

RECORDED JUNE 25, 2001 BK 424 PG 520 NO 379360 AUDREY KOLTISKA, COUNTY CLERK

POWDER RIVER ENERGY CORPORATION  
SUNDANCE, WYOMING  
Right Of Way Easement

KNOW ALL MEN BY THESE PRESENTS:

That (I) (We) the undersigned: Pilch Ranch, LLC, Edward S. Pilch and Joe A. Pilch, Co-Manager, in and for the consideration and payment of \$75.00 per pole, which payment will be made to the undersigned after construction of the powerline is completed do hereby grant unto Powder River Energy Corporation, a cooperative corporation (hereinafter called the Cooperative) whose corporate headquarters post office address is Sundance, Wyoming and to its successors and assigns an easement thirty (30) feet in width, 15' either side of centerline, along with the right to enter upon the hereinafter described lands and to construct thereon, operate, change framing and voltage and maintain electric lines and associated facilities and equipment and to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operations and maintenance of said lines, facilities and equipment, including the right of ingress and egress to and from said lands, to wit:

Township 57 North, Range 83 West, 6<sup>th</sup> P.M.

Section 2: All

Section 3: E/2SE

Township 58 North, Range 83 West, 6<sup>th</sup> P.M.

Section 35: E/2SE/4

See attached Exhibit "A" for approximate location of centerline and detailed description.

The undersigned agree that all poles, wire and other facilities and equipment installed at the Cooperative's expense on said described lands shall be and remain the property of the cooperative, removable at the option of the cooperative upon the termination of service to, or through said lands.

The undersigned covenant that they are the owners of the above described land and that said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following described persons:

Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

IN WITNESS WHEREOF, the undersigned have set their hands this 3<sup>rd</sup> day of April, 2001.

Pilch Ranch, LLC

Edward S. Pilch  
Edward S. Pilch

Joe A. Pilch  
Joe A. Pilch

J. M. Huber Corporation

J. Scott Zimmerman  
J. Scott Zimmerman  
CBM - Manager

WO 2241/2242

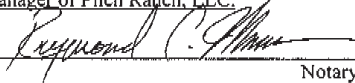
(2350)

State of Wyoming )  
 ) ss.  
County of Sheridan )

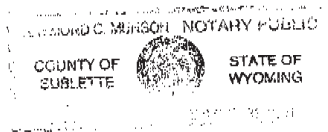
The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of April,  
2001, by Edward S. Pilch and Joe A. Pilch, Co-Manager of Pilch Ranch, LLC.

Witness my hand and official seal.

My commission expires: 10-31-01

  
Notary Public

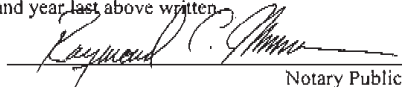
State of Colorado )  
 ) ss.  
County of Denver )

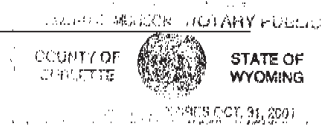


Before me, the undersigned, a Notary Public, in and for said County and State, on this 4<sup>th</sup> day of April, 2001, personally appeared J. Scott Zimmerman, of J. M Huber Corporation, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as it's Manager of the CBM Business Unit, Energy Sector and acknowledged to me that he executed the same as his free and voluntary act and deed and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Given under my hand and seal of office the day and year last above written.

My commission expires: 10-31-01

  
Notary Public



521

(2360)

# “EXHIBIT A”

## Pilch Ranch, L.L.C.,

T57N, R83W, 6<sup>th</sup> P.M., Sheridan County, Wyoming

SECTION 2: All  
 SECTION 3: NESE

T58N, R83W, 6<sup>th</sup> P.M., Sheridan County, Wyoming

SECTION 35: (E/2)SE

Beginning at the SW corner of Section 2, T57N, R83W, Sheridan County, Wyoming, (POINT OF BEGINNING); thence bearing approximately N30°03'W for an approximate distance of 1483', to the point where Powder River Energy Corporation's new three-phase overhead power line extension enters Pilch Ranch property (TRUE POINT OF BEGINNING).

The new three-phase overhead power line continues from this point bearing approximately N37°00'E for an approximate distance of 464'; thence bearing approximately N45°22'E for an approximate distance of 1205' (crossing out of Section 3 and into Section 2 in mid-span); thence bearing approximately S51°47'E for an approximate distance of 1367'; thence bearing approximately S51°47'E for an approximate distance of 437'; thence bearing approximately N76°21'E for an approximate distance of 2133'; thence bearing approximately N65°19'E for an approximate distance of 1078'; thence bearing approximately N07°15'W for an approximate distance of 495'; thence bearing approximately N07°49'E for an approximate distance of 1822'; thence bearing approximately N07°17'E for an approximate distance of 174', where the line “taps” to the west.

The westerly tap continues from the point of intersection bearing approximately N89°38'W for an approximate distance of 878' where it terminates at a meter pole.

The main line continues from the point of intersection bearing approximately N07°26'E for an approximate distance of 137'; thence bearing N08°19'E for an approximate distance of 761' (crossing out of Section 2 and into Section 35, T58N, R83W, Sheridan County, Wyoming, in mid-span); thence bearing N72°50'E for an approximate distance of 41', where it crosses out of Section 35 and leaves Pilch Ranch property (POINT OF ENDING), this point being located on an approximate bearing of N00°10'E for an approximate distance of 429' from the SE corner Section 35, T58N, R83W, Sheridan County, Wyoming.

The above description is for a three-phase 24.9/14.4kV overhead power line “Right-of-Way”, 30' in width, being 15' on either side of centerline extending an approximate total distance of 10,992 feet.

Initialed For Identification \_\_\_\_\_

## "EXHIBIT A"

Pilch Ranch, L.L.C.,

