

APPLICATION FOR PERMIT
WIND/SOLAR ENERGY FACILITY
CROOK COUNTY WYOMING

Name of Project: LaBelle Prairie Solar Field

Physical Address: 1015 W. Converse Street / 601 State Hwy 51, Moorcroft, WY 82721

Applicant: Powder River Energy Corporation (PRECorp)

Mailing Address: PO Box 930, Sundance, WY, 82729

Contact Person: Mike Shober

Telephone No.: 307.299.6796

Email: mikes@precorp.coop

Documentation Required:

1. Affidavit and Certification
2. Proof of Notice to Landowners within 1 mile
3. Proof of Notice of Service to military if required
4. Proof of Notice to Wyoming Department of Transportation
5. Proof of Notice to Town/City
6. Proof of Notice to any Mineral Rights Owners
7. Proof of Notice to FAA or private airstrip owners
8. Proof of Notice to Forest Service, BLM, national monument or state park if required
9. Copy of Emergency Management Plan and proof of service to Fire Warden and
Emergency Management Coordinator
10. Waste Management Plan
11. Attorney's Title Opinion
12. Traffic Study
13. Project Plat
14. Reclamation and Decommissioning Plan
15. Adverse Effects and Mitigation Summary if applicable
16. Verification of capital to build, operate and decommission the project

AFFIDAVIT AND CERTIFICATION

I, Quentin Rogers, Representative of Powder River Energy Corporation, do hereby swear and affirm that the following actions have been taken as required by the Crook County Wind and Solar Energy Facility Resolution:

1. Reasonable efforts have been made to provide written notice to the following persons by mail, if applicable:
 - Landowners within one mile of the proposed facility identified as:
 - a. 283 landowners were identified within a 1.1 mile radius of the project site and sent a letter describing the project (Exhibit A).
 - Military Installation Commander for any active federal military missile launch or control facilities within 5 miles of the proposed site;
 - a. A phone call with the Wyoming National Guard Command determined that there are no active military facilities within 5 miles of the project.
 - Wyoming Department of Transportation
 - a. WYDOT was notified of the project and was sent a project description via email as well as provided with an engineered traffic study for W Converse Street (Exhibit B).
 - Town/City within 20 miles of the proposed site
 - a. Moorcroft, Crook County, Wyoming
 - b. The Moorcroft Mayor and City Council were notified of the project during a regularly scheduled meeting on July 9, 2025. Another notification will occur at the next scheduled meeting on May 27, 2026.
 - Record owners/claimants of mineral rights located on or under lands where facility will be constructed per Wyo. Stat. §18-5-504(c)
 - a. State of Wyoming
Office of State Lands and Investments
112 West 25th St.
Herschler Building, Suite W103
Cheyenne, WY 82002
(Exhibit C)

Powder River Energy Corporation Solar Energy Permit Application

- FAA and/or operator of any public or private airport/airfield within 5 miles of facility boundary.
 - a. The Northwest Regional Airport stated that there are no active airfield facilities within 5 miles of the project.
 - b. Additional research revealed the closest private airfield is Keyhole (01WY) located 9.01 miles from the project site.
 - District Ranger of national forest, BLM, national monument or state park within 10 miles of proposed facility.
 - a. Exhibits A, B, C, and D
2. Notices included a general description of the project including location, map, projected number of turbines or solar panels, the likely routes of ingress and egress and the likely location of electric transmission and other related facilities.
 - a. All notices included location, both legal and map.
 - b. Exhibits A, B, C, D and J
 3. Notice of a public hearing on this application will be provided by the Crook County Clerk at least 20 days prior to the hearing pursuant to Wyo. Stat. §18-5-506 to include required information and a request for public comment.
 4. The proposed facility complies with all standards required by Wyo. Stat. §18-5-504 and the Crook County Wind and Solar Energy Facility Resolution.
 - a. The proposed facility is located closer than one hundred feet to an outer boundary of the property. PRECorp acquired a signed "Property Line Setback Waiver letter" from the one adjacent private landowner for the proposed solar energy facility. Thus, fulfilling the standards set forth in Wyo. Stat. §18-5-504 and the Crook County Wind and Solar Energy Facility Resolution. (Exhibit E)
 5. The proposed facility will comply with all applicable zoning and county land use regulations which shall be no less stringent than the standards required by Wyo. Stat. §18-5-501 *et seq.*
 - a. The LaBelle Prairie Solar Project (the "Project") has been sited, designed, and will be constructed and operated in full compliance with all applicable Crook County zoning requirements, land use regulations, and the minimum standards established under Wyoming Statutes §18-5-501 *et seq.* (Exhibit F)
 6. A written emergency management plan has been submitted for review and comment to the Crook County Fire Warden, Crook County Emergency Management

Powder River Energy Corporation Solar Energy Permit Application

Coordinator and Crook County Sheriff. This plan shall be updated if there are any variations upon completion of the project which would materially impact the original emergency management plan.

- a. The Emergency Management Plan (Exhibit G) for the solar project has been submitted to:
 - i. Jeff Holber, Moorcroft Fire Chief
 - ii. TJ Gideon, Pine Haven Fire Chief
 - iii. Ed Robinson, Crook County Emergency Management Coordinator
 - iv. Jeff Hodge, Crook County Sheriff
7. A waste management plan has been provided with this application that includes an inventory of estimated solid state and a proposed disposal program for the construction and operation of the facility. PRECorp has included the eventual decommissioning of the facility.
 - a. Exhibit H for Waste Management plan for construction and operation.
 - b. Exhibit L for the Decommissioning plan.
8. An Attorney's Title Opinion has been provided with this application to allow the County Commissioners verifying that legal access to the property upon which the facility will be constructed exists.
 - a. Exhibit I
9. All roads within the facility shall be marked as private, and Applicant acknowledges Crook County has no responsibility for the repair or maintenance of such roadways.
 - a. PRECorp acknowledges that all roads from the main road with access to the facility are private, and Crook County has no responsibility for the repair or maintenance of the access roads.
10. A Traffic Study has been provided with this application and Applicant acknowledges Crook County or Wyoming Department of Transportation may require Applicant to enter into access permits and/or a reasonable road use agreement for use of county or state roads prior to construction.
 - a. Exhibit J
11. A project plat has been submitted as required in Exhibit K.
12. No advertising or promotional lettering beyond the Applicant's logo shall be affixed to any component of the facility.
 - a. PRECorp acknowledges that there will be no advertising or promotional lettering beyond PRECorp information.

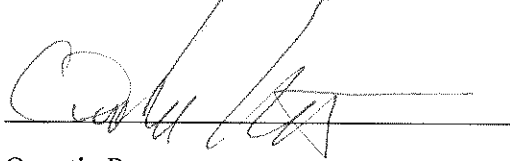
13. A site and facility reclamation and decommissioning plan which indicates the planned life of the facility and site and how it shall be decommissioned and reclaimed pursuant to Wyo. Stat. §35-12-105(d) has been submitted as required. If the landowner is not the applicant, applicant certifies the landowner has been consulted in the development of the plan.
 - a. PRECorp is the surface landowner of the proposed facility.
 - b. Powder River Energy Corporation (PRECorp) will evaluate the condition, performance, and economic viability of the LaBelle Prairie Solar Facility near the end of its useful life to determine whether repowering or decommissioning is appropriate. If decommissioning is required, all project components will be removed, materials will be managed in accordance with applicable regulations with priority given to recycling, and the site will be reclaimed to a stable condition consistent with surrounding land use. All activities will comply with Wyo. Stat. §35-12-105(d) and applicable requirements of the Wyoming Department of Environmental Quality and Crook County. (Exhibit L)
14. If the project does not meet the definition of an industrial facility as defined by Wyo. Stat. §35-12-102(a)(vii)(E) or (G), a detailed summary of any significant adverse environmental, social or economic effects as well as a preliminary plan to alleviate those effects has been provided.
 - a. Under Wyo. Stat. § 35-12-102(a)(vii), an industrial facility is defined as any facility with an estimated construction cost of at least \$96,900,000. This Statute requires Solar energy facilities with a rated power capacity of more than 30 megawatts or resulting in surface disturbance equal to or greater than 100 acres. The PRECorp project does not meet the definition of an industrial facility per the Wyoming Industrial Siting permit requirements. The PRECorp project is estimated to be \$23.5 million with 1.2MW and under 5 acres.
 - b. For a small 1.2 MW solar field, significant adverse economic effects are unlikely for the broader community, as projects under 20 MW are generally considered small and inefficient at the utility scale, often failing to generate substantial local economic impact beyond short-term construction jobs and materials.
 - c. RUS Environmental Review completed. (Exhibit M)
15. The proposed facility meets the requirements of Wyo. Stat. §35-12-105(d) and (e).
 - a. PRECorp will meet the requirements of Wyo. Stat. §35-12-105(d) and (e) as defined within the site and facility reclamation and decommissioning plan. (Exhibit L)

Powder River Energy Corporation Solar Energy Permit Application

16. The Applicant has provided satisfactory evidence that the Applicant has the financial capability to construct, maintain, and operate the facility.

- a. PRECorp has secured financial capability by both the Wyoming PSC Approval of the USDA PACE Program loan (Exhibit N) and solid financial capabilities (Exhibit O).

DATED this 12th day of June, 2026.



Quentin Rogers

VP of Strategic Development

Powder River Energy Corporation

quentinr@precorp.coop

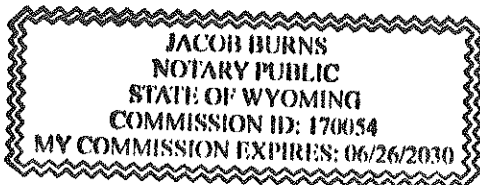
STATE OF WYOMING)

)ss

COUNTY OF Campbell)

The foregoing Affidavit and Certification was sworn to before me by
Quentin Rogers, on this the 12 day of
June, 2026.

WITNESS MY HAND AND SEAL.


Notary Public

My Commission Expires: 06/26/2030



May 6, 2026

Dear PRECorp member and property owner (*mail merge their name such as Mr. Doe, or Ms. Jones*),

You may recall that Powder River Energy is applying to Crook County and State officials for a permit to construct a solar power generation and battery storage project north of Moorcroft, also known as the LaBelle Prairie Project. You are being contacted because your residential address is located within 1.1 miles of the project footprint. The following information outlines the project, from basic to more detailed. Please review the information. If you have any questions about the site, construction schedule, or other matters, please contact me at (307) 299-6796.

Thank you,

Mike Shober
Senior Project Manager
Powder River Energy Corp.
Phone: (307) 299-6796
mikes@precorp.coop

Introduction:

At PRECorp, our responsibility is to provide reliable electricity at the lowest reasonable cost. As power costs across the region continue to rise, we are actively looking for ways to protect our members from those increases while also strengthening the reliability of our electric system.

We believe this project can achieve those goals.

PRECorp owns property north of I-90 Exit 153, where our line shop and 50-year-old substation currently sit. This new project would occupy additional acres next to the substation. It will comprise of a 5-megawatt, 4-hour Battery Energy Storage System (BESS) along with a 1.2-megawatt solar with approximately 2,100 panels. Pending permit approvals, the targeted completion date of December 2027. The project is fully funded and will include modernizing the Moorcroft substation.

Why are we considering this project?

Large batteries can store electricity when costs are lower and then supply power back to the system during those high-cost peak hours. By reducing our peak purchases, PRECorp estimates potential savings of **about \$1 million per year**, which helps hold down future rate pressures.

SUNDANCE - CORPORATE HEADQUARTERS
221 Main Street • P.O. Box 830 • Sundance, WY 82729-0930
(800) 442-3630 Phone • (307) 263-3527 Fax

GILLETTE
200 S. Garner Lake Road • Gillette, WY 82718-8259
(800) 442-3630 Phone • (307) 682-0733 Fax

SHERIDAN
1035 E. Brundage Lane • Sheridan, WY 82801-6278
(800) 442-3630 Phone • (307) 674-9018 Fax

www.precorp.coop

Powder River Energy Corporation is an equal opportunity provider and employer.

How does this lower costs?

One of the biggest opportunities for PRECorp to control costs is something called **peak shaving**. Power is most expensive during certain hours of the day when demand is high. If we can reduce how much electricity we have to buy during those peak times, we can significantly lower our overall power costs.

Energy storage allows us to do that.

Why batteries? Why solar is included?

While batteries are the key to peak shaving, purchasing enough battery capacity on our own would be very expensive and would place too much cost on the membership.

PRECorp was able to identify a **federal grant opportunity** that helps offset the cost of battery storage. The requirement of that grant is that a certain amount of solar generation be included with the project. That is why the solar portion is part of the plan, not because solar alone is the primary goal, but because it allows PRECorp to qualify for the grant and make the battery investment affordable for members.

What is the financing structure?

The project would be financed using a **\$23.5 million USDA PACE loan**. The project is eligible for **20% loan forgiveness**, along with available **federal tax credits**. These tools significantly reduce PRECorp's net cost and help ensure the financial benefits flow back to the membership.

Looking toward the future:

This project would serve as a **pilot for dispatchable energy storage**, helping PRECorp crews and technicians gain hands-on experience with battery technology that can be controlled and used when it is most valuable. Ultimately the community of Moorcroft could benefit with four hours of backup power if an outage occurs from a storm or planned maintenance.

The LaBelle Prairie Project supports our long-term strategies to modernize the grid, manage power costs, and improve system reliability.

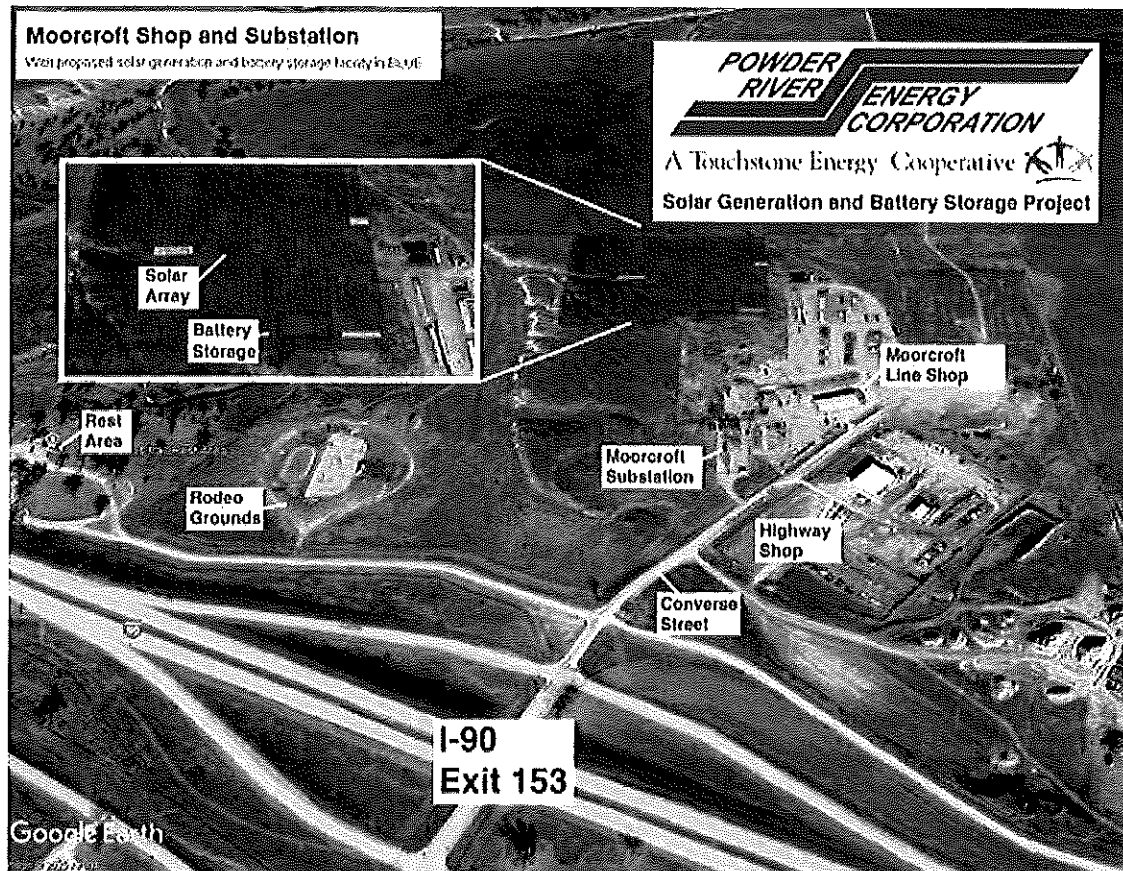
As energy markets continue to change, we remain committed to careful planning, transparency, and protecting the interests of our members. As this project moves forward, we will continue to share updates and welcome your questions.

EXHIBIT A - Landowner Letter

[Recipient Name]

April 17, 2026

Page 3



 Outlook

Notification of Powder River Energy Corporation's LaBelle Prairie Solar Energy Storage System (BESS) Project – Moorcroft, Wyoming

From Mike Shober <mikes@precorp.coop>

Date Wed 2026-04-15 2:35 PM

To michelle.edwards@wyo.gov <michelle.edwards@wyo.gov>

Cc Quentin Rogers <quentinr@precorp.coop>; Tim Velder <timv@precorp.coop>; Mike Shober <mikes@precorp.coop>

Dear Michelle Edwards,

Powder River Energy Corporation (PRECorp) is providing this notification to inform your agency of the planned **LaBelle Prairie Solar Energy Storage System (BESS) Project**, a utility-scale solar generation and battery energy storage facility located near Moorcroft, Wyoming.

Project Overview

The LaBelle Prairie project consists of a combined **1.2 MWdc solar photovoltaic (PV) system** and a **utility-scale battery energy storage system (BESS)**. The facility is designed to support grid reliability by offsetting daytime load through solar generation and charging the battery system for dispatch during evening peak demand periods. The project will interconnect at PRECorp's existing distribution and sub-transmission infrastructure.

Project Location

- **Site:** PRECorp-owned property adjacent to the Moorcroft Substation
- **County:** Crook County, Wyoming
- **Coordinates:** 44.275934, -104.965096

The project site is located on PRECorp property near Moorcroft, WY, adjacent to established electric distribution and sub-transmission facilities. The attached location map is provided for agency notification and general geographic reference.

Project Ownership

- **Owner:** Powder River Energy Corporation (PRECorp)

Purpose and Need

The energy landscape for rural electric cooperatives is evolving rapidly. Federal investments in clean energy infrastructure—through the Inflation Reduction Act and U.S. Department of Agriculture (USDA) programs—have expanded access to capital for grid modernization projects that were previously not economically feasible for cooperatives. Battery energy storage systems, in particular, now present viable opportunities for managing peak demand, improving system resilience, and controlling long-term power supply costs.

Exhibit B - Notification WYDOT

PRECorp pursued this opportunity through the USDA Rural Utilities Service **Powering Affordable Clean Energy (PACE)** program. PRECorp was selected for a **\$23.5 million loan with 20% loan forgiveness**, representing approximately **\$4.7 million in grant-equivalent funding**, for a combined solar and energy storage installation at the Moorcroft Substation (LaBelle Prairie site).

In addition, the project benefits from the **Inflation Reduction Act Investment Tax Credit (ITC)**. As a nonprofit electric cooperative, PRECorp qualifies for ITC direct pay, including a 30% base credit and applicable bonus credits, totaling up to **50% of eligible equipment costs**. On an approximately **\$14.2 million EPC contract**, this equates to an estimated **\$7.1 million in direct federal payment**.

Collectively, these incentives reduce PRECorp's net investment to approximately **\$11.7 million** for a utility-scale solar and battery energy storage facility that supports grid modernization and long-term operational cost savings for cooperative members.

Anticipated Project Schedule

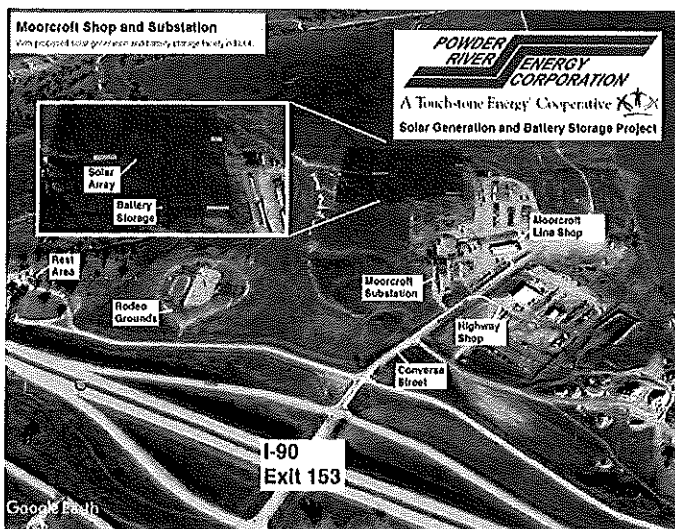
- **Spring 2026:** Engineering design and equipment procurement
- **Fall 2026:** Begin construction
- **Spring/Summer 2027:** Substantial completion
- **Fall 2027:** Commercial operation

Please find the **attached location map** included with this notification for clarity and compliance with agency review and record-keeping requirements.

If additional information is required, or if your agency has questions regarding this notification, please contact the undersigned.

Sincerely,

Mike Shober



Mike Shober

Exhibit B - Notification WYDOT

Senior Project Manager

Powder River Energy Corp.

Phone: (307) 299.6796

mikes@precorp.coop

200 Garner Lake Road

Gillette, WY 82718



Exhibit C - Mineral Rights Letter

JAY A. GILBERTZ

KENDAL R. HOOPES

KEVIN K. KESSNER

CHRISTOPHER M. SHERWOOD



Yonkee & Toner

ATTORNEYS AT LAW

319 WEST DOW ST.
P.O. BOX 6288
SHERIDAN, WYOMING 82801-1688

548 RUNNING W. DRIVE
GILLETTE, WYOMING 82718

TOM C. TONER, OF COUNSEL

ALISON O. GEE, OF COUNSEL

LAWRENCE A. YONKEE
(1935 - 1995)

SHERIDAN (307) 674-7451
GILLETTE (307) 622-1002
FAX (307) 672-6250

May 14, 2026

State of Wyoming
Office of State Lands and Investments
Attn. Stacia Berry
122 West 25th St.
Herschler Building, Suite W103
Cheyenne, WY 82002

Re: Powder River Energy Corporation - LaBella Prairie BESS Project

To Whom It May Concern:

Power River Energy Corporation is filing an application with the Crook County Board of Commissioners for Crook County, Wyoming for a Permit to construct a solar power generation and battery storage project under W.S. § 18-5-502 and the *Crook County Wind and Solar Energy Facility Regulation*. The proposed project is to be constructed north of Moorcroft and is known as the LaBella Prairie BESS Project.

The State of Wyoming has been identified as the record owner of mineral rights located under the surface of the proposed LaBella Prairie BESS Project. Power River Energy Corporation hereby gives notice of the proposed project in accordance with Wyoming Statutes §§ 18-5-504 and 35-12-105(f).

A copy of the site plan is enclosed for your information. The surface land is owned by Powder River Energy Corporation ("PRECorp") located north of I-90 Exit 153. The project will occupy acreage near PRECorp's existing substation and will comprise a 5-megawatt, 4-hour Battery Energy Storage System (BESS) along with a 1.2-megawatt solar array. PRECorp will use existing routes of ingress and egress to the project and existing transmission lines, except any constructed on this PRECorp parcel will. If you have questions about the site plan, please contact me at (307) 622-1002 or agee@yonkeetoner.com.

