

POWDER RIVER ENERGY CORPORATION  
SUNDANCE, WYOMING  
Right Of Way Easement

KNOW ALL MEN BY THESE PRESENTS:

That (I) (We) the undersigned: AC Ranch Inc.  
With an address of: John Koltiska, 516 Wyarno Rd., Sheridan, WY 82801

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:

**T56N, R83W, 6<sup>th</sup> P.M., Sheridan County, Wyoming**  
SECTION 9: NENW

as shown on the attached map marked "Exhibit A" incorporated into this document by this reference.

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

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 warrants that it/they are the owner(s) of the above described land and have the proper authority to execute this easement on behalf of Grantor.

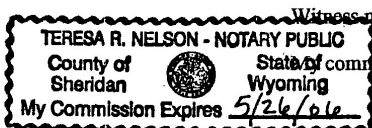
IN WITNESS WHEREOF, the undersigned have set their hands this 14 day of February, 2005

John D. Koltiska  
John D. Koltiska

State of Wyoming )  
County of Sheridan )ss

The foregoing instrument was acknowledged before me this 14 day of February, 2005

by John D. Koltiska



Teresa R. Nelson  
Notary Public

Ray Frigo 2/14/05  
Acknowledged by: Powder River Energy Corp  
Ray Frigo, Project Supervisor Date

## Exhibit "A"

### AC Ranch Inc.

T56N,R83W, 6th P.M., Sheridan County, Wyoming

Section 09: NE $\frac{1}{4}$  NW $\frac{1}{4}$

Beginning at a point in the NE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 09, from which the North  $\frac{1}{4}$  corner of Section 09, T.56N., R.83W., 6th P.M., Sheridan County, Wyoming, bears approximately N.36°E., for an approximate distance of 1,459 feet. Thence along the centerline of an easement, the bearings and distances of which are approximate. N.28°E., a distance of 776 feet, to the end of said easement in the NE $\frac{1}{4}$  NW $\frac{1}{4}$  Section 09, T.56N., R.83W., 6th P.M., Sheridan County, Wyoming:

The above description is for a three-phase 24.9/14.4kV overhead power line "Right-of-Way", 30 feet in width, being 15 feet on either side of centerline also allowing for any guying, anchoring, and metering, extending an approximate total distance of 776 feet.

