

Initialed For Identification _____

POWDER RIVER ENERGY CORPORATION
SUNDANCE, WYOMING
Right Of Way Easement

KNOW ALL MEN BY THESE PRESENTS:

That (I) (We) the undersigned: E. Taylor Trust - Bank of America (%Rick Perkins)

With an address of: KS 1-100-03-47 PO Box 47428 Wichita, KS 67201

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

SECTION 21: S1/2S1/2

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 21st day of October, 2005

Bank of America, N.A. as trustee

Rick Perkins, VP
name

name

State of Kansas)
County of Sedgwick)^{ss}

State of _____)
County of _____)

The foregoing instrument was acknowledged before me
this 21st day of October, 2005

by Rick Perkins

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

by _____

Witness my hand official seal

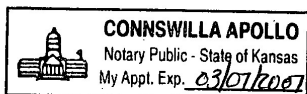
Connswilla Apollo
Notary Public

My commission expires: 03/07/2007

Witness my hand official seal

Notary Public

My commission expires: _____



Taylor Easement

T57N, R83W, 6th P.M., Sheridan County, Wyoming

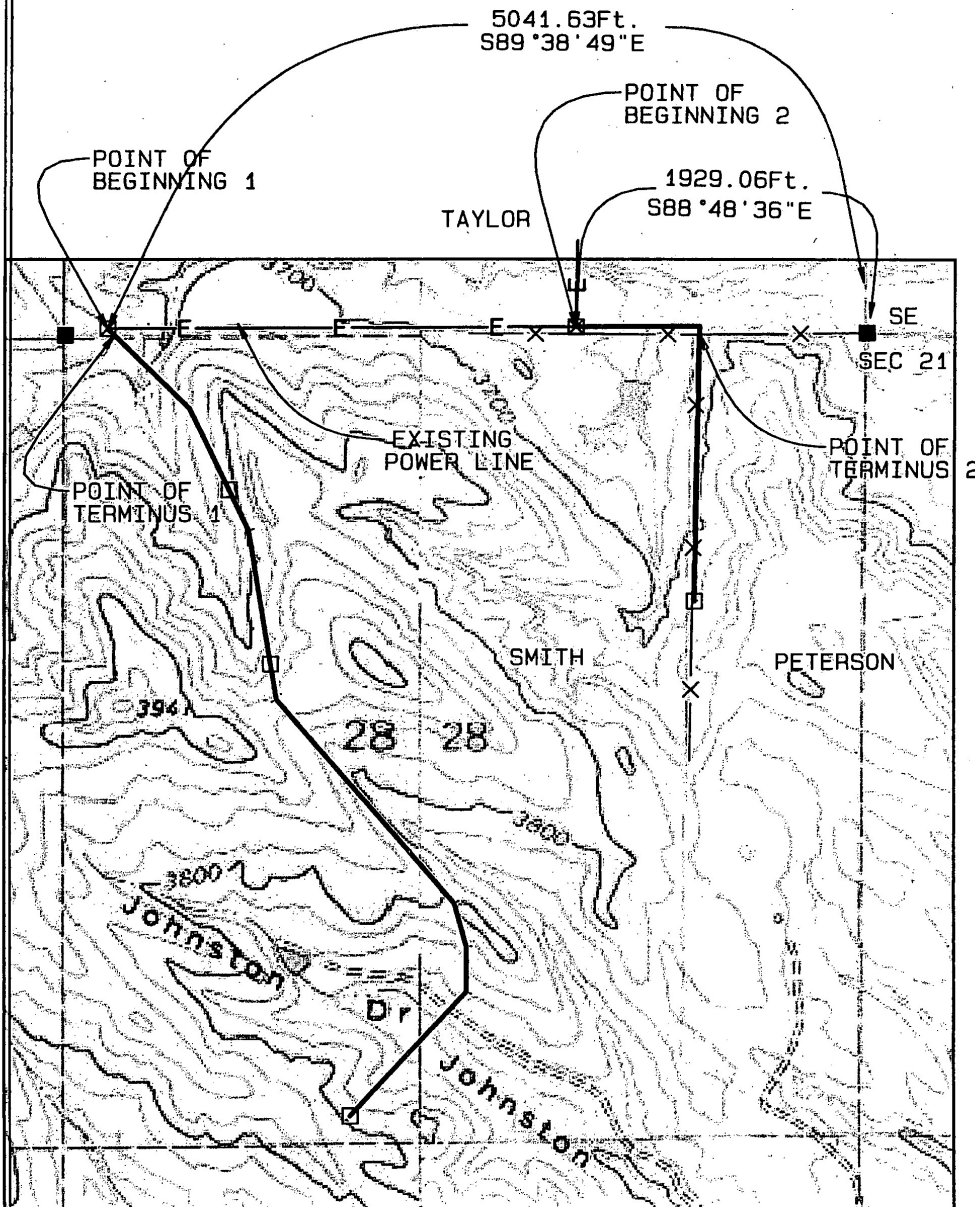
SECTION 21: S1/2S1/2

Beginning at a point in the SW1/4SW1/4 of said Section 21, from which the SE corner of said Section 21 bears South 89°38'49" East a distance of 5041.63 feet (POINT OF BEGINNING #1); thence along the centerline of an easement, the bearings and distances of which are approximate, North 45°22'49" West, a distance of 63.44 feet to the POINT OF TERMINUS #1, being a point on the South line of the SW1/4SW1/4 of said Section 21.

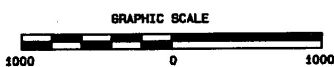
AND beginning at a point in the SW1/4SE1/4 of said Section 21, from which the SE corner of said Section 21 bears South 88°48'36" East a distance of 1929.06 feet (POINT OF BEGINNING #2); thence along the centerline of an easement, the bearings and distances of which are approximate, North 89°48'34" East, a distance of 821.63 feet; thence South 00°59'42" West, a distance of 46.80 feet to the POINT OF TERMINUS #2, being a point on the South line of the SE1/4SE1/4 of said Section 21.

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 931.86 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



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



LEGEND

- ☒ TAP @ EXISTING POWER
- POWER DROP
- FOUND SECTION CORNER

POWER LINE BASEMENT PLAN

AC RANCH NORTH 34 POD - TAYLOR

S1/2S1/2 SEC 21, T57N, R83W, 6TH PM

361

NORTH PARK ENGINEERING &
CONSULTING, INC.

P.O. BOX 396
WALDEN, CO 80480
(970) 723-3725

DRAWING FILE: TAYLOR
DATE: 10/07/05

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

JOB #: 05-106

SCALE: 1" = 1000'