Sincerely,

YONKEE & TONER, LLP

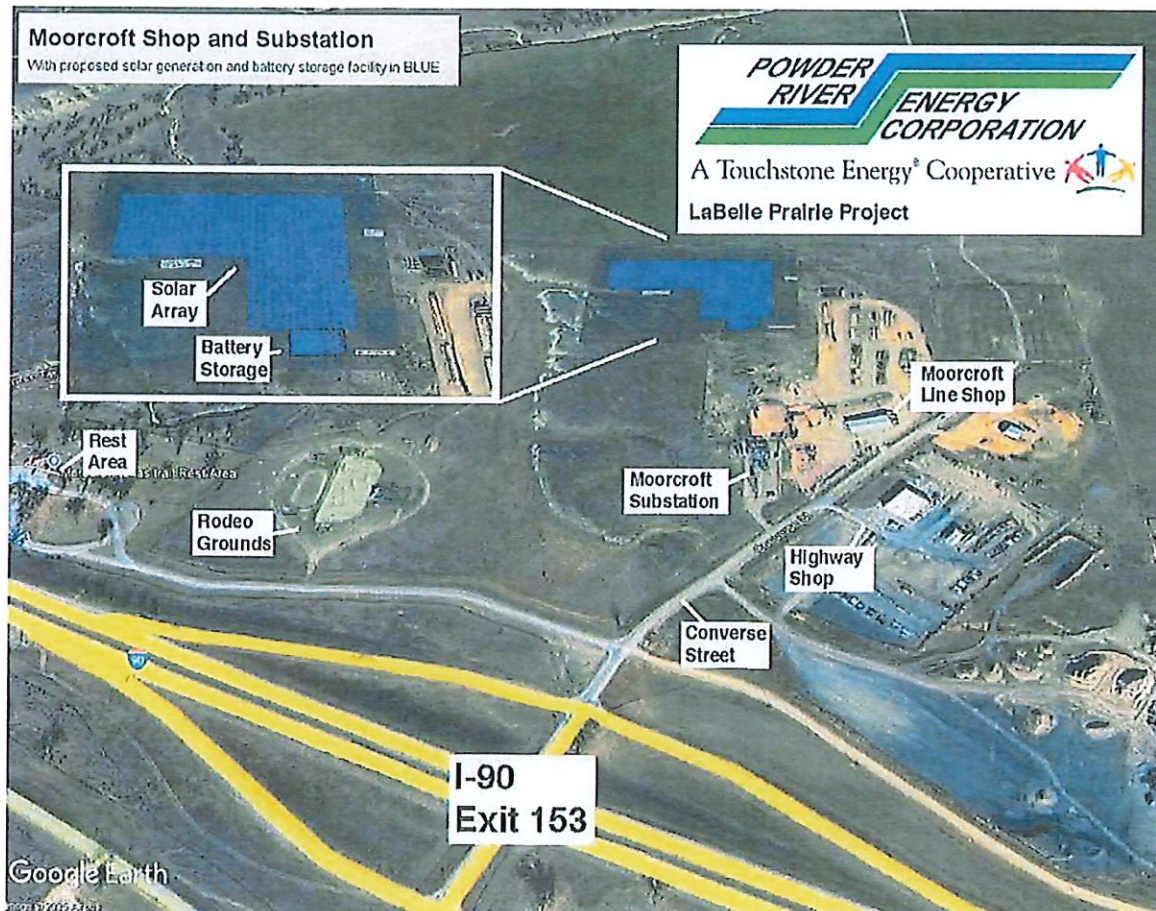
Alison O. Gee

AOG/dg

LABELLE PRAIRIE BESS PROJECT

Crook County, Wyoming

Township 50 North, Range 68 West, 6th P.M.



PV/BESS SYSTEM

FOR

POWDER RIVER ENERGY CORPORATION



at

Moorcroft, WY



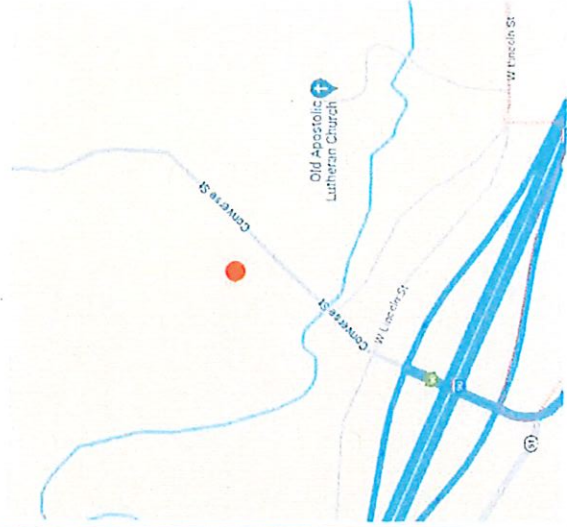
CONTACT:

Mike Whatley
4068 Stirrup Creek Drive
Durham, NC 27703
Cell: (919) 623-4150

Acct. #6316

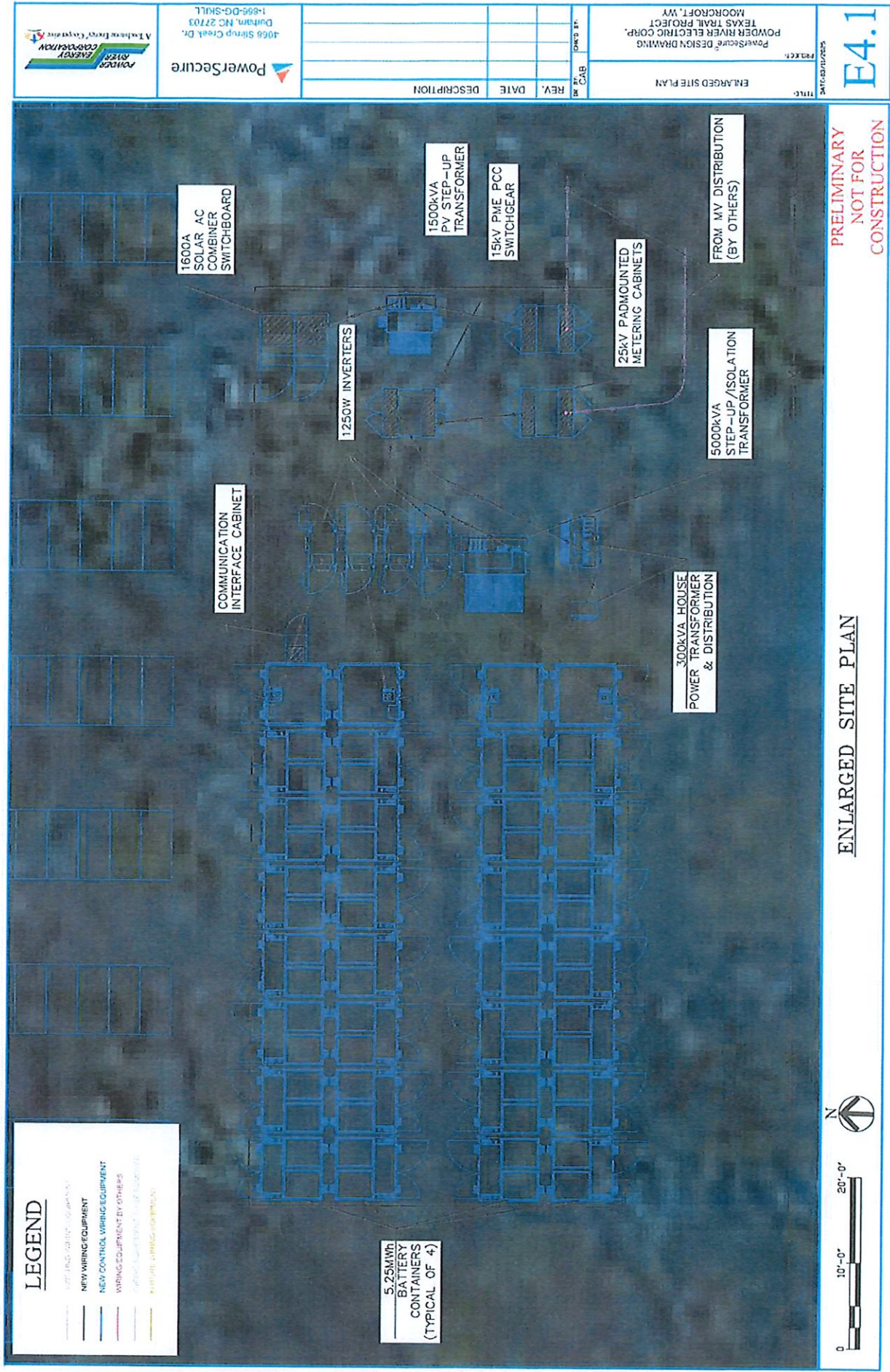
ELECTRICAL SHEET INDEX

SHEET	DESCRIPTION
E1.1	PROJECT SPECIFICATIONS
E1.2	DESCRIPTION OF PROJECT SCOPE & OPERATION
E2	SYSTEM ELECTRICAL DISTRIBUTION DIAGRAM
E3	SYSTEM SITE REFERENCE PLAN
E4	SYSTEM ENLARGED PARTIAL SITE PLAN
E4.1	SYSTEM MV FEEDERS
E5	SYSTEM GROUNDING DIAGRAM
E6	SYSTEM CONTROL DIAGRAM
E7	SYSTEM DETAILS









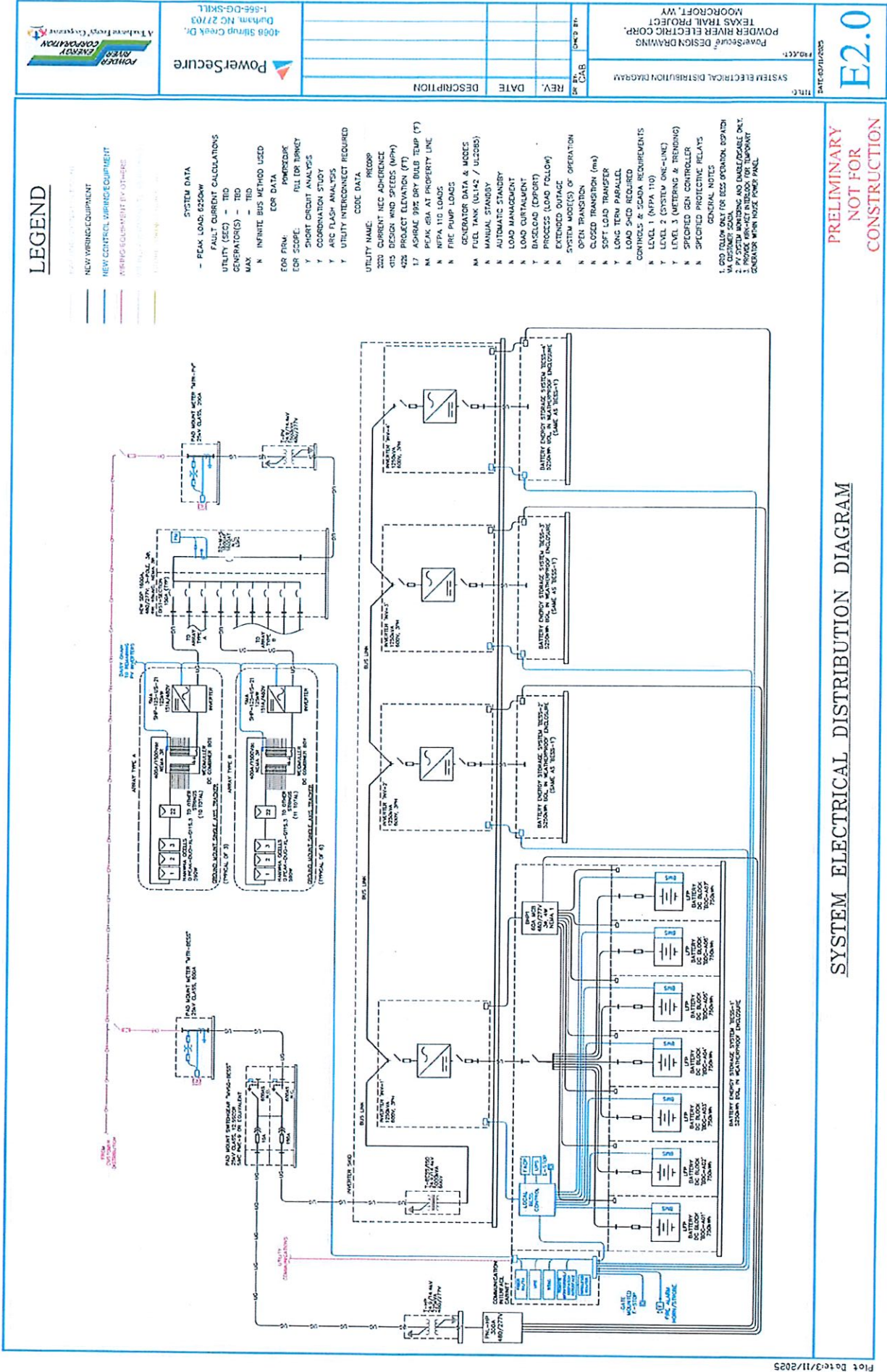




EXHIBIT D - Notifications



=EXT=Re: [EXTERNAL] Notification of Powder River Energy Corporation's LaBelle Prairie Solar Energy Storage System (BESS) Project – Moorcroft, Wyoming

From Krause, Chad R <ckrause@blm.gov>

Date Wed 2026-04-15 3:17 PM

To Mike Shober <mikes@precorp.coop>

Cc Quentin Rogers <quentinr@precorp.coop>; Tim Velder <timv@precorp.coop>; Torgerson, Jace M <jtorgerson@blm.gov>

Good afternoon, Mike.

The BLM received Powder River Energy Corporation's (PRECorp) notification of the LaBelle Prairie Solar Energy Storage System Project. The project is located on PRECorp-owned property near Moorcroft, Wyoming. The BLM has no authority on these lands, nor is the project appurtenant to or in the vicinity of any BLM-administered lands. The BLM has no objection to the project.

Cheers,

Chad Krause

From: Mike Shober <mikes@precorp.coop>

Sent: Wednesday, April 15, 2026 2:29 PM

To: Krause, Chad R <ckrause@blm.gov>

Cc: Quentin Rogers <quentinr@precorp.coop>; Tim Velder <timv@precorp.coop>; Mike Shober <mikes@precorp.coop>

Subject: [EXTERNAL] Notification of Powder River Energy Corporation's LaBelle Prairie Solar Energy Storage System (BESS) Project – Moorcroft, Wyoming

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.
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Dear Mr. Krause,

Powder River Energy Corporation (PRECorp) is providing this notification to inform your agency of the planned **LaBelle Prairie Solar Energy Storage System (BESS) Project**, a utility-scale solar generation and battery energy storage facility located near Moorcroft, Wyoming.

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EXHIBIT D - Notifications

evening peak demand periods. The project will interconnect at PRECorp's existing distribution and sub-transmission infrastructure.

Project Location

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Project Ownership

- **Owner:** Powder River Energy Corporation (PRECorp)

Purpose and Need

The energy landscape for rural electric cooperatives is evolving rapidly. Federal investments in clean energy infrastructure—through the Inflation Reduction Act and U.S. Department of Agriculture (USDA) programs—have expanded access to capital for grid modernization projects that were previously not economically feasible for cooperatives. Battery energy storage systems, in particular, now present viable opportunities for managing peak demand, improving system resilience, and controlling long-term power supply costs.

PRECorp pursued this opportunity through the USDA Rural Utilities Service **Powering Affordable Clean Energy (PACE)** program. PRECorp was selected for a **\$23.5 million loan with 20% loan forgiveness**, representing approximately **\$4.7 million in grant-equivalent funding**, for a combined solar and energy storage installation at the Moorcroft Substation (LaBelle Prairie site).

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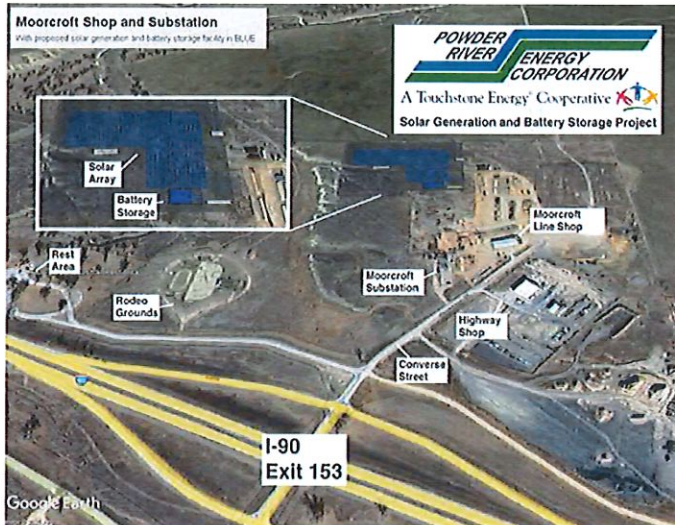
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EXHIBIT D - Notifications

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Sincerely,

Mike Shober



Mike Shober
Senior Project Manager
Powder River Energy Corp.

Phone: (307) 299.6796

mikes@precorp.coop

200 Garner Lake Road

Gillette, WY 82718



EXTERNAL EMAIL WARNING

This message was sent from a non-PRECorp address. Please exercise caution when clicking links or opening attachments from external sources.

EXHIBIT D - Notifications



=EXT=RE: [External Email]Notification of Powder River Energy Corporation's LaBelle Prairie Solar Energy Storage System (BESS) Project – Moorcroft, Wyoming

From Terry, John - FS, WY <john.terry@usda.gov>
Date Thu 2026-04-16 7:36 AM
To Mike Shober <mikes@precorp.coop>
Cc Quentin Rogers <quentinr@precorp.coop>; Tim Velder <timv@precorp.coop>

Good morning Mike,

We have received your notification for the planned LaBelle Prairie Solar Energy Storage System (BESS) Project. Thank you

From: Mike Shober <mikes@precorp.coop>
Sent: Wednesday, April 15, 2026 2:33 PM
To: Terry, John - FS, WY <john.terry@usda.gov>
Cc: Quentin Rogers <quentinr@precorp.coop>; Tim Velder <timv@precorp.coop>; Mike Shober <mikes@precorp.coop>
Subject: [External Email]Notification of Powder River Energy Corporation's LaBelle Prairie Solar Energy Storage System (BESS) Project – Moorcroft, Wyoming

[External Email]

If this message comes from an **unexpected sender** or references a **vague/unexpected topic**;

Use caution before clicking links or opening attachments.

Please send any concerns or suspicious messages to: Spam.Abuse@usda.gov

Dear John Terry,

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PRECorp pursued this opportunity through the USDA Rural Utilities Service **Powering Affordable Clean Energy (PACE)** program. PRECorp was selected for a **\$23.5 million loan with 20% loan forgiveness**, representing approximately **\$4.7 million in grant-equivalent funding**, for a combined solar and energy storage installation at the Moorcroft Substation (LaBelle Prairie site).

In addition, the project benefits from the **Inflation Reduction Act Investment Tax Credit (ITC)**. As a nonprofit electric cooperative, PRECorp qualifies for ITC direct pay, including a 30% base credit and applicable bonus credits, totaling up to **50% of eligible equipment costs**. On an approximately **\$14.2 million EPC contract**, this equates to an estimated **\$7.1 million in direct federal payment**.

Collectively, these incentives reduce PRECorp's net investment to approximately **\$11.7 million** for a utility-scale solar and battery energy storage facility that supports grid modernization and long-term operational cost savings for cooperative members.

Anticipated Project Schedule

- **Spring 2026:** Engineering design and equipment procurement
- **Fall 2026:** Begin construction
- **Spring/Summer 2027:** Substantial completion
- **Fall 2027:** Commercial operation

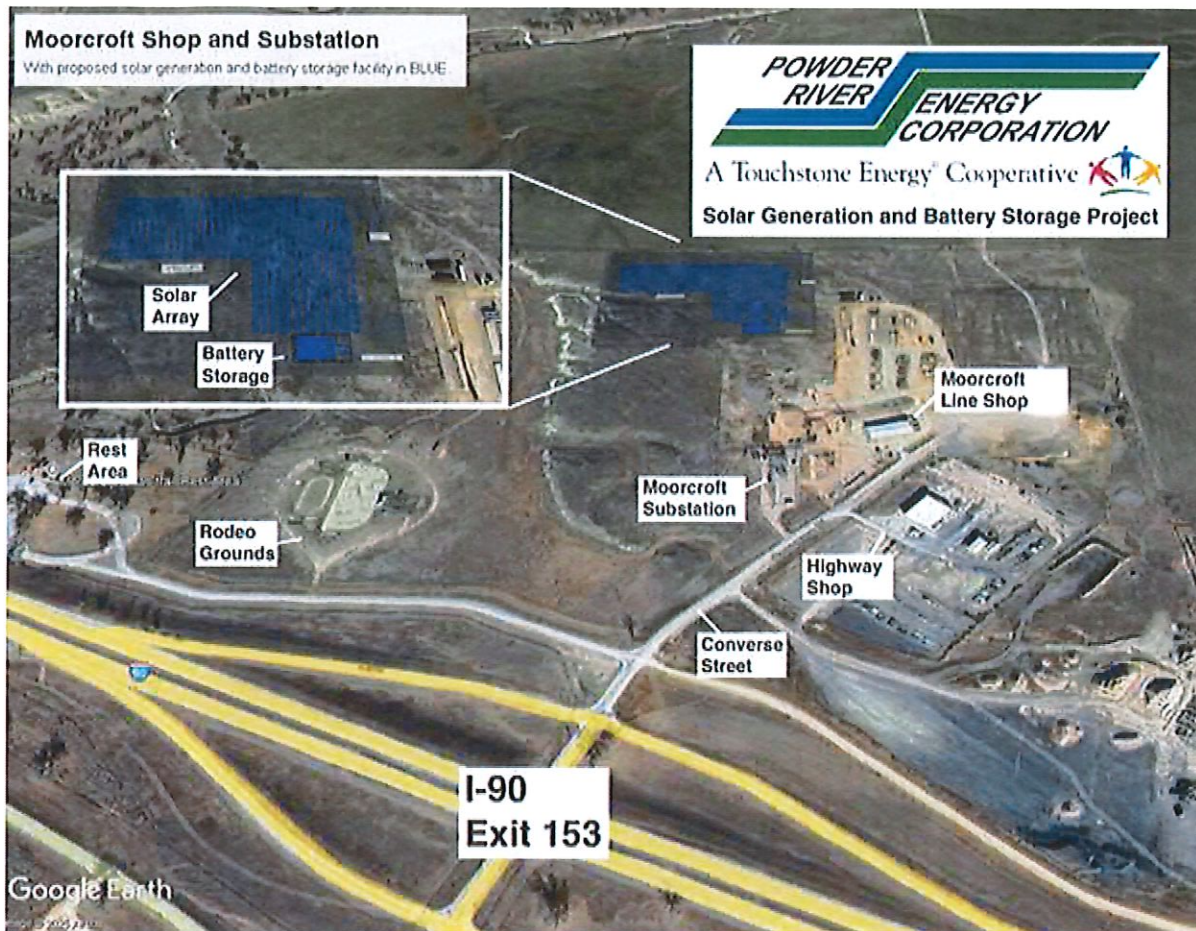
Please find the **attached location map** included with this notification for clarity and compliance with agency review and record-keeping requirements.

If additional information is required, or if your agency has questions regarding this notification, please contact the undersigned.

Sincerely,

Mike Shober

EXHIBIT D - Notifications



Mike Shober
Senior Project Manager
Powder River Energy Corp.

Phone: (307) 299.6796
mikes@precorp.coop

200 Garner Lake Road
Gillette, WY 82718



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EXTERNAL EMAIL WARNING

EXHIBIT D - Notifications

This message was sent from a non-PRECorp address. Please exercise caution when clicking links or opening attachments from external sources.



Notification of Powder River Energy Corporation's LaBelle Prairie Solar Energy Storage System (BESS) Project – Moorcroft, Wyoming

From Mike Shober <mikes@precorp.coop>

Date Wed 2026-04-15 2:31 PM

To deq-isd@wyo.gov <deq-isd@wyo.gov>

Cc Quentin Rogers <quentinr@precorp.coop>; Tim Velder <timv@precorp.coop>; Mike Shober <mikes@precorp.coop>

Dear Jenny Staeben (Director Industrial Administrator),

Powder River Energy Corporation (PRECorp) is providing this notification to inform your agency of the planned **LaBelle Prairie Solar Energy Storage System (BESS) Project**, a utility-scale solar generation and battery energy storage facility located near Moorcroft, Wyoming.

Project Overview

The LaBelle Prairie project consists of a combined **1.2 MWdc solar photovoltaic (PV) system** and a **utility-scale battery energy storage system (BESS)**. The facility is designed to support grid reliability by offsetting daytime load through solar generation and charging the battery system for dispatch during evening peak demand periods. The project will interconnect at PRECorp's existing distribution and sub-transmission infrastructure.

Project Location

- **Site:** PRECorp-owned property adjacent to the Moorcroft Substation
- **County:** Crook County, Wyoming
- **Coordinates:** 44.275934, -104.965096

The project site is located on PRECorp property near Moorcroft, WY, adjacent to established electric distribution and sub-transmission facilities. The attached location map is provided for agency notification and general geographic reference.

Project Ownership

- **Owner:** Powder River Energy Corporation (PRECorp)

Purpose and Need

The energy landscape for rural electric cooperatives is evolving rapidly. Federal investments in clean energy infrastructure—through the Inflation Reduction Act and U.S. Department of Agriculture (USDA) programs—have expanded access to capital for grid modernization projects that were previously not economically feasible for cooperatives. Battery energy storage systems, in particular, now present viable opportunities for managing peak demand, improving system resilience, and controlling long-term power supply costs.

