

OLD REPUBLIC TITLE
COMPANY OF UTAH
ORDER NO. U-25972

% Proterra Inc
4885 S 900 E # 207
SLC 84117

SPECIAL WARRANTY DEED

TR INVESTMENTS, LTD., a Utah limited partnership, of Salt Lake City, County of Salt Lake, as Grantor, hereby CONVEYS and WARRANTS against all claiming by, through, or under the Grantor, to TRAVERSE RANCH LLC, of Salt Lake City, County of Salt Lake, as Grantee, for the sum of ten dollars and other good and valuable consideration, the following tract of real property located in SALT LAKE and UTAH Counties, State of Utah:

ENT 37664 BK 3436 PG 264
NINA B REID UTAH CO RECORDER BY MB
1994 MAY 5 1:25 PM FEE 38.00
RECORDED FOR OLD REPUBLIC TITLE OF UTAH

See "Exhibit A" attached hereto and by this reference made a part hereof.
Subject to current general taxes, easements, restrictions, and matters of record.

Together with, and reserving to Grantor, a non-exclusive right-of-way to be used jointly with Grantor, such rights as Grantor has, if any, as of the date hereof, over any easements or rights-of-way accessing any of the real property described on Exhibit A, or accessing any portion of the real property retained by Grantor, which retained real property is more particularly described on "Exhibit B" attached hereto. This non-exclusive right-of-way is limited to that which is necessary for Grantee's access to the real property described on Exhibit A. The foregoing grant of right-of-way is made without warranty of any kind to the Grantee hereunder.

Also, together with and reserving to Grantor, a cross-easement over and through the real properties described on Exhibit A and Exhibit B, the exact location of which cross-easement shall be determined by future agreement between Grantor and Grantee, based upon the most reasonable and functional location for installation of a roadway with utilities, considering the best development potential for the real property owned by both Grantor and Grantee, and meeting the width, grade, and other requirements of any governmental entity having jurisdiction over such property and to which such roadway and appurtenances might ultimately be dedicated. Grantor, by execution of this Special Warranty Deed, and Grantee, by acceptance of this Deed, agree to ultimately execute and record a cross-easement agreement across their respective real properties as soon as that mutually agreed upon location can be determined.

Said cross-easement agreement shall provide that either party may improve any or all of the rights-of-way on cross-easement land to facilitate the development of the improving party's land. The decision to make such improvements shall be exclusively that of the improving party, who, in the event that such improvements are to be made on the land not owned by the improving party, shall be deeded by the owner a protective strip of land on both sides of the improvements for the purpose of later recovering a pro-rata share of

such improvement costs, including a reasonable rate of interest on such share, from the non-improving party. Immediately upon request from the improving party for approval of location for a dedicated road, the non-improving party will review the request, shall not unreasonably withhold consent, and furthermore shall cooperate in the dedication process including, but not limited to, deeding such land area as reasonably required to satisfy the governmental agencies involved.

Until such time as the cross-easement agreed to herein is dedicated to and accepted by an appropriate governmental entity, Grantor and Grantee agree that the costs of maintenance of such easement shall be borne by the party or parties benefiting from said cross-easement according to their respective uses.

WITNESS, the hand of said grantor, this 3 day of May, 1994

TR Investments, Ltd.
a Utah limited partnership

By: Franklin Financial, General Partner

By: Richard A. Christenson, President
Richard A. Christenson

By: Geodyne II, a Utah Partnership, General Partner

By: Dan C. Simons, Partner
Dan C. Simons

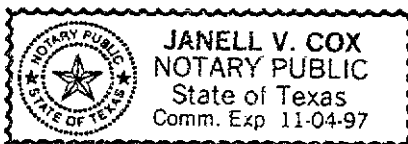
By: Micheal W. McBride, Partner
Micheal W. McBride

By: Arden J. Bodell, Partner
Arden J. Bodell

STATE OF TEXAS

ss.

COUNTY OF TRAVIS



On the 28 day of APRIL, A.D. 1994, personally appeared before me MICHAEL W. MCBRIDE the signer(s) of the above instrument, who duly acknowledged to me that he executed the same.

