

This document was prepared by:

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**SPECIAL WARRANTY DEED**

STATE OF NEW MEXICO       §  
  §  
COUNTY OF BERNALILLO   §

Gold Mesa Investments, LLC, a New Mexico limited liability company, (hereinafter called "Grantor"), whose mailing address is 5319 Menaul Blvd. NE, Albuquerque, NM 87110, for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Kairos Power, LLC, a Delaware limited liability company (hereinafter called "Grantee"), whose mailing address is 707 Tower Avenue, Alameda, CA 94501, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED and by these presents does GRANT, SELL AND CONVEY unto Grantee that certain real property situated in Bernalillo County, New Mexico and more particularly described on Exhibit A attached hereto and made a part hereof for all purposes, together with all improvements, structures and fixtures located thereon, and all and singular, the rights, benefits, privileges, easements, tenements, hereditaments and appurtenances thereon or in anywise appertaining thereto (collectively, the "Property"), subject however to the matters set forth on Exhibit B attached hereto and made a part hereof for all purposes (the "Permitted Exceptions") with Special Warranty Covenants.

[Signature Page follows.]

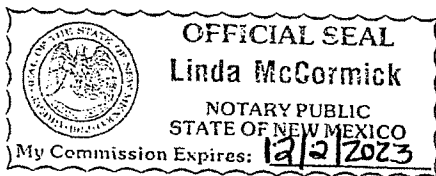
EXECUTED by the undersigned on this 3<sup>rd</sup> day of November, to be effective upon delivery.

**GOLD MESA INVESTMENTS, LLC,**  
a New Mexico a limited liability company

By: [Signature]  
Name: Rudy Gorman  
Title: Managing Member

STATE OF New Mexico §  
COUNTY OF Bernalillo §  
§

The foregoing instrument was acknowledged before me this 3 day of November 2020, by Rudy Gorman, Jr. as Managing Member of Gold Mesa Investments, LLC, a New Mexico limited liability company.



[Signature]  
Notary Public

EXHIBIT A  
Legal Description

Unit B of GMI CONDOMINIUM, as set forth in the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for GMI Condominium recorded on February 20, 2020 as Document No. 2020016108 and as shown on the Condominium Plats and Plans for GMI Condominium recorded February 21, 2020, in Book 2020S, Page 19 as Document No. 2020016243, records of Bernalillo County, New Mexico, together with the appurtenant undivided 7.41% interest in the Common Elements.

EXHIBIT B  
Permitted Exceptions

1. Reservations and exceptions in the Exchange Patent by the Commissioner of Public Lands of the State of New Mexico, recorded on June 21, 2006 in Book A-119, Page 1045, as Doc. No. 2006091303 and State of New Mexico Patent for State Trust Land, recorded April 17, 2008, as Doc. No. 2008043677, records of Bernalillo County, New Mexico.
2. Level A Development Agreement entered into by and between Forest City Covington NM, LLC, a Nevada limited liability company and the City of Albuquerque, a New Mexico municipal corporation recorded on March 21, 2006, as Doc. No. 2006039738, in Book A113, Page 9604, records of Bernalillo County, New Mexico.
3. Assignment of Land Use Authorization from Patrick H. Lyons, the New Mexico Commissioner of Public Lands, Trustee of the Enabling Act Trust Act of June 20, 1920, 36 stat. 557, ch 310 to the Regents of the University of New Mexico, a constitutionally created education institution of the State of New Mexico, filed June 21, 2006, in Book A-119, page 1046, as Doc. No. 2006091304, records of Bernalillo County, New Mexico.
4. Easement Agreement dated June 20, 2006, by the State of New Mexico, acting by and through its Commissioner of Public Lands joined by Forest City Covington NM, LLC, a New Mexico limited liability company and the University of New Mexico, a constitutionally created institution of the State of New Mexico, filed June 21, 2006, in Book A-119, Page 1052, as Doc. No. 2006091310 and Partial Release and Amendment to Easement Agreement dated February 25, 2008, filed February 26, 2008, as Doc. No. 2008020973, records of Bernalillo County, New Mexico. records of Bernalillo County, New Mexico.
5. Assignment of Land Use Authorization from the Regents of the University of New Mexico, a constitutionally created education Institution of the State of New Mexico to Mesa del Sol, LLC, a New Mexico limited liability company, filed June 21, 2006, in Book A-119, page 1085, as Doc. No. 2006091344, records of Bernalillo County, New Mexico.
6. Notice of Airport Impacts and Covenants Not to Sue dated June 23, 2006, filed July 7, 2006, in Book A-120, page 642, as Doc. No. 2006100926, records of Bernalillo County, New Mexico.
7. Agreement and Covenant between the City of Albuquerque and Mesa Del Sol, LLC, a New Mexico limited liability Company recorded June 25, 2008, as Doc. No. 2008071872, records of Bernalillo County, New Mexico.

