

537334 RIGHT OF WAY EASEMENT
BOOK 473 PAGE 0368
RECORDED 04/17/2006 AT 10:30 AM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

PG 1 of 3
By and Between Pennaco Energy
and Powder River Energy Corp

Initialed For Identification _____

POWDER RIVER ENERGY CORPORATION
SUNDANCE, WYOMING
Right Of Way Easement

KNOW ALL MEN BY THESE PRESENTS:

That (I) (We) the undersigned: Pennaco Energy

With an address of: 3601 Southern Dr, Gillette, WY 82718

for a good and valuable consideration, the receipt whereof is hereby acknowledged, 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

30 feet in width 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:

T57N, R82W, 6th P.M., Sheridan County, Wyoming

Section 32: NE1/4

T58N, R82W, 6th P.M., Sheridan County, Wyoming

Section 20: SW1/4, SW1/4SE1/4 Section 29: N1/2, SE1/4

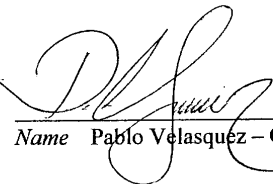
as shown on the attached map marked "Exhibit A".

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 services 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 7th day of MARCH, 2006


Name Pablo Velasquez - Operations Manager

State of Wyoming)
County of SHERIDAN)ss

The foregoing instrument was acknowledged before me
this 7th day of MARCH, 2006

by Pablo Velasquez



Witness my hand official seal Carol M. Wisenbaker
Notary Public
My commission expires: 9-5-07

Pennaco Energy - Peterson 29 Easement

T57N, R82W, 6th P.M., Sheridan County, Wyoming

Section 32: NE1/4

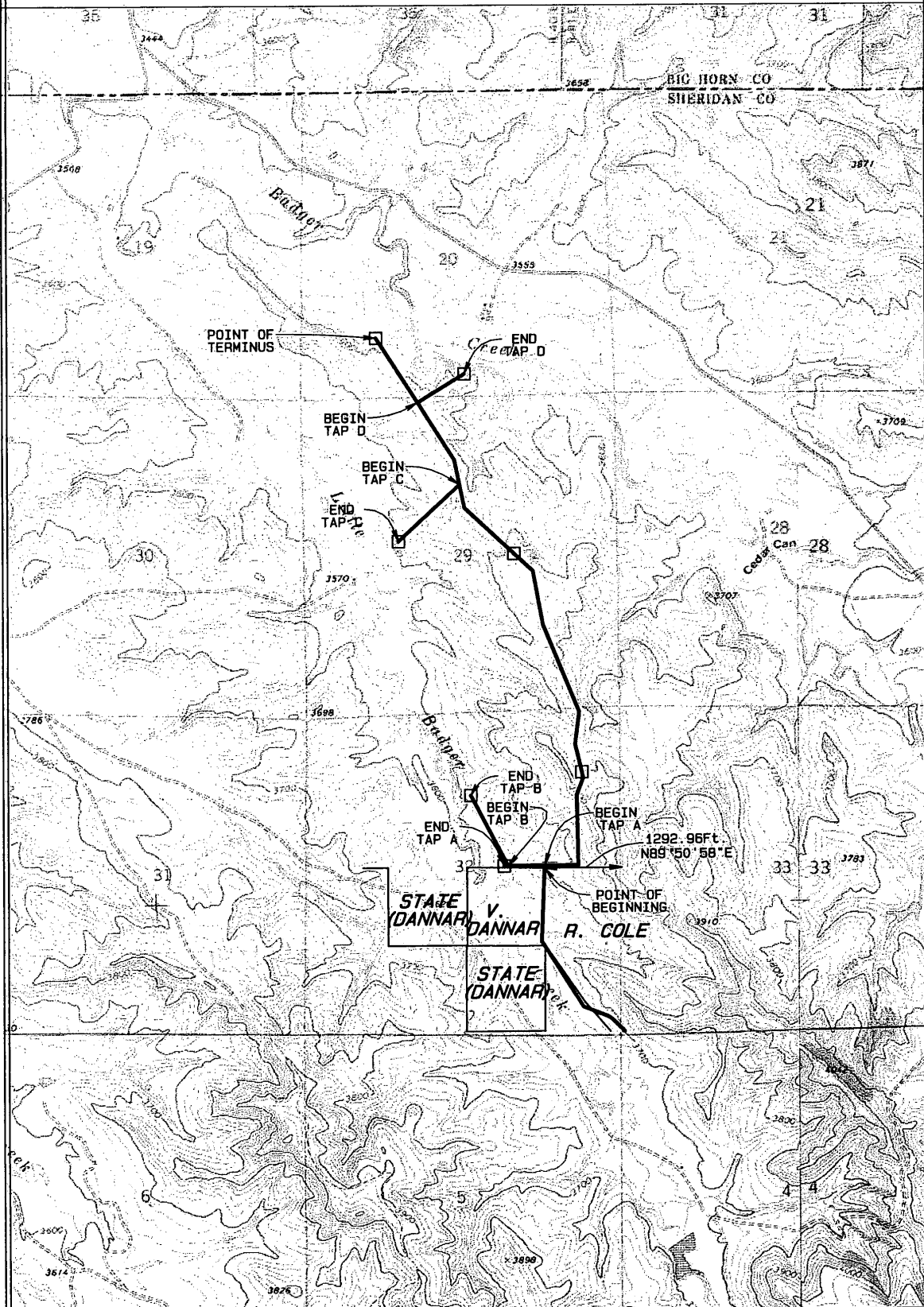
T58N, R82W, 6th P.M., Sheridan County, Wyoming

