



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 12/3/2015 1023
FEE: \$17.00
PAGES: 6
FEE NUMBER: 2015-077656



RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Apple Inc.
Attn: Sunil Bajaj, Senior Counsel
1 Infinite Loop, MS: 4-DLAW
Cupertino, CA 95014

APN Nos: 201-26-001 C and 201-26-001 D

****Notice: APNs are split as a result of this Special Warranty Deed****

SPECIAL WARRANTY DEED

For the consideration of Ten Dollars, and other valuable considerations,

Solar Star Arizona VII, LLC, a Delaware limited liability company, whose address is 1414 Harbour Way South, Richmond, CA, 94804, hereinafter called Grantor, hereby conveys to:

Apple Inc., a California corporation, with an address of 1 Infinite Loop, MS: 4-DLAW Cupertino, CA 95014, as the Grantee,

the following real property situated in Pinal County, Arizona, together with all rights, improvements, and privileges appurtenant thereto, to wit:

See Legal Description, Exhibit "A" which is attached and made a part hereof.

SUBJECT TO: the exceptions shown on **Exhibit "B"** which is attached and made a part hereof, the Grantor hereby binds itself to warrant and defend the title against only the acts of Grantor and no other.

Dated this 3 day of ~~November~~ ^{December}, 2015.

GRANTOR:

Solar Star Arizona VII, LLC
By: SunPower Corporation, Systems
Its: Sole Member

By: _____
Name: Paul McMillan
Title: Managing Director

CERTIFICATE OF ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy or validity of that document.

State of California
County of Contra, COSTA

On Dec. 1, 2015 before me, L. Vasquez, a Notary Public, personally appeared Paul McMillan who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

Witness my hand and official seal.

[Handwritten Signature]
(Signature) (Seal)

