Book 15-C, at Pages 350-351; (Affects Parcel F)(NOT-P/LOTED).
58. Intentionally omitted.
59. Easement, dated September 4, 1958, recorded November 13, 1958, as Entry No. 6878, in Book 58, at Pages 291-294; (Affects Parcel F)(NOT-P/LOTED).
60. Easement, dated September 12, 1972, recorded November 14, 1972, as Entry No. 123236, in Book 135, at Pages 200-204; (Affects Parcel F).
- There is no insurance made where the easement crosses the Denver Rio Grande (NOT-P/LOTED).
61. Right of Way (NOT-P/LOTED).
62. Possible encroachment of Steel Water Pipelines, of ten to twelve inches, as disclosed by deeds of record (NOT-P/LOTED).
63. A reservation contained in an Indenture dated May 19, 1928, recorded September 23, 1928, in Book 3L, at Pages 187-188; (Affects Parcel E)(NOT-P/LOTED).
64. A reservation contained in the Trust Deed recorded April 1, 1929, in Book 3 L, at Page 187, wherein the Denver Rio Grande Corporation conveys a portion of section 12, Township 15 South, Range 13 East, within the grant of right of way and easement (if not used as a railroad) still owned to the grantor, by the Railroad Company; (Affects Parcel E)(NOT-P/LOTED).
65. A reservation dated December 20, 1980, recorded in Book 150, at Pages 324-325; (Affects Parcel D)(P/LOTED).
66. An Easement across right-of-way for waterline.
 - (1) Intentionally omitted.
 - (2) Intentionally omitted.
 - (3) Intentionally omitted.
 - (4) Intentionally omitted.
 - (5) A reservation for installation of collection boxes.
67. The right of a Aerial Tramway to cross portion of Easement, dated February 13, 1931, recorded February 16, 1931, as Entry No. 20398, in Book 20, at Page 7-8; (Affects Parcel F)(NOT-P/LOTED).

RECORDED	INDEXED	SERIALIZED	FILED
No. 1276	No. 1276	No. 1276	No. 1276
JAN 10 1994	JAN 10 1994	JAN 10 1994	JAN 10 1994
SUNNYSIDE	SUNNYSIDE	SUNNYSIDE	SUNNYSIDE
COG	COG	COG	COG
NO. 1276	NO. 1276	NO. 1276	NO. 1276
COG	COG	COG	COG
NO. 1276	NO. 1276	NO. 1276	NO. 1276
COG	COG	COG	COG
NO. 1276	NO. 1276	NO. 1276	NO. 1276
COG	COG	COG	COG
NO. 1276	NO. 1276	NO. 1276	NO. 1276
COG	COG	COG	COG

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

UTAH
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