Report of Investigation

Operator : **Power Resources, Inc.**

Facility : **Smith Ranch - Highland Uranium Project**
Mine Permit #603 (Highland) and #633 (Smith Ranch)

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Background:

This investigation was conducted at the request of Rick Chancellor, LQD Administrator, in response to concerns over recent spills and the slow pace of groundwater restoration at the Smith Ranch-Highland ISL operation. PRI's operation is located in Converse county in LQD District 1. An investigator was brought in from LQD District 2 with the intention of having a fresh pair of eyes look at the operation. The investigation was intended to identify and focus on "big picture" issues, not specific details. The investigation proceeded as follows:

- Review of permit documents and annual reports
- Interviews with LQD District 1 staff
- Site tour and interviews with PRI staff
- Interviews with LQD District 3 staff
- Follow-up reviews and discussions

PRI began producing in 1988 and is currently the only significant producer of uranium in Wyoming. They are currently producing at capacity levels (2 million pounds of yellow-cake in 2006 and they are expecting similar production in 2007). PRI has applied for a mine permit amendment to add the Reynolds Ranch property and they are also planning to consolidate the Smith Ranch and Highland permits. This will result in a combined mine permit area some 41,000 acres in size. PRI is planning to increase their throughput capacity next year and add approximately 30 people to their current staff of 100. They are also considering adding facilities to provide toll milling services to process feedstock from other operators.

Given that PRI's operation has for many years been the major uranium producer in Wyoming, there is an expectation that the operation might serve as a model for excellence in ISL mining. Unfortunately, this is not the case. There are a number of major long-standing environmental concerns at this operation that demand immediate attention. Recommendations are made as to how to address these concerns.

Currently the uranium industry is experiencing a major boom. Drilling and pre-permitting investigations are proceeding on many different properties around the state, including several owned by PRI. The LQD is expecting numerous new ISL mine permit applications within the coming 12-18 months. This increase in workload will be a major challenge for the LQD staff. Achieving regulatory effectiveness and efficiency will be a high priority for LQD and it will require the cooperation of the industry.

Major Regulatory Issues and Concerns with Permits 603 & 633:

1. Mine Permit:

The mine permit document is the primary regulatory mechanism governing the operation. The mine and reclamation plan should describe in detail how the operation will be conducted so as to comply with all of the major regulatory requirements. The mine and reclamation plans should be updated and maintained so as to be a definitive reference for the operator, the regulatory agencies, and also the public. Having a definitive mine and reclamation plan is particularly important for new staff. In the case of the Smith Ranch - Highlands operation (mine permits #603 and #633), the plans contained in the permit document are out of date and incomplete in several important areas. The following major deficiencies were noted:

A. The approved mining and reclamation schedules are not being followed and are not current. PRI is not conducting contemporaneous restoration as required by their permit and WDEQ-LQD regulations. See discussion under item 2, below.

B. Spill detection, reporting, delineation, remediation, follow-up and tracking protocols are not defined in the permit and should be. PRI experiences spills on a routine basis. See discussion under item 3 below.

C. Groundwater restoration processes, facilities and procedures (incorporating and defining BPT), flow rates and time schedules should be thoroughly described in the permit so that expectations are clear. This has implications for bonding also.

D. Waste disposal facilities and processes should be clearly defined for all waste streams. One example of inaccurate information in permit #603 (on pages OP-15 and 19) states that byproduct solid waste materials will be disposed at the ANC Gas Hills facility (which closed in 1994). This waste actually goes to the Pathfinder Shirley Basin facility.

E. Construction details and specifications should be thoroughly described for critical process installations, including wells, pipelines, header houses, ponds, etc. One example of inaccurate information in permit #603(on page OP-24)states that well casing joints are fastened with screws. This practice is not consistent with the regulations and was discontinued years ago.

F. Topsoil protection procedures are not adequately defined to assure that disturbance is minimized and that the soil resource is protected. PRI's typical wellfield installation procedures result in the near total disturbance of the native vegetation and soils. This is not consistent with the regulation that allows for "minor disturbance" without topsoil stripping. More definitive procedures should be implemented to restrict and consolidate disturbance from roadways and pipelines and to insure careful topsoil salvage from well sites, mud pits, pipelines, roadways, etc.

With the permit updates required by Chapter 11 and the proposed consolidation of the Highland and Smith Ranch permits, now is an opportune time to correct permit deficiencies and construct a permit that is informative and useful to all parties.

