



## 2021 MAY TAX SALE REPORT

Brenda Tuttle  
Emery County Clerk/Auditor  
75 East Main  
PO Box 907  
Castle Dale, UT 84513

NAME REFERENCE: BRONCO UTAH OPERATIONS LLC

TAX SERIAL NO.: 09-0300-0492

At your request, we have searched the records in the office of the Emery County Recorder as to the tract of land in Emery County legally described according to the information provided by your office, corresponding to the serial number shown above.

From said search, we find the following unreleased Federal Tax Liens, judgments, liens, trust deeds, mortgages, security instruments, claims of interest or similar instruments of record:

- 1.) Terms and conditions of that certain unrecorded Royalty Agreement dated December 16, 2015, by and between BRONCO UTAH OPERATIONS, LLC, a Delaware limited liability company, BRONCO UTAH RESERVES, INC., a Delaware corporation, and CONSOL Energy, Inc., a Delaware corporation, as disclosed by that certain Memorandum of Royalty Agreement recorded December 22, 2015, as Entry No. 411525, of Official Records.
- 2.) A Deed of Trust, Leasehold Deed of Trust, Security Agreement, Assignment of Leases, Financing Statement, Fixture Filing and As-Extracted Collateral Filing, to secure an indebtedness of the amount stated therein and any amounts owing thereunder, dated effective December 16, 2015, by and between BRONCO UTAH RESERVES, INC., a Delaware corporation, as Grantor, SOUTH EASTERN UTAH TITLE COMPANY, as Trustee, and SANDTON CREDIT SOLUTIONS MASTER FUND III, L.P., as Beneficiary, recorded August 4, 2017, as Entry No. 415404, and Amendment thereto, recorded October 18, 2018, as Entry No. 418469, of Official Records.
- 3.) A Deed of Trust, Leasehold Deed of Trust, Security Agreement, Assignment of Rents and Leases, Financing Statement, Fixture Filing and As-Extracted Collateral Filing, to secure an indebtedness of the amount stated therein and any other amounts owing thereunder, dated

effective December 16, 2015, by and between BRONCO UTAH OPERATIONS, LLC, a Delaware limited liability company, as Grantor, SOUTH EASTERN UTAH TITLE COMPANY, as Trustee, and SANDTON CREDIT SOLUTIONS MASTER FUND III, L.P., as Beneficiary, recorded August 4, 2017, as Entry No. 415405, and Amendment thereto, recorded October 18, 2018, as Entry No. 418470, of Official Records.

The ownership of said land, according to the last deed(s) of record, appears to be: BRONCO UTAH OPERATIONS, LLC, a Delaware limited liability company (per Special Warranty Deed recorded December 22, 2015, as Entry No. 411521, of Official Records)

No representation is made as to rights, title or interest in minerals of any kind, oil, gas, coal or other hydrocarbons, or the right to mine or remove such substances, including, but not limited to, express or implied easements and rights to enter upon and use the surface of said land.

Attached you will find a suggested mailing list of those parties who may have an interest in said lands. You should seek the advice of legal counsel if you have any questions or concerns regarding the same.

No representation is made as to the effect, completeness, validity or accuracy of the various documents reported herein.

This is a report based on a limited search of the public records designated above. This report is not to be construed as a commitment to provide title insurance, nor as an abstract, guarantee or other evidence of title. Such assurances are not available in connection with said land at this time.

Effective as of March 28, 2021 at 8:00 a.m.

Professional Title Services

By:   
Erik Houghton  
Title Officer

**EMERY COUNTY CORPORATION  
Tax Roll Master Record**

March 23, 2021

7:40:46AM

Parcel: 09-0300-0492		Entry:
Name: BRONCO UTAH OPERATIONS LLC		
c/o Name:		Property Address
Address 1: PO BOX 527		
Address 2:		Acres: 0.00
City State Zip: EMERY	UT 84522-0527	
Mortgage Co		
Status: <b>Active</b>	Year: <b>2021</b>	District: <b>049 COUNTY EMERY</b> <span style="float:right">0.010593</span>

Owners	Interest	Entry	Date of Filing	Comment
BRONCO UTAH OPERATIONS LLC				ENTRY NOT FOUND

Property Information	2021 Values & Taxes				2020 Values & Taxes		
	Units/Acres	Market	Taxable	Taxes	Market	Taxable	Taxes
LP01 LATE PENALTY	0.00	0	0	0.00	0	0	234.00
PU06 STATE ASSESSED	0.00	0	0	0.00	2,209,023	2,209,023	23,400.18
<b>Totals:</b>	0.00	0	0	0.00	2,209,023	2,209,023	23,634.18