My Commission Expires:

11-04-97

Notary Public residing at:

AUSTIN

Janelle Cox

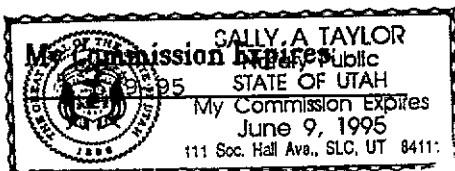
STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the 3rd day of May, A.D. 1994 personally appeared before me Dan C. Simons and Arden J. Bodell

the signer(s) of the above instrument, who duly acknowledged to me that he executed the same.



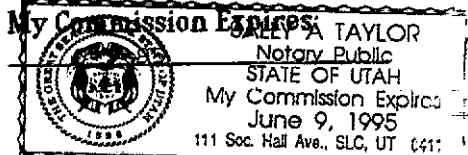
STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the 3rd day of May, A.D. 1994 personally appeared before me Richard A. Christenson who,

being by me duly sworn, says that he is the President of Frankling Financial, the corporation that executed the above and foregoing instrument and that said instrument was signed in behalf of said corporation by authority of its by-laws (or by authority of a resolution of its Board of Directors) and said Richard A. Christenson acknowledged to me that said corporation executed the same.



Notary Public residing at:

Bountiful, UT

Sally A. Taylor

EXHIBIT "A"

Beginning at the East Quarter Corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running:

thence South 89°01'49" East 1308.05 feet along the quarter section line to the 40 acre line; thence South 0°39'24" East 1306.84 feet along the said 40 acre line; thence North 89°08'43" West 1319.36 feet along the 40 acre line to the section line; thence South 0°09'32" East 2246.21 feet along the section line to and beyond the Southeast Corner of said Section 7; thence South 50°14'37" West 2640.72 feet to the section line; thence South 89°38'56" West 3380.11 feet along the section line to the East Quarter Corner of Section 13, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence North 0°04'48" West 2633.25 feet along the section line to the Southeast Corner of Section 12, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence South 88°49'25" East 2750.66 feet to the South Quarter Corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence North 0°47'58" West 1350.67 feet along the 40 acre line; thence West 396.00 feet along the 40 acre line; thence North 0°47'58" West 1350.67 feet to the quarter section line; thence East 396.00 feet along the quarter section line to the Center of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°43'30" East 2691.62 feet along the quarter section line to the East Quarter Corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being the point of beginning.

LESS AND EXCEPTING THE FOLLOWING DESCRIBED PARCEL:

Beginning at a point on the 40 acre line, said point being North 89°43'30" West 1345.81 feet along the quarter section line and South 0°29'03" East 360.00 feet from the East Quarter Corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running:

thence Northeasterly 521.92 feet along the arc of a 950.00 foot radius curve to the left, (center bears North 0°29'03" West and long chord bears North 73°46'37" East 515.38 feet); thence South 62°49'45" East 202.02 feet; thence North 44°53'56" East 105.38 feet; thence South 89°43'30" East 100.00 feet; thence North 44°53'43" East 140.49 feet; thence South 89°43'30" East 750.00 feet; thence South 44°43'30" East 150.00 feet; thence North 87°31'15" East 321.78 feet; thence South 55°39'39" East 107.11 feet; thence South 37°12'19" East 290.48 feet; thence South 9°56'54" West 110.00 feet; thence South 44°44'09" East 90.00 feet; thence North 45°15'51" East 90.00 feet; thence South 44°44'09" East 230.00 feet to the 40 acre line; thence South 0°39'24" East 340.48 feet along the said 40 acre line; thence South 66°38'53" West 487.60 feet to the 40 acre line; thence North 89°08'43" West 869.36 feet along the said 40 acre line to the section line; thence South 0°09'32" East 350.00 feet along the section line; thence South 68°26'32" West 880.00 feet; thence North 42°43'28" West 392.18 feet; thence North 41°58'47" East 200.00 feet; thence northerly

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519.60 feet along the arc of a 697.15 foot radius curve to the right, (center bears North 41°58'47" East and long chord bears North 26°40'07" West 507.65 feet, with a central angle of 42°42'13"); thence South 89°30'57" West 162.50 feet to the 40 acre line; thence North 0°29'03" West 740.00 feet along the said 40 acre line to the point of beginning.