EXHIBIT D - Notifications

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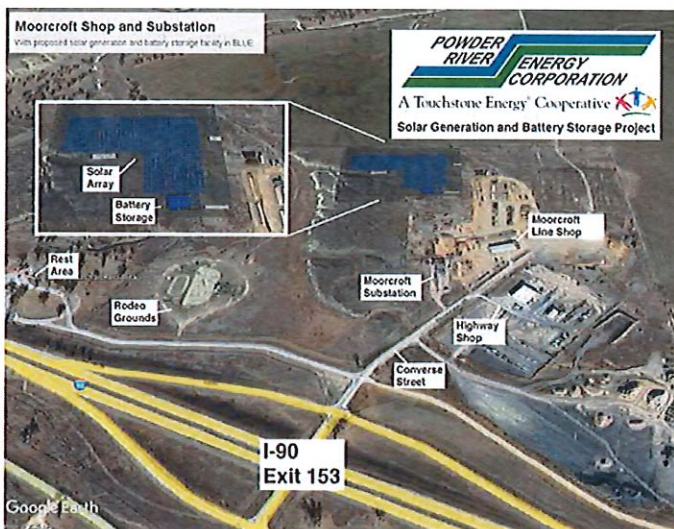
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If additional information is required, or if your agency has questions regarding this notification, please contact the undersigned.

Sincerely,

Mike Shober



Mike Shober

EXHIBIT D - Notifications

Senior Project Manager

Powder River Energy Corp.

Phone: (307) 299.6796

mikes@precorp.coop

200 Garner Lake Road

Gillette, WY 82718





Notification of Powder River Energy Corporation's LaBelle Prairie Solar Energy Storage System (BESS) Project – Moorcroft, Wyoming

From Mike Shober <mikes@precorp.coop>

Date Wed 2026-04-15 2:27 PM

To misty.moore@wyo.gov <misty.moore@wyo.gov>

Cc Quentin Rogers <quentinr@precorp.coop>; Tim Velder <timv@precorp.coop>; Mike Shober <mikes@precorp.coop>

Dear Misty Moore,

Powder River Energy Corporation (PRECorp) is providing this notification to inform your agency of the planned **LaBelle Prairie Solar Energy Storage System (BESS) Project**, a utility-scale solar generation and battery energy storage facility located near Moorcroft, Wyoming.

Project Overview

The LaBelle Prairie project consists of a combined **1.2 MWdc solar photovoltaic (PV) system** and a **utility-scale battery energy storage system (BESS)**. The facility is designed to support grid reliability by offsetting daytime load through solar generation and charging the battery system for dispatch during evening peak demand periods. The project will interconnect at PRECorp's existing distribution and sub-transmission infrastructure.

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- **County:** Crook County, Wyoming
- **Coordinates:** 44.275934, -104.965096

The project site is located on PRECorp property near Moorcroft, WY, adjacent to established electric distribution and sub-transmission facilities. The attached location map is provided for agency notification and general geographic reference.

Project Ownership

- **Owner:** Powder River Energy Corporation (PRECorp)

Purpose and Need

The energy landscape for rural electric cooperatives is evolving rapidly. Federal investments in clean energy infrastructure—through the Inflation Reduction Act and U.S. Department of Agriculture (USDA) programs—have expanded access to capital for grid modernization projects that were previously not economically feasible for cooperatives. Battery energy storage systems, in particular, now present viable opportunities for managing peak demand, improving system resilience, and controlling long-term power supply costs.

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If additional information is required, or if your agency has questions regarding this notification, please contact the undersigned.

Sincerely,

Mike Shober



Mike Shober

EXHIBIT D - Notifications

Senior Project Manager

Powder River Energy Corp.

Phone: (307) 299.6796

mikes@precorp.coop

200 Garner Lake Road

Gillette, WY 82718



Exhibit E - Property Line Setback Waiver

ADJACENT LANDOWNER BOUNDARY FENCE SETBACK WAIVER

Crook County Wind and Solar Energy Facility Regulation – Section 7(1)(o)(ii)

Date: 5-21-2026

Landowner Name(s): Empire Ranch, Inc.

Mailing Address: 116 D Road, Moorcroft, WY 82721

Property Parcel Number(s): 5068 01 1 00 008.00

Re: Written Waiver of Boundary Fence Setback Requirement

Proposed Solar Energy Facility – Crook County, Wyoming

I, Empire Ranch, Inc. am the owner of real property located in Crook County, Wyoming, that adjoins a proposed solar energy facility to be developed by Powder River Energy Corporation (PRECorp).

LEGAL DESCRIPTION OF PRECORP SOLAR PROJECT SITE

Township 50 North, Range 68 West, 6th P.M., Crook County, Wyoming, Section 36: A portion of the East One-Half of the Northeast One-Quarter (E1/2 NE1/4), more particularly described as follows:

Beginning at corner #1, a point 1,546.89 feet, North 45°20' West from the East 1/4 corner of said Section; thence North 44°40' East, 429.67 feet to corner #2, a common line with the northwest right-of-way boundary of the proposed Town of Moorcroft Dump Area Road; thence North 0°23' East, 1,012.35 feet to corner #3; thence North 89°37' West, 400 feet to corner #4; thence South 0°23' West, 1,319.95 feet to corner #5; thence South 89°37' East, 100 feet to corner #1, the point of beginning, containing 11.06 acres, more or less.

State of Wyoming Patent #2812 dated May 5, 1977, recorded in the Office of the Crook County Clerk in Book 154 of Photos, Page 627, Filing No. 379941.

Exhibit E - Property Line Setback Waiver

I acknowledge, understand, and agree to the following:

1. I understand that a portion of the proposed solar energy facility may be located within one hundred (100) feet of the outer boundary of the facility adjacent to my property, which is less than the setback distance specified in Section 7(1)(o)(ii) of the Crook County Wind and Solar Energy Facility Regulation.
2. Pursuant to Section 7(1)(o)(ii) of the Crook County Wind and Solar Energy Facility Regulation, I hereby voluntarily waive, in writing, the applicable boundary fence setback requirement with respect to my adjoining property.
3. I acknowledge that the Regulation requires that the solar energy facility shall not cause snow drifting on a boundary fence line caused by the facility, generally calculated as up to thirty-four (34) times the height of the obstruction.
4. This waiver is provided solely for purposes of enabling Crook County to consider approval of the solar energy facility within the reduced boundary fence setback and does not waive any rights unrelated to this specific setback.
5. This waiver may be relied upon by Powder River Energy Corporation and the Crook County Board of County Commissioners in connection with the solar energy facility permit application.

Landowner Certification

I certify that I am the lawful owner of the property identified above and that I have authority to execute this waiver.

Landowner Signature: Empire Ranch, Inc. by Judy McCullough, Pres.

Printed Name: Judy McCullough

Date: 5-21-2026

Project Contact

Powder River Energy Corporation (PRECorp)

Attn: Mike Shober, Senior Project Manager

Phone: 307-299-6796

Email: mikes@precorp.coop

Exhibit F - Zoning and County Land Use

Crook County Solar Permit application “Zoning and Land Use Compliance Statement”

LaBelle Prairie Solar Project for Moorcroft Substation, Crook County, Wyoming (Wyo. Stat. §18-5-501 et seq.)

The LaBelle Prairie Solar Project (the “Project”) has been sited, designed, and will be constructed and operated in full compliance with all applicable Crook County zoning requirements, land use regulations, and the minimum standards established under Wyoming Statutes §18-5-501 et seq.

1. Statutory Applicability and Jurisdiction

The Project qualifies as a “solar energy facility” under W.S. §18-5-501, as it is a commercial electrical generation facility exceeding one-half (0.5) megawatt and includes associated land necessary for solar generation and battery storage infrastructure.

Pursuant to Wyoming law, siting authority for solar energy facilities is delegated to the Crook County Board of County Commissioners, and the Project is subject to review and approval under County-adopted Wind and Solar Energy Facility Regulations authorized under W.S. §18-5-501 through §18-5-513.

2. Consistency with Crook County Wind and Solar Energy Facility Regulation

The Project has been designed to comply with the Crook County Wind and Solar Energy Facility Regulation (adopted September 2, 2025), which governs solar facility siting, permitting, and operational requirements within the County.

Specifically, the Project:

- Has been developed in accordance with required permit application procedures and completeness standards
- Includes all required technical studies, site plans, and supporting documentation for County review
- Will comply with all conditions of approval established by the Crook County Board of County Commissioners
- Supports required findings for permit issuance, including protection of public health, safety, and general welfare

3. Project-Specific Zoning and Land Use Conformance

The LaBelle Prairie Project site is located in an unincorporated area of Crook County characterized by agricultural and rural land uses. The Project has been sited to ensure

Exhibit F - Zoning and County Land Use

compatibility with existing land uses and compliance with County zoning objectives focused on preservation of agricultural operations, open space, and rural character.

Project-specific compliance measures include:

- **Land Use Compatibility:**

The Project is located on privately owned land currently utilized for agricultural/rangeland purposes. The solar facility is a low-impact, non-residential use that will not preclude continued compatible land uses such as grazing.

- **Setbacks and Buffers:**

All project components are sited to meet or exceed Crook County setback requirements from property lines, occupied structures, and public roadways.

- **Site Planning and Layout:**

A detailed site plan has been prepared and submitted identifying parcel boundaries, easements, existing infrastructure, access points, and all proposed improvements, demonstrating conformance with zoning and land use requirements.

- **Access and Transportation:**

The Project utilizes existing or approved access points from County roads and will comply with Crook County road use, access permitting, and traffic management requirements.

- **Visual and Land Use Impacts:**

The Project's low-profile solar arrays to minimize visual impacts and maintain the rural character of the surrounding area.

- **Separation from Sensitive Receptors:**

The facility has been sited to maintain appropriate distances from nearby residences and occupied structures, consistent with County requirements and compatible land use practices.

4. Compliance with Minimum Standards under W.S. §18-5-501 et seq.

The Project has been engineered and will be constructed to meet or exceed all applicable minimum standards required by Wyoming statute and incorporated into County regulations, including:

- Submission of a complete permit application, including site plans, engineering design, and required studies
- Compliance with public notice, hearing, and comment procedures

Exhibit F - Zoning and County Land Use

- Adherence to County siting requirements, including setbacks, access, and infrastructure placement
- Implementation of operational, maintenance, and decommissioning plans consistent with County regulatory requirements

5. Infrastructure and Design Compliance

The Project design incorporates industry-standard engineering practices and complies with applicable state and local codes, including:

- Use of engineered foundations designed for local soil and frost conditions
- Electrical design consistent with applicable codes and safety standards
- Stormwater and drainage considerations appropriate for site conditions
- Fencing and security measures to protect public safety

6. Ongoing Compliance Commitment

The Applicant acknowledges that the Project must comply with all conditions of approval issued by the Crook County Board of County Commissioners and all applicable provisions of W.S. §18-5-501 et seq. prior to and throughout construction, operation, and decommissioning.

The Applicant further commits to ongoing coordination with Crook County to ensure continued compliance with all zoning, land use, and permitting requirements.



Emergency Management Plan

La Belle Prairie Solar Project

The proposed solar project consists of a 1.257 MW ground-mounted system complete with solar tracking and battery storage. The project is located in Moorcroft, WY and is expected to be operational in 2027. For the life of the system, the below risks and emergency protocols are identified below.

Key Risks

- Weather Extremes: Rapidly developing thunderstorms, high winds, and blizzards common to Crook County.
- Wildfire: Ignition from machinery or electrical sparking in dry grassland.
- Physical Hazards: Heavy lifting, trenching, and high-voltage installation.

Emergency Protocols

- Weather Monitoring: Nearby weather stations to check the wind speeds.
- Medical Response: Coordination with the Moorcroft Volunteer Fire Department and Campbell County Memorial Hospital in nearby Gillette (approx. 30 miles west) for Level II trauma support.

There are three distinct phases for the project: construction, operation, and decommissioning. Each phase below is broken into more detail below for the relevant emergency management items specific for that phase.

1. Construction Phase: Emergency & Risk Management

The construction phase focuses on heavy machinery, logistics, and environmental safety during the assembly of solar arrays. Multiple crews may be working on this project and will be briefed on the Site Specific Safety Plan (SSSP).

Site-Specific Safety Plan (SSSP)

Objective

This Site-Specific Safety Plan outlines the safety procedures for the La Belle Prairie Solar project. Its purpose is to:

- Identify potential hazards associated with job activities.
- Define corrective measures to minimize or eliminate these risks.
- Specify required Personal Protective Equipment (PPE).
- Detailed procedures to follow in case of an incident.

STOP WORK AUTHORITY All Creative Energies personnel, and anyone else on site, have Stop Work Authority. If any work activity appears unsafe or violates client or regulatory standards, work must stop immediately until the issue is resolved.

Scope of Work

This project encompasses the following phases:

- Mobilization
- Site Preparation
- Materials Staging
- Support Structure and PV Solar Panel Installation
- Electrical Installation (power panels, inverters, wiring, and conduit)
- Final Testing and System Adjustments
- Demobilization



All work will be performed by qualified personnel in compliance with client and regulatory standards.

Personal Protective Equipment (PPE)

All personnel will use PPE as specified in the company's HSE Manual, supplemented by the following site-specific requirements:

- Head Protection: ANSI Z89.1 compliant hard hats.
- Eye Protection: ANSI Z87.1 compliant safety glasses or goggles.
- Foot Protection: Construction boots.
- Hearing Protection: OSHA-approved earplugs or earmuffs.
- Visibility: Class II high-visibility safety vests.
- Clothing: Long pants (required); long-sleeved shirts (recommended).
- Hand Protection: Appropriate material handling gloves.
- Fall Protection: OSHA-approved safety harnesses and lanyards.

Key Personnel and Contact Information

Site Location: Powder River; 1015 Converse St, Moorcroft, WY 82721

Creative Energies Personnel:

- Tristan Gainey (Subject to change) (Site Foreman/Install Lead) ◦ Phone: 385-832-9511
- James Johnson (Subject to change) (Electrical Construction Lead) ◦ Phone: 385-386-6011

Local Authorities:

- Police: Moorcroft Police Department | 104 N Big Horn Ave, Moorcroft, WY 82721
- Fire/EMT: Moorcroft Fire Department | 111 W Converse St, Moorcroft, WY 82721

Medical Emergencies

In case of any accident (injury, property damage, or environmental impact), immediately notify the Project Manager, Safety Manager, and Construction Team Lead.

Minor Medical Emergencies

Moorcroft Clinic: 208 N Big Horn Ave, Moorcroft, WY 82721

Major Medical Emergencies

Call 911. The dispatcher will guide on how to handle the situation.

Immediately report the incident to the Site Safety Supervisor, Safety Manager, and Construction Team Lead. Provide the 911 dispatcher with:

1. Name(s) of individual(s) involved.
2. Location of the incident.
3. Extent of injuries or illness.

Remain with the injured person(s) until qualified medical personnel arrive. Do not move anyone with suspected spinal, large bone fracture, chest, or skull injuries.

Nearest Hospital: Campbell County Health Address: 501 South Burma Avenue, Gillette, WY 82716 Phone: +1 307 688 1000



Fall Protection Plan

- Trigger Height: Fall protection (harnesses, lanyards, guardrails) is required for work at heights of six (6) feet or more, where falling objects are a hazard.
- Compliance: All Creative Energies personnel will comply with OSHA fall protection standards.
- Weather: Work will stop for sustained high winds.
- Housekeeping: Materials will be secured nightly with appropriate tie-downs. Trash will be stored in designated bins or removed from the site daily.
- Handling: Solar modules will be handled by at least two team members. In-progress construction will be secured and weighted per manufacturer recommendations.

Equipment Rental Loading Plan

A qualified and trained operator will use any rentals for loading/unloading equipment. The equipment must have a current inspection report prior to use.

Emergency Evacuation

1. In case of fire or other emergencies requiring evacuation, call 911 and communicate the nature of the emergency.
2. Evacuate to the designated Muster Point.
3. Conduct a headcount.
4. No one will return to the site until authorized by local authorities.
5. Do not attempt rescues of unaccounted-for personnel; instead, inform authorities of their names and last known locations.

2. Operational Phase: Array Management

Once live, the primary focus shifts to the ongoing system maintenance.

Active Emergency

- If there is an active emergency that would require the solar system to be shut down, there will be a system disconnect installed to deenergize the system.
- Code-compliant signage to allow for quick identification of the relevant equipment to disengage to stop solar power from generating will be installed.
- Water is the recommended substance for fire suppression.
- The solar installation company is not able to respond to emergencies but can provide guidance over the phone, if needed, (801)487-6489.

Monitoring & Response

- Remote monitoring: 24/7 monitoring of temperature and voltage. Alert notifications for deviations from normal functionality can be setup
- Vegetation Management: Strict grazing or mowing schedules to prevent fuel loading under the panels.
- Periodic site inspections: Recommend periodic on-site inspection completed to visually inspect equipment for damages.

3. Decommissioning Phase: Solar Disposal

Solar panels have a typical lifespan of 25-30 years and require specialized disposal processes to ensure the materials are properly handled. Other electronic waste (e-waste) items follow similar procedures but are more widely accepted by general e-waste disposal facilities.

**End of Life System Removal**

- Disengage the system using the system disconnect.
- The solar panels will need to be removed from the ground mounts by removing the clamps holding the panels in place and lowering them down.
- The electronic wiring under each panel and running through the solar array would need to be gathered and sorted for proper disposal.
- Ground mount posts would need to be extracted from the ground. Post holes would need to be filled with dirt or other material.

Solar System Recycling Item	Facility	Notes
Solar panels, inverters, tracking components, other e-waste	Echo Environmental 6401 Broadway unit v, Denver, CO 80221 (303) 997-5175	Specialized in high-recovery solar panel recycling (glass, silver, and silicon). Can bring inverters and other solar e-waste components to this facility for.
Copper Wire & Cabling	Pacific Steel & Recycling 1001 Larch St, Gillette, WY (307) 686-2764	Accepts copper wire, insulated wire, and transmission cabling. Offers cash-for-scrap and roll-off bin services for construction sites.
Steel Racking & Piles	Western Metals Recycling 2100 W. Oxford Ave. Englewood, CO 80110 (303) 761-2681	Specializes in ferrous materials. Best for heavy-gauge galvanized steel racking, helical piles, and torque tubes used in solar tracking.



Summary of Local Emergency Contacts

In the event of an incident at any point of the life of

Agency	Location	Contact Type
Moorcroft Police/Fire	Moorcroft, WY	Immediate First Response
Crook County Sheriff	Sundance, WY	Site Security/Evacuation
Campbell County Health	Gillette, WY	Nearest Major Medical
WY DEQ	Cheyenne/District Office	Environmental Reporting

Construction Waste Management Plan

Project: LaBelle Prairie Solar Array & BESS

Owner: Powder River Energy Corporation (PRECorp)

Location: Moorcroft Substation Area, Crook County, WY

1. Purpose & Objectives

Minimize waste generation, maximize recycling, ensure compliance with WDEQ and Crook County requirements, and reduce environmental impact.

2. Project Overview

Utility-scale solar PV array and battery energy storage system with associated civil, electrical, and structural work.

3. Waste Streams

Includes vegetation, soil, packaging, scrap metal, electrical waste, general trash, and potential hazardous materials.

4. Waste Management Hierarchy

Reduce, Reuse, Recycle, Dispose (in that order).

5. Material Handling

Provide labeled containers for metal, cardboard, plastics, general waste, and hazardous materials. Maintain good housekeeping.

6. Recycling Strategy

Target recycling of metals, cardboard, pallets, and plastics where feasible. Goal: 50–75% diversion from landfill.

7. Hazardous Materials

Store properly, use spill kits, and dispose through licensed haulers per WDEQ regulations.

Exhibit H - Waste Management Plan

8. Transportation & Disposal

Use licensed haulers and approved disposal or recycling facilities. Maintain documentation. All construction waste will be transported and disposed of in the Campbell County Landfill.

9. Roles & Responsibilities

PRECorp provides oversight. Contractor implements plan and tracks waste.

10. Tracking & Reporting

Maintain logs of waste types, quantities, recycling, and disposal.

11. Compliance

Comply with WDEQ, Crook County, and federal requirements.

12. Close-Out

Remove all waste, clean site, and submit final waste report.

Exhibit I - Attorney Title Letter

JOHN J. METZKE
BILLIE L.M. ADDLEMAN
KHALE J. LENHART
KARA L. ELLSBURY
ERIN E. BERRY
CHRISTINE L. JORDAN
TYSON R. WOODFORD
JACOB L. VOGT
CASEY R. TERRELL*
*ALSO ADMITTED IN MT, ND & TX



A LIMITED LIABILITY PARTNERSHIP

LAW OFFICES

PHYSICAL ADDRESS
1720 CAREY AVENUE, SUITE 200
CHEYENNE, WYOMING 82001-4425

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JAMES L. APPLGATE
1931 - 2016

TELEPHONE
(307) 632-0541

TELEFAX
(307) 632-4999

WRITER'S E-MAIL:
kellsbury@hirstapplegate.com

www.hirstapplegate.com

Friday
29 March 2024

83315

Mr. Andrew Berke
Administrator
Rural Utilities Service
United States Department of Agriculture
Washington, D.C. 20250-1500

RE: WY25 AE120 PACE LOAN APPLICATION

Dear Mr. Berke:

Hirst Applegate, LLP has examined, or caused to be examined by competent and trustworthy persons, such corporate records and files and such other records, indexes, and files as our firm deemed necessary to permit us to render the opinions expressed herein.

We are of the opinion that:

- (a) Powder River Energy Corporation ("Borrower") has real or personal property interest(s) (including leases, *but excluding easements and rights of way*) in the counties of Campbell, Crook, Johnson, Sheridan, and Weston in the State of Wyoming and the county of Big Horn in the State of Montana, and six (6) mortgage counterparts are necessary for registering and indexing as a real estate mortgage in the appropriate offices in which Borrower owns real property;¹

¹ Counsel obtained from the Land Group within the Engineering Department of Borrower the list of real property interests included as Schedule B hereto. In compiling this list, the Land Group reviewed Borrower's files and, in addition, obtained real property records from the the counties in which Borrower owns real property interests as needed. The Land Group also compared the Schedule B attached hereto to the list of real property interests included with Borrower's *Supplemental Mortgage and Security Agreement*, dated as of March 1, 2021, made by and among Borrower, the United States of America, acting by and through the Administrator of the Rural Utilities Service, National Rural Utilities Cooperative Finance Corporation, and CoBank, ACB (the "Supplemental Mortgage").

Counsel understands from Borrower that it is the grantee of easements and/or rights of way in the counties specified in paragraph (a), as well as in the counties of Converse and Niobrara in the State of Wyoming and in the county of Powder River in the State of Montana. If registering and indexing is necessary in these counties, three (3) additional mortgage counterparts are necessary.

Exhibit I - Attorney Title Letter

Mr. Andrew Berke

Page 2

29 March 2024

- (b) Borrower was organized under the laws of the State of Wyoming as a non-profit corporation, and it is in good standing, as evidenced in the attached Certificate of Good Standing marked as “**Schedule A**” hereto;
- (c) attached hereto and marked “**Schedule B**” is a complete and accurate list, to our knowledge and based on the inquiry described herein, of all the real property owned or leased by Borrower, excluding easements and rights of way;²
- (d) the property descriptions contained in the attached exhibit marked as “Schedule B” are legally sufficient in the State of Wyoming, in form, substance, and copy quality, for inclusion in the granting clause of a mortgage and security instrument creating a lien on such property;³
- (e) Borrower does not have an organizational number. Its Filing ID in the Office of the Secretary of State of Wyoming is 1980-000048902, and its Montana File Number in the Office of the Secretary of State of Montana is F008386;
- (f) Borrower is qualified to conduct business in the State of Wyoming. Borrower is also active and in good standing as a foreign rural cooperative utility in the State of Montana, as evidenced by the Business Entity Report attached as “**Schedule C**” hereto;
- (g) the exact true and correct legal name of Borrower, as stated in the *Articles of Merger and Articles of Amendment to the Certificate of Incorporation of Tri-County Electric Association, Inc.*, is Powder River Energy Corporation;
- (h) Borrower’s corporate debt limit, as set forth in the *Supplemental Mortgage, Schedule A: Part One, Maximum Debt Limit and Other Information*, is \$500,000,000.00;

² See n.1.

³ Counsel expresses no opinions as to the enforceability of any mortgage or security interest, if any, entered into by and between Borrower and RUS in the future.

To our knowledge, Borrower has acquired the following real property since the date of the Supplemental Mortgage:

Bonepile Substation, via Warranty Deed dated July 13, 2022, purchased for \$15,000.00; and Decker Substation, via Warranty Deed dated January 3, 2023, purchased for \$10,500.00.

