

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

POWDER RIVER ENERGY CORPORATION  
SUNDANCE, WYOMING  
Right Of Way Easement

KNOW ALL MEN BY THESE PRESENTS:

That (I) (We) the undersigned: Peter's Grazing Association

With an address of: 150 Upper Road, 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, R82W, 6<sup>th</sup> P.M., Sheridan County, Wyoming

Section 25: SW1/4, Section 26: SE1/4SW1/4, SW1/4SE1/4, Section 34: W1/2NE1/4, Section 35: NE1/4NW1/4

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.

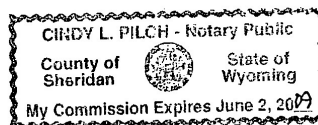
IN WITNESS WHEREOF, the undersigned have set their hands this 29 day of March, 2006

Mike Winterholler, President  
Mike Winterholler, President  
Peter's Grazing Association

State of Wyoming )  
County of Sheridan )ss

The foregoing instrument was acknowledged before me  
this 29<sup>th</sup> day of March, 2006

by Mike Winterholler, President  
Peter's Grazing Association



Witness my hand official seal Cindy L. Pilch  
Notary Public

My commission expires: 6-2-09

## **Peter's Grazing Assoc. Easement**

### **T56N, R82W, 6<sup>th</sup> P.M., Sheridan County, Wyoming**

Section 25: SW1/4, Section 26: SE1/4SW1/4, SW1/4SE1/4, Section 34: W1/2NE1/4, Section 35: NE1/4NW1/4

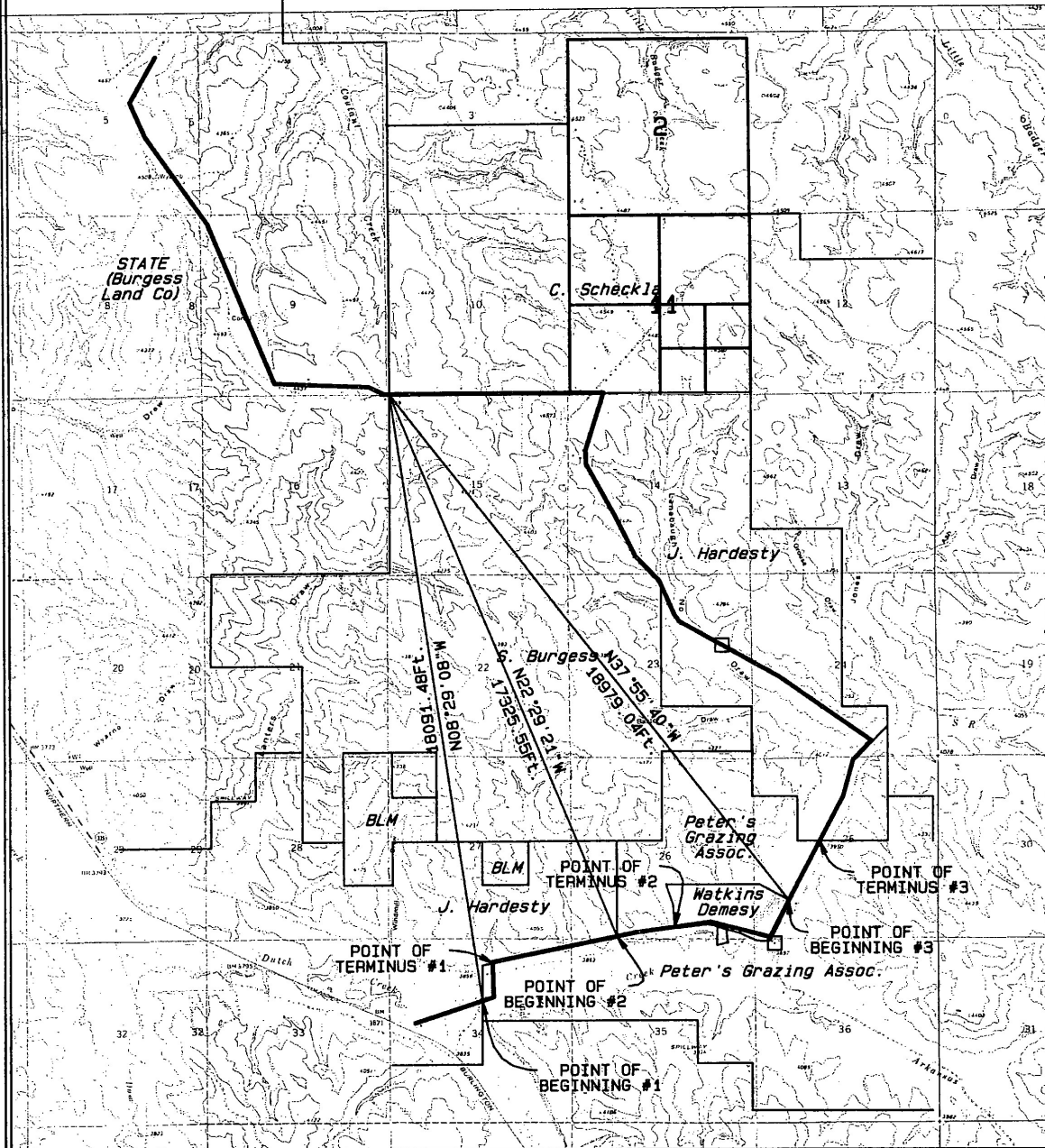
Beginning at a point on Powder River Energy Corporation's existing overhead powerline, from which the NW corner of Section 15, T56N, R82W bears North 08°29'08" West, a distance of 18091.48 feet (POINT OF BEGINNING #1); thence along the centerline of an easement and existing powerline (to be replaced), the bearings and distances of which are approximate, North 71°36'07" East, a distance of 349.86 feet; thence North 01°46'05" West, a distance of 998.54 feet to the POINT OF TERMINUS #1.

AND beginning at a point on Powder River Energy Corporation's existing overhead powerline, from which the NW corner of Section 15, T56N, R82W bears North 22°29'21" West, a distance of 17325.55 feet (POINT OF BEGINNING #2) thence North 78°37'00" East, a distance of 583.74 feet; thence North 82°13'47" East, a distance of 1133.30 feet to the POINT OF TERMINUS #2.

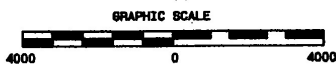
AND beginning at a point on Powder River Energy Corporation's existing overhead powerline, from which the NW corner of Section 15, T56N, R82W bears North 37°55'40" West, a distance of 18979.04 feet (POINT OF BEGINNING #3) thence North 27°27'37" East, a distance of 1969.74 feet to the POINT OF TERMINUS #3.

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 5035.18 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!® ©2003 National Geographic (www.nationalgeographic.com/topo)



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



## LEGEND

□ POWER DROP

### POWER LINE EASEMENT PLAN

#### PETER'S GRAZING ASSOCIATION

SBC 5, 8, 9, 10, 11, 14, 23, 24, 25, 26, 34, 35, 36  
T56N, R82W, 6TH PM

NORTH PARK ENGINEERING &  
CONSULTING, INC.

P.O. BOX 395  
MALDEN, CO 80480  
(970) 723-3725

DRAWING FILE: RUCKI TIE LINE

DATE: 3/2/06

MEAS'D BY:

DRAWN BY:

CHECKED BY:

R. MILLER

R. MILLER

R. SCHUETZ

NO 51353

PAGE 3 OF 3

SCALE: 1" = 4000'