**\*\*\*\* ATTENTION !! \*\*\*\***

Tax Rates for 2021 have NOT BEEN SET OR APPROVED! Any levied taxes or values shown on this printout for the year 2021 are SUBJECT TO CHANGE!! (Using Proposed Tax Rate)

2021 Taxes:	0.00	2020 Taxes:	23,400.18
Special Fees:	0.00		
Penalty:	0.00		
Abatements: (	0.00)		
Payments: (	0.00)		
Amount Due:	0.00	<b>BACK TAXES OWING!</b>	

Back Tax Summary							
Year	Principal	Specials Total	Penalty	Interest Due	Interest Rate	Total Payments	Total Due
2016	903,672.78	400.00	23,779.97	274,592.87	7.00%	80,002.10	1,202,445.62
<b>Totals:</b>	903,672.78	400.00	23,779.97	274,592.87		80,002.10	1,202,445.62

EMERY COUNTY CORPORATION  
**Tax Roll Master Record**

March 23, 2021

7:40:46AM

Parcel: 09-0300-0492	Entry:
Name: BRONCO UTAH OPERATIONS LLC	
c/o Name:	Property Address
Address 1: PO BOX 527	
Address 2:	
City State Zip: EMERY UT 84522-0527	Acres: 0.00
Mortgage Co	
Status: <b>Active</b>	Year: <b>2021</b> District: <b>049 COUNTY EMERY</b> 0.010593

DO NOT USE THIS TAXING DESCRIPTION FOR LEGAL PURPOSES OR OFFICIAL DOCUMENTS. For taxing purposes only. Consult property deeds for full legal description.