Beginning at the Northeast Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running: **ENT37664 BK 3436 PG 268**

thence South 0°21'07" West 1303.47 feet along the section line; thence South 89°46'49" West 2654.38 feet along the 40 acre line to the quarter section line; thence North 0°13'59" East 1323.00 feet along the quarter section line North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°48'33" West 2651.59 feet along the section line to the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence North 0°24'42" East 1972.49 feet along the section line; thence North 89°48'33" East 5315.29 feet to the section line; thence South 0°35'44" West 2008.45 feet along the section line to the Northeast Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being the point of beginning.

EXHIBIT "B"

A parcel of land located entirely within Township 4 South, Range 1 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at the Northeast Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running:

thence South 0°21'07" West 1303.47 feet along the section line to the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 23; thence South 89°46'49" West 2654.38 feet along the 40 acre line to the Southwest Corner of the Northwest Quarter of the Northeast Quarter of said Section 23; thence North 0°13'59" East 1323.00 feet along the quarter section line to the North Quarter Corner of Section 23; thence North 89°48'33" West 2651.59 feet along the section line to the Northwest Corner of said Section 23; thence South 89°53'56" West 134.64 feet along the section line; thence South 62°46'00" West 590.04 feet; thence South 54°39'00" West 810.48 feet; thence South 54°39'00" West 858.66 feet; thence South 66°29'00" West 211.86 feet; thence South 66°29'00" West 1328.58 feet; thence South 73°57'00" West 899.58 feet; thence West 2900.00 feet; thence North 715.93 feet; thence West 3540.31 feet to the section line; thence North 1°19'02" West 1364.66 feet along the section line to the Northwest Corner of said Section 21; thence South 89°39'58" West 943.09 feet along the south line to the Southwest Corner of Section 16; thence South 89°57'00" West 4297.91 feet along the section line to the apparent Southwest Corner of Section 17; thence North 7°54'50" West 2685.37 feet; thence South 89°38'56" West 555.02 feet to the East Quarter Corner of Section 18; thence South 89°38'56" West 5216.34 feet along the quarter section line to the West Quarter Corner of Section 18; thence North 0°04'48" West 2633.25 feet along the section

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line to the Northwest Corner of Section 18; thence South 88°49'25" East 2750.66 feet along the section line to the North Quarter Corner of Section 18; thence North 0°47'58" West 1350.67 feet along the quarter section line to the Northwest Corner of the Southwest Quarter of the Southeast Quarter of Section 7; thence North 89°23'32" East 1338.26 feet along the 40 acre line to the Northeast Corner of the Southwest Quarter of the Southeast Quarter of Section 7; thence North 0°29'03" West 1329.93 feet along the 40 acre line to the Northwest Corner of the Northeast Quarter of the Southeast Quarter of Section 7; thence South 89°43'30" East 1345.81 feet along the quarter section line to the East Quarter Corner of Section 7; thence South 89°01'49" East 1308.05 feet along the quarter section line to the Northeast Corner of the Northwest Quarter of the Southwest Quarter of Section 8; thence South 0°39'24" East 1306.84 feet along the 40 acre line to the Southeast Corner of the Northwest Quarter of the Southwest Quarter of Section 8; thence North 89°08'43" West 1319.36 feet along the 40 acre line to the Southwest Corner of the Northwest Quarter of the Southwest Quarter of Section 8; thence South 0°09'32" East 1309.23 feet along the quarter section line to the Northwest Corner of Section 17; thence South 89°15'29" East 5322.70 feet along the north line to the Northeast Corner of Section 17; thence North 2°37'21" West 1300.93 feet along the section line to the Northwest Corner of the Southwest Quarter of the Southwest Quarter of Section 9; thence South 89°40'58" East 1336.76 feet along the 40 acre line to the Northeast Corner of the Southwest Quarter of the Southwest Quarter of Section 9; thence North 2°20'38" West 1304.48 feet along the 40 acre line to the Northwest Corner of the Northeast Quarter of the Southwest Quarter of Section 9; thence South 89°50'50" East 3982.13 feet along the quarter section line to the East Quarter Corner of Section 9; thence North 89°06'01" East 235.86 feet along the quarter section line; thence South 1°32'24" East 1313.65 feet; thence North 88°58'10" East 3353.60 feet to the quarter section line; thence South 1°32'24" East 1305.98 feet along the quarter section line to the South Quarter Corner of Section 10; thence North 88°47'04" East 2615.37 feet along the section line to the Southwest Corner of Section 11; thence North 1°00'55" West 2597.39 feet along the section line to the West Quarter Corner of Section 11; thence North 1°00'55" West 1233.76 feet to the Utah County and Salt Lake County boundary line; thence North 50°08'55" East 2230.38 feet along the said county line to the section line; thence North 87°49'48" East 3631.04 feet along the section line to the Northeast Corner of Section 11; thence South 1378.90 feet along the section line to the Southeast Corner of the Northeast Quarter of the Northeast Quarter of Section 11; thence South 88°40'58" West 2673.66 feet along the 40 acre line to the Southwest Corner of the Northwest Quarter of the Northeast Quarter of Section 11; thence South 0°24'21" East 2643.60 feet along the quarter section line to the Northwest Corner of the Southwest Quarter of the Southeast Quarter of Section 11; thence North 89°40'37" East 1321.70 feet along the 40 acre line to the Northeast Corner of the Southwest Quarter of the Southeast Quarter of Section 11; thence South 0°03'55" East 1307.99 feet along the 40 acre line to the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 11; thence South 0°02'05" East 2641.82 feet along the 40 acre line to the Northwest Corner of the Northeast Quarter of the Southeast Quarter of Section 14; thence South 89°32'26" East