Exhibit I - Attorney Title Letter

Mr. Andrew Berke

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- (i) the execution, delivery, and performance by Borrower of loan documents will require the consent, permission, or authorization of the government authority entitled the Wyoming Public Service Commission;⁴
- (j) Borrower's taxpayer identification number is 83-0162161;
- (k) Borrower entered a Power Supply Contract, exclusive of amendments, with Members 1st Power Cooperative. The power contract is named *Wholesale Power Contract* and is made January 1, 2017, and shall remain in effect until December 31, 2075;
- (l) There are currently pending claims or litigation against Borrower as follows:

Black Diamond Energy of Delaware, Inc. v. Powder River Energy Corporation, Adversary Case No. 23-02044-GLT, pending in the U.S. Bankruptcy Court for the Western District of Pennsylvania, which relates to the matter of *In re Black Diamond Energy of Delaware, Inc.*, Bankruptcy Case No. 22-21448-GLT, also pending in the U.S. Bankruptcy Court for the Western District of Pennsylvania. The parties reached a settlement agreement, reduced to writing, which is awaiting approval by the U.S. Bankruptcy Court;⁵

⁴ Wyo. Stat. § 37-6-101 provides:

The right of . . . every electrical corporation operating as a public utility in the state of Wyoming to issue, assume or guarantee securities and to create liens on its property situated within the state of Wyoming is a special privilege, hereby subjected to the supervision and control of the public service commission of the state of Wyoming, as hereinafter in this act [§§ 37-6-101 through 37-6-107] set forth. Such public utility when authorized by order of the commission and not otherwise, may issue stocks and stock certificates and may issue, assume or guarantee other securities payable at periods of more than eighteen (18) months after the date thereof, for the following purposes: for the acquisition of property; for the construction, completion, extension or improvement of its facilities; for the improvement or maintenance of its service; for the discharge or lawful refunding of its obligations; for the reimbursement of monies actually expended for said purposes from income or from other monies in the treasury not secured by or obtained from the issue, assumption or guarantee of securities, within five (5) years next prior to the filing of an application with the commission for the required authorization; or for any other purpose approved by the commission.

⁵ Counsel does not know of any other claims or litigation currently pending against Borrower. Upon inquiry by counsel, Borrower reported no other claims or litigation currently pending against it.

Exhibit I - Attorney Title Letter

Mr. Andrew Berke
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(m) Borrower has the following named subsidiary or subsidiaries:

PRECorp Services, L.L.C., of which Powder River Energy Corporation is the sole member;

(n) the titles of the officials of Borrower with the proper authority to execute all loan documents on behalf of Borrower, and attest to the execution where required, are President, Secretary-Treasurer, Vice President, and Chief Executive Officer.

The use of the phrase "know," or words to that effect, to qualify this opinion with respect to the existence of facts or the absence of facts, as the case may be, is intended to indicate that, during the course of our representation of Borrower, no information has come to our attention that has given us current, actual knowledge that the statements made with respect to the existence or absence of such facts, as the case may be, are untrue.

This opinion is provided to you as a legal opinion only and not as a guaranty or warranty of the matters discussed herein. As to matters of law, we limit our opinion to the laws of the State of Wyoming, where we are admitted to practice law, and the laws of the United States of America, and our opinions are limited to the facts and laws known to us and in existence on the date of this opinion. This opinion has been rendered as of the date hereof, and we disclaim any obligation to advise you of any changes in the circumstances, laws, or events which may occur subsequent to the date hereof or otherwise to update this opinion.

This opinion is delivered to you in connection with the Agreement referenced above and may not be utilized or quoted by you for any other purpose or relied upon by any other person or entity other than your successors or assigns without our express written consent. Further, this opinion should not be construed as providing legal advice to you or any other person or entity.

To our knowledge, as of the date of this opinion, nothing has occurred that in any manner changes the effect or application of such opinion with reference to the matters herein set forth, and as of the date hereof, we confirm said opinion in all respects.

Sincerely,

HIRST APPLGATE, LLP


BY: KARA L. ELLSBURY

KLE/njh
Enclosures

Exhibit I - Attorney Title Letter

Mr. Andrew Berke
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Attachments:

(Good Standing Certificate - marked as Schedule A - Good Standing Certificate)
(Property Schedule - marked as Schedule B - Property Schedule)
(Business Entity Report – marked as Schedule C – Business Entity Report)

SCHEDULE A

Exhibit I - Attorney Title Letter

STATE OF WYOMING
Office of the Secretary of State

I, CHUCK GRAY, Secretary of State of the State of Wyoming, do hereby certify that according to the records of this office,

Powder River Energy Corporation
is a
Nonprofit Corporation

formed or qualified under the laws of Wyoming did on **August 20, 1945**, comply with all applicable requirements of this office. Its period of duration is Perpetual. This entity has been assigned entity identification number **1980-000048902**.

This entity is in existence and in good standing in this office and has filed all annual reports and paid all annual license taxes to date, or is not yet required to file such annual reports; and has not filed Articles of Dissolution.

I have affixed hereto the Great Seal of the State of Wyoming and duly generated, executed, authenticated, issued, delivered and communicated this official certificate at Cheyenne, Wyoming on this 29th day of March, 2024 at 12:28 PM. This certificate is assigned ID Number 071390021.



A handwritten signature in cursive script that reads "Chuck Gray".

Secretary of State

SCHEDULE B

Schedule B - Powder River Energy Corporation

Title	Type of Facility	County	Land Rights	Acreage	T-R-Sec	Grantor	Legal Filing
1 Old Sheridan Substation Site	Distribution Substation	Sheridan	Own\Deed	0.04	56-84-14	Lowell Howard Mereness and Opat L. Mereness	Warranty Deed dated May 19, 1948, Recorded in Sheridan County Deed Book 71, Page 202, Filing 290808.
1. Legal Description:	SW1/4SW1/4, Section 14, T56N, R84W, 6th P.M., Sheridan County, Wyoming POB - N 49°36' E - 92 ft. from the SW corner of Section 14. Thence N 1°27' E - 42 ft. Thence S 88°33' E - 40 ft. Thence S 1°27' W - 42 ft. Thence N 88°33' W - 40 ft. to POB. Containing 0.04 Acre more or less						
2 Jim Creek Hill Communications Site	Communication Facilities	Sheridan	Own\Deed	1.00	54-82-32	Roy and Gladys Geer, h/w	Warranty Deed dated April 28, 1952, Recorded in Sheridan County Deed Book 87, Page 49, Filing 338563.
2. Legal Description:	SW1/4SE1/2, Section 32, T54N, R82W, 6th P.M., Sheridan County, Wyoming. POB - N 87°47'W - 1,595 ft. from the SE corner of Section 32. Thence N 7°31' E - 208 ft. Thence N 82°29' W - 208 ft. Thence S 7°31' W - 208 ft. Thence S 82°29' E - 208 ft. to POB. Containing 1 Acre more or less.						
3 Trans-Ocean Substation	Distribution Substation	Sheridan	Own\Deed	0.05	58-84-19	Anna L. Kester Trustler	Warranty Deed dated September 23, 1954, Recorded in Sheridan County Deed Book 99, Page 96, Filing 368984.
3. Legal Description:	NW1/4NW1/4, Section 19, T58N, R84W, 6th P.M. Sheridan County, Wyoming. POB - S 44°50' E - 359 ft. from the NW corner of SW1/4 of Section 1. Thence S 66°8' E - 40 ft. Thence S 23°52' W - 50 ft. Thence N 66°8' W - 40 ft. Thence N 23°52' E - 50 ft. to POB. Containing 0.05 Acre more or less.						
4 Shell Substation	Distribution Substation	Sheridan	Own\Deed	0.23	58-84-31	John and Alma Hallworth	Warranty Deed dated December 28, 1954, Recorded in Sheridan County Deed Book 100, Page 213, Filing 372419.
4. Legal Description:	SW1/4NW1/4, Section 31, T58N, R84W, 6th P.M. Sheridan County, Wyoming. POB - N 0°0' - 149.5 ft. and N 90°0' E - 249.6 ft. from the 1/4 corner between Section 31 and Section 36. Thence N 0°0' - 100 ft. Thence N 90°0' E - 100 ft. Thence S 0°0' - 100 ft. Thence S 90°0' W - 100 ft. to POB. Containing 0.23 Acres more or less.						
5 Ulm Substation	Distribution Substation	Sheridan	Own\Deed	0.03	54-84-14	Mike R. Mjeh and Hedwik Mjeh	Warranty Deed dated August 12, 1955, Recorded in Sheridan County Deed Book 103, Page 225, Filing 379890.
5. Legal Description:	NW1/4SW1/4, Section 14, T54N, R84W, 6th P.M. Sheridan County, Wyoming. POB - S 17°30' E - 118 ft. from the NW1/4SW1/4 corner of Section 14. Thence S 70°36' E - 42 ft. Thence S 19°24' W - 32 ft. Thence N 70°36' W - 42 ft. Thence N 19°24' E - 32 ft. to POB. Containing 0.03 Acres more or less.						
6 Clearmont Substation	Distribution Substation	Sheridan	Own\Deed	0.02		Viola Bell Wilson and J.F. Wilson	Warranty Deed dated October 15, 1950, Recorded in Sheridan County Deed Book 83, Page 114, Filing 327316.
6. Legal Description:	A piece of parcel of land situate, lying and being in and a part of Lot 6 in Block 4 of the 2nd Addition to the Town of Clearmont, Sheridan County, Wyoming. POB - NW corner of Lot 6 the same being on the South side of the alley and the East side of Devon Street. Thence East - 32 ft. Thence South - 32 ft. Thence West - 32 ft. Thence North - 32 ft. to POB. Containing 0.02 Acre more or less.						

Exhibit I - Attorney Title Letter

Schedule B - Powder River Energy Corporation

Title	Type of Facility	County	Land Rights	Acreage	T-R-Sec	Grantor	Legal Filing
7	Kaycee Substation	Johnson	Own\Deed	1.82	43-81-10	Herman A. Christensen and Ruby L. Christensen, h/w and Lillian E. Christensen	Warranty Deed dated September 1, 1965, Recorded in Johnson County Deed Book 87A-7, Page 451. Filing 16646.
7. Legal Description: SE1/4SE1/4, Section 10, T43N, R81W, 6th P.M., Johnson County, Wyoming. POB - N46°14' W - 1,008.5 ft. from the SE corner of Section 10. Thence N33°07' W - 300 ft. Thence S56°53' W - 326 ft. Thence S55°30' E - 324.4 ft. Thence N56°53' E - 202.5 ft. to POB. Containing 1.82 acres, more or less.							
8	Sheridan Headquarters Office Building Warehouse Pole Yard	Sheridan	Own\Deed	13.91	55-84-02	Husman Brothers, Incorporated	Warranty Deed dated September 26, 1969, Recorded in Sheridan County Deed Book 175, Page 69. Filing 569255.
8. Legal Description: 1095 Brundage Ln, Sheridan, WY. Tracts numbered 6, 9, and 10; the east 146.67 ft. of tract 7 and the north 222 ft. of tract 8 (being all of tract 8 except a parcel of land 150 ft. by 34 ft. lying west of Tract 7) all in Second Brundage Place, a subdivision of part of the: NW1/4NE1/4, Section 2, T55N, R84W, 6th P.M., Sheridan County, Wyoming.							
9	Sheridan Substation	Sheridan	Own\Deed	0.92	56-84-14	Hugh T. Bird	Warranty Deed dated October 14, 1975, Recorded in Sheridan County Deed Book 212, Page 605. Filing 676957.
9. Legal Description: SW1/4SE1/4, Section 14, T56N, R84W, 6th P.M., Sheridan County, Wyoming POB - S89°47'46" W - 1,284.33 ft. from the NE corner of SW1/4SE1/4 Section 14 Thence N89°47'46" E - 192.45 ft. Thence S0°1'13" E - 208.67 ft. Thence N89°54'11" W - 191.87 ft. Thence N0°10'48" W - 207.66 ft. to POB. Containing .92 Acres more or less.							
10	Acme Substation	Sheridan	Own\Deed	0.06	57-84-15	Flying V Cattle Company, Dan S. Scott, Vice-President	Quitclaim Deed dated February 11, 1977, Recorded in Sheridan County Deed Book 220, Page 354. Filing 702171.
10. Legal Description: NW1/4 SW1/4, Section 15, T57N, R84W, 6th P.M., Sheridan County, Wyoming. POB - S 42°40'33" E - 1,286.21 ft. from the W 1/4 corner of Section 15. Thence N 59°25'31" E - 40.33 ft. Thence S 31°27'8" E - 70.26 ft. Thence S 60°0'11" W - 39.88 ft. Thence N 31°49'24" W - 69.86 ft. to POB . Containing 0.06 Acres more or less.							
11	Clear Creek Substation	Johnson	Lease	2.00	51-81-09	Wyoming Water Development Office as Lessor	Clear Creek Substation Lease Agreement, dated August 3, 2023. The term of this Lease Agreement is from the Effective Date through September 30, 2033.
11. Legal Description: A tract of land located in the W1/2SW1/4, Section 9, Township 51 North, Range 81 West, 6th P.M., Johnson County, Wyoming, containing 2.0 acres, more or less, and as shown and described in Exhibit A ("Real Property"). Together with all improvements and appurtenances situate thereon or thereunto appertaining or belonging. Subject to all assessments, easements, and rights-of-way of record and lawfully established. A map of the aforementioned plot of land is more fully depicted and attached hereto and marked as Exhibit A and made a part hereof.							

Schedule B - Powder River Energy Corporation

Title	Type of Facility	County	Land Rights	Acreage	T-R-Sec	Grantor	Legal Filing
12	Hiligh Substation	Campbell	Own\Deed	3.44	45-71-22	Loree Onstine and Ralph Onstine	Trustee's Deed dated June 6, 2002, recorded in Campbell County, Book 1900 of Photos, page 698. Filing 821400
12. Legal Description: A tract of land located in the SE1/4SE1/4 of Section 22, Township 45 North, Range 71 West of the Sixth P.M., Campbell County, Wyoming. Said tract of land being described more particularly as follows: Commencing at the Southeast section corner of said Section 22; thence N 89° 45' W along the South line of said Section 22 a distance of 1,242.74 feet; thence N 00° 15' E a distance of 33.00 feet to the TRUE POINT OF BEGINNING; thence N 89° 45' W parallel with the said South Line of Section 22 a distance of 500.00 feet; thence N 00° 15' East a distance of 300.00 feet; thence S 89° 45' E a distance of 500 feet; thence S 00° 15' W a distance of 300.00 feet to the POINT OF BEGINNING. Said tract of land contains 3.44 acres more or less.							
13	Wright Warehouse	Campbell	Own\Deed	10.00	44-72-27 & 44-72-34	Lester R. Wright and Faith H. Wright, h/w	Warranty Deed, dated December 12, 1977, Recorded in Book 402 of Photos, page 454. Filing 431080.
13. Legal Description: All that portion of the SW1/4 SW1/4 Section 27, and the NW1/4 NW1/4 Section 34, T. 44 N., R. 72 W., 6th P.M., Campbell County, Wyoming, described as follows: Commencing at the SE corner of Section 27, T. 44 N., R. 72 W., 6th P.M., Campbell County, Wyoming; thence, N. 26°22' W. for a distance of 3,081.67 feet; thence S. 58°18' W. for a distance of 3,899.96 feet, to the Northwest corner of Latigo Hills Subdivision, a plat of record in Campbell County, Wyoming, and THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION, thence continuing S. 58°18' W. for a distance of 660 feet to a point, being the NW corner of this tract; thence S. 31°42' E. for a distance of 660 feet to a point, being the SW corner of this tract; thence N. 58°18' E. for a distance of 660 feet to a point being the SE corner of this tract; thence N. 31°42' W. for a distance of 660 feet to the point of beginning, being the NE corner of this tract of land. Said tract containing 10 acres, more or less.							
14	Hartzog Substation	Campbell	Own\Deed	2.00	44-75-14	Naomi A. Jordan	Warranty Deed, dated February 12, 1981, recorded in Crook County Book 542 of Photos, Page 487. Filing 492144.
14. Legal Description: A tract of land in the NE1/4 SE1/4, Section 14, Township 44 North, Range 75 West, 6th P.M., Campbell County, Wyoming containing 1.997 acres, more or less and being more particularly described as follows: Commencing at a point N. 28°51' W., 1.652 feet from the SE corner of Section 14, T. 44N., R 75W., 6th P.M., Campbell County, Wyoming; thence S. 71°20'W. for a distance of 295 feet to a point at the SW corner of said tract; thence N. 18°40'W. for a distance of 295 feet to a point at the NW corner of said tract; thence N. 71°20' E. for a distance of 295 feet to a point at the NE corner of said tract; thence S. 18°40' E. for a distance of 295 feet to the point of origin at the SE corner of said tract. TOGETHER with the right of ingress and egress.							
15	Adon Substation	Campbell	Own\Deed	2.00	52-70-11	Stone Pile Limited Partnership	Quitclaim Deed, dated March 14, 1984, Recorded in Campbell County Book 741 of Photos, Page 396. Filing 544818.

Exhibit I - Attorney Title Letter

Schedule B - Powder River Energy Corporation

Title	Type of Facility	County	Land Rights	Acreage	T-R-Sec	Grantor	Legal Filing
15. Legal Description:	A tract of land in the NE1/4SE1/4 of Section 11, Township 52 North, Range 70 West, 6th P.M., Campbell County, Wyoming, being more particularly described as follows: Commencing at a point S. 57°49' W., 1195.5 feet from the 1/4 corner of Sections 11 and 12, Township 52 North, Range 70 West, 6th P.M., Campbell County, Wyoming; thence, S. 0°00' W, for a distance of 295 feet to the SE corner of said tract; thence, N. 90°00' W, for a distance of 295 feet to the SW corner of said tract; thence N. 0°00' E, for a distance of 295 feet to the NW corner of said tract; thence, N. 90°00' E for a distance of 295 feet to the point of origin at the NE corner of said tract.						
16 Dillinger Substation	Distribution Substation	Campbell	Easement	1.00	47-69-07	Bishop Land and Livestock Co., Inc.	25 Year Right of Way Easement dated February 18, 2002, recorded in Campbell County Book 1738 of Photos, Page 218. Filing 792441.
16. Legal Description:	A plot of land in the NW 1/4 NE1/4, Section 7, T47N, R69W, sixth P.M., Campbell County, Wyoming, containing 1.000 acres, more or less, and being more particularly described as follows: Commencing at a point S 79°05' E and 2,859 feet from the NW Corner of Section 7, T47N, R69W; Thence, N 88° 18' E for a distance of 150 feet to appoint at the NE corner of said plot; Thence, S 01 ° 42' E for a distance of 290.4 feet to a point at the SE corner of said plot; Thence, S 88° 18' W for a distance of 150 to a point at the SW corner of the plot; Thence, N 01 ° 42' W for a distance of 290.4 feet to the point of beginning at the NW corner of said plot.						
17 East Fiddler Substation	Distribution Substation	Weston	Own\Deed	2.00	46-65-23	Archer B. Jessee	Warranty Deed dated October 16, 1959, recorded in Campbell County Book 41 of Deeds, Page 54 and re-recorded in Campbell County Book 41 of Deeds, page 181 under Filing 280537.
17. Legal Description:	5208 Hwy 16, Sundance, WY 82729. A plot of land in the southeast quarter of the northwest quarter of Section 23 in Township 46 North, Range 65 West and more particularly described as follows: Beginning with the SE corner of said plot, a point N. 84 °08' W. and 3013 feet from the East 1/4 corner of said Section; thence N. 0°00' 295.16 feet to the NE corner of said plot; thence N. 90°00'W., 295.16 feet to the NW corner of said plot; thence S. 0°00', 295.16 feet to the SW corner of said plot; thence S. 90°00' E to point of origin. Said plot containing 2 acres, more or less.						
18 Gap Substation	Distribution Substation	Campbell	Own\Deed	2.00	49-71-30	Salvador Carrillo and Cecilia Carrillo	Warranty Deed dated January 21, 2004, recorded in Campbell County Book 1940 of Photos, Page 412. Filing 828652.
18. Legal Description:	A tract of land located in the SE1/4 Section 30, Township 49 North, Range 71 West, 6th P.M., Campbell County, Wyoming being described more particularly as follows: Beginning at a point on the North right of way of Four Corners Road from which the South one quarter section corner of said Section 30 lies S29°21'39"W a distance of 1507.30 feet; thence N02°11'16"E a distance of 301.89 feet; thence N66°58'16"E a distance of 111.08 feet; thence S83°32'02"E a distance of 154.01 feet; thence S07°42'55"E a distance of 288.98 feet to the said North right of way of Four Corners Road; thence S82°16'57"W along the said North right of way of Four Corners Road a distance of 308.38 feet to the POINT THE BEGINNING. Said tract of land contains 2.00 acres, more or less.						
19 Gillette Headquarters	Office Building	Campbell	Own\Deed	5.82	50-72-24	Leland R. Landers and Gladys P. Landers	Warranty Deed dated March 5, 1970, recorded in Campbell County Book 190 of Photos, Page 236. Filing 339246.

Schedule B - Powder River Energy Corporation

Title	Type of Facility	County	Land Rights	Acreage	T-R-Sec	Grantor	Legal Filing
19. Legal Description:	A tract of land located in the SE1/4SE1/4 Section 24, T.50N., R.72W., 6th P.M., Wyoming, more particularly described as follows: Beginning at the southeast corner of said Section 24, thence N. 1°06' W. along the centerline of the Garner Lake Road a distance of 230.6 feet, thence S. 88°54' W. a distance of 33 feet to the point of beginning, thence S. 88°54' W. a distance of 524.3 feet, thence N. 1°06' W. a distance of 332.33 feet, thence N. 88°54' E. a distance of 524.3 feet, thence S. 1°06' E. a distance of 332.33 feet to the point of beginning, subject to easements and mineral reservations of record.						
19B Gillette Headquarters	Unplatted City	Campbell	Own\Deed	3.99	50-72-24	J.W. Gibson Well Service Company	Warranty Deed dated September 29, 1999, recorded in Campbell County Book 1565 of Photos, Page 40, Filing 753040
19B. Legal Description:	A tract of land in the SE1/4SE1/4 of Section 24 and NE1/4NE1/4 of Section 25, Township 50 North, Range 72 West, 6th P.M., Campbell County, Wyoming, more particularly described as follows: Beginning at a point N. 1°04' W., 230.6 feet and S. 88°56' W., 33 feet from the northeast corner, Section 25, T.50N., R.72W., thence S. 1°04' E., 499.26 feet along the west right of way of the Garner Lake Road, thence S. 88°56' W., 523.5 feet, thence N. 1°04' W., 499.26 feet, thence N. 88°56' E., 523.5 feet to the point of beginning. EXCEPTING THEREFROM, a tract of land conveyed unto Campbell County, Wyoming, as conveyed in Right-of-Way Deed dated 22 March 1988 and recorded 4 May 1988 in Book 1006 of Photos, page 182 of the records of Campbell County, Wyoming.						
20 Hughes Substation	Transmission Substation	Campbell	Own\Deed	10.00	50-69-19	Edward A Hoffman conservator for Mama M. Kuehne	Quitclaim Deed dated April 13, 1992 recorded in Campbell County Book 1186 of Photos, Page 11. Filing 657503.
20. Legal Description:	A tract of land in the NW1/4NW1/4, Section 19, T.50N, R69W, 6th P.M., Campbell County, Wyoming, containing 9.998 acres, more or less, and being more particularly described as follows: Commencing at the Northwest corner of Section 19, T.50N., R69W., 6th P.M., Campbell County, Wyoming; thence N. 89°45' E. along the North boundary line of said Section 19 a distance of 854 feet; thence, S. 0°15' E. in a parallel line with the West boundary line of said Section 19 a distance of 510 feet; thence S. 89°45' W. in a parallel line with the North boundary line of said Section 19 a distance of 854 feet; thence, N. 0°15' W. in a parallel line with the said West boundary line of said Section 19, a distance of 510 feet to the point of beginning.						
21 Recluse Substation	Distribution Substation	Campbell	Own\Deed	4.66	55-73-03	Mary Jayne Harris	Warranty Deed dated April 1, 2004, recorded in Campbell County Book 1957 of Photos, Page 459. Filing 831584.
21. Legal Description:	A tract of land located in the N1/2NW1/4 of Section 3 and in Tracts 46 and 47, Township 55 North, Range 73 West of the Sixth P.M., Campbell County, Wyoming. Said tract of land being described more particularly as follows: Commencing at the North tract corner common to said Tracts 46 and 47 from which the Northwest section corner of said Section 3 lies South 89° 22'18" West a distance of 1316.99 feet; thence South 20° 34'08" West a distance of 102.36 feet to the true point of beginning; thence South 00° 47'58" West a distance of 136.70 feet; thence South 89° 12'43" East a distance of 70.89 feet; thence South 00°07'26" West a distance of 250.67 feet; thence North 89° 59'44" West a distance of 499.96 feet; thence North 06° 08'54" West a distance of 433.79 feet; thence South 84° 51'13" East a distance of 479.92 feet to the point of beginning. Said tract of land containing 4.66 acres, more or less, subject to all rights, restrictions reservations, and/or easements of sight and record; Thence S. 89° 15' E 147.5 feet to the point of beginning.						

