

POWDER RIVER ENERGY CORPORATION
SUNDANCE, WYOMING
Underground Right of Way Easement

STATE OF WYOMING } ss
COUNTY OF JOHNSON }

This instrument was Filed for record
SECTION 7-23-07 at 12:02 PM and was
duly recorded in book RIW-23 page
351-358 Fee \$ 29.00

Register of Deed
By Biana McAden Deputy

069067

KNOW ALL MEN BY THESE PRESENTS:

That (I) (We) the undersigned: LPGA, A Wyoming Limited Liability Company
P.O. Box 370
Buffalo, WY 82834

for a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto Powder River Energy Corporation, a Wyoming cooperative corporation utility (hereinafter called the Cooperative) whose corporate headquarters post office address is P.O. Box 930, Sundance, Wyoming and to its successors and assigns a perpetual easement 20 feet in width along with the right to enter upon the hereinafter described lands and to construct thereon, operate, and maintain electric lines and associated facilities and equipment, including the right of ingress and egress to and from said lands, to wit:

T53N, R83W, 6th P.M., Johnson County, Wyoming
SECTION 14,23,25,and26

as shown on the attached map marked "Exhibit A" and the attached metes and bounds description all incorporated into this document by this reference.

The above description is for an underground power line "Right-of-Way", 20 feet in width, being 10 feet on either side of the described centerline.

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

IN WITNESS WHEREOF, the undersigned have executed and endorsed this Right of Way Easement this
6th day of April, 2007

John S. Gibbs
name
LPGA LLC
Managing Member

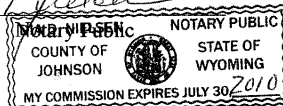
State of Wyoming
County of JOHNSON)ss

The foregoing instrument was acknowledged before me this 6th day of APRIL, 2007
by JOHN S. GIBBS

Witness my hand official seal

My commission expires: July 30, 2010

SEAL



Acknowledged by: Powder River Energy Corp.

Date

WO 60430

Exhibit "A"

20' Utility Easement 1

A 20 foot easement 10 feet on each side of the following described centerline located in part of the North ½ of Section 26, T. 53N., R.83W., of the 6th P.M., Johnson County, Wyoming being more particularly described as follows:

Beginning at a point located S74°42'52"W, 2962.72 feet from the Northeast corner of said Section 26 monumented by a GLO Brass Cap;

thence S 29°42'01" W a distance of 63.17';
thence S 49°16'01" W a distance of 83.69';
thence S 65°07'44" W a distance of 41.63';
thence S 48°58'02" W a distance of 79.26';
thence S 66°01'40" W a distance of 18.19';
thence N 62°48'11" W a distance of 230.60';
thence N 76°03'22" W a distance of 115.01';
thence N 62°43'03" W a distance of 79.04';
thence N 34°10'25" W a distance of 165.86';
thence N 28°52'49" W a distance of 163.80';
thence N 34°35'02" W a distance of 83.49';
thence N 76°30'07" W a distance of 80.43';
thence N 69°26'02" W a distance of 82.22';
thence N 82°45'08" W a distance of 59.99';
thence N 66°58'21" W a distance of 55.34';
thence S 83°38'11" W a distance of 57.54';
thence S 89°19'21" W a distance of 236.18';
thence S 74°08'11" W a distance of 51.89';
thence S 26°53'35" W a distance of 12.97' to a point of terminus; Said point being S71°19'16"E, 1037.60 feet from the Northwest corner of said Section 26

20' Utility Easement 2

A 20 foot easement 10 feet on each side of the following described centerline located in part of the North $\frac{1}{2}$ of Section 26, T. 53N., R.83W., of the 6th P.M., Johnson County, Wyoming being more particularly described as follows:

Beginning at a point located S75°21'07"W, 1458.04 feet from the Northwest corner of said Section 26 monumented by a GLO Brass Cap;

thence N 37°06'16" E a distance of 52.81' to a point of terminus; Said point being S77°14'34"E, 1479.02 feet from the Northwest corner of said Section 26

20' Utility Easement 3

A 20 foot easement 10 feet on each side of the following described centerline located in part of the SW $\frac{1}{4}$ of Section 14, and part of Section 23, and part of the North $\frac{1}{2}$ of Section 26, T. 53N., R.83W., of the 6th P.M., Johnson County and Sheridan County, Wyoming being more particularly described as follows:

Beginning at a point located N09°52'49"E, 6001.67 feet from the Northwest corner of said Section 26;

thence S 23°32'24" E a distance of 93.75';
thence S 21°56'30" E a distance of 51.38';
thence S 29°58'42" E a distance of 217.81';
thence S 26°05'26" E a distance of 168.16';
thence S 38°37'30" E a distance of 170.59';
thence S 27°20'09" E a distance of 55.35';
thence S 25°17'01" E a distance of 170.85';
thence S 27°34'39" E a distance of 175.71';
thence S 15°18'09" E a distance of 58.12';
thence S 27°33'04" E a distance of 55.83';
thence S 41°33'58" E a distance of 51.45';
thence S 32°11'08" E a distance of 56.92';
thence S 17°52'57" E a distance of 278.59';
thence S 24°15'46" E a distance of 154.53';
thence S 38°37'50" E a distance of 161.18';
thence S 33°07'04" E a distance of 166.15';
thence S 19°00'05" E a distance of 57.44';
thence S 06°52'24" E a distance of 104.33';
thence S 11°32'57" E a distance of 221.97';
thence S 07°21'37" W a distance of 268.26';
thence S 03°40'39" E a distance of 116.70';
thence S 07°05'44" E a distance of 368.45';
thence S 10°37'12" E a distance of 183.27';
thence S 15°12'27" E a distance of 297.33';
thence S 30°43'53" E a distance of 274.55';
thence S 18°55'23" E a distance of 54.56';
thence S 19°55'13" E a distance of 339.19';
thence S 17°58'54" E a distance of 50.88';
thence S 01°15'29" W a distance of 52.60';
thence S 09°40'49" W a distance of 600.20';
thence S 07°55'34" W a distance of 103.88';
thence S 01°00'24" E a distance of 109.28';
thence S 03°48'58" E a distance of 448.11';
thence S 04°24'58" E a distance of 109.73';
thence S 06°20'59" E a distance of 104.49';
thence S 05°16'01" W a distance of 60.76';

thence S 17°46'40" E a distance of 173.52';
thence S 11°07'08" E a distance of 104.64';
thence S 24°34'44" E a distance of 157.93';
thence S 13°00'13" E a distance of 53.81';
thence S 04°06'42" E a distance of 61.32';
thence S 04°14'56" W a distance of 61.55';
thence S 18°07'14" W a distance of 64.03';
thence S 33°58'00" W a distance of 64.12';
thence S 49°56'58" W a distance of 152.72';
thence S 31°42'31" W a distance of 53.39';
thence S 01°36'23" E a distance of 43.52';
thence S 20°52'45" E a distance of 46.41';
thence S 27°25'57" E a distance of 40.76' to a point of terminus; Said point being
S73°40'50"E, 2514.55 feet from said Northwest corner of Section 26;

20' Utility Easement 4

A 20 foot easement 10 feet on each side of the following described centerline located in part of Section 23, and part of the North ½ of Section 26, T. 53N., R.83W., of the 6th P.M., Johnson County, Wyoming being more particularly described as follows:

Beginning at a point located S73°40'50"E, 2514.55 feet from the Northwest corner of said Section 26;