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1333.32 feet along the quarter section line to the East Quarter Corner of Section 14; thence South 0°35'44" West 2638.09 feet along the section line to the Southeast Corner of Section 14, also being the point of beginning.

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LESS AND EXCEPTING THE FOLLOWING THREE PARCELS:

A 50 foot wide strip of land owned by the United States of America for the Salt Lake City Aqueduct Tunnel beginning at a point which is West 492.41 feet and South 184.37 feet from the Northeast Corner of Section 22, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running:

thence North 30°30'00" West 9222.31 feet to the North line of the South half of Section 10; thence North 89°06'01" East 57.41 feet along said North line; thence South 30°30'00" East 9196.80 feet; thence South 62°46'00" West 50.07 feet to the point of beginning.

ALSO:

Beginning at a point West 1500 feet from the Southeast Corner of Section 9, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running:

thence West 375.00 feet; thence North 585.00 feet; thence East 375.00 feet; thence South 585.00 feet to the point of beginning.

ALSO:

Commencing at a point West 1979 feet from the Northeast Corner of the Northwest Quarter of Section 15, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running:

thence South 2630.3 feet; thence West 1374.6 feet; thence North 2630.3 feet; thence East 1374.6 feet to the point of beginning.

Beginning at a point on the 40 acre line, said point being North 89°43'30" West 1345.81 feet along the quarter section line and South 0°29'03" East 360.00 feet from the East Quarter Corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian and running thence northeasterly 521.92 feet along the arc of a 950.00 foot radius curve to the left, (center bears North 0°29'03" West and long chord bears North 73°46'37" East 515.38 feet); thence South 62°49'45" East 202.02 feet; thence North 44°53'56" East 105.38 feet; thence South 89°43'30" East 100.00 feet; thence North 44°53'43" East 140.49 feet; thence South 89°43'30" East 750.00 feet; thence South 44°43'30" East 150.00 feet; thence North 87°31'15" East 321.78 feet; thence South 55°39'39" East 107.11 feet; thence South 37°12'19" East 290.48 feet; thence South 9°56'54" West 110.00 feet; thence South 44°44'09" East 90.00 feet; thence North 45°15'51" East 90.00 feet; thence South 44°44'09" East 230.00 feet to the 40 acre line; thence South 0°39'24" East 340.48 feet along the said 40 acre line; thence South 66°38'53" West 487.60 feet to the 40 acre line; thence North 89°08'43" West 869.36 feet along the said 40 acre line to the section line; thence South 0°09'32" East 350.00 feet along the

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section line; thence South 68°26'32" West 880.00 feet; thence North 42°43'28" West 392.18 feet; thence North 41°58'47" East 200.00 feet; thence northerly 519.60 feet along the arc of a 697.15 foot radius curve to the right, (center bears North 41°58'47" East and long chord bears North 26°40'07" West 507.65 feet, with a central angle of 42°42'13"); thence South 89°30'57" West 162.50 feet to the 40 acre line; thence North 0°29'03" West 740.00 feet along the said 40 acre line to the point of beginning.

