

EXHIBIT A  
to  
Special Warranty Deed  
dated December 2, 1985  
From Energy Fuels, Ltd.  
To UMETCO Minerals Corporation

An undivided seventy percent (70%) interest in and to that tract of land situate in San Juan County, Utah, to wit:

Township 37 South, Range 22 East, Salt Lake Meridian, Utah

- Section 27: Lots 1 and 4
- Section 29: SE $\frac{1}{4}$ SE $\frac{1}{4}$
- Section 33: SW $\frac{1}{4}$

Township 38 South, Range 22 East, Salt Lake Meridian, Utah

- Section 4: Lots 1, 2, 3, 4; S $\frac{1}{2}$ N $\frac{1}{2}$ ; SW $\frac{1}{4}$ ; W $\frac{1}{2}$ SE $\frac{1}{4}$ ; W $\frac{1}{2}$ E $\frac{1}{2}$ SE $\frac{1}{4}$ ; W $\frac{1}{2}$ E $\frac{1}{2}$ E $\frac{1}{2}$ SE $\frac{1}{4}$
- Section 5: Lots 1, 2, 3, 4; S $\frac{1}{2}$ N $\frac{1}{2}$ ; S $\frac{1}{2}$
- Section 6: Lots 1, 2; S $\frac{1}{2}$ NE $\frac{1}{4}$ ; SE $\frac{1}{4}$
- Section 8: NE $\frac{1}{4}$
- Section 9: All

ABSTRACTED

Containing 2,591.42 acres.

EXCEPTING AND RESERVING TO THE UNITED STATES:

1. A right-of-way thereon for ditches and canals constructed by the authority of the United States. Act of August 30, 1890, 26 Stat. 391; 43 U.S.C. 945.
2. All minerals in the lands above described, with the right to prospect for, mine, and remove the same under applicable law and such regulations as the Secretary may prescribe.
3. A right-of-way, Serial No. U-52040, for roads and a stock driveway granted under the Act of October 21, 1976 (90 Stat. 2776, 43 U.S.C. 1761).
4. An easement for exclusive use and control of all cultural sites on and in the lands described above, along with the right of ingress and egress to the sites; until such time as all or part of the cultural sites are excavated or otherwise cleared in accordance with requirements of the Cultural Resources Easement Agreement dated August 26, 1985, by and between Energy Fuels, Ltd. and United States of America. Upon excavation or clearance, the Bureau of Land Management shall execute disclaimers of interest as to those rights hereby reserved with respect to those cultural sites excavated or cleared.

SUBJECT TO:

1. A right-of-way Serial No. U-021213A, for a power transmission line, granted under the Act of March 4, 1911 (36 Stat. 1253, 43 U.S.C. 961).
2. A right-of-way Serial No. U-24973, for a power transmission line, granted under the Act of March 4, 1911 (36 Stat. 1253, 43 U.S.C. 961).
3. A right-of-way Serial No. U-53767, for existing county roads for public access and use granted under the Act of October 21, 1976 (90 Stat. 2776, 43 U.S.C. 1761).