Appendix C – Legal Description and Property Ownership
Legal Description
The legal description of the Piñon Ridge Property (the “Property”) is as follows:

SW¼SE¼, Section 5,
All of Section 8,
N½NW¼, SE¼NW¼ and N½NE¼, Section 17,
All in Township 46 North, Range 17 West, N.M.P.M.,
Less and except any portion of the land lying within Highway 90 (Colorado Department of Transportation) right-of-way,
County of Montrose,
State of Colorado.

Property Ownership
Table C-1, Property Ownership, lists all property owners located within 1,320 feet (¼ mile) of the Property (described above), disregarding any intervening public right-of-way (i.e., Colorado Department of Transportation right-of-way and public lands administered by the U.S. Department of Interior – Bureau of Land Management). The property ownership information was obtained from the records of the Montrose County Assessor.

<table>
<thead>
<tr>
<th>Parcel Number</th>
<th>Owner</th>
<th>Owner Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>4273-033-00-004</td>
<td>Mullen, Mary Ellen Et. Al.</td>
<td>c/o Michael Desilva&lt;br&gt;8 Autumn Oak&lt;br&gt;Irvine, CA 92714</td>
</tr>
<tr>
<td>4273-061-00-001</td>
<td>Cooper, Dan Clayton and Dejohn, Michael</td>
<td>P.O. Box 8419&lt;br&gt;Clinton, LA 70722</td>
</tr>
<tr>
<td>4273-073-00-002</td>
<td>Burnett, William E.</td>
<td>P.O. Box 519&lt;br&gt;Evergreen, CO 80439-0000</td>
</tr>
<tr>
<td>4273-092-00-009</td>
<td>Huston, Ronald W. and Julia Mae</td>
<td>4659 South Yank&lt;br&gt;Morrison, CO 80465</td>
</tr>
<tr>
<td>4273-182-00-017</td>
<td>Cotter Corporation</td>
<td>7800 East Dorado Place, Suite 210&lt;br&gt;Englewood, CO 80111</td>
</tr>
<tr>
<td>4273-171-00-018</td>
<td>Cotter Corporation</td>
<td>7800 East Dorado Place, Suite 210&lt;br&gt;Englewood, CO 80111</td>
</tr>
</tbody>
</table>

Figure C-1, Property Ownership Map, shows the locations of the above-listed parcels.

Certified Boundary Survey
A certified boundary survey of the Property was completed by D H Surveys Inc. in August 2007. Figure C-2, Boundary Survey, provides a copy of the survey monumented with legal descriptions.
Easements

On January 21, 2008, Energy Fuels conveyed a 20-foot wide “Easement for Power Line and Related Facilities” along the east side of the Property to San Miguel Power Association, Inc. (“San Miguel”). The easement provides San Miguel with the right to construct and maintain an electrical overhead distribution line, underground distribution line, fiber optic or communication circuit and related facilities.

The location and description of the easement is as follows:

Beginning at an existing power pole, which bears South 04º 58’ 29” West, a distance of 597.75 feet, from the Northeast Corner of Section 5, Township 46 North, Range 17 West;

Thence, a 20-foot wide, 10 feet on either side of centerline, underground easement with centerline described as bearing South 0º 30’ 31” West, a distance of 289.96 feet, thence, South 17º 58’ 36” East, a distance of 15.77 feet;

Thence the centerline of a 20-feet wide overhead easement described as bearing South 0º 35’ 29” West, a distance of 5,070.00 feet.

San Miguel holds other easements through the Property, which were established in the late 1940s and early 1950s for its existing electric power lines and related facilities. Exhibit C-1, San Miguel Power – Historical Easements, presents copies of these easements.
Figure C-2

Boundary Survey
Exhibit C-1
San Miguel Power – Historical Easements
A POWER NOTE
FROM SMPA

SAN MIGUEL POWER ASSOCIATION, INC.
P.O. BOX 817
170 W. 10th AVENUE
NUCLA, CO 81424

PHONE: (970) 864-7311
FAX: (970) 864-7984

FROM: MARVIN
ALISKY DATE: 4/15/08

ATTN: ZACK RODRIGUEZ COMPANY: EFN

FAX#: 303-994-2141 PHONE#: 303-994-2151

TOTAL PAGES (including cover): 3

COMMENTS:

_________________________________________________________________________

_________________________________________________________________________

_________________________________________________________________________

_________________________________________________________________________

_________________________________________________________________________

If you have any questions or experience trouble with this transmittal, please call (970) 864-7311 or fax (970) 864-7257. There is 24 hour access to our fax machine, thus making it accessible for you to send documents to us when our office is closed. Our office hours are: Monday thru Thursday - 7:00 a.m. to 5:30 p.m. (MST)
RIGHT-OF-WAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that (I) (we), the undersigned

John I. Mullen (husband and wife) for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto SAN MIGUEL POWER ASSOCIATION, INC., a cooperative association, whose post office address is Norwood, Colorado, and to its successors or assigns, the right to enter upon the lands of the undersigned, situated in the County of Montrose, State of Colorado, and more particularly described as follows:

W. 1/4 Section 13, T46N, R17W, N.M.P.M.
N. 1/2 SW1/4 Sec. 14, T46N, R17W, N.M.P.M.
S. 1/4 Sec. 5, T46N, R17W, N.M.P.M.
SW1/4 Sec. 22, T48N, R19W, N.M.P.M.

and to construct, operate and maintain on the above-described lands and/or in or upon all streets, roads or highways abutting said lands, an electric transmission or distribution line or system and to cut down from time to time all dead, weak, leaning or dangerous trees that are tall enough to strike the wires in falling.

IN WITNESS WHEREOF, the undersigned have set their hands and seals this day of __________, 19_____

/______________________________/
Marie E. Mullen

STATE OF
COUNTY OF St. Joseph

The foregoing instrument was acknowledged before me this ______ day of July, 1946, by __________, who is authorized to act in said character.

/______________________________/
Notary Public

Commission expires __________.

The undersigned have set their hands and official seal.

/______________________________/
Marie E. Mullen

WITNESS my hand and official seal.

/______________________________/
Mabel W. Stewart, Notary Public