

**MEMORANDUM OF ROAD
USE AGREEMENT****KNOW ALL MEN BY THESE PRESENTS:**

PK Ranch LLC, of P. O. Box 208, Clearmont, Wyoming 82835 (the "Owner"), and J. M. Huber Corporation, a New Jersey corporation, with offices located at 2266 Main Street, Sheridan, Wyoming 82801 ("Huber"), have entered into that certain Road Use Agreement dated April 1, 2010 (the "Agreement") covering the following real property located in Sheridan County, Wyoming:

Township 55 North, Range 76 West, 6th P.M.
Section 19: S/2NE/4, NE/4NE/4, NE/4SE/4, NW/4NE/4
Section 20: N2/4NW/4, W/2SW/4
Section 29: E/2SW/4, E/2NW/4, NW/4NW/4

(the "Lands").

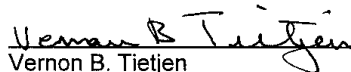
Huber conducts coalbed methane exploration, development and production operations on third-party lands in the vicinity of the Lands. Pursuant to the Agreement, Owner has granted Huber the right to use a road more fully described on the attached plat and centerline attached hereto as Exhibits A and B, respectively.

This Memorandum is executed by Owner and Huber and recorded in Sheridan County, Wyoming to serve as notice of the existence of the Agreement. The parties acknowledge they are bound by all the terms and conditions of the Agreement and that the Agreement binds and inures to the benefit of Owner and Huber and their respective heirs, personal representatives, successors and assigns.


A complete copy of the Agreement is maintained at the offices of Huber at the address above. Any person desiring to deal with the Lands may contact Huber for information as to all of the terms of the Agreement.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Surface Use Agreement effective as of April 1, 2008.

PK Ranch LLC:


Vernon B. Tietjen

J. M. HUBER CORPORATION

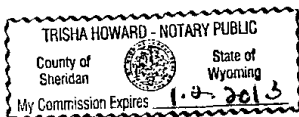
By: 
Ralph W. Schofield
President, Energy

RJM

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 1st day of April, 2010, by
Vernon B. Tietjen as Manager of PK Ranch LLC.

Witness my hand and official seal.



Trisha Howard
Notary Public
My commission expires: 1-2-2013

STATE OF TEXAS)
) ss.
COUNTY OF HARRIS)

The foregoing instrument was acknowledged before me this 23 day of April, 2010, by
Ralph W. Schofield, as President, Energy of J. M. Huber Corporation, a New Jersey
corporation.

Witness my hand and official seal.



Catherine J. Zito
Notary Public
My commission expires: 12/22/10

576
EXHIBIT "A"RE: ROAD EASEMENT

MALL1 to J.M. HUBER CORPORATION,

A Road Easement being a strip of land fifty (50) feet wide, twenty-five (25) feet on each side of a centerline of an existing road situated in the NE1/4NE1/4, NE1/4SE1/4, S1/2NE1/4 of Section 19, NW1/4NW1/4, W1/2SW1/4, Section 20, NW1/4NW1/4, E1/2NW1/4, E1/2SW1/4, Section 29 Township 55 North, Range 76 West, 6th P.M., Sheridan County, Wyoming, shown as EASEMENT No.1 on EXHIBIT "B" attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the southwest corner of said Section 29 (monumented with a BLM brass cap); thence N70°09'31"E, 2021.13 feet to the **POINT OF BEGINNING**, of said easement, said point lying on the centerline of the Arvada-Gillette Road (AKA County Road No.40); thence N36°04'44"E, 161.36 feet, along said County Road centerline to a point; thence along said County Road centerline through a curve to the left having a radius of 318.31 feet, a delta of 53°48'21", an arc length of 298.92 feet, a chord bearing of N09°10'34"E and a chord length of 288.06 feet to a point; thence N17°43'37"W, 156.77 feet, leaving said County Road centerline to a point lying on an existing private road centerline; thence along said centerline through a curve to the left having a radius of 229.18 feet, a delta of 47°09'07", an arc length of 188.61 feet, a chord bearing of N41°18'11"W and a chord length of 183.33 feet to a point; thence N64°52'44"W, 50.23 feet, along said centerline to a point; thence along said centerline through a curve to the right having a radius of 409.26 feet, a delta of 54°40'55", an arc length of 390.59 feet, a chord bearing of N37°32'17"W and a chord length of 375.93 feet to a point; thence N10°11'49"W, 80.34 feet, along said centerline to a point; thence along said centerline through a curve to the right having a radius of 1,145.92 feet, a delta of 17°32'38", an arc length of 350.88 feet, a chord bearing of N01°25'30"W and a chord length of 349.51 feet to a point; thence N07°20'49"E, 365.52 feet, along said centerline to a point; thence N19°39'32"E, 385.09 feet, along said centerline to a point; thence N14°14'20"E, 297.50 feet, along said centerline to a point; thence along said centerline through a curve to the left having a radius of 818.51 feet, a delta of 27°55'36", an arc length of 398.95 feet, a chord bearing of N00°16'32"E and a chord length of 395.01 feet to a point; thence N13°41'17"W, 821.56 feet, along said centerline to a point; thence N04°40'24"W, 138.49 feet, along said centerline to a point; thence along said centerline through a curve to the left having a radius of 286.48 feet, a delta of 66°34'16", an arc length of 332.86 feet, a chord bearing of N37°57'32"W and a chord length of 314.45 feet to a point; thence N71°14'40"W, 108.58 feet, along said centerline to a point; thence along said centerline through a curve to the right having a radius of 190.99 feet, a delta of 49°01'56", an arc length of 163.44 feet, a chord bearing of N46°43'42"W and a chord length of 158.50 feet to a point; thence N22°12'45"W, 147.60 feet, along said centerline to a point; thence N33°19'37"W, 246.55 feet, along said centerline to a point; thence N25°53'03"W, 281.45 feet, along said centerline to a point; thence N35°26'04"W, 332.58 feet, along said centerline to a point; thence N33°16'30"W, 228.06 feet, along said centerline to a point; thence N36°58'18"W, 359.33 feet, along said centerline to a point; thence N18°55'13"W, 177.33 feet, along said centerline to a point; thence along said centerline through a curve to the left having a radius of 572.96 feet, a delta of 18°21'44", an arc length of 183.62 feet, a chord bearing of N28°06'05"W and a chord length of 182.84 feet to a point; thence N37°16'57"W, 178.61 feet, along said centerline to a point; thence along said centerline through a curve to the left having a radius of 381.97 feet, a delta of 16°20'14", an arc length of 108.91 feet, a chord bearing of N45°27'04"W and a chord length of 108.55 feet to a point; thence N53°37'12"W, 82.76 feet, along said centerline to a point; thence along said centerline through a curve to the right having a radius of 381.97 feet, a delta of 25°22'10", an arc length of 169.13 feet, a chord bearing of N40°56'07"W and a chord length of 167.75 feet to a point; thence N28°15'01"W, 277.05 feet, along said centerline to a point; thence N45°01'09"W, 340.43 feet, along said centerline to a point; thence N30°05'36"W, 123.29 feet, along said centerline to a point; thence along said centerline through a curve to the left having a radius of 1,145.92 feet, a delta of 20°34'43", an arc length of 411.57 feet, a chord bearing of N40°22'57"W and a chord length of 409.36 feet to a point; thence N50°40'19"W, 163.55 feet, along said centerline to a point; thence along said centerline through a curve to the right having a radius of 381.97 feet, a delta of 16°39'46", an arc length of 111.09 feet, a chord bearing of N42°20'26"W and a chord length of 110.69 feet to a point; thence N34°00'32"W, 131.28 feet,

along said centerline to a point; thence along said centerline through a curve to the left having a radius of 190.99 feet, a delta of 57°07'57", an arc length of 190.45 feet, a chord bearing of N62°34'30"W and a chord length of 182.65 feet to a point; thence S88°51'31"W, 365.84 feet, along said centerline to a point; thence N67°02'04"W, 111.89 feet, along said centerline to a point; thence along said centerline through a curve to the right having a radius of 114.59 feet, a delta of 90°49'55", an arc length of 181.66 feet, a chord bearing of N21°37'06"W and a chord length of 163.23 feet to a point; thence N23°47'51"E, 303.47 feet, along said centerline to a point; thence N18°38'22"E, 366.32 feet, along said centerline to a point; thence N05°47'17"E, 329.63 feet, along said centerline to a point; thence N12°10'03"E, 318.47 feet, along said centerline to a point; thence along said centerline through a curve to the left having a radius of 286.48 feet, a delta of 29°40'55", an arc length of 148.41 feet, a chord bearing of N02°40'25"W and a chord length of 146.76 feet to a point; thence N17°30'52"W, 125.41 feet, along said centerline to a point; thence N28°11'04"W, 141.33 feet, along said centerline to a point; thence along said centerline through a curve to the right having a radius of 286.48 feet, a delta of 24°28'07", an arc length of 122.34 feet, a chord bearing of N15°57'01"W and a chord length of 121.42 feet to a point; thence N03°42'57"W, 141.82 feet, along said centerline to a point; thence N00°44'47"W, 194.00 feet, along said centerline to the **POINT OF TERMINUS** of said easement lying on the north line of said NE1/4NE1/4, and being N84°42'51"E, 1343.06 feet from the north quarter corner of said Section 19 (monumented with a BLM brass cap).

Length= 797.85 rods more or less.

Also a Road Easement being a strip of land fifty (50) feet wide, twenty-five (25) feet on each side of a centerline of an existing road situated in the NE1/4NE1/4, Section 19, NW1/4NW1/4, Section 20, Township 55 North, Range 76 West, 6th P.M., Sheridan County, Wyoming, shown as **EASEMENT No.2** on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the northwest corner of said Section 20 (monumented with a BLM brass cap); thence S84°42'51"W, 451.17 feet along north line of said Section 19 to the **POINT OF BEGINNING**, of said easement; thence S54°35'46"E, 132.26 feet along said centerline to a point; thence S49°13'51"E, 209.71 feet along said centerline to a point; thence, through a curve to the left having a radius of 143.24 feet, a central angle of 60°08'12", an arc length of 150.34 feet, a chord bearing of S79°17'57"E, and a chord length of 143.54 feet along said centerline to a point; thence N70°37'56"E, 127.08 feet along said centerline to a point; thence N81°33'55"E, 202.55 feet along said centerline to a point; thence N70°03'56"E, 344.93 feet along said centerline to a point; thence, through a curve to the left having a radius of 572.96 feet, a central angle of 20°12'14", an arc length of 202.04 feet, a chord bearing of N59°57'49"E, and a chord length of 200.99 feet along said centerline to a point; thence N49°51'42"E, 10.67 feet along said centerline to the **POINT OF TERMINUS** of said easement lying on the north line of said NW1/4NW1/4, and being N88°53'05"E, 785.89 feet from said northwest corner of Section 20.

Length= 83.61 rods more or less.

Also a Road Easement being a strip of land fifty (50) feet wide, twenty-five (25) feet on each side of a centerline of an existing road situated in the S1/2NE1/4, NW1/4NE1/4, Section 19, Township 55 North, Range 76 West, 6th P.M., Sheridan County, Wyoming, shown as **EASEMENT No.3** on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said centerline being more particularly described as follows:

Commencing at the east quarter corner of said Section 19 (monumented with a BLM brass cap); thence N49°12'13"W, 1637.96 to the **POINT OF BEGINNING**, of said easement; thence N51°32'35"W, 370.02 feet, along said centerline to a point; thence N56°10'35"W, 170.91 feet, along said centerline to a point; thence N46°53'02"W, 118.87 feet, along said centerline to a point; thence N60°16'32"W, 272.45 feet, along said centerline to a point; thence N73°32'19"W, 194.84 feet, along said centerline to a point; thence S88°15'00"W, 115.29 feet, along said centerline to a point; thence S89°41'51"W, 7.72 feet, along said centerline to a point; thence N39°02'40"W, 167.96 feet, along said centerline to a point; thence N79°02'19"W, 123.41 feet,

along said centerline to a point; thence N40°07'46"W, 57.53 feet, along said centerline to a point; thence N28°07'04"W, 84.41 feet, along said centerline to the **POINT OF TERMINUS** of said easement lying on the west line of said NW1/4NE1/4, and being S02°51'31"E, 493.58 feet from the north quarter corner of said Section 19 (monumented with a BLM brass cap).

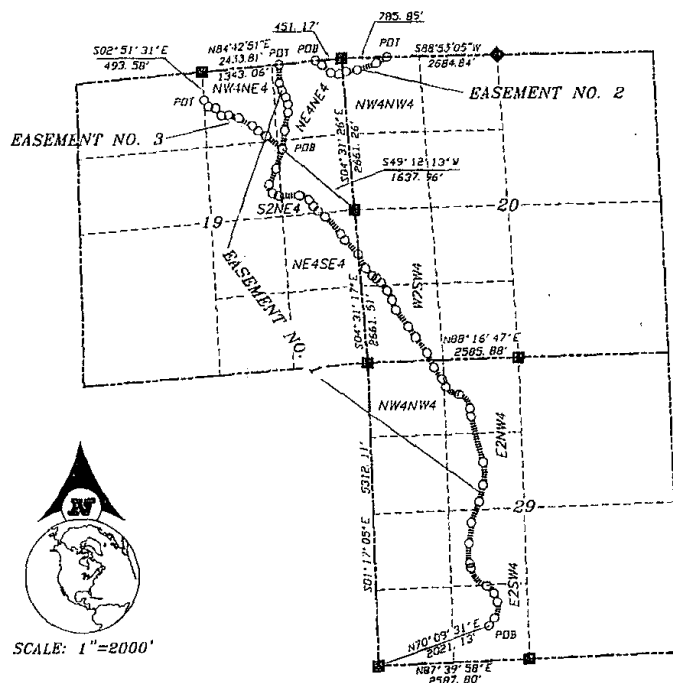
Length= 103.03 rods more or less.

TOTAL LENGTH=900.88 RODS MORE OR LESS.

Basis of Bearings is the Wyoming Coordinate System NAD 1983, East Central Zone.

Distances are surface.

EXHIBIT "B"



EASEMENT NO. 1 LENGTH=±714.24 RODS
 EASEMENT NO. 2 LENGTH=±83.61 RODS
 EASEMENT NO. 2 LENGTH=±103.03 RODS
 TOTAL LENGTH=±900.88 RODS

BASIS TABLE

BEARINGS: THE WYOMING
 COORDINATE SYSTEM, NAD
 1983, EAST CENTRAL ZONE
 DISTANCES ARE SURFACE

LEGEND

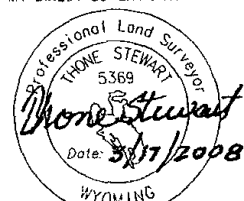
- POB, POT, PI, PT, PC EASEMENT
- BRASS CAP
- ◆ CALCULATED FROM PREVIOUS SURVEY
- SECTION LINE
- INTERIOR SECTION LINE
- ===== EASEMENT (50' WDE)

I, THONE STEWART, A DULY REGISTERED
 LAND SURVEYOR IN THE STATE OF
 WYOMING, DO HEREBY STATE, BASED ON
 MY KNOWLEDGE AND INFORMATION,
 EXHIBIT "B" IS A VALID REPRESENTATION
 OF A SURVEY MADE BY ME, OR UNDER
 MY DIRECT SUPERVISION.

NOTE: FOR BEARINGS AND DISTANCES ALONG EASEMENT
 SEE EXHIBIT "A"

EXHIBIT "B" 50' FOOT WIDE EASEMENT

RE: MALLI TO J.M. HUBER CORP.
 LOCATION: S1/2NE1/4, NE1/4NE1/4, NE1/4SE1/4, NW1/4NE1/4,
 SECTION 19, NW1/4NW1/4, W1/2SW1/4, SECTION 20, E1/2SW1/4,
 E1/2NW1/4, NW1/4NW1/4, T55N, R76W, 6TH P.M., SHERIDAN
 COUNTY, WYOMING



RESTFELDT
 SURVEYING
 P.O. BOX 3082
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 307-672-7415
 FAX 674-5000

JN: 99002-28023
 DF: HUBER WESTWAY EASEMENT
 FEBRUARY, 2008