**Taxing Description**

TAX AREA 49,COAL.LOCATION NAME:L6-0149-0001,LAND ID:23245,SEC 8,TWP 23 S,R 6 E,MINE ACRES:325.66,UTME,UTMN:476497,4297178,S/N 9-300-177 (234) #23245 SURFACE & COAL.W/2,SEC 8,TWP 23,R 6 E. 325.66 ACRES. LOCATION NAME:L6-0148-0001,LAND ID:23246,SEC 7,TWP 23 S,R 6 E,UTME,UTMN:474868,4297187,MINE ACRES:161.63,S/N 9-300-177 (234) #23246 SURFACE & COAL,SE/4,SEC 7,TWP 23 S,R 6 E. 161.63 ACRES.LOCATION NAME:L6-0105-0015,LAND ID:23247,SEC 17,TWP 22 S,R 6 E,MINE ACRES:40.01,UTME,UTMN:476507,4305305,S/N 9-300-177 (234) #23247 SURFACE & MINERALS.W 30 ACRES,SW/4 NE/4,SEC 17,TWP 22 S,R 6 E.ALSO COMM NW COR,SE/4,S 440 FT;E 990 FT;N 440 FT;W 990 FT TO BEG.ALSO BEG 974 FT S,NW COR,NW/4 NE/4;S 270 FT M/L,TO W BNDRY,HWY 10;NE'LY 311.6 FT ALONG HWY BNDRY;W 155.20 FT TO BEG. 40.01 ACRES.LOCATION NAME:L6-0120-0001,LAND ID:23248,SEC 34,TWP 22 S,R 6 E,MINE ACRES:320.47,UTME,UTMN:479751,4300434,S/N 9-300-177 (234) 23248 SURFACE & COAL.N/2,SEC 34,TWP 22 S,R 6 E. 320.47 ACRES.LOCATION NAME L6-0119-0001,LAND ID:23249,SEC 33,TWP 22 S,R 6 E,MINE ACRES:655.02,UTME,UTMN:477782,4301245,S/N 9-300-177 (234) #23249 SURFACE & COAL.ALL,SEC 33,TWP 22 S,R 6 E. 655.02 ACRES.LOCATION NAME:(LAND & IMPROVEMENTS & PP),LOCATION ID:23249,UNIT NAME:EMERY DEEP MINE FEE (WALKER FLAT),UNIT ID:23246,SEC 33,TWP 22 S,R 6 E,UTME,UTMN:477782,4301245.LOCATION NAME L6-0118-0002,LAND ID:23250,SEC 32,TWP 22 S,R 6 E,MINE ACRES:487.25,UTME,UTMN:476503,4300426,S/N 9-300-177 (234) #23250 SURFACE & COAL.NW/4;E/2,SEC 32,TWP 22 S,R 6 E. 487.85 ACRES.LOCATION NAME:L6-0116-0014,LAND ID:23251,SEC 30,TWP 22 S,R 6 E,MINE ACRES:18.74,UTME,UTMN:474885,4302050,S/N 9-300-177 (234) #23251 BEG SE COR,NE/4 NE/4,SEC 30,TWP 22 S,R 6 E;N 0°22'40"W 53.13 FT,TO S R/W OF EXISTING COUNTY RD;N 89°58"W ALONG SAID S R/W 725.04 FT;S 2°38'03"E 1123.23 FT;S 82°22'20"E 689.23 FT;N 0°27'45"W 1160.01 FT M/L,TO BEG. 18.74 ACRES.LOCATION NAME L6-0115-0005,LAND ID:23252,SEC 29,TWP 22 S,R 6 E,MINE ACRES:2.76,UTME,UTMN:476507,4302050,S/N 9-300-177 (243) #23252 SURFACE & COAL.A PORTION IN NW/4 SW/4,SEC 29,TWP 22 S,R 6 E,DESCRIBED AS:COMM NW COR,SW/4,SEC 29,S 20 RDS;SE'LY 50 RDS;NW'LY 61 RDS TO BEG. 2.76 ACRES.LOCATION L6-0114-0001,LAND ID:23253,SEC 28,TWP 22 S,R 6 E,MINE ACRES:490.06,UTME,UTMN:478129,4302051,S/N 9-300-177 (234) #23253 SURFACE & COAL.S/2,SEC 28,TWP 22 S,R 6 E.ALSO N 60 RDS,NE/4;N/2 S/2 NE/4;S/2 S/2 NE/4;S/2 S/2 N/2 NE/4. 490.06 ACRES.LOCATION NAME L6-0113-0002,LAND ID:23254,SEC 27,TWP 22 S,R 6 E,MINE ACRES:79.91,UTME,UTMN:479782,4302832,S/N 9-300-177 (234) #23254 SURFACE & COAL.S/2 NE/4,SEC 27,TWP 22 S,R 6 E. 79.91 ACRES.LOCATION NAME L6-0113-0003,LAND ID:23254,SEC 27,TWP 22 S,R 6 E,MINE ACRES:561.09,UTME,UTMN:479640,4302824,S/N 9-300-177 (234) #23255 SURFACE & COAL.W/2;N/2 NE/4;SE/4,SEC 27,TWP 22 S,R 6 E. 561.09 ACRES.LOCATION NAME:L6-0111-0002,LAND ID:23257,SEC 23,TWP 22 S,R 6 E,MINE ACRES:612.17 UTME,UTMN:481371,4303661,S/N 9-300-177 (234) #23257 SURFACE & COAL.S/2 NW/4;N/2 SW/4;W/2 NE/4,SEC 23,TWP 22 S,R 6 E.ALSO N/2 NW/4;S/2 SW/4;SW/4 SE/4;E/2 NE/4;N/2 SE/4. 612.17 ACRES.LOCATION NAME:L6-0110-0005,LAND ID:23258,SEC 22,TWP 22 S,R 6 E,MINE ACRES:365.22,UTME,UTMN:479753,4303666,S/N 9-300-177 9234) #23258 SURFACE & COAL.ALL,E/2;NE/4;SW/4 SW/4,E/2 SE/4;NW/4 SE/4,SEC 22,TWP 22 S,R 6 E.SURFACE ONLY (STRIP AREA) SW/4 SE/4. 365.22 ACRES.LOCATION NAME:L6-0103-0009,LAND ID:23259,SEC 15,TWP 22 S,R 6 E,MINE ACRES:43.82,UTME,UTMN:479748,4305301,S/N 9-300-177 (234) #23259 SURFACE & COAL.SE/4 SW/4.ALSO 6 RDS,S SIDE,S/2 SW/4 SE/4,SEC 15,TWP 22 S,R 6 E. 43.82 ACRES.LOCATION NAME L6-0102-0004,LAND ID:23260,SEC 14,TWP 22 S,R 6 E,MINE ACRES:581.19,UTME,UTMN:481368,4305291,S/N 9-300-177 (243) #23260 SURFACE & COAL.NW/4 NW/4,SEC 14,TWP 22 S,R 6 E.ALSO E/2 NW/4;W/2 NE/4;S/2 SW/4;SE/4 SE/4;SW/4 SE/4;N/2 SE/4;NE/4 SW/4.(KEMMERER COAL CO 50% INTEREST IN SW/4 SE/4). 581.19 ACRES.LOCATION NAME L6-0101-0001,LAND ID:23261,SEC 13,T 22 S,R 6 E,MINE ACRES:83,UTME,UTMN:482973,4305312,S/N 9-300-177 (234) #23261 SURFACE ONLY (STRIP AREA).SW/4 NW/4;NW/4 SW/4,SEC 13,TWP 22 S,R 6 E. 83.00 ACRES.LOCATION NAME:L6-0109-0010,LAND ID:23262,SEC 21,TWP 22 S,R 6 E,MINE ACRES:41.12,UTME,UTMN:478124,4303677,S/N 9-300-177 (234) #23262 S/2 S/2 SE/4,SEC 21, TWP 22 S, R 6 E. 41.12 ACRES.