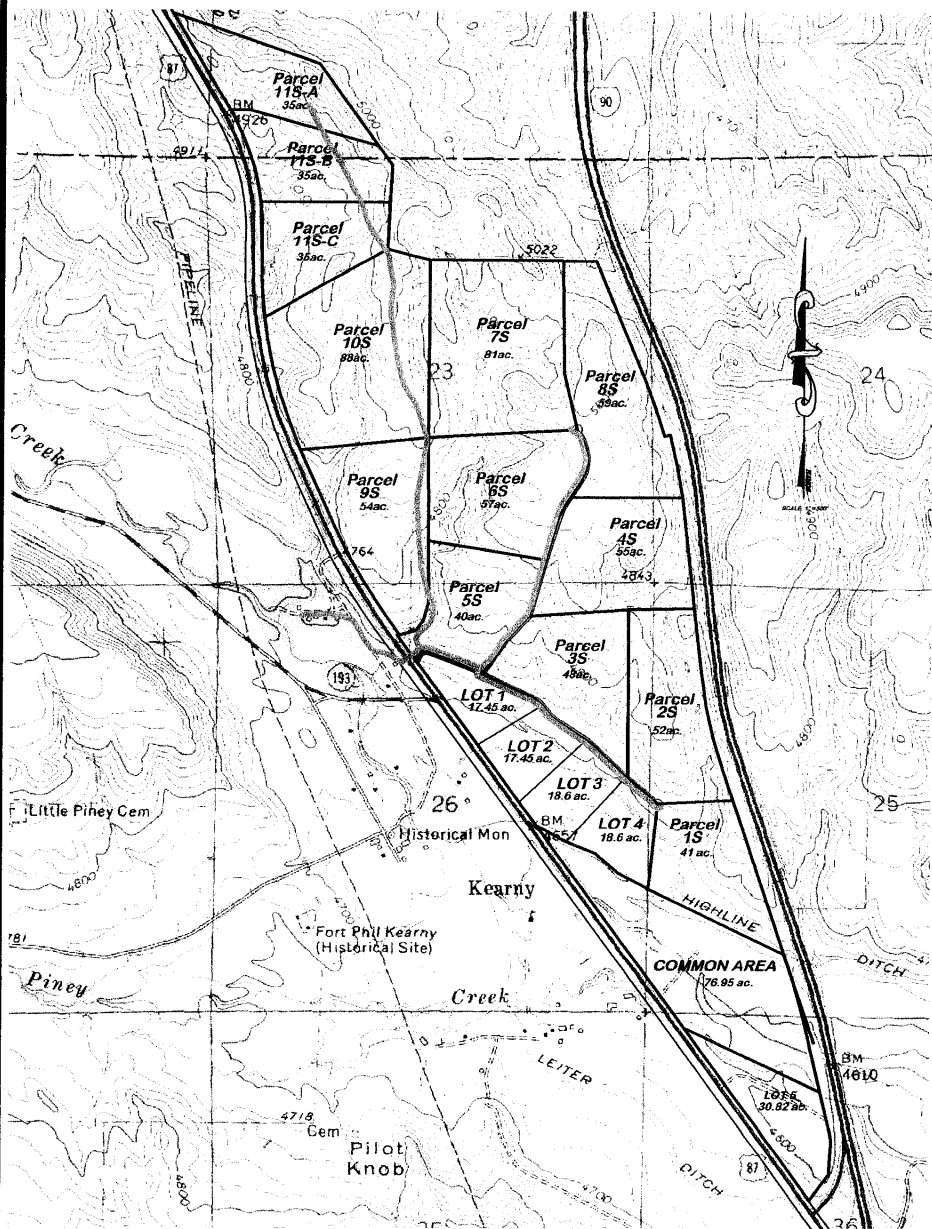
thence S 84°56'54" E a distance of 111.81';
thence S 69°08'46" E a distance of 534.18';
thence S 68°18'01" E a distance of 120.02';
thence N 83°29'03" E a distance of 35.48';
thence N 52°32'47" E a distance of 66.60';
thence N 45°23'10" E a distance of 56.86';
thence N 36°33'25" E a distance of 130.70';
thence N 32°32'31" E a distance of 162.33';
thence N 43°18'34" E a distance of 255.37';
thence N 43°45'48" E a distance of 142.42';
thence N 37°19'55" E a distance of 48.71';
thence N 26°44'55" E a distance of 58.49';
thence N 20°24'01" E a distance of 62.45';
thence N 14°16'30" E a distance of 289.72';
thence N 16°07'14" E a distance of 333.43';
thence N 16°12'28" E a distance of 542.97';
thence N 24°41'38" E a distance of 124.75';
thence N 34°37'08" E a distance of 338.90';
thence N 28°33'42" E a distance of 114.14';
thence N 16°04'00" E a distance of 112.43';
thence N 01°06'34" E a distance of 62.55';
thence N 14°29'59" W a distance of 252.67';
thence N 35°06'47" W a distance of 57.52';
thence N 67°17'13" W a distance of 53.87';
thence N 45°31'14" W a distance of 57.05' to a point of terminus; Said point located N28°44'14"W, 2140.85 feet from the Northeast corner of said Section 26 monumented by a GLO brass cap;

20' Utility Easement 5

A 20 foot easement 10 feet on each side of the following described centerline located in part of Section 25, and part of Section 26, T. 53N., R. 83W., of the 6th P.M., Johnson County, Wyoming being more particularly described as follows:

Beginning at a point located S64°21'13"W, 2369.25 feet from the Northeast corner of said Section 26 monumented by a GLO brass cap;
thence S 09°20'42" W a distance of 94.42';
thence S 03°09'16" E a distance of 24.53';
thence S 65°28'17" E a distance of 609.64';
thence S 72°00'43" E a distance of 115.29';
thence S 57°12'27" E a distance of 55.16';
thence S 49°57'29" E a distance of 61.95';
thence S 41°10'25" E a distance of 234.82';
thence S 55°38'24" E a distance of 486.89';
thence S 49°39'28" E a distance of 140.33';
thence S 46°15'20" E a distance of 493.25';
thence S 47°08'55" E a distance of 218.92';
thence S 53°00'35" E a distance of 229.33';
thence S 32°04'06" E a distance of 66.18';
thence S 51°16'35" E a distance of 51.18';
thence S 88°55'00" E a distance of 31.05';
thence N 68°40'45" E a distance of 26.75';
thence N 41°01'30" E a distance of 10.35' to the point of terminus; Said point being S02°18'37"E, 2745.05 feet from said Northeast corner of said Section 26 monumented by a GLO brass cap;

SOUTH LODGE TRAIL ESTATES



PREPARED FOR
LPGA LLC
240 N. MAIN ST
ANN ARBOR, MI 48106