8. Mesa del Sol Tax Increment Development Districts Notice of Formation Resolution dated December 28, 2006, filed December 28, 2006, in Book A-129, Page 4126, as Doc. No. 2006194654; First Amendment to the Master Development Agreement Mesa Del Sol Tax Increment Development Districts 1 Through 5 by and Among the City of Albuquerque, New Mexico, Mesa Del So, LLC and Mesa Del Sol Tax Increment Development Districts 1 Through 5, recorded March 30, 2010 as Doc. No. 2010026776, records of Bernalillo County, New Mexico.
9. Level B Development Agreement entered into by and between Grantor and the City of Albuquerque, a New Mexico municipal corporation recorded on December 3, 2007, as Doc. No. 2007163468, and amended by First Amendment to Mesa Del Sol Phase I Level B Development Agreement recorded August 22, 2011 as Doc. No. 2011075937, records of Bernalillo County, New Mexico.
10. Covenants, conditions, restrictions and easements affecting the insured premises, but omitting any covenant, conditions or restrictions, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons, recorded April 16, 2008 as Doc. No. 2008043398, recorded July 17, 2009 as Doc. No. 2009081004, recorded December 28, 2010 as Doc. No. 2010132684 and recorded October 8, 2018 as Document No. 2018087976, records of Bernalillo County, New Mexico..
11. Easements and notes as shown, noted and provided for on the plat recorded August 7, 2008 in Plat Book 2008C, Page 175, records of Bernalillo County, New Mexico.
12. Tax Increment Development District Covenant dated September 16, 2008, by and between Mesa Del Sol, LLC, a New Mexico limited liability company and Schott Solar, Inc., a Delaware Corporation, recorded September 17, 2008, as Doc. No. 2008102553 and Assumption of TIDD Covenant, recorded June 1, 2016 as Document No. 2016049810, records of Bernalillo County, New Mexico.
13. Easement, and incidental purposes thereto, granted to Public Service Company of New Mexico, a New Mexico corporation, recorded October 16, 2008 as Doc. No. 2008113343, records of Bernalillo County, New Mexico.
14. Public Improvement District Prohibition Covenant dated September 16, 2008, by and between Mesa Del Sol, LLC, a New Mexico limited liability company and Schott Solar,

Inc., a Delaware corporation, recorded September 17, 2008, as Doc. No. 2008102555, records of Bernalillo County, New Mexico.

15. Notice of Mesa del Sol Employment Center Owner's Association, Inc. recorded April 30, 2014, as Doc. No. 2014033938, records of Bernalillo County, New Mexico.
16. Notice of Mesa del Sol Community Company, Inc. recorded April 30, 2014, as Doc. No. 2014033940 and recorded October 18, 2019 as Document No. 2019089422, records of Bernalillo County, New Mexico.
17. Mesa del Sol Master Parks Agreement recorded July 30, 2014, as Doc. No. 2014059937, records of Bernalillo County, New Mexico.
18. Subdivision Improvements Agreement Public and/or Private Agreement to Construct Public and/or Private Subdivision Improvements, recorded December 30, 2016 as Doc No. 2016121967, Amendment to Agreement to Construct Infrastructure Improvements and Amendment to DRB Infrastructure List recorded August 27, 2019 as Document No. 2019072687, records of Bernalillo County, New Mexico.
19. Easements and notes as shown, noted and provided for on the plat recorded in Plat Book 2017C, Page 159; Remaining Monumentation Affidavit recorded January 5, 2018 as Document No. 2018001453, records of Bernalillo County, New Mexico.
20. Permanent Easement to the Albuquerque Bernalillo County Water Utility Authority, recorded January 5, 2018 as Document No. 2018001454, records of Bernalillo County, New Mexico.
21. Repair and Maintenance Agreement, recorded February 21, 2020 as Document No. 2020016464, records of Bernalillo County, New Mexico.
22. Mesa Del Sol Public Improvement District No. 1, Amended and Restated Notice of Special Levy, recorded September 25, 2020 as Document No. 2020093399, records of Bernalillo County, New Mexico.
23. Mesa Del Sol Public Improvement District No. 2, Notice of Information, recorded May 29, 2020 as Document No. 2020047977, records of Bernalillo County, New Mexico.

24. Declaration of Condominium Ownership and of Easements, Restrictions and Covenants for GMI Condominium, recorded February 20, 2020 as Document No. 2020016108, records of Bernalillo County, New Mexico.
25. Easements and notes as shown on the plat recorded February 21, 2020, as Document No. 2020016243, in Plat Book 2020S, Folio 19, records of Bernalillo County, New Mexico.