**History**

CREATED FOR STATE ASSESSED 2016.

2021 TAX SALE MAILING LIST  
SERIAL NO.: 09-0300-0492  
RE: BRONCO UTAH OPERATIONS LLC

- 1.) Bronco Utah Operations, LLC  
Emery Mine  
PO Box 527  
Emery, UT 84522
- 2.) Bronco Utah Operations, LLC  
550 S Hwy 10 Consol Rd  
Emery, UT 84522
- 3.) Bronco Utah Operations, LLC  
16 W 46<sup>th</sup> St, 11<sup>th</sup> Floor  
New York, NY 10036
- 4.) Bronco Utah Operations, LLC  
c/o Corporate Creations Network Inc., Registered Agent  
2825 East Cottonwood Parkway #500  
Salt Lake City, UT 84121
- 5.) Bronco Utah Reserves, Inc.  
Emery Mine  
PO Box 527  
Emery, UT 84522
- 6.) Bronco Utah Reserves, Inc.  
16 W 46<sup>th</sup> St, 11<sup>th</sup> Floor  
New York, NY 10036
- 7.) Bronco Utah Reserves, Inc.  
c/o Corporate Creations Network Inc., Registered Agent  
2825 East Cottonwood Parkway #500  
Salt Lake City, UT 84121
- 8.) Bronco Coal Resources, LLC  
550 S Hwy 10 Consol Rd  
Emery, UT 84522
- 9.) Bronco Coal Resources, LLC  
25 West 45<sup>th</sup> St, Suite 1205  
New York, NY 10036
- 10.) Bronco Coal Resources, LLC  
16 W 46<sup>th</sup> St, 11<sup>th</sup> Floor  
New York, NY 10036
- 11.) Bronco Coal Resources, LLC  
c/o Corporate Creations Network Inc., Registered Agent  
2825 East Cottonwood Parkway #500  
Salt Lake City, UT 84121

- 12.) Consol Mining Company LLC  
1000 Consol Energy Drive  
Canonsburg, PA 15317
- 13.) Consol Mining Company LLC  
c/o CT Corporation System, Registered Agent  
1108 E South Union Ave  
Midvale, UT 84047
- 14.) Consol Energy, Inc.  
1000 Consol Energy Drive  
Canonsburg, PA 15317
- 15.) Sandton Credit Solutions Master Fund III, L.P.  
25 West 45<sup>th</sup> Street, Suite 1205  
New York, NY 10036
- 16.) Dorsey & Whitney LLP  
c/o Wells Parker  
136 South Main Street, Suite 1000  
Salt Lake City, UT 84101
- 17.) Dorsey & Whitney LLP  
c/o Wells Parker  
111 South Main Street, Suite 2100  
Salt Lake City, UT 84111-2176
- 18.) Stoel Rivers LLP (attorney for Consol Energy, Inc.)  
Attn: David L Mortensen  
201 S Main Street, Suite 1100  
Salt Lake City, UT 84111
- 19.) Stoel Rivers LLP  
Attn: Jordan C. Hilton  
201 S Main Street, Suite 1100  
Salt Lake City, UT 84111
- 20.) EF1 Holdings, LLC (guarantor for Bronco Coal Resources, LLC and subsidiaries)  
16 W 46<sup>th</sup> St, 11<sup>th</sup> Floor  
New York, NY 10036
- 21.) EF1 Holdings, LLC  
c/o Corporate Creations Network Inc., Agent  
2825 East Cottonwood Parkway #500  
Salt Lake City, UT 84121
- 22.) State of Utah Department of Natural Resources – Division of Oil, Gas and Mining  
Utah Coal Regulatory Program  
Attn: Steve Christensen, Coal Program Manager  
1594 West North Temple, Suite 1210  
Box 145801  
Salt Lake City, UT 84114-5801  
RE: Emery Deep Mine, Permit No. ACT/015/015