Schedule B - Powder River Energy Corporation

Title	Type of Facility	County	Land Rights	Acreage	T-R-Sec	Grantor	Legal Filing
22 Reno Substation	Transmission Substation	Campbell	Own/Deed	7.00	45-71-28	James F. Shields and E. Solveig Shields	Warranty Deed dated July 2, 1980, recorded in Campbell County Book 516 of Photos, Page 271. Filing 482362.
22. Legal Description: A tract of land in the SW1/4NW1/4 Section 28, T.45N., R.71W., 6th P.M., Campbell County, Wyoming, containing 7.00 acres, more or less, and being more particularly described as follows: Commencing at the W1/4 corner of Section 28, T.45N., R.71W., 6th P.M., Campbell County, Wyoming; thence, N 0° 45' E for a distance of 480 feet to a point at the NW corner of said tract, thence, S 89° 15' E for a distance of 635.25 feet to a point at the NE corner of said tract; thence S 0° 45' W for a distance of 480 feet to a point at the SE corner of said tract; thence, N 89° 15' W for a distance of 635.25 feet to the point of beginning at the SW corner of said tract							
23 Rozet and West Rozet Substations	Distribution Substation	Campbell	Own/Deed	4.98	50-69-18	Charles J. Wilson and Linda K. Rogers	Warranty Deed dated May 21, 2018 recorded in Campbell County Book 3146 of Photos, Page 315. Filing 1044044.
23. Legal Description: A plot of land in the SW1/4SW1/4, Section 18, Township 50 North, Range 69 West, 6th P.M., Campbell County, Wyoming, containing 1.997 acres, more or less, and being more particularly described as follows: Commencing at a point on the South boundary line of Section 18, Township 50 North, Range 69 West, 6th P.M., Campbell County, Wyoming, which point is 33 feet S. 89°55' E of the Southwest corner of said Section 18; thence, S. 89°55' E along the South boundary line of said Section 18 a distance of 295 feet to a point at the SE corner of said plot, thence, N. 0°26' W., 295 feet to a point at the NE corner of said plot; thence, N. 89°55' W., 295 feet to a point at the NW corner of said plot, thence, S. 0° 26' W., 295 feet to the point of beginning.							
24 Springen Substation	Distribution Substation	Campbell	Lease	0.99	51-71-28	Total Construction - Michael Elmore	Lease dated May 20, 2022. Not recorded.
24. Legal Description: A plot of land in the SW1/4SE1/4 of section 28, Township 51 North, Range 71 West of the 6th P.M., Campbell County, Wyoming, and containing .993 acres, more or less, and being more particularly described as follows: Commencing at a point N 79° 31' E, 2,722 feet from the SW corner of section 28, T.51 N., R.71W., 6th P.M. Campbell County, Wyoming; Thence N 1° 02' W for a distance of 208 feet to a point at the NW corner of said plot; Thence S 81° 18' E for a distance of 208 feet to a point at the NE corner of said plot; Thence S 1° 02' E for a distance of 208 feet to a point at the SE corner of said plot; Thence N 81° 18' W for a distance of 208 feet to the point of beginning in the SW corner of said plot.							
25 Wright Substation	Distribution Substation	Campbell	Own/Deed	1.35	44-72-32	Lester Wright and Faith H. Wright	Warranty Deed dated April 22, 1980 recorded in Campbell County Book 505 of Photos, Page 518. Filing 476829.
25. Legal Description: A tract of land in the SE1/4SE1/4, Section 32, Township 44 North, Range 72 West, 6th P.M., Campbell County, Wyoming, containing 1.999 acres, more or less, and being more particularly described as follows: Commencing at a point S. 86°29'W., 674.67 feet from the SE corner of Section 32, T.44N., R.72W., 6th P.M. Campbell County, thence, S. 86°29'W., for a distance of 295.16 feet to a point at the SW corner of said tract; thence, N. 3°31' W. for a distance of 295.16 feet to a point at the NW corner of said tract; thence, N. 86°29'E for a distance of 295.16 feet to a point at NE corner of said tract; thence S. 3°31' E for a distance of 295.16 feet to the point of beginning at the SW corner of said tract.							
26 Wright Substation Addition	Distribution Substation	Campbell	Own/Deed	2.00	44-72-32	Dale Lester Wright or his successors in trust	Warranty Deed dated August 10, 2006, recorded in Campbell County Book 2179 of Photos, Page 185. Filing 875684.

Schedule B - Powder River Energy Corporation

Title	Type of Facility	County	Land Rights	Acreage	T-R-Sec	Grantor	Legal Filing
26. Legal Description:	A tract of land situated in the SE¼SE¼ of Section 32, T44N, R72W, 6th P.M., Campbell County, Wyoming, said tract being more particularly described as follows: Commencing at the southeast corner of said Section 32 (monumented with a 3 ¼" BLM brass cap); thence S84°57'30"W, 673.86 feet to a 3/8" rebar at the southeast corner of a parcel of land recorded in Book 505 of Photos, page 518; thence S84°58'31"W, 294.91 feet along the south line of said parcel to a 3/8" rebar at the southwest corner being the point of beginning; thence N05°00'32"W, 294.92 feet along the west line of said parcel to a 3/8" rebar at the northwest corner of said parcel (replaced with a 2" aluminum cap per PLS 2615); thence S84°58'39"W, 200.00 feet to a 2" aluminum cap) per PLS 2615; thence S05°00'28"E, 294.93 feet to a 2" aluminum cap per PLS 2615; thence N84°58'31"E, 200.00 feet to the point of beginning.						
27. Hulett Substation	Distribution Substation	Crook	Own\Deed	54-65-14		Albert C. Neiman, Jr. and Lorene Mae Neiman	Warranty Deed dated July 7, 1978, recorded in Crook County Book 164 of Photos, Page 231. Filing 388602.
27. Legal Description:	Commencing at a point south 74° 55' west, 123.1 feet from the southeast corner of Section 14 and northeast corner of section 23, Township 54 North, Range 65 West, 6th P.M. Crook County, thence, south 31° 14' west for a distance of 300 feet to a point at the southeast corner of said plot; thence, north 58° 46' west for a distance of 300 feet to a point at the southwest corner of said plot; thence, north 31° 14' east for a distance of 300 feet to a point at the northwest corner of said plot; thence south 58° 46' east for a distance of 300 feet to the point of beginning at the northeast corner of said plot.						
28. Old Hulett Substation	Distribution Substation	Crook	Own\Deed	54-65-13		Richard A. Bush and Neil W. Bush, h/w, and Glen T. Bush and Mildred I. Bush, h/w	Warranty Deed dated September 7, 1951, recorded in the office of the Crook County Book 1 of Photos, Page 753. Filing 152236.
28. Legal Description:	Beginning at a point which is south 56° 30' west a distance of 480 feet from the northeast corner of Section 13 in Resurvey Township 54 North, Range 65 West, 6th P.M. Wyoming; thence, north 50° 41' west a distance of 100 feet; thence, south 50° 41' east a distance of 100 feet; thence north 39° 19' east for a distance of 100 feet to the point of beginning.						
29. Keihl Substation	NA - Has been decommissioned and released to landowner.						
30. Moorcroft Substation, Yard, etc.	Distribution Substation; #Outpost Building	Crook	Own\Deed	11.06	50-68-36	State of Wyoming	Patent #2812 dated May 5, 1977 recorded in Crook County Book 154 of Photos, Page 627. Filing 379941.

Exhibit I - Attorney Title Letter

Schedule B - Powder River Energy Corporation

Title	Type of Facility	County	Land Rights	Acreage	T-R-Sec	Grantor	Legal Filing
30. Legal Description: Township 50 North, Range 68 West, 6th P.M., Crook County, Wyoming, Section 36: A portion of the E1/2NE1/4, more particularly described as follows: Beginning corner #1, a point 1546.89 feet, N 45° 20'W from the East 1/4 corner of said Section; thence, N 44° 40' E, 429.67 feet to corner #2, a common line with the Northwest Right-of-Way boundary of the proposed "Town of Moorcroft Dump Area Road"; thence, N 0° 23'E, 1012.35 feet to corner #3; thence, N 89° 37' W, 400 feet to corner #4; thence, S 0° 23'W, 1319.95 feet to corner #5; thence S 89° 37' E, 100 feet to corner #1, or point of beginning, containing 11.06 acres, more or less. This instrument is issued to correct a description error in Patent #2721, issued November 10, 1965, and recorded in Book 86, page 213 of the Crook County Clerk.							
31	Moorcroft Expansion	Crook	Own\Deed	17.844	50-68-36	State of Wyoming	Patent No. 2847 dated September 9, 1983, recorded in Crook County Book 211 of Photos, Page 308. Filing 427560.
31. Legal Description: All that portion of the N1/2NE1/4 of Section 36, T.50., R.68W., 6th P.M., Wyoming, being described by metes and bounds as follows: Beginning at a point which is corner no. 2 of the Tri-County Electric Association, Inc. tract described in State Patent no. 2812, recorded in the office of the Crook County Clerk in Book 57 of Photos at Page 627, which bears N. 44°40'E., a distance of 429.67 feet from a point on the north boundary line of the Moorcroft dump access road from which point the E1/4 corner of said Section 36 bears S. 45°20'E. a distance of 1,546.89 feet; thence, N. 0°23' E., a distance of 1,012.35 feet, more or less, to corner no. 3 of said Tri-County Tract; thence, N. 89°37'W., a distance of 400 feet more or less, to corner no. 4 of said Tri-County tract; thence, S. 0°23'W., a distance of 327.3 feet; thence S. 89°53'W., a distance of 450 feet; thence N. 0°23'E., a distance of 600 feet; thence, N. 89°53'E., a distance of 1,190.72 feet; thence S. 0°23'W., a distance of 751.12 feet; thence, S. 89°37' E., distance of 188.5 feet along the south boundary line of the Town of Moorcroft dump site; thence, S. 44°40'W., a distance of 751.83 feet, more or less, to the point of beginning.							
32	Sundance East Yard and Warehouse	Crook	Own\Deed	3.00	51-62-07	Harold Janes	Warranty Deed, dated September 6, 1961, recorded in Crook County Book 62 of Photos, Page 570. Filing 192860.
32. Legal Description: A tract of land situated in the SW1/4SW1/4 Section 7, Township 51 North, Range 62 West, 6th P.M., Crook County, Wyoming, more particularly described as follows: Starting at the southwest corner of Section 7, Township 51 North, Range 62 West, 6th P.M., run South 88°00' East for a distance of 1118.8 feet to a point; thence run N. 3°11'W. for a distance of 295 feet to the southeast corner of this tract the the point of beginning; thence N. 88°00' E for a distance of 453 feet to the Southwest corner of this tract; thence, N. 2°00' E for a distance of 298.0 feet to the Northwest corner of this tract; thence, S. 88° 00' E for a distance of 426.7 feet to the Northeast corner of this tract; thence, S. 3°11' E for a distance of 300 feet to the Southeast corner of this tract and the point of beginning. All corners of this tract are marked with 5/8" steel pipe with 1" aluminum caps. Said tract contains 3.0 acres more or less.							
33	Base of Sundance Mountain	Crook	Own\Deed	51-63-23	51-63-23	Board of County Commissioners of Crook County, Wyoming	Quit Claim Deed dated December 7, 1954, recorded in Crook County Book 20 of Photos, Page 260. Filing 164464.
33. Legal Description: Lots 4, 5 and 6, Block J, Pettigrew Addition, Town of Sundance, Crook County, Wyoming.							

Schedule B - Powder River Energy Corporation

Title	Type of Facility	County	Land Rights	Acres	T-R-Sec	Grantor	Legal Filing
34 Sundance Substation	Distribution Substation	Crook	Own\Deed	51-63-27	Arthur J. Schelldorf and Olive L. Schelldorf, h/w	Warranty Deed dated June 9, 1951, recorded in Crook County Book 1 of Photos, Page 752. Filing 152235.	
34. Legal Description: A tract of land situate in the northeast quarter of the northeast quarter of Section 27, Township 51 North, Range 63 West, 6th P.M., Wyoming, more particularly described as follows, to-wit Beginning at a point which is 194 feet west and 33 feet south of the northeast corner of Section 27 in Township 51 North, Range 63 West, 6th P.M., Wyoming, thence westerly and parallel with the north line of said Section 27 a distance of 100 feet, thence south at right angles a distance of 100 feet, thence east at right angles a distance of 100 feet, thence north at right angles a distance of 100 feet to the point of beginning.							
35 Sundance Substation-2	Distribution Substation	Crook	Own\Deed	1.50	51-63-27	Arthur J. Schelldorf and Olive L. Schelldorf, h/w	Warranty Deed dated April 8, 1958, recorded in Crook County Book 41 of Photos, Page 201. Filing 177668.
35. Legal Description: An area of approximately 1 1/2 acres in the NE1/4 of Section 27, Township 51 North, Range 63 West, 6th P.M., Crook County, Wyoming, enclosed by the following boundaries: Beginning at a point 294' west and 33' south of the NE corner of Section 27, T51N, R63W of the 6th P.M., Crook County, Wyoming, thence west 200' parallel to the N boundary of said Section 27. Thence 90° south for a distance of 250', thence 90° E for a distance of 300', thence 90° North for a distance of 150'; thence 90° west for a distance of 100 feet, thence 90° North for a distance of 100 feet to the point of beginning.							
36 Sundance Headquarters	Office Building	Crook	Own\Deed	51-63-14	E. A. Miller and Verna Miller, h/w	Warranty Deed, dated October 31, 1974, recorded in Crook County Book 138 of Photos, Page 453. Filing 263446.	
36. Legal Description: 221 Main Street, Sundance, WY 82729. E1/2 of Lot 3, and a tract of land 12 feet by 85 feet in the W1/2 of Lot 2, Block 2, all in the Original Town of Sundance, Crook County, Wyoming, said tract of land in the W1/2 of said Lot 2, more particularly described as follows, to-wit Beginning at the northwest corner of said Lot 2, thence east along the north boundary line a distance of 12 feet, thence south and parallel to the west boundary of said Lot 2 a distance of 85 feet, thence west and parallel to the north boundary of said Lot 2 a distance of 12 feet, thence north along the west boundary line of said Lot 2 a distance of 85 feet to the point of beginning, together with all improvements and appurtenances situate thereon.							
37 Sundance Headquarters-2	Office Building	Crook	Own\Deed			Trustees for Tri-County Electric Association, Inc.	Warranty Deed, dated October 5, 1953, recorded in the office of the Crook County Book 8 of Photos, Page 294. Filing 156619.
37. Legal Description: Lot 1 of Block 2 in the Original Town of Sundance, Wyoming, together With all improvements situate thereon.							
38 Sundance Headquarters-3	Office Building	Crook	Own\Deed			Town of the City of Sundance, Wyoming	Deed dated February 3, 1947, recorded in Crook County Book 104 of Photos, Page 191. Filing 132588.
38. Legal Description: All electric transmission and distribution lines and facilities and appurtenances thereto, owned or operated by the Grantor, or under its direction, in the County of Crook, including without limitation, the distribution system in, and in the vicinity of, the Town of the City of Sundance, County of Crook, Wyoming; and Lots 3 and 4, Block 12, Original Town and First Addition to the City of Sundance, Crook County, Wyoming.							

Schedule B - Powder River Energy Corporation

Title	Type of Facility	County	Land Rights	Acreage	T-R-Sec	Grantor	Legal Filing
39 Sundance Headquarters-4	Office Building	Crook	Own\Deed			Sidney Harvey and Clara Harvey, h/w, and John J. Binney of Photos, Page 52. Filing 151079. and Edna L Binney, h/w	Warranty deed dated March 14, 1952, recorded in Crook County Book 3
39. Legal Description: The east 26 feet of Lot 2, Block 2 in the Original Town of Sundance, Wyoming, together with all improvements thereon.							
40 Sundance Headquarters-5	Office Building	Crook	Own\Deed			Joseph Durfee and Nina Durfee, h/w, as grantors	Warranty Deed, dated July 2, 1957, recorded in the office of the Crook County Book 36 of Photos, Page 269. Filing 174214.
40. Legal Description: The west 24 feet of Lot 2, Block 2, Original Town of Sundance, Crook County, Wyoming, except a tract of land described as follows: Commencing at the northwest corner of said lot, thence south southeast along the westerly boundary thereof a distance of 85 feet, thence at right angles east northeast for a distance of 12 feet, thence at right angles north northwest for a distance of 85 feet thence at right angles west southwest a distance of 12 feet along the north boundary of said lot to the point of beginning, and all improvements and appurtenances thereunto belonging and thereunto appertaining, together with all equipment now located thereon.							
41 Sundance Mountain Radio Tower	Communication Facilities	Crook	Own\Deed	51-63-23		Frank Mitts and Bessie May Mitts, h/w	Warranty Deed, dated September 15, 1958, recorded in the office of the Crook County Book 44 of Photos, Page 71. Filing 179142.
41. Legal Description: A tract of land in Sections 23 and 24, T.51 N., R.63W, 6th P.M., Crook County, Wyoming, and bounded by a line beginning at a point on the North-South section line between said Sections 23 and 24 a distance of 3746 feet South of the NW corner of Section 24, thence proceeding South along said section line to the SE corner of the NE1/4 of the SE1/4 of Section 23, thence West along the South line of the NE1/4 of the SE1/4 of said Section 23, a distance of 300 feet the nce South to a point 4396 feet South of the NW corner of said Section 24, and 300 feet West of the West line of said Section 24, thence East a distance of 700 feet, thence North a distance of 650 feet, thence West a distance of 400 feet to the point of beginning, excepting there from a tract bounded by a line beginning at the triangulation station "Sun" 1957, latitude 44023'18.53", Longitude 104° 22'32.83", thence East 100 feet, thence North 200 feet, thence West to the section line between Sections 23 and 24, thence South 200 feet, thence East to the point of beginning.							
41B Sundance Mountain Radio Tower	Communication Facilities	Crook	Own\Deed	51-63-23 and 51-63-24		MCI General Partnership	Tower Lease Agreement dated September 1, 1993 by and between Tri-County Electric (Lessor) and MCI General Partnership (Lessee). Last renewal dated 6/20/2019 with New Cingular Wireless PCS, LLC by AT&T Mobility Corporation. Not recorded.
41B. Legal Description: NA. Lease of facility, not land.							

Exhibit I - Attorney Title Letter

Schedule B - Powder River Energy Corporation

Title	Type of Facility	County	Land Rights	Acreage	T-R-Sec	Grantor	Legal Filing
42 Newcastle Substation and Yard	Distribution Substation; #Outpost Building	Weston	Own\Deed	4.00	44-61-02	Rose A Dobson and James W. Dobson, w/h	Warranty Deed dated June 11, 1959 recorded in the office of the Crook County Book 40 of Photos, Page 351. Filing 273867.
42. Legal Description: 5210 HIGHWAY 16. A plot of land in Lot 3, Section 2, T.44N., R.61W, Weston County, Wyoming and more particularly described in the following field notes and on the accompanying map. Beginning with plot corner #1, a point S. 69° 21', 1504.1 feet from the SW corner of Section 35, T.45N., R.61W, thence, S. 41° 13' E, 417.4 feet to corner #2; thence, S. 48° 47' W., 417.4 feet to corner #3; thence, N. 41° 13' W., 417.4 feet to corner #4; thence N. 48° 47' E, 417.4 feet to corner #1, point of origin. Said plot of land bordering on highway #16 for 417.4 feet, containing 4.0 acres of land, more or less.							
43 Bonepile Substation	Distribution Substation	Campbell	Lease	4.83	49-73-26 & 49-73-27	New Land Company LLC	Warranty Deed, dated July 13, 2022, recorded in Campbell County Book 3458 of Photos, Page 313. Filing 2022-05860.
43. Legal Description: A tract of land situated in a portion of the SW¼SW¼ of Section 26 & the SE¼SE¼ of Section 27, Township 49 North, Range 73 West, of the Sixth P. M., Campbell County, Wyoming; and being more particularly described as follows: Commencing at the South quarter corner of said Section 26, said corner being monumented with an Aluminum cap, PELS 4588 Reference Monument being 33.0' Westerly and a 1991 B.L.M. Brass Cap Reference Monument which bears N43°25'01"E for a distance of 65.9 feet from the True corner position; Thence S88°47'35"W for a distance of 2,702.0 feet along the South line to the Southwest corner of said Section 26, said corner being monumented with a 1991 B.L.M. Brass cap; Thence N0°18'09"E for a distance of 486.3 feet to a point monumented with a 2022 Aluminum cap, PLS 9328 and the POINT OF BEGINNING; Thence N39°22'31 "W for a distance of 320.5 feet to a point intersecting the Southeastly Right-of-Way boundary to State Highway 50, said point being monumented with a 2022 Aluminum cap, PLS 9328; Thence along said Southeastly Right-of-Way boundary N50°53'45"E for a distance of 649.2 feet to a point monumented with a 2022 Aluminum cap, PLS 9328; Thence S39°22'05"E for a distance of 327.4 feet to a point monumented with a 2022 Aluminum cap, PLS 9328; Thence S51°30'25"W for a distance of 649.3 feet to the POINT OF BEGINNING.							
44 Little Missouri Substation	Distribution Substation	Crook	Easement	2.00	54-67-16	Board of Land Commissioners of the State of Wyoming	Perpetual Grant of Easement, dated October 9, 1886. Not recorded.
44. Legal Description: Beginning at a point in the SW¼ NW¼ of said Section 16 from which the west quarter corner of said Section 16 bears S.00°32'W. a distance of 147.5 feet; thence S.89°28'E. a distance of 295 feet; thence S.00°32'W. a distance of 29.5 feet; thence N.89°28'W. a distance of 295 feet; thence N.00°32'E. a distance of 295 feet, more or less, to the point of beginning. The above described parcel of land contains 2.00 acres.							
45 Keyhole Substation	Distribution Substation	Crook	Easement	1.00	50-66-15	MD Waymire and Bertha Waymire	Perpetual Easement, dated May 7, 1981 recorded in the office of the Crook County Book 360 of Photos, Page 818. Filing 535658.

Schedule B - Powder River Energy Corporation

Title	Type of Facility	County	Land Rights	Acreage	T-R-Sec	Grantor	Legal Filing
45. Legal Description:	A tract of land in the NW1/4SW1/4, and SW1/4NW1/4, Section 15, Township 50 North, Range 66 West, Sixth P.M., Crook County; containing one acre, more or less, and being more particularly described as follows: Commencing at a point S 7°53'E, 957 feet from the 1/4 corner of Sections 15 and 16, T50N, R66W, 6th P.M., Crook County, Wyoming Thence N0°13'E for a distance of 208.71 feet to the NW corner of said tract; Thence S89°47'E for a distance of 208.71 feet to the NE corner of said tract; Thence S0°13'W for a distance of 208.71 feet to the SE corner of said tract; Thence N89°47'W for a distance of 218.71 feet to the point of origin at the SW corner of said tract. Together with the right of ingress and egress.						
46. Osage Substation	Transmission Substation	Weston	Easement	46-63-23		US Department of the Interior, Bureau of Land Management	Perpetual Right of Way dated July 3, 1956 referenced as Wyoming 042023.
46. Legal Description:	Substation site affecting Lot 4, SE1/4SW1/4 Section 18, T46N, R63W, S1/2NW1/4, SW1/4, SW1/4, NW1/4 Section 23, T26N, R64W, 6th PM, Weston County Wyoming.						
47. Mush Creek Substation	Distribution Substation	Weston	Permit	44-63-15		US Department of Agriculture, Forest Service	DGL514, Issued 12/27/2023, Expires 12/31/2051. Replaced Special Use Permit Dated October 30, 1997 referenced as OMB No. 0596-0082.
47. Legal Description:	A parcel of land described as follows: Beginning at a point 924 ft. S 62°28' E, of the W1/4 corner of Section 15, T44N, R63W, 6th P.M., Thence N 67°31' E, a distance 01300 ft.; Thence S 22°29' E, a distance of 400 ft; Thence S 67°31' W a distance of 300 ft. along the NW right-of-way of State Highway 2300.; Thence N 22°29' W, a distance of 400 ft. to the point of beginning. A 34.5/7.2 Substation constructed on the above tract in 1967.						
48. West Fiddler Substation	Distribution Substation	Weston	Easement	46-65-30		USA Farmers Home Administration	Perpetual Right of Way Easement, dated May 18, 1993. Not recorded.
48. Legal Description:	That 200 foot square tract of land commencing at a point 1338 feet, more or less, North 45° 22' West of the Southeast corner of the Southeast quarter of the North-east quarter of Section 30 in Township 46 North of Range 65 West of the 6th P.M., thence North 1° 16' East 200 feet, thence North 88° 44' West 200 feet, thence South 1° 16' West 200 feet, thence South 88° 44' East to the point of beginning in Township 46 North, Range 65 West, Weston County.						
49. Teckla Substation	Transmission Substation	Campbell	Permit	6.43	41-71-03	US Department of Agriculture, Forest Service	DGL514, Issued 12/27/2023, Expires 12/31/2051. Replaced Special Use Permit dated October 29, 1997 referenced as OMB. No 0596-0082.
49. Legal Description:	A plot of land in the NE1/4 NE 1/4 Section 3, T41 N, R71W., 6th P.M., Campbell County, Wyoming containing 6.427 acres, more or less, and being more particularly described as follows: Commencing at a point S81°26'W, 344.5 ft. from the NE corner of Section 3, T41 N, R71W, 6th P.M., Campbell County, Wyoming; Thence S0°25'W for a distance of 400 ft. to a point at the SE corner of said plot; Thence N89°35'W for a distance of 700 ft. to the SW corner of said plot; Thence N0°25'E for a distance of 400 ft. to the NW corner of said plot; Thence S89°35'E for a distance of 700 ft. to the point of origin at the NE corner of said plot. A 230/69KV Transmission Substation constructed on the above tract in 1983 with improvements in 1987 & 1991.						