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Beginning at a point on the quarter section line, said point being North 89°50'50" West 1672.13 feet along the quarter section line from the East quarter corner of Section 9, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 33°50'34" West 1081.67 feet; thence North 89°50'50" West 900.00 feet; thence North 0°09'10" East 900.00 feet to the quarter section line; thence South 89°50'50" East 1500.00 feet along the quarter section line to the point of beginning.

Less and excepting the following parcels:

Beginning at the East Quarter Corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running:

thence South 89°01'49" East 1308.05 feet along the quarter section line to the 40 acre line; thence South 0°39'24" East 1306.84 feet along the said 40 acre line; thence North 89°08'43" West 1319.36 feet along the 40 acre line to the section line; thence South 0°09'32" East 2246.21 feet along the section line to and beyond the Southeast Corner of said Section 7; thence South 50°14'37" West 2640.72 feet to the section line; thence South 89°38'56" West 3380.11 feet along the section line to the East Quarter Corner of Section 13, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence North 0°04'48" West 2633.25 feet along the section line to the Southeast Corner of Section 12, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence South 88°49'25" East 2750.66 feet to the South Quarter Corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence North 0°47'58" West 1350.67 feet along the 40 acre line; thence West 396.00 feet along the 40 acre line; thence North 0°47'58" West 1350.67 feet to the quarter section line; thence East 396.00 feet along the quarter section line to the Center of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence South 89°43'30" East 2691.62 feet along the quarter section line to the East Quarter Corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being the point of beginning.

LESS AND EXCEPTING THE FOLLOWING:

Beginning at a point on the 40 acre line, said point being North 89°43'30" West 1345.81 feet along the quarter section line and South 0°29'03" East 360.00 feet from the East Quarter Corner of Section 7, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running:

thence Northeasterly 521.92 feet along the arc of a 950.00 foot radius curve to the left, (center bears North 0°29'03" West and long chord bears

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North 73°46'37" East 515.38 feet); thence South 62°49'45" East 202.02 feet; thence North 44°53'56" East 105.38 feet; thence South 89°43'30" East 100.00 feet; thence North 44°53'43" East 140.49 feet; thence South 89°43'30" East 750.00 feet; thence South 44°43'30" East 150.00 feet; thence North 87°31'15" East 321.78 feet; thence South 55°39'39" East 107.11 feet; thence South 37°12'19" East 290.48 feet; thence South 9°56'54" West 110.00 feet; thence South 44°44'09" East 90.00 feet; thence North 45°15'51" East 90.00 feet; thence South 44°44'09" East 230.00 feet to the 40 acre line; thence South 0°39'24" East 340.48 feet along the said 40 acre line; thence South 66°38'53" West 487.60 feet to the 40 acre line; thence North 89°08'43" West 869.36 feet along the said 40 acre line to the section line; thence South 0°09'32" East 350.00 feet along the section line; thence South 68°26'32" West 880.00 feet; thence North 42°43'28" West 392.18 feet; thence North 41°58'47" East 200.00 feet; thence northerly 519.60 feet along the arc of a 697.15 foot radius curve to the right, (center bears North 41°58'47" East and long chord bears North 26°40'07" West 507.65 feet, with a central angle of 42°42'13"); thence South 89°30'57" West 162.50 feet to the 40 acre line; thence North 0°29'03" West 740.00 feet along the said 40 acre line to the point of beginning.

Beginning at the Northeast Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, and running:

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thence South 0°21'07" West 1303.47 feet along the section line; thence South 89°46'49" West 2654.38 feet along the 40 acre line to the quarter section line; thence North 0°13'59" East 1323.00 feet along the quarter section line North Quarter Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence North 89°48'33" West 2651.59 feet along the section line to the Northwest Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian; thence North 0°24'42" East 1972.49 feet along the section line; thence North 89°48'33" East 5315.29 feet to the section line; thence South 0°35'44" West 2008.45 feet along the section line to the Northeast Corner of Section 23, Township 4 South, Range 1 East, Salt Lake Base and Meridian, being the point of beginning.