2. Contemporaneous Reclamation:

One of the fundamental requirements for any mining operation is that reclamation be conducted concurrently with mining. Not only is this the most efficient operational strategy but it also insures that the reclamation liability is kept at a reasonable and manageable level. This approach ensures that the public is protected in the event of a forfeiture.

The schedule in permit #603, Highland, dates from 2005. An identical schedule was provided in the July, 2007 annual report. That schedule shows that restoration of the C wellfield should have been completed in 2006 and decommissioning should now be in progress. In actuality the restoration of the C wellfield has been on-going for ten years and the RO treatment phase has only just recently begun. According to the schedule, restoration of the D wellfield should have commenced in 2006 and restoration of the E wellfield should have commenced in early 2007. The annual report states that both the D and E wellfields are still in production. According to the schedule there should now be five wellfields in production (D-ext, F, H, I & J), two in restoration (D & E) and three restored (A, B & C). In fact there are currently 7 wellfields in production, one in restoration (C), and only 2 restored (A & B) at Highland.

The schedule contained in permit #633, Smith Ranch, dates from 1998. A more current schedule was provided in the July, 2007 annual report, yet even this recent schedule is not being followed. According to that schedule, wellfields 1, 3 and 4/4A should now be in restoration. Production from these wellfields was started in 1997, 1998 and 1999 respectively. Restoration of wellfield 1 is to be complete by mid 2008 and restoration in wellfield 2 is to commence in early 2008. However, as reported in the annual report only wellfield 1 is in restoration (no completion date stated) and no mention is made of any other planned restoration. In addition, a new wellfield (K) went into production this year and it does not even appear on the schedule. According to the schedule there should now be three wellfields in production (2, 15 & 15A)and three in restoration (1,3 & 4/4A). In fact there are currently five wellfields in production and only one in restoration. No wellfields have been restored at Smith Ranch.

It is readily apparent that groundwater restoration is not a high priority for PRI. Reclamation is not contemporaneous with mining. A total of 12 wellfields are now in production and restoration is proceeding (slowly) in only 2 wellfields. Only 2 wellfields (A and B) have been restored in 20 years of operation. The permits project that production will typically last for 3-5 years per wellfield and restoration will take 3-5 years per wellfield. It appears in reality that both production and restoration timeframes have doubled or tripled and yet additional wellfields are being brought into production.

It is recommended that a notice of violation be issued to PRI for failure to conduct concurrent reclamation and failure to follow the approved schedules. A rigorous compliance schedule should be implemented to accelerate restoration. A thorough re-evaluation of the operation schedules is warranted. As pointed out below, new deep disposal wells (DDW's) and RO units will be required to support restoration operations. LQD approval of the Reynolds Ranch amendment as well as any new wellfields should be contingent on installation of appropriate DDW's and RO units and completion of restoration in existing wellfields.

3. Spills, Leaks and Excursions:

Over the years there have been an inordinate number of spills, leaks and other releases at this operation. Some 80 spills have been reported, in addition to numerous pond leaks, well casing failures and excursions. Unfortunately, it appears that such occurrences have become routine. The LQD currently has two large three- ring binders full of spill reports from the Smith Ranch - Highland operations.

Protocols for spill detection, reporting, control, delineation, remediation and tracking should be defined in the mine plan to cover all potential fluid types (injection fluids, production fluids, waste fluids, chemicals and petroleum products) and all potential sources (buried pipelines, surface pipelines, wellhead fittings, headerhouses, ponds, well casing failures, etc.). Protocols should include mapping and delineation of the extent of soil and/or groundwater contamination associated with each occurrence. A GIS system should be developed to facilitate long term tracking of all spills and releases. An updated cumulative spill map showing all historic spills and releases should be presented in each annual report along with documentation of follow-up actions. Excursion protocols are addressed in some detail in the permit, but excursions should be tracked on a cumulative basis in the annual report.

Cumulative tracking of spills and releases is important to insure appropriate follow-up on every incident. Some of the spills may have little impact individually, but cumulatively they might have a significant effect on soils and/or groundwater. A cumulative record will also assist in pinpointing potential problem areas and developing appropriate preventative measures. PRI should develop and implement an inspection and maintenance program designed to prevent future spills. Spills should not and need not be an accepted consequence of ISL mining.