Schedule B - Powder River Energy Corporation

Title	Type of Facility	County	Land Rights	Acreage	T-R-Sec	Grantor	Legal Filing
50 Teckla Substation Expansion	Transmission Substation	Campbell	Permit	4.85	41-71-03	US Department of Agriculture, Forest Service	DGL514, Issued 12/27/2023, Expires 12/31/2051. Replaced Authorization ID: DGL408101, an amendment to Holder # 4081-01. Special Use Authorization Amendment Number: 5, dated December 12, 2002
50. Legal Description: This amendment authorizes the addition of 4.85 acres of the Teckla substation. The expansion of the existing Teckla facility will include cutting, filling and grading, and fencing a 210 foot expansion of the facility on the south side and a 105 foot expansion along the west side of, and adjacent to the existing fenced area of the substation on the following National Forest System Lands: Township 41 North, Range 71 West, 6~ P.M. Section 03: NE1/4NE1/4 Campbell County, Wyoming							
50B Teckla Substation Expansion	Transmission Substation	Campbell	Permit	1.20	41-71-03	US Department of Agriculture, Forest Service	DGL514, Issued 12/27/2023, Expires 12/31/2051. Replaced Authorization ID: DGL69, Teckla 69 KV powerline reroute. Originally Issued 07/23/2004.
50B. Legal Description: ROW as originally described in authorization DGL69 located in Township 41 North, Range 71 West, Section 3, 11.27 acres.							
51 Barber Creek Substation	Distribution & Transmission Substation	Campbell	Lease	8.60	48-75-05	Barrett Resources Corp and Lance Oil and Gas Co	30 year Lease Agreement dated August 1, 2001 recorded in the office of the Campbell County Book 1734 of Photos, Page 551. Filing 791692. Agreement includes right to sublease part to Basin Electric Power Cooperative.
51. Legal Description: A tract of land located in the NE1/4 of Section 5, Township 48 North, Range 75 West, of the 6th P.M., Campbell County, Wyoming; being more particularly described as follows: Beginning at a point located S 00° 30' 36" W 430.94 feet from the northeast corner of said section 5; thence S 00° 30' 36" W along the east line of the section 800.03 feet; thence N 90° 00' 00" W 462.88 feet; thence; N 00° 00' 00" E 800.00 feet; thence N 90° 00' 00" E 470.00 feet to the point of beginning. The tract described herein contains 8.6 acres. A tract of land located in the NE1/4 of Section 5, Township 48 North, Range 75 West, of the 6th P.M., Campbell County, Wyoming; being more particularly described as follows: Beginning at a point located S 00° 30' 36" W 430.94 feet from the northeast corner of said section 5; thence S 00° 30' 36" W along the east line of the section 418.02 feet; thence N 90° 00' 00" W 466.28 feet; thence; N 00° 00' 00" E 418.00 feet; thence N 90° 00' 00" E 470.00 feet to the point of beginning. The tract described herein contains 4.49 acres.							
52 Barber Creek Substation	Distribution & Transmission Substation	Campbell	Lease	8.60	48-75-05	Powder River Energy Corporation	Lease Agreement dated April 15, 2002 recorded in Campbell County Book 1734 of Photos, Page 560. Filing 795761. Expires 8/1/2031.

Schedule B - Powder River Energy Corporation

Title	Type of Facility	County	Land Rights	Acreage	T-R-Sec	Grantor	Legal Filing
52. Legal Description:	A tract of land located in the NE1/4 of Section 5, Township 49 North, Range 75 West, of the 6th P.M., Campbell County, Wyoming; being more particularly described as follows: Beginning at a point located S 00° 30' 36" W 430.94 feet from the northeast corner of said section 5; thence S 00° 30' 36" W along the east line of the section 800.03 feet; thence N 90° 00' 00" W 462.88 feet; thence; N 00° 00' 00" E 800.00 feet; thence N 90° 00' 00" E 470.00 feet to the point of beginning. The tract described herein contains 8.6 acres. And also: A tract of land located in the NE1/4 of Section 5, Township 48 North, Range 75 West, of the 6th P.M., Campbell County, Wyoming; being more particularly described as follows: Beginning at a point located S 00° 30' 36" W 430.94 feet from the northeast corner of said section 5; thence S 00° 30' 36" W along the east line of the section 418.02 feet; thence N 90° 00' 00" W 466.28 feet; thence; N 00° 00' 00" E 418.00 feet; thence N 90° 00' 00" E 470.00 feet to the point of beginning. The tract described herein contains 4.49 acres.						
53 Carr Draw Substation	Distribution & Transmission Substation	Campbell	25.9% Owner	19.49	50-75-08	Basin Electric Power Cooperative	Quitclaim Deed and Easement dated June 27, 2006 recorded in the office of the Campbell County Book 2210 of Photos, Page 684. Filing 882046.
53. Legal Description:	A tract of land located in the SE1/4 of section 8, T50N, R75W, 6th PM, Campbell County, Wyoming, Being more particularly described as follows: Beginning at a point located N12°01'07"W 849.19 feet from the southeast corner of said section 8; thence N00°00'00"E 765.0 feet; thence N90°00'00"W 1110.00 feet; thence S00°00'00"E 765.0 feet; thence N90°00'00"E 1110.00 to the point of beginning.						
54 Indian Creek Substation	Distribution Substation	Campbell	Permit	4.59	48-78-08	US Department of the Interior, Bureau of Land Management	Right of Way Grant dated September 30, 2004, referenced as WYW-160665 2800(480).
54. Legal Description:	6th PM, Johnson and Campbell Counties, Wyoming, T 48 N., R. 76 W., Sec. 1 Lot 18, Sec. 7 Lots 12-16, Sec. 8 Lots 5-8, Sec. 9 Lots 5, 6, 8, Sec. 10 Lots 5, 10, T. 48 N., R. 77 W., Sec. 8 Lot 13, Sec. 9 Lots 9, 10, Sec. 10 Lots -12, Sec. 11 Lots 10, 11, 12, 16, Sec. 12 Lots 9, 10, 13, 14, 15, Sec. 13 Lot 3 Sec. 18 Lots 17, 18, Sec. 19 Lot 8, T. 48 N., R. 78 W., Sec. 8 Lots 9, 10, 16, Sec. 13 Lots 12-16, Sec. 14 Lots 9, 10, Sec. 17 Lot 1, Sec. 24 Lot 1.						
55 Porcupine Substation	Distribution Substation	Campbell	Permit	2.00	42-71-34	US Department of Agriculture, Forest Service	DGL514, Issued 12/27/2023, Expires 12/31/2051. Replaced USFS Special Use Permit FS-2700-4 (8/99), issued September 27, 2002.
55. Legal Description:	This permit covers 2 acres, and is described as the SE1/4SE1/4 of Sec. 34, T. 42 N., R. 71 W., 6th P.M., Campbell County, Wyoming: Operation and maintenance of 2 (two) 14.4/24.9 kV power lines in a 100-foot right-of-way with a length of 250 feet; 1 (one) 14.4/24.9 kV powerline in a 15-foot right-of-way with a length of 1,240 feet; and 208-foot by 208-foot area containing the Porcupine Distribution Substation.						
56 Kitty Substation	Distribution Substation	Campbell	Own\Deed	5.00	52-72-31	Caballo Coal Company	Warranty Deed dated July 30, 2003 recorded in Campbell County Book 1906 of Photos, page 399. Filing 822323.

Exhibit I - Attorney Title Letter

Schedule B - Powder River Energy Corporation

Title	Type of Facility	County	Land Rights	Acreage	T-R-Sec	Grantor	Legal Filing
56. Legal Description:	A tract of land located in the SE¼SW¼/4, Section 31, Township 52 North, Range 72 West, 6th P.M., Campbell County, Wyoming. Said tract of land being described more particularly as follows: Beginning at a point monumented by a 5/8" steel rebar with aluminum cap marked "RLS 2333" from which the West one quarter section corner of said Section 31 lies N 30°41'26"W a distance of 2552.80 feet; thence S 88°21'02"E a distance of 466.71 feet to a 5/8" steel rebar with aluminum cap marked "RLS 2333"; thence S01°38'50"W a distance of 466.68 feet to a 5/8" steel rebar with aluminum cap marked "RLS 2333"; thence N88°21'27"W a distance of 466.71 feet to a 5/8" steel rebar with aluminum cap marked "RLS 2333"; thence N01°38'50"E a distance of 466.73 feet to the point of beginning.						
57. Arvada Substation	Distribution Substation	Campbell	Lease	4.00 plus 2 54-76-02		Duane D. Odegard and Michael D. Odegard	30 Year Lease Agreement dated January 12, 2001 recorded in Campbell County Book 1734 of Photos, page 555. Filing 791693. Expires January 12, 2031.
57. Legal Description:	A tract of land located in the NW 1/4 of section 2, T54N, R76W, and in the SW 1/4 of section 35, T55N, R76W, 6th P.M., Campbell County, Wyoming. Being more particularly described as follows: Beginning at a point located S70°32'23" E 419.61 feet from the northwest corner of said section 2; thence N01°29'24" W 150.00 feet to the north line of section 2; thence N01°29'24" W 200.00 feet; thence N88°30'36" E 497.83 feet; thence S01°29'24" E 200.00 feet to the south line of section 35; thence S01°29'24" E 150.00 feet; thence S88°30'36" W 247.83 feet; thence S88°30'36" W 250.00 feet to the point of beginning. Containing 4.0 acres						
58. Upton Bentonite Substation	Distribution Substation	Weston	Easement	48-65-28		Town of Upton	Right of Way Easement dated February 13, 2007 recorded in the office of the Weston County Book 294, Page 0408. Filing 691950.
58. Legal Description:	The SE 1/4 SE 1/4 Section 28 T 48N R 65W. The Substation site shall be a fenced area approximately 50' X 63'. The power lines shall consist of both 69kV and 12.47kV line to line voltages.						
59. Wenande Substation	Distribution Substation	Crook	Own\Deed	459.00	55-68-05	Busenitz Land and Cattle, Inc and Mark Busenitz and Joan Busenitz	Warranty Deed dated November 10, 2003 recorded in the office of the Crook County Book 413 of Photos, Page 720. Filing 565568.
59. Legal Description:	A tract of land approximately 459 acres located in the SE1/4NW1/4, Sec. 5, T55N, R68W said tract being more particularly described as follows: Busenitz Subdivision #1, lot 1						
60. Gillette Office - Ross Property - Central Warehouse	Office Building	Campbell	Own\Deed			Raymond K. Ross and Jeanette M. Ross	A certain tract of land described in a certain Warranty Deed dated March 31, 2003 by and between Raymond K. Ross and Jeanette M. Ross as granters and Powder River Energy Corporation as grantee. Recorded in the office of the Campbell County Clerk, Book 1855, Page 295. Filing 813773.

Schedule B - Powder River Energy Corporation

Title	Type of Facility	County	Land Rights	Acreage	T-R-Sec	Grantor	Legal Filing
60. Legal Description: Lot 2A, Block 3 of the Resubdivision of Lots 7, 8, 9, and 10, Block 1; Block 2; Lots 2 and 8, Block 3 of the Interstate Industrial Park Subdivision, Campbell County, Wyoming. Lot 1, Block 3 of Interstate Industrial Park Subdivision, Campbell County, Wyoming, according to the official plat thereof recorded March 13, 1979, in Book 2 of Plats, page 173 of the records of Campbell County, Wyoming.							
60B Gillette Warehouse	Warehouse	Campbell	Own/Deed	2.87	Interstate Industrial Park, Lot 1A, Block 3	PRECorp	Zone Lot Declaration, dated September 19, 2002, recorded at Campbell County Book 1797 of Photos, Page 472 and Book 11 PLT, Page 38.
60B. Legal Description: The properties comprising the single zone lot are legally described as follows: Tri County I - A tract of land located in the SE 1/4SE1/4, Sec. 24, T.50N. R.72W., 6th P.M., Campbell County, Wyoming, more particularly described as follows: Beginning at the southeast corner of said Sec. 24, thence N, 1° 06' W. along the centerline of the Garner Lake Road a distance of 230.6 feet, thence S. 88° 54' W. a distance of 33 feet to the point of beginning, thence S. 88° 54' W. a distance of 524.3 feet, thence N. 1° 06' E. a distance of 332.33 feet, thence N. 88° 54' E. a distance of 524.3 feet, thence S. 1° 06' E. a distance of 332.33 feet to the point of beginning, subject to easements and mineral reservations of record. Tri County II - A tract of land in the SE1/4SE1/4, of Section 24 and NE1/4NE1/4 of Section 25, Township 50 North, Range 72 West, 6th P.M., Campbell County, Wyoming, more particularly described as follows: Beginning at a point N. 1° 04' W., 230.6 feet and S. 88° 56' W., 33 feet from the northeast corner, Section 25, T. 50N., R. 72W, thence S. 1° 04' E., 499.26 feet along the west right of way of the Garner Lake Road, thence S. 88° 56' W., 523.5 feet, thence N. 1° 04' W. 499.26 feet, thence N. 88° 56' E., 523.5 feet to the point of beginning. EXCEPTING THEREFROM, a tract of land conveyed unto Campbell County, Wyoming, as conveyed in Right-of-Way Deed dated 22 March 1988 and recorded 4 May 1988 in Book 1006 of Photos, page 182 of the records of Campbell County, Wyoming. To be addressed as 200 S. Garner Lake Road.							
61 Decker Substation	Replaced by Item 70						
62 Spring Creek Transmission Substation	Transmission Substation	Bighorn County	Easement	8-40-30		Spring Creek Coal Company	Perpetual Right of Way Easement dated June 25, 2003 recorded in the office of the Big Horn County Book 74, Page 704. Filing 330754.
62. Legal Description: SE1/4 SE1/4, Section 19, NE1/4 NE1/4, Section 30 T8S, R40E, 6th P.M., Bighorn County, Montana.							
63 Decker Distribution Substation	Distribution Substation	Bighorn County	Own/Deed	1.72	9-40-22	Flathead Electric Cooperative, Inc.	Warranty Deed dated June 30, 2003, recorded in the office of the Big Horn County Book 71, Page 46, Filing 329427.

Schedule B - Powder River Energy Corporation

Title	Type of Facility	County	Land Rights	Acreage	T-R-Sec	Grantor	Legal Filing
63. Legal Description:	The real property referred to herein is situated in the County of Big Horn, State of Montana, and is more particularly described as follows: Beginning at a point in the Southwest quarter of the Southwest quarter of Section 22, Township 9 South, Range 40 East, M.P.M., Big Horn County, Montana, said point being located North 61° 48' West 2390.53 feet from the South quarter corner of said Section 22; thence North 7° 22' East a distance of 250.0 feet to a point; thence North 82° 38' West a distance of 300.00 feet to a point; thence South 7° 22' West a distance of 250.00 feet to a point; thence South 82° 38' East a distance of 300.00 feet to said point of beginning; said tract containing 1.72 acres more or less.						
64 Buffalo Warehouse	Outpost Building	Johnson	Own\Deed	2.52		Sherd Lake, Inc	Warranty Deed dated November 5, 1999. Recorded as Johnson County document 075990. Lots 29 and 30
64. Legal Description:	Lot 29 of the Buffalo Commerce Center Addition to the City of Buffalo, Wyoming, in accordance with the official plat as filed with the Johnson County Clerk.						
64B Buffalo Warehouse	Outpost Building	Johnson	Own\Deed	2.55		Sherd Lake, Inc	Warranty Deed dated November 5, 1999. Recorded as Johnson County document 075990. Lots 29 and 30
64B. Legal Description:	Lot 30 of the Buffalo Commerce Center Addition to the City of Buffalo, Wyoming, in accordance with the official plat as filed with the Johnson County Clerk.						
65 Kaycee Warehouse	Outpost Building	Johnson	Own\Deed	4.00	43-82-1: NESE	Larry Sandvick and Lynn Sandvick, Inc.	Warranty Deed dated March 20, 2003.
65. Legal Description:	Lot one of the Sandvick Minor Subdivision, Johnson County, Wyoming as recorded in Plat Book #2, Page 224 in the office of the County Clerk of Johnson County, Wyoming.						
66 Sundance Sub	Distribution Substation	Crook	Own\Deed		51-63-27	Arthur J. Schellendorf and Olive L. Schellendorf, h/w	Warranty Deed with Release of Homestead dated June 9th, 1951, recorded as Crook County document 152235, in Book 1 of Photos, Page 752 and Warranty Deed dated April 8, 1958, recorded as Crook County document 177688, in Book 41, Page 201.

Schedule B - Powder River Energy Corporation

Title	Type of Facility	County	Land Rights	Acreage	T-R-Sec	Grantor	Legal Filing
66. Legal Description: A tract of land situate in the northeast quarter of the northeast quarter of Section 27 in Township 51 North of Range 63 West of the 6th P.M., Wyoming, more particularly described as follows, to-wit: Beginning at a point which is 194 feet west and 33 feet south of the northeast corner of Section 27 in Township 51 North of Range 63 West of the 6th P.M., Wyoming, thence westerly and parallel with the north line of said Section 27 a distance of 100 feet, thence south at right angles a distance of 100 feet, thence east at right angles a distance of 100 feet, thence north at right angles a distance of 100 feet to the point of beginning. And An area of approximately 1 1/2 acres in the NE1/4 of Section 27, Township 51 North, Range 63 West, 6th P.M., Crook County, Wyoming, enclosed by the following boundaries: Beginning at a point 294' west and 33' south of the NE corner of Section 27, T.51 N., R.63 W of the 6th P.M., Crook County, Wyoming, thence west 200' parallel to the N boundary of said Sec. 27. Thence 90° south for a distance of 250', thence 90° E for a distance of 300', thence 90° North for a distance of 150', thence 90° west for a distance of 100 feet, thence 90° North for a distance of 100 feet to the point of beginning.							
66B Sundance Add Sub	Distribution Substation	Crook	Own\Deed	0.69	51-63-27	Warren L. Crawford and Greta S. Crawford	Warranty Deed dated October 1, 2008, recorded as Crook County Book 477, Page 0777. Filing 597683.
66B. Legal Description: A tract of land located in the NE1/4 NE1/4, Section 27, T 51 N, R63W of the 6th PM, Crook County, Wyoming being more specifically described as follows: Beginning at the northeast corner of said section 27, which point is witnessed by a 3 1/4 inch brass monument bearing N 03°02'45" E, 33.00 feet from the true corner, which true northeast corner lies N 89°18'52" E, 2740.51 feet form a 3 1/4 inch brass monument marking the north1/4 corner of said section 27, the basis of bearing for this survey; thence S 79°39'38" E, 196.79 feet to a "cap" lying on the south right of way of the Sundance/Wind Creek county road; thence S 00°41 '08" E, 100.00 feet along the east line of a tract recorded in book 1 photos, page 752 in the Office of the Crook County Clerk to a "cap"; thence S 00° 41 '08" E, 150.00 feet along the east line of a tract recorded in book 41 photos, page 201 in the Office of the Crook county Clerk to a "cap" and the true point of beginning; Thence S 00°41'08" E, 50.00 feet to a "cap"; thence S 89°18'52" W, 350.00 feet to a "cap"; thence N 00°41'08" W, 300.00 feet to a "cap"; thence N 89°18'52" E, 50.00 feet to a "cap"; thence S 00°41'08" E, 250.00 feet along the west line of said tract recorded in book 41 photos, page 201 in the Office of the Crook County Clerk to the true point of beginning. Each "cap" is a 1/1/2" aluminum surv-cap stamped PE&LS2395 and is indicated, mounted atop a #5x24" rebar. Said tract encompasses 0.69 acres more or less.							
67 Sheridan Property Tower	Comm Vacant Land	Sheridan	Own\Deed	4.82	24 East Ridge Rd, Sheridan WY	Cowboy Museum of the West, Inc., formerly known as The Museum of the American Cowboy, Inc.	Warranty Deed dated October 22, 1999. Recorded as Sheridan County Book 415, Page 445. Filing 349394.
67. Legal Description: Lot 2 of the East Ridge Addition. A Subdivision in Sheridan County, Wyoming, filed in drawer E of Plats, Plat Number E-14, in the office of the Sheridan County Clerk.							
68 Bill Dufree Substation	Distribution Substation	Crook	Own\Deed	10.00	50-63-14	Franzen Properties, LLC	Warranty Deed dated June 13, 2014, recorded as Crook County Book 542, Page 100. Filing 632554.

Exhibit I - Attorney Title Letter

Schedule B - Powder River Energy Corporation

Title	Type of Facility	County	Land Rights	Acreage	T-R-Sec	Grantor	Legal Filing
68. Legal Description: Lot 1, Mason Creek Subdivision							
69	Buffalo Substation	Johnson	Own/Deed	0.793	51-81-30	Tri-State Generation and Transmission Association	Special Warranty Deed dated January 19, 2017. Recorded Document 160556, Johnson County.
69. Legal Description: Township 51 North, Range 81 West, 6th P.M., County of Johnson, State of Wyoming Section 30: that portion of the SE¼SW¼ more particularly described as follows: Commencing at a point bearing North 89°24'40" East along the south line of said Section 30 a distance of 1779.98 feet from the SW corner of said section and North 0° 31 '55" West a distance of 131.0 feet to the point of beginning; thence North 0°31 '55" West a distance of 170.0 feet; thence North 89° 24'40" East and parallel to the south line of said section a distance of 102.1 feet; thence South 45° 31 '05" East a distance of 70.7 feet; thence South 0° 31 '55" East a distance of 120.0 feet; thence South 89° 20'40" West a distance of 152.0 feet, more or less, to the point of beginning. Containing 0.793 of an acre, more or less.							
70	Decker Substation	Big Horn	Own/Deed		9-40-22	Decker Coal Company	Warranty Deed dated January 9, 2023 recorded as Big Horn County Book 180, Page 556. Filing 367096.
70. Legal Description: That part of Section 22, Township 9 South, Range 40 East, of the Principal Montana Meridian, in Big Horn County, Montana, described as Tract 1, of Certificate of Survey No. 765 on file in the office of the Clerk and Recorder of said County, under Document #367010.							
71	Rozet Hill Tower Site Lease	Campbell	Lease		49-70-33	Trustees of the Vincent R. & Leola R. Thar Trusts, Assigned to Trustees of the Sherry L. Lindblom Revocable Trust	Lease agreement dated December 1, 2000, recorded in Book 1650, Pages 58 - 61 of Photos, Reception No. 774833. Legal description corrected in Assignment and Assumption of Lease dated January 18, 2023.
71. Legal Description: Beginning at the W¼ Corner of Section 33, T50N, R70W, 6th P.M., Campbell County, Wyoming; thence S76°33'E for a distance of 1055 feet, more or less to the True Point of Beginning of this 10 secondary underground distribution power line; thence S 18°08'W for a distance of 472 feet, more or less to the terminus of this 10 secondary underground distribution power line in the NW¼4SW¼1/4 of said Section 33							
72	Butte Substation Lease	Crook	Lease	0.77	54-66-16	State of Wyoming Board of Land Commissioners	Special Use Lease No. SU-1035 dated May 4, 2022. Not recorded. Effective from October 1, 2021 and terminating October 1, 2051.
72. Legal Description: A 0.77 acre tract in the SWNW Section 16, Township 54 North, Range 66 West, 6th P.M., Crook County Wyoming.							
73	Butte Substation Site	Crook	Lease	0.121	54-66-16	State of Wyoming Board of Land Commissioners	Grant of Easement No. 1043 dated December 10, 1968. Not recorded. Easement is also for Transmission Line.

Schedule B - Powder River Energy Corporation

Title	Type of Facility	County	Land Rights	Acreage	T-R-Sec	Grantor	Legal Filing
73. Legal Description:	Substation Site: Beginning at the NW corner of Section 16, T54N, R66W, 6th P.M., Crook County, Wyoming. Thence, south 1610 feet along the west boundary line of said Section 16; Thence, east 235 feet to the NW corner of a plot of land for substation site; Thence, east 64 feet to the NE corner of said plot of land; Thence, south 83 feet to the SE corner of said plot of land; Thence, west 64 feet to the SW corner of said plot of land; Thence north 83 feet to the point of origin. The above described strip of land contains .121 acres, more or less.						
74 Conoco Substation	Distribution Substation	Johnson	Lease	43-81-11 SESW	Harold & Patricia Anne Jarrard	Easement dated April 5, 1971, recorded at Book (illegible) of R/W, Page 454, as filing 35150.	
74. Legal Description:	SE1/4SW1/4 Sec 11, T43N, R81W 6 P.M.						
75 Wyodak Transmission Substation	Transmission Substation	Campbell	Equipment only lease	50-71-27	Pacific Power & Light	Internal Contract Document dated September 28, 1981. Wyodak Substation Construction, Ownership and Operation Agreement, expires 06/30/2024.	
76 Pumpkin Buttes Substation	Transmission Substation	Campbell	Lease	14.90 44-74-20	Jesse Dale Ruby Trust, Max Ruby Revocable Trust	Lease Agreement dated June 29, 2007. Recorded Book 2278, Page 430. 50 year initial term.	
76. Legal Description:	A tract of land situated in the S1/2NW1/4, N1/2SW1/4, Section 20, Township 44 North, Range 74 West, 6th P.M., Campbell County, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof; said tract being more particularly described as follows: Commencing at the northwest corner of a tract described in Book 1638 of Photos, Page 403 (monumented with a 1-1/2" aluminum cap per LS 4916) with a record tie from the northwest corner of said Section 20 of S14°45'34"E, 2224.49 feet; thence along the north line of said tract described in Book 1638 of Photos, Page 403 N88°29'57"E, 466.75 feet to the northwest corner of said tract described in Book 1638 of Photos, Page 403 (monumented with a 1-1/2" aluminum cap per LS 4916); thence S01°28'56"E, 297.66 feet along the east line of said tract described in Book 1638 of Photos, Page 403 to a 2" aluminum cap per LS 5369 being the POINT OF BEGINNING; thence S88°36'52"E, 547.71 feet to a 2" aluminum cap per LS 5369; thence S01°23'08"E, 816.00 feet to a 2" aluminum cap per LS 5369; thence S88°36'52"W, 860.00 feet to a 2" aluminum cap per LS 5369; thence N01°23'08"W, 646.24 feet to a 2" aluminum cap per LS 5369 lying on the south line of said tract described in Book 1638 of Photos, Page 403; thence N88°28'58"E, 312.57 feet, along said south line to the southeast corner of said tract described in Book 1638 of Photos, Page 403; thence N01°28'56"W, 169.04 feet, along the east line of said tract described in Book 1638 of Photos, Page 403 to the POINT OF BEGINNING. The above described tract of land contains 14.90 Acres more or less. Basis of Bearings is the Wyoming Coordinate System NAD 1983, East Central Zone.						
77 Middle Butte Substation	Distribution Substation	Campbell	Lease	3.00 44-76-26	T-Chair Land Company, a Wyoming Limited Partnership	Lease Agreement dated May 4, 2010. Recorded Book 2537 of Photos, Page 530, as Document 942241.	

Exhibit I - Attorney Title Letter

Schedule B - Powder River Energy Corporation

Title	Type of Facility	County	Land Rights	Acreage	T-R-Sec	Grantor	Legal Filing
77. Legal Description:	A tract of land situated in a portion of the NE1/4 NW1/4 and the SE1/4 NW1/4 of Section 26, Township 44 North, Range 76 West of the Sixth P.M., Campbell County, Wyoming, said tract being more particularly described as follows: Commencing at the North 1/4 corner of said Section 26, said corner being a 1956 B.L.M. Brass Cap, thence N 89°11'07" W 2620.7 feet to the Northwest corner of said Section 26, said corner being a 1956 B.L.M. Brass Cap, thence S 55°00'40" E 2304.8 feet to a 2 1/2" Aluminum Cap stamped PLS 9328 and being the TRUE POINT OF BEGINNING; Thence S 04°47'10" W 515.0 feet to a 2 1/2" Aluminum Cap stamped PLS 9328; thence S 85°12'57" E 253.0 feet to a 2 1/2" Aluminum Cap stamped PLS 9328; thence N 04°47'15" E 515.0 feet to a 2 1/2" Aluminum Cap stamped PLS 9328; thence N 85°12'22" W 253.00 feet to the TRUE POINT OF BEGINNING. Said Tract of land containing 3.0 acres more or less.						
78 Dry Fork Substation	Distribution Substation	Campbell	Lease	1.03	51-72-13	Basin Electric Power Cooperative	Substation Easement - Dry Fork Station- Plant Site dated October 18, 2007. Recorded Book 2311 of Photos, Page 585, as Document 901902.
78. Legal Description:	One (1) Tract of land located in the SW1/4 of Section 13, Township 51 North, Range 72 West of the Sixth Principal Meridian, Campbell County, Wyoming Being more particularly described as follows: Parcel "A". Commencing at the south west corner of said Section 13; Thence N72° 05' 03"E a distance of 1436.09 feet to the POINT OF BEGINNING, said point being marked by a 5/8" x 24" rebar W/2" aluminum cap stamped as shown; Thence N19° 13' 52"W a distance of 299.98 feet, said point being marked by a 5/8" x 24" rebar W/2" aluminum cap stamped as shown; Thence N70° 46' 08"E a distance of 149.99 feet, said point being marked by a 5/8" x 24" rebar W/2" aluminum cap stamped as shown; Thence S19° 13' 52"E a distance of 299.98 feet, said point being marked by a 5/8" x 24" rebar W/2" aluminum cap stamped as shown; Thence S70°46'08"W a distance of 149.99 feet to the POINT OF BEGINNING. Said described parcel contains 1.03 acres more or less.						
79 Powder River Substation	Distribution Substation	Johnson	Lease	5.00	50-77-29	Carl R. Arndt Rev Tst, Darleen Arndt Rev Tst, Hugh Turk Sub-Trust, & Raymon R. Turk	Lease Agreement - Powder River Substation dated June 24, 2011. Recorded in Book R/W 28, Page 299, as Document 113170.
79. Legal Description:	A tract of land situated in the SE 1/4 NE 1/4 & SW 1/4 NE 1/4 of Section 29, Township 50 North, Range 77 West of the Sixth P.M., Johnson County, Wyoming, more particularly described as follows: Commencing at the North 1/4 corner of said Section 29, said corner being an 1919 G.L.O. Brass Cap, thence along the North section line of said Section 29 N 89°57'37" E 2641.8 feet to the Northeast corner of said Section 29, said corner being an 1919 G.L.O. Brass Cap, thence S 39°37'11" W 1967.8 feet to a 2011 PLS #9328 Aluminum Cap, said Aluminum Cap being the TRUE POINT OF BEGINNING; Thence S 14°25'47" W 330.0 feet to a 2011 PLS #9328 Aluminum Cap; Thence N 75°34'11" W 660.0 feet to a 2011 PLS #9328 Aluminum Cap; Thence N 14°25'9" E 330.0 feet to a 2011 PLS #9328 Aluminum Cap; Thence S 75°34'09" E 660.0 to the POINT OF BEGINNING; Said tract having a total area of 5.0 areas, more or less.						
80 Ulric Hawkin Substation	Distribution Substation	Crook	Lease	1.00	50-63-23	Steedley, Nancy A.	Lease Agreement dated June 22, 2012, recorded in Book 521 of Photos, Page 201, as Document 621993.

Schedule B - Powder River Energy Corporation

Title	Type of Facility	County	Land Rights	Acreage	T-R-Sec	Grantor	Legal Filing
80. Legal Description:							
A TRACT OF LAND LYING IN THE SE1/4SE1/4 OF SECTION 23, T.50N, R63W, OF THE SIXTH P.M., CROOK COUNTY, WYOMING. SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. BEGINNING AT A 5/8" REBAR MARKING THE SOUTHEAST CORNER OF SAID SECTION 23, WHICH BEARS S 02°41'20" E, 2653.74 FEET ALONG THE EAST LINE OF SAID SECTION 23 FROM A 2 1/2" ALUMINUM CAP STAMPED RLS 545 MARKING THE EAST 1/4 CORNER OF SAID SECTION 23, THE BASIS OF BEARING FOR THIS DESCRIPTION. THENCE N 02°41'20" W, 36.00 FEET ALONG THE EAST LINE OF SAID SECTION 23 TO A "CAP" STAMPED PR1 MARKING THE TRUE POINT OF BEGINNING AND THE SOUTHEAST TRACT CORNER; THENCE N 02°41'20" W, 208.84 FEET ALONG THE EAST LINE OF SAID SECTION 23 TO A "CAP" STAMPED PR2 MARKING THE NORTHEAST TRACT CORNER; THENCE S 87°04'00" W, 208.84 FEET TO A "CAP" STAMPED PR3 MARKING THE NORTHWEST TRACT CORNER; THENCE S 02°41'20" E, 208.84 FEET TO A "CAP" STAMPED PR4 MARKING THE SOUTHWEST TRACT CORNER; THENCE N 87°04'00" E, 208.84 FEET TO THE TRUE POINT OF BEGINNING. SAID TRACT ENCOMPASSES 1.0 ACRES MORE OR LESS. EACH "CAP" IS A 1 1/2" ALUMINUM CAP STAMPED PE&LS 2395 AND IS NOTED AND MOUNTED ATOP A NO 5 X 24" REBAR.							
81 ONEOK Oak Creek Substation	Distribution Substation	Crook	NA	NA	54-61-08 SENE	ONEOK Bakken Pipeline, LLC	Development Agreement - Aladdin Booster Station dated April 17, 2013. Not recorded.
81. Legal Description:	NA - Surface is owned by ONEOK Bakken Pipeline LLC						
82 BFP-1	Distribution Substation	Crook	Easement	50-68-19 SESE	Helen Prazna Kaehne	Right of Way Easement dated January 27, 2014. Recorded Book 544 of Photos, Page 364, Document 634071	
82. Legal Description:	Following is a centerline description for a 100' wide easement being 50 feet on each side for powerline purposes in LOT 12 (NE1/4SE1/4) and LOT 16 (SE1/4SE1/4) in Section 19, Township 50 North, Range 68 West, of the Sixth P.M., Crook County, Wyoming; and more particularly described as follows: Commencing at the Southeast corner of said Section 19, said corner being monumented with a Brass cap, stamped LS 366, 1965; Thence N 02°50'34" W, a distance of 2660.2 feet, along the East line of said Section 19 to the East quarter corner, said corner being monumented with a 1987 B.L.M. Brass cap; Thence S 37°02'57" W, a distance of 1032.6 feet, to the POINT OF BEGINNING; Thence S 15°50'19" W, a distance of 90.8 feet, to a point; Thence S 27°12'57" E, a distance of 320.8 feet, to a point; Thence S 26°58'29" E, a distance of 144.8 feet, to a point; Thence S 26°58'29" E, a distance of 175.8 feet, to a point; Thence S 22°23'04" W, a distance of 358.8 feet, to a point; Thence S 22°47'37" W, a distance of 144.8 feet, to a point; Thence S 01°38'09" W, a distance of 117.8 feet, to the POINT OF TERMINUS; said point bears N 60°33'29" W, a distance of 864.4 feet, from the Southeast corner of Section 19, said corner being monumented with a Brass cap, stamped LS366, 1965. Said centerline having a total length of 1,534.1 feet, more or less.						

SCHEDULE C



MONTANA SECRETARY OF STATE

Business Entity Report

March 29, 2024 12:31 PM

Name in State of Jurisdiction: POWDER RIVER ENERGY CORPORATION

Entity Name: POWDER RIVER ENERGY CORPORATION

Entity Number: F008386

Formation Date: July 2, 1971

Status: Active-Good Standing

Entity Type: Foreign Rural Cooperative Utility

Term: Perpetual

Purpose: for the purpose of supplying electrical energy and promoting and extending the use of electrical energy in rural areas, as provided in statute

Registered Agent Info: C T CORPORATION SYSTEM , 3011 AMERICAN WAY, MISSOULA, MT 59808, UNITED STATES

State of Jurisdiction: Wyoming

Associated Business Names:

- NONE

Trademarks:

- NONE

Exhibit J - Traffic Study

2750 Blue Water Rd, Suite 100
Eagan, MN 55121
651-222-2176
kljeng.com

Memorandum

Date: 05/15/2026
To: Michelle Edwards, PE, PTOE – WYDOT
CC: Mike Shober – Powder River Energy Corp.
From: Oz Khan, PE; and Adrienne Hahn, PE – KLJ Engineering
RE: Moorcroft Solar Generation Facility Traffic Study

Project Description

Powder River Energy Corporation (PRECorp) is proposing a solar generation facility with a utility-scale battery energy storage system (BESS), referred to as the LaBelle Prairie Project in Moorcroft, WY. The project includes approximately 3–4 acres of ground-mounted solar panels (roughly 1.2 MW of solar generation) and a 5-MW battery system, housed in approximately two shipping-container-sized units. The site functions similarly to a substation expansion and will collect power from both the solar array and the grid, then discharge it back to the grid.

Study Location

The project will be constructed on PRECorp-owned property (Parcel # 50683610096200) near Moorcroft, WY, just north of I-90 near the interchange, in an area that is mostly industrial in nature (see **Appendix A**). Adjacent uses include an existing electrical substation, WYDOT facilities, and City of Moorcroft industrial properties. Site access is via Converse Street that transitions to gravel surface near the project site. The preliminary draft site layout of the project is included in **Appendix B**.

Objective

The objective of this memorandum is to document and justify anticipated traffic conditions in accordance with Crook County's recently adopted wind and solar permitting requirements. Specifically, the analysis estimates the trips expected to be generated during both the construction phase and full operational build-out of the facility and evaluates whether these projected trips are expected to impact operations on the existing roadway system.

Existing Traffic Volume

Traffic counts on Converse Street were obtained from the WYDOT Interactive Transportation System Map. The most recent available count is from 2024 and indicates an average annual daily traffic (AADT) volume of 2,610 vehicles on Converse Street south of W Lincoln Street. No recent traffic count data are available north of this intersection. However, based on surrounding land use characteristics and the primarily industrial nature of the area, it is reasonable to assume, based on engineering judgment, that daily traffic volumes north of the intersection are likely below 1,000 vehicles per day.

Exhibit J - Traffic Study

Trip Generation

Construction

Construction is anticipated to begin in late summer 2026, with an overall construction duration of approximately 9–10 months. The facility is expected to be energized, tested, and operational by June 2027. Construction staffing is expected to be relatively minimal, with a maximum of 5–10 workers, and occasional Saturday work. Based on anticipated construction activities and staffing levels, the project is expected to generate approximately 10 to 20 daily vehicular trips during the construction phase. Construction traffic will consist primarily of pickup trucks, service vehicles, and intermittent semi-truck deliveries for solar panels, batteries, equipment, and occasional crane operations.

Full Operations

Once operational, the facility is expected to generate minimal daily traffic, estimated at approximately 5 to 10 vehicular trips per day. No full-time on-site staff are anticipated. Routine maintenance activities will be conducted by PRECorp personnel, supplemented by periodic contractor visits, consistent with typical substation maintenance practices. No regular delivery activity is anticipated during standard operations.

Conclusion

Based on the analysis presented herein, the projected traffic associated with the LaBelle Prairie Project is minimal during both the construction and full operational phases. Estimated construction traffic of approximately 10 to 20 daily trips, and operational traffic of approximately 5 to 10 daily trips, represent a negligible increase relative to existing traffic volumes on the surrounding roadway system.

As a result, the additional traffic generated by the proposed facility is not anticipated to significantly deteriorate existing traffic operations or capacity along Converse Street or the adjacent roadway network. The projected increase in traffic is minimal and is not expected to warrant or trigger the need for geometric or traffic control improvements.

Accordingly, it is requested that this traffic study be accepted and approved as meeting the traffic-related requirements of Crook County's wind and solar permitting process, as the proposed development is not expected to adversely impact transportation conditions in the study area.

Appendix A – Study Area Map

Moorcroft Shop and Substation

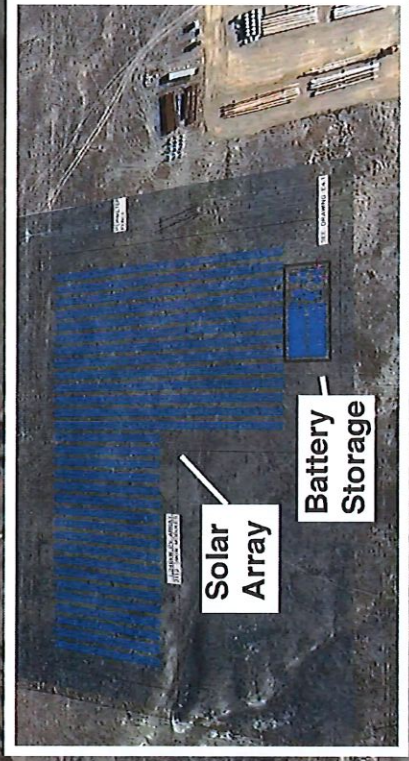
With proposed solar generation and battery storage facility in BLUE.

Exhibit J - Traffic Study



A Touchstone Energy® Cooperative

Solar Generation and Battery Storage Project



Solar Array

Battery Storage

Moorcroft Line Shop
(Location of July 9 meeting.)

Moorcroft Substation

Highway Shop

Converse Street

Rest Area

Moorcroft trail Rest Area

Rodeo Grounds

I-90
Exit 153

Appendix B – Preliminary Draft Site Layout

PV/BESS SYSTEM

FOR

POWDER RIVER ENERGY CORPORATION



at

Moorcroft, WY



CONTACT:

Mike Whatley
4068 Stirrup Creek Drive
Durham, NC 27703
Cell: (919) 623-4150

ELECTRICAL SHEET INDEX

SHEET	DESCRIPTION
E1.1	PROJECT SPECIFICATIONS
E1.2	DESCRIPTION OF PROJECT SCOPE & OPERATION
E2	SYSTEM ELECTRICAL DISTRIBUTION DIAGRAM
E3	SYSTEM SITE REFERENCE PLAN
E4	SYSTEM ENLARGED PARTIAL SITE PLAN
E4.1	SYSTEM MV FEEDERS
E5	SYSTEM GROUNDING DIAGRAM
E6	SYSTEM CONTROL DIAGRAM
E7	SYSTEM DETAILS

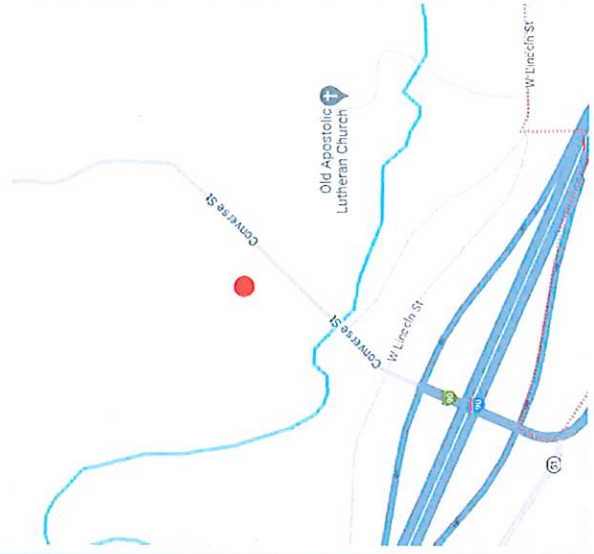
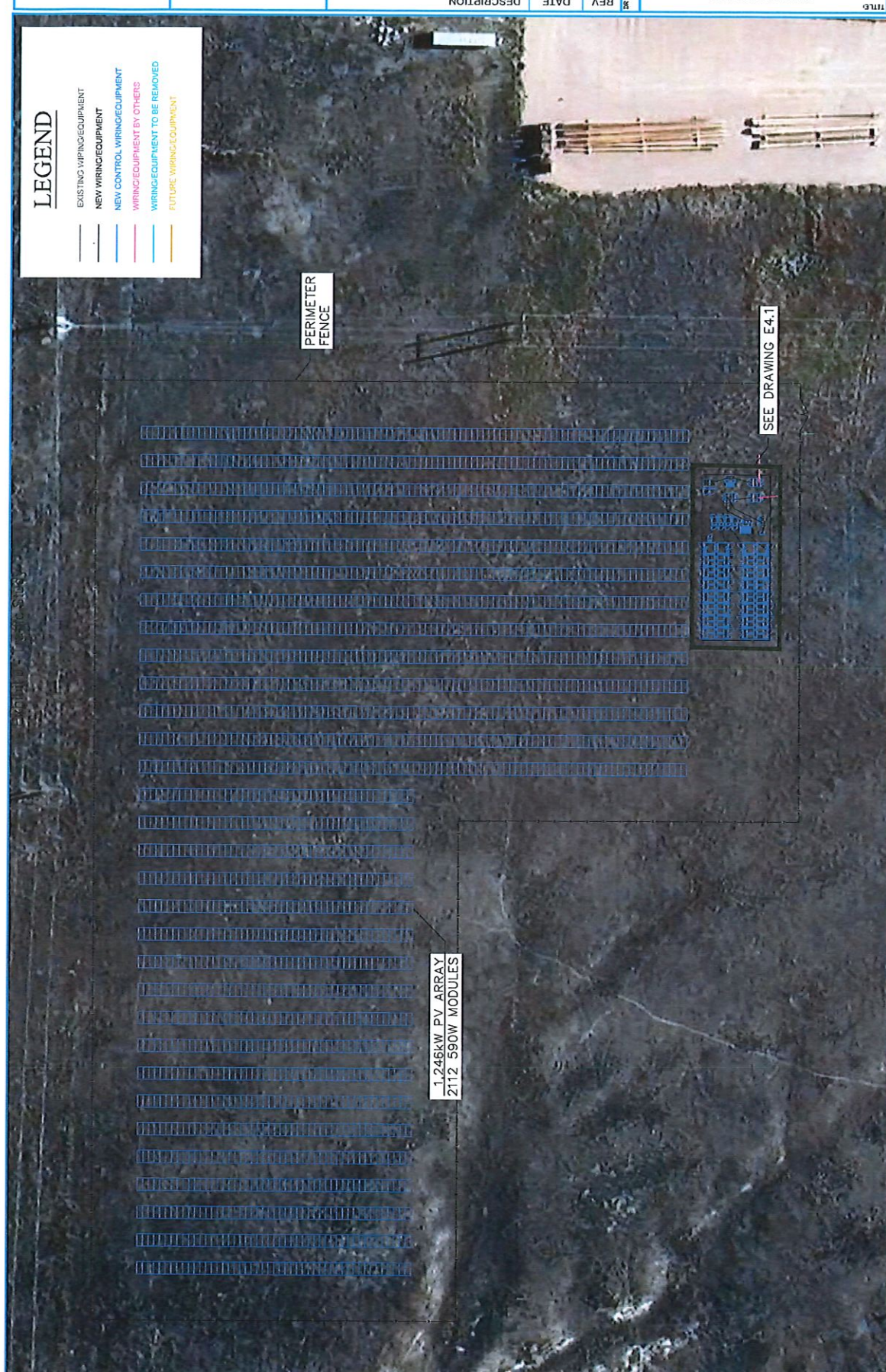


Exhibit J - Traffic Study





LEGEND

- EXISTING WIRING/EQUIPMENT
- NEW WIRING/EQUIPMENT
- NEW CONTROL WIRING/EQUIPMENT
- WIRING/EQUIPMENT BY OTHERS
- WIRING/EQUIPMENT TO BE REMOVED
- FUTURE WIRING/EQUIPMENT



PowerSecure
4068 Stirrup Creek Dr.
Durham, NC 27703
1-866-DG-SKILL

REV.	DATE	DESCRIPTION

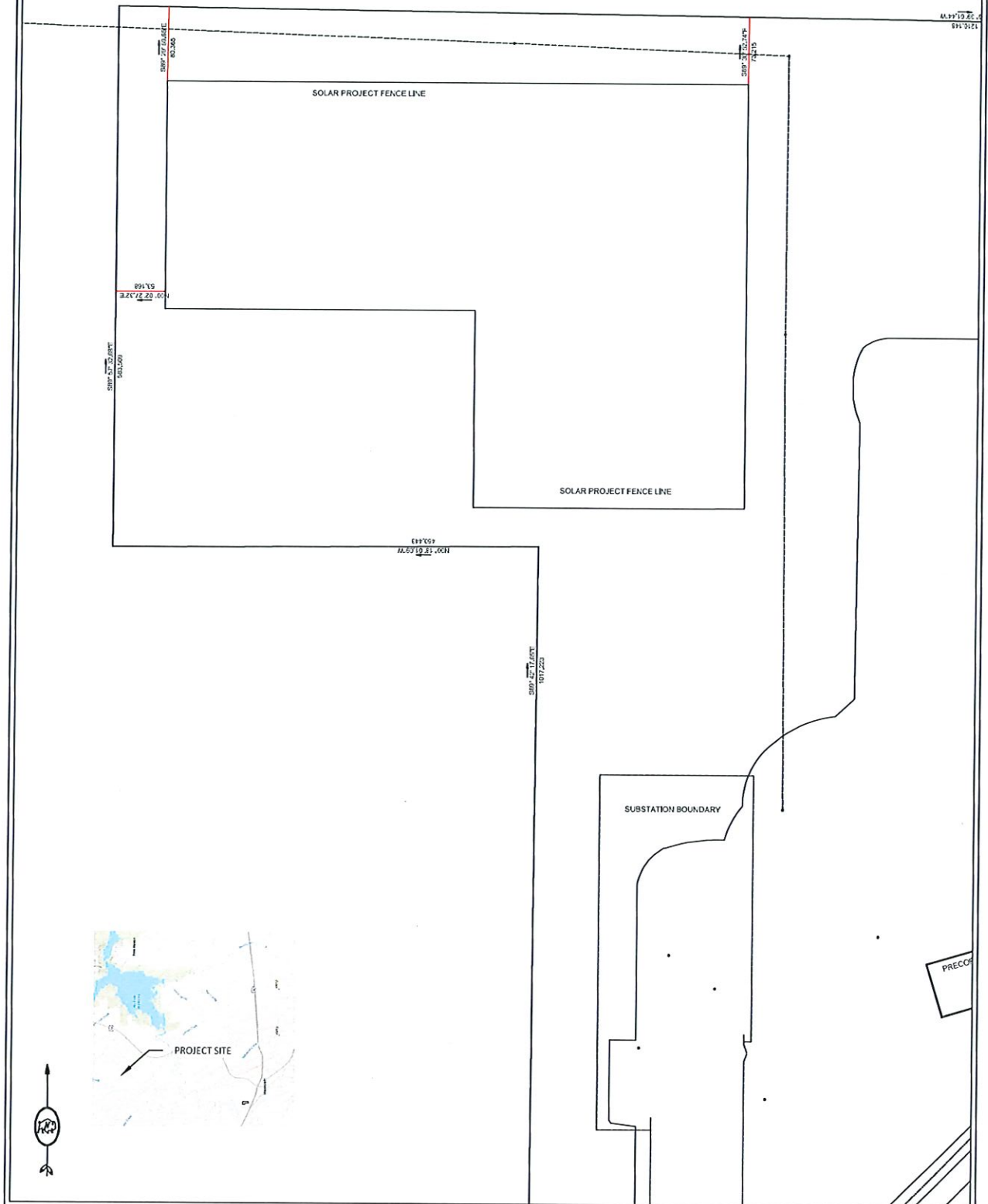
ENLARGED SITE PLAN
PROJECT: PowerSecure DESIGN DRAWING
POWDER RIVER ELECTRIC CORP.
TEXAS TRAIL PROJECT
MOORCROFT, WY

DATE: 02/11/2025
E4.0

PRELIMINARY
NOT FOR
CONSTRUCTION

ENLARGED SITE PLAN

Exhibit K - Plat Project Boundary



16-P-01	PROJECT: LABELLE PRAIRIE SOLAR PERMIT		OWNER	ENGINEER	REVISION	DESCRIPTION	DATE
	SITE/LOCATION: MOORCROFT SUBSTATION						
	DRAWING NAME: COUNTY PERMIT GENERAL PROJECT BOUNDARY						
	CREATED BY: BOR				DATE: 06/13/28		
	SCALE: 1"=100'		DRAWING GRID: PROJECT				

Exhibit M - RUS Environmental Review



Together, America Prospers

USDA Rural Development Environmental Checklist Categorical Exclusions (Exhibit D) CERT: 26097179

Applicant Name: Powder River Energy Corporation

Project Name: WY25 Moorcroft Solar Substation and Line Project Change

Agency Program: Electric Infrastructure

Federal Action: Loan | **1970.11(b) Invoked:** No

General Project Location: Crook County | WY-Wyoming | Lat: 44.275970 | Long: -104.965845

Project Description: In the final plan development for Moorcroft Solar, a PACE project approved with CERT #25071761 on 6/27/2025, there was a change in the project with a needed expansion of the existing substation. The substation fence will be moved 275 feet to the north and 50 feet to the west. This work is to be done in all previously disturbed land on Precorp property. There was also a change in the addition of a UG powerline from the existing substation to the solar facility of approx. 400 feet. This action is covered under CERT 25350834 WY 25 Keyhole Voltage Conversion CWP 2017-20 A19.

Purpose and Need: Not Provided

Level of Review Determination: 1970.53

List appropriate CE(s): .53(c)(1)

ER Prepared: No

Resource Summary	Conditions
Section 106 Historic Properties: No Potential to Affect List § 1970.53(c)(1) Minor amendments or revisions to previously approved projects provided such activities do not alter the purpose, operation, geographic scope, or design of the project as originally approved.	No
ESA Listed Species and/or Critical Habitat: No Effect Consultation with either the National Marine Fisheries Service and/or the United States Fish and Wildlife Service was initiated and completed as required, for any determinations other than "no effect" (the begin date, end date and closure method of the consultation is located in the official file).	No
Wetlands Protection: No Wetlands Identified or Present	No
Floodplains: No Floodplain present	No
Formally Classified Lands: No Formally Classified Lands Present	No
Streams, Lakes and Rivers: No Streams, Lakes or Rivers Identified or Present	No
Coral Reef/Protected Coastal Habitat: No Coral Reef/Protected Aquatic Habitat Present	No
Important Farmland: No Important Farmland Present	No

Questions

Is the proposal located within a Coastal Barrier Resources System (CBRS) unit?	No
Is CZMA consistency concurrence required?	No
Does the project threaten a violation of local, state, or federal statutory, regulatory, or permitting requirements?	No

Exhibit M - RUS Environmental Review

Is the proposal located within EPA designated Non Attainment or Maintenance Areas for Air Quality Criteria Pollutants?	No
Does the proposal result in the production of unpermitted hazardous materials or waste, or consist of construction of a new RCRA hazardous materials handling facility?	No
Is the proposal controversial for environmental reasons?	No
Is the proposal controversial for other than environmental reasons?	No
Is the proposal located in a wellhead-protection area?	No
Will the project adversely affect a sole source aquifer?	No
Is the project located within a watershed covered by watershed management plan?	No

Justification & Special Considerations:

Under the 2026 USDA Final Rule, this is processed as a 1b.4.c.18.i Minor amendments or revisions to previously approved projects provided such activities do not alter the purpose, operation, geographic scope, or design of the project as originally approved.

Project Conditions to be placed in Letter of Conditions and/or Conditional Commitment, and Construction Documents:

Applicant is responsible for acquiring the necessary permits for construction and operation of the projects and adhering to all environmental commitments made regarding construction and maintenance of the proposed projects. An inadvertent discovery provision, developed in accordance with 36 CFR § 800.13(b) and (c), will be included as a condition of obligation in order to address any historic properties which might be inadvertently discovered or affected during project construction. Ensure the Program is informed of all mitigation requirements as indicated in the resource evaluation above so that they will be added to the loan and construction documents, as appropriate.

Additional Information: Project has not started construction

NEPA Category: 1970.53 Cat-Ex (no report)

FINDING: I find that the proposal meets the criteria established in 7 CFR §1970.53, 'Categorical Exclusions Involving No or Minimal Disturbance,' or §1970.54 (c), 'Categorical Exclusions Involving Small-scale Development.' Upon review of the proposal's description or the Environmental Report I find that the proposal is consistent with 40 CFR §1508.4, 'Categorical Exclusion' and does not have any extraordinary circumstances or that the proposal individually or cumulatively does not have a significant effect on the human environment and, therefore, neither an Environmental Assessment nor an Environmental Impact Statement is required.

CERTIFICATION: What I have prepared is accurate and sufficient to the best of my knowledge.

**RUSSELL
JAPUNTICH**
Digitally signed by
RUSSELL JAPUNTICH
Date: 2026.04.07
7:14:55 -6'00'

Signature of Preparer

Environmental Protection Specialist
Preparer Title

**RUSSELL
JAPUNTICH**
Digitally signed by
RUSSELL JAPUNTICH
Date: 2026.04.07
7:15:06 -6'00'

Signature of Reviewer

Environmental Protection Specialist
Reviewer Title

**ROBERT
DEEMS**
Digitally signed by
ROBERT DEEMS
Date: 2026.04.07
8:21:06 -4'00'

Signature of Approving Official

Branch Chief
Approving Official Title

Exhibit L - PRECorp Decommissioning Plan

Powder River Energy Corporation (PRECorp) LaBelle Prairie BESS & Solar Decommissioning Plan

1. Introduction

The LaBelle Prairie Project consists of a utility-scale ground mounted solar photovoltaic system integrated with a Battery Energy Storage System (BESS). PRECorp will evaluate repowering or decommissioning at end-of-life (~25 years) based on performance, economics, and regulatory requirements.

2. Decommissioning Decision Framework

PRECorp will conduct a formal review prior to end-of-life considering equipment condition, economics, and compliance with WDEQ, Crook County, and Wyoming statutes.

3. Scope of Decommissioning

All equipment will be safely disconnected and removed. This includes solar panels, BESS units, electrical systems, racking, foundations, and ancillary infrastructure.

4. Site Restoration

Site will be regraded, stabilized, and reseeded with native vegetation to match surrounding land use and prevent erosion.

5. Waste Management

All materials will be recycled or disposed of in accordance with regulations. Hazardous components such as batteries will be handled by licensed facilities.

6. Financial Assurance

PRECorp will maintain financial assurance mechanisms to cover decommissioning costs including labor, disposal, and restoration.

7. Timeline

Detailed schedules will be developed prior to decommissioning including removal, disposal, restoration, and final inspection.

8. Compliance

All activities will comply with federal, state, and local laws including WDEQ and Crook County regulations.

Exhibit L - PRECorp Decommissioning Plan

9. Monitoring and Reporting

PRECorp will maintain documentation and provide required reports to regulatory authorities.

Exhibit N - PSC Loan Approval

BEFORE THE PUBLIC SERVICE COMMISSION OF WYOMING

IN THE MATTER OF THE APPLICATION OF)
POWDER RIVER ENERGY CORPORATION)
FOR AUTHORITY TO BORROW UP TO)
\$23,500,000 FROM UNITED STATES OF)
AMERICA/RURAL UTILITIES SERVICE)
FOR THE PURPOSE OF LONG-TERM)
FINANCING)

Docket No. 10014-253-CS-26
(Record No. 18068)

ORDER

(Issued May 18, 2026)

This matter is before the Wyoming Public Service Commission (Commission) upon the Application of Powder River Energy Corporation (PRECorp or the Cooperative) for authority to borrow up to \$23,500,000.00 for long-term financing from the U.S Department of Agriculture Rural Utilities Service (RUS).

The Commission, having reviewed the Application and attached exhibits, its files regarding PRECorp, applicable Wyoming utility law, and otherwise being fully advised in the premises, FINDS and CONCLUDES:

1. PRECorp is a public utility as defined by Wyoming Statute § 37-1-101(a)(vi)(C), subject to the Commission's jurisdiction pursuant to Wyoming Statute § 37-2-112. The Commission's specific authority regarding the issuance of securities by electric and natural gas utilities is in Wyoming Statute § 37-6-101, *et seq.*

2. On February 19, 2026, PRECorp filed its Application requesting an Order authorizing it to borrow up to \$23,500,000.00 from RUS, through a Powering Affordable Clean Energy (PACE) loan. The Cooperative stated the funds are for the "Labelle Prairie Project." This project is a solar generation, battery storage and substation project to benefit the members of the Cooperative.

3. In support of the Application, PRECorp submitted a Board Resolution authorizing the RUS PACE loan in an amount not to exceed \$23,500,000, an RUS PACE Program loan agreement, the Cooperative's December 2024 RUS Form 7, and a securities test calculation.

4. In accordance with Commission Rule, Chapter 3, Section 21(j)(i)(E)-(ii)(A), PRECorp provided information indicating the Cooperative's debt-to-equity ratio before the transaction was 0.60, its debt-to-asset ratio was 0.29, its operating times interest earned ratio, including patronage capital cash payments was 1.34, and its debt service coverage ratio was 1.34. Based on its unaudited RUS Form 7 information, PRECorp's proposed fair value of its plant, properties, investments, and business as of December 31, 2025, was \$378,914,211.00, and the total of its outstanding securities, comprised of long-term debt and patronage capital, was \$369,452,915.00. After the proposed transaction, the Cooperative's debt-to-equity ratio will be approximately 0.97, while the Cooperative's expected fair value of its plant, properties,

Exhibit N - PSC Loan Approval

investments, and business will be \$462,181,211.00, and the total of its proposed outstanding securities, comprised of long-term debt and patronage capital will be \$452,719,915.00. These estimates from the Exhibit E “most likely” scenario do not include PRECorp’s executed and open lines of credit.

5. PRECorp’s Application came before the Commission for consideration pursuant to due notice at its Open Meeting on March 3, 2026. Ryan Gross, VP of Accounting and Finance, and Quentin Rogers VP of Strategic Development appeared for the Cooperative generally describing the information contained in paragraphs 2 through 4 above. Commission Staff recommended the Commission approve the Application.

6. Wyoming Statute § 37-6-102 provides that the Commission shall approve securities applications unless it finds that such approval is not consistent with the public interest, the reason for the issuance of the securities is not permitted pursuant to Wyoming Statute §§ 37-6-101 through 37-6-107, or the aggregate amount of outstanding securities and securities proposed would exceed the fair value of the properties and business of the utility.

7. The Commission finds and concludes, based upon the Cooperative’s Application, supporting documentation, and representations to the Commission that the proposed loan will be for lawful objects within the business purposes of the Cooperative and will be compatible with the public interest. The objectives of the loan are necessary, appropriate, and consistent with the proper performance by the Cooperative of its obligations to serve as a public utility and will not impair its ability to perform that service. Pursuant to the requirements of Wyoming Statute § 37-6-102, the aggregate amount of PRECorp’s current outstanding debt and equity will not exceed the fair value of the properties and business of the Cooperative.

IT IS THEREFORE ORDERED:

1. Pursuant to Open Meeting action taken on March 3, 2026, the Application of Powder River Energy Corporation for authority to borrow up to \$23,500,000.00 from RUS, through a PACE loan, is approved.

2. Powder River Energy Corporation shall use the net proceeds from the above-described transaction only for the purposes identified in the Application.

3. Powder River Energy Corporation shall file with the Commission copies of all executed documents relating to the closing of the transaction described herein detailing the final terms and conditions, pursuant to Commission Rule, Chapter 3, Section 21(j)(iii).

4. The issuance of this *Order* by the Commission authorizing the hereinabove-described securities transaction is a securities authorization only and does not constitute the Commission’s determination of any other issues whatsoever. Such issues are expressly reserved for decision until presented to the Commission in appropriate proceedings.

Exhibit N - PSC Loan Approval

5. The issuance of this *Order* shall not be construed as prior approval by the Commission of any proposed construction of or addition to any plant or property of the Cooperative.

6. Nothing in this *Order* shall be construed to obligate the State of Wyoming to pay or guarantee in any manner whatsoever any security authorized, issued, assumed, or guaranteed under the provisions of this *Order*:

7. This *Order* is effective immediately.

MADE and ENTERED at Cheyenne, Wyoming, on May 18, 2026.

PUBLIC SERVICE COMMISSION OF WYOMING




MICHAEL M. ROBINSON, Chairman


CHRISTOPHER B. PETRIE, Deputy Chairman


CHRISTOPHER BOSWELL, Commissioner

Attest:


MATTHEW J. JOHNSON, Assistant Secretary

Exhibit N - PSC Loan Approval

CERTIFICATE OF SERVICE

I hereby certify that on the 18th day of May, 2026, a copy of the Commission's *Order* was sent via electronic mail or hand delivery to the following:

Brian J. Mills
Chief Executive Officer
Powder River Energy Corporation
PO Box 930
Sundance, WY 82729
brianm@precorp.coop

Kara Ellsbury
Hirst Applegate
1720 Carey Ave., Suite 400
Cheyenne, WY 82003
kellsbury@hirstapplegate.com

Steph Pribilske
PO Box 930
Sundance, WY 82729
pscresponseteam@precorp.coop



Jozy Kline
Paralegal

EXHIBIT O - PRECorp Financials Form 7 March 2026

UNITED STATES DEPARTMENT OF AGRICULTURE RURAL UTILITIES SERVICE FINANCIAL AND STATISTICAL REPORT	BORROWER DESIGNATION Wyoming 25
	PERIOD ENDED March 31, 2026
	BORROWER NAME AND ADDRESS Powder River Energy Corporation P.O. Box 930 Sundance, WY 82729-0930

This data will be used by RUS to review your financial situation. Your response is required (7 U.S.C. 901 et seq) and may be confidential.

CERTIFICATION

We recognize that statements contained herein concern a matter within the jurisdiction of an agency of the United States and the making of a false, fictitious or fraudulent statement may render the maker subject to prosecution under Title 18, United States Code Section 1001.

We hereby certify that the entries in this report are in accordance with the accounts and other records of the system and reflect the status of the system to the best of our knowledge and belief.

ALL INSURANCE REQUIRED BY PART 1788 OF 7 CFR CHAPTER XVII, RUS, WAS IN FORCE DURING THE REPORTING PERIOD AND RENEWALS HAVE BEEN OBTAINED FOR ALL POLICIES

☒ All of the obligations under the RUS loan documents have been fulfilled in all material respects.

☐ There has been a default in the fulfillment of the obligations under the RUS loan documents. Said default(s) is/are specifically described in Part D of this report.

Ryan J. Gross, VP A&E

24-Apr-2026

[Signature]
Ryan Mills (Apr 23, 2026 16:32:45 MDT)

SIGNATURE OF OFFICE MANAGER OR ACCOUNTANT

DATE

SIGNATURE OF MANAGER

DATE

PART A. STATEMENT OF OPERATIONS

ITEM	YEAR-TO-DATE			THIS MONTH
	LAST YEAR (a)	THIS YEAR	BUDGET	
1 Operating Revenue and Patronage Capital	47,627,531.18	47,009,981.25	47,772,819.88	15,387,491.35
2 Power Production Expense				
3 Cost of Purchased Power	34,960,231.09	36,739,613.62	36,949,441.09	11,774,161.78
4 Transmission Expense	390,509.50	474,123.30	432,105.58	226,161.50
5 Regional Market Expense				
6 Distribution Expense - Operation	2,705,828.53	2,401,374.74	2,767,321.92	784,565.63
7 Distribution Expense - Maintenance	2,191,918.20	1,917,036.85	2,064,132.29	762,315.68
8 Customer Accounts Expense	608,550.28	618,590.83	734,716.72	207,047.94
9 Customer Service and Informational Expense	10,427.76	15,450.33	15,919.52	7,421.18
10 Sales Expense	3,085.25	57.54	165.25	
11 Administrative and General Expense	1,594,773.87	1,771,304.28	2,046,783.92	619,499.73
12 Total Operation & Maintenance Expense (2 thru 11)	42,465,324.48	43,937,551.49	45,010,586.29	14,381,173.44
13 Depreciation and Amortization Expense	3,095,644.77	994,719.11	1,436,898.58	329,362.93
14 Tax Expense - Property & Gross Receipts	128,097.19	146,796.20	146,751.27	48,872.55
15 Tax Expense - Other	54,536.28	48,381.27	44,352.50	14,606.82
16 Interest on Long-Term Debt	1,128,611.81	1,052,630.11	1,237,826.07	356,183.56
17 Interest Charged to Construction - Credit				
18 Interest Expense - Other	265,957.62	293,750.40	217,500.00	137,891.18
19 Other Deductions	98,418.29	97,875.17	47,534.31	59,910.41
20 Total Cost of Electric Service (12 thru 19)	47,236,590.44	46,571,703.75	48,141,449.02	15,328,000.89
21 Patronage Capital & Operating Margins (1 minus 20)	390,940.74	438,277.50	(368,629.14)	59,490.46
22 Non Operating Margins - Interest	305,264.77	464,333.95	531,000.00	173,711.15
23 Allowance for Funds Used During Construction				
24 Income (Loss) from Equity Investments	(18,869.75)	2,571,319.37		
25 Non Operating Margins - Other	(45,760.75)	(18,457.57)	109,599.38	12,584.80
26 Generation and Transmission Capital Credits				
27 Other Capital Credits and Patronage Dividends	146,812.86	139,738.36	105,000.00	139,738.36
28 Extraordinary Items				
29 Patronage Capital or Margins (21 thru 28)	778,387.87	3,595,211.61	376,970.24	385,524.77

RUS Form 7 (Rev 04-01)

EXHIBIT O - PRECorp Financials Form 7 March 2026

USDA - RUS			BORROWER DESIGNATION		
FINANCIAL AND STATISTICAL REPORT			Wyoming 25		
			PERIOD ENDED		
			March 31, 2026		
PART B. DATA ON TRANSMISSION AND DISTRIBUTION PLANT					
ITEM	YEAR-TO-DATE		ITEM	YEAR-TO-DATE	
	LAST YEAR (a)	THIS YEAR (b)		LAST YEAR (a)	THIS YEAR (b)
1. New Services Connected	127	69	5. Miles Transmission	715.08	715.08
2. Services Retired	115	88	6. Miles Distribution -Overhead	9,772.41	9,783.83
3. Total Services in Place	33,944	34,040	7. Miles Distribution-Underground	662.66	671.18
4. Idle Services	6,778	6,558	8. Total Miles Energized (5+6+7)	11,150.16	11,170.09
ASSETS AND OTHER DEBITS			LIABILITIES AND OTHER CREDITS		
1. Total Utility Plant in Service	433,751,774.40		30. Memberships		
2. Construction Work in Progress	19,977,413.80		31. Patronage Capital	194,645,683.14	
3. Total Utility Plant (1 + 2)	453,729,188.20		32. Operating Margins - Prior Years		
4. Accum. Provision for Depreciation & Amort	240,680,356.88		33. Operating Margins - Current Year	567,271.74	
5. Net Utility Plant (3 - 4)	213,048,831.32		34. Non-Operating Margins	3,027,939.87	
6. Non-Utility Property (Net)	135,523.38		35. Other Margins and Equities	29,997,505.09	
7. Investments in Subsidiary Companies			36. Total Margins & Equities (30 thru 35)	228,238,399.84	
8. Invest. In Assoc. Org - Patronage Capital	146,739,241.07		37. Long-Term Debt - RUS (Net)		
9. Invest. In Assoc. Org - Other - Genl Funds			38. Long-Term Debt - FFB - RUS Guaranteed	131,971,513.81	
10. Invest in Assoc. Org - Oth Nongen. Funds	2,645,798.00		39. Long-Term Debt - Other - RUS Guaranteed		
11. Investments in Economic Dev Projects			40. Long-Term Debt Other (Net)	3,464,464.81	
12. Other Investments	906,622.19		41. Long-Term Debt - RUS - Econ. Dev (Net)		
13. Special Funds	51,516,221.08		42. Payments - Unapplied		
14. Total Other Property & Invests. (6 thru 13)	201,943,405.72		43. Total Long-Term Debt (37 thru 41 - 42)	135,435,978.62	
15. Cash - General Funds	736,303.36		44. Obligations - Capital Leases - Noncurrent	893,894.45	
16. Cash - Construction Funds - Trustee	400.00		45. Accumulated Operating Provisions	1,983,209.38	
17. Special Deposits			46. Total Other Noncurrent Liabilities (44+45)	2,877,103.83	
18. Temporary Investments	14,671,924.75		47. Notes Payable	13,470,000.00	
19. Notes Receivable (Net)			48. Accounts Payable	13,758,815.87	
20. Accounts Receiv. - Sales of Energy (Net)	14,874,726.09		49. Consumers Deposits	14,209,928.91	
21. Accounts Receivable - Other (Net)	467,133.84		50. Current Maturities Long-Term Debt		
22. Renewable Energy Credits			51. Current Maturities Long-Term Debt		
23. Materials & Supplies - Electric & Other	10,143,057.59		- Economic Development		
24. Prepayments	1,424,241.70		52. Current Maturities Capital Leases		
25. Other Current and Accrued Assets	2,497,519.44		53. Other Current and Accrued Liabilities	4,523,295.87	
26. Total Current & Accrd Assets (15 thru 25)	44,815,306.77		54. Total Current & Accrd Liab. (47 thru 53)	45,962,040.65	
27. Regulatory Assets			55. Regulatory Liabilities	27,830,577.37	
28. Other Deferred Debits	91,137.96		56. Other Deferred Credits	19,554,581.46	
29. Total Assets & Debits (5+14+26 thru 28)	459,898,681.77		57. Total Liabilities and Other Credits	459,898,681.77	
			(36+43+46+54 thru 56)		
PART D. NOTES TO FINANCIAL STATEMENTS					
Margins and equities as a percent of assets		49.63%			
Margins and equities as a percent of assets (excluding G&T and other patronage capital)		26.02%			
TIER YTD		4.42			