Section 20: SW1/4, SW1/4SE1/4 Section 29: N1/2, SE1/4

Beginning at a point on the South line of said NE1/4 of Section 32, from which the East quarter corner of said Section 32 bears North 89°50'58" East, a distance of 1292.96 feet (POINT OF BEGINNING); thence along the centerline of an easement, the bearings and distances of which are approximate, North 02°20'50" East, a distance of 40.89 feet to the beginning of "Tap A". Thence South 89°43'59" West, a distance of 608.58 feet to the beginning of "Tap B". Thence North 27°59'51" West, a distance of 1324.50 feet to the end of said "Tap B". Thence continuing South 89°43'59" West, a distance of 68.04 feet to the end of said "Tap A". Thence continuing North 89°43'41" East, a distance of 564.89 feet; thence North 01°04'46" West, a distance of 692.22 feet; thence North 01°09'01" West, a distance of 464.27 feet; thence North 20°07'06" East, a distance of 312.65 feet; thence North 13°14'31" West, a distance of 580.74 feet; thence North 07°32'24" East, a distance of 546.50 feet; thence North 22°15'54" West, a distance of 1586.90 feet; thence North 10°19'32" West, a distance of 922.50 feet; thence North 47°11'50" West, a distance of 1551.70 feet; thence North 11°36'20" West, a distance of 401.73 feet to the beginning of "Tap C". Thence South 47°21'06" West, a distance of 1394.74 feet to the end of said "Tap C". Thence continuing North 11°36'20" West, a distance of 418.50 feet; thence North 32°22'57" West, a distance of 1142.64 feet to the beginning of "Tap D". Thence North 57°59'55" East, a distance of 920.12 feet to the end of said "Tap D". Thence continuing North 32°22'57" West, a distance of 1298.25 feet to the POINT OF TERMINUS.

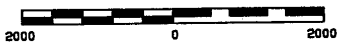
The above description is for a three-phase 24.9/14.4kV overhead power line "Right-of-Way", 30' in width, being 15' on either side of centerline extending an approximate total distance of 14,840.37 feet, including but not limited to any and all meter poles, anchors and guy structures that are affixed to the powerline and located by necessity outside of the herein described 30 foot right-of-way corridor.

EXHIBIT A



Map created with TOPO!S ©2003 National Geographic (www.nationalgeographic.com/topo)

GRAPHIC SCALE



Basis of Bearings: ASTRONOMIC
(using Static/RTK GPS methods)



LEGEND

□ POWER DROP

DRAWING FILE: PETERSON 29
DATE: 2/23/06

MEAS'D BY: R. SCHUETZ
DRAWN BY: R. MILLER
CHECKED BY: R. SCHUETZ

NO #: 51186
SCALE: 1" = 2000'

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