4. Reclamation Cost/Bonding:

The reclamation cost estimates contained in PRI's annual reports assume completion of all groundwater and surface reclamation in 4 years with a staff of 26 people (1/4 of current staff), using the existing facilities with the addition of only 2 new 400gpm RO units. This scenario is totally infeasible and unsupported by any critical path timeline or water balance. Rough calculations based primarily on PRI's figures reveal an alarming scenario.

- Adding the pore volumes for all of the existing wellfields gives a total pore volume (PV) for the project (excluding restored wellfields A&B) of 5,133 Ac.Ft.

- PRI's bond calculation includes only one PV of groundwater sweep, vs three PV's specified in the permit. [Removal of this volume of water from the aquifer would be problematic and warrants further evaluation.] PRI's four existing deep disposal wells (DDW's) have a combined capacity of approximately 600gpm (@100% availability). Disposal of one PV would take more than 5 years! This is not an acceptable schedule. A more reasonable scenario would require at least doubling the disposal capacity (1,200gpm), which would require 4 or 5 new DDW's. These would also be needed for disposal of RO brine and should be included in the bond.

- PRI's bond calculation includes only 3 pore volumes of RO treatment. The approved reclamation plan specifies circulation of a total of 6 PV's (3 groundwater sweep and 3 RO). It is likely that at least 5 PV's of RO treatment would be required if only one PV of groundwater sweep was completed. Using the five existing RO units on the site, plus two new 400 gpm units included in the bond calculation, producing a combined total of 1,360gpm of permeate (@80/20 permeate to brine ratio @100% availability), it would take 854 days (2.3 years) to treat one PV! It would take at least 11.5 years to treat 5 pore volumes. This is a not an acceptable schedule. A more realistic reclamation scenario would require increasing the RO capacity by 2-3 times (3,000 - 4,000 gpm permeate production). The additional RO units, as well as the additional building space, ancillary treatment facilities and piping, should be included in the bond.

- Using the existing RO units (plus the two bonded RO units) and existing DDW's, reclamation would take 20+ years, assuming groundwater restoration was achieved without any problems. (5 years for one PV of GW sweep + 11.5 years for 5 PV's of RO treatment + 1 year stability monitoring + 1 year decommissioning + 1 year of surface reclamation). Clearly this is not an acceptable schedule, but it does point out the need for reevaluation of the reclamation plan, restoration schedule and the bond calculation.

- PRI's bond calculation includes minimal funds for new infrastructure, maintenance, replacement and repair. Only two new 400 gpm RO units are included in the bond estimate. The need for new wells, including DDW's, water storage and treatment ponds, additional RO units, membranes, pumps, piping and general wellfield renovation should be anticipated and included in the bond calculation.

- PRI's bond calculation assumes a staff of only 26 people, with 22 of them on a salary of only $34,000 per year! If their current operations require a staff of 100 people then it will take at least 1/2 to 2/3 of that staff to conduct restoration. The restoration operations will look very similar to production operations. Operation of RO units, in particular, is very high maintenance and labor intensive. Retaining competent staff will require that wages and benefits be at least $50,000 per year.

- Considering that reclamation will take several times longer, require at least twice the staff with higher wages and require much greater investments in infrastructure than PRI has estimated, a realistic reclamation cost estimate for this site would likely be on the order of $150 million, as compared to PRI's current calculation of $38,772,800. PRI is presently bonded for a total of only $38,416,500. No bond adjustments have been made since 2002. Clearly the public is not protected. It is recommended that PRI's bond be immediately raised to a level of $80 million until a thorough evaluation, including critical path analysis, can be completed and an appropriate bonding level established. No permit amendments should be approved or new wellfields authorized until the bonding situation is corrected.

5. Regulatory compliance:

Achieving environmental compliance at an operation of the size and complexity of PRI's Smith Ranch - Highland Mine requires a high level of commitment from both the company and the regulatory agency. PRI's environmental efforts have suffered from inadequate staffing, high turnover, lack of institutional memory and a low level of corporate commitment. There has been a lack of continuity and follow-through on many issues. At this point in time, overall environmental compliance at this operation is poor. PRI should retain a full-time environmental staff of 4-5 qualified people, including a groundwater hydrologist to manage the groundwater restoration. It is recommended that LQD immediately assign a staff person full-time to manage this project as their #1 priority, and that monthly inspections be conducted to get a handle on the issues identified in this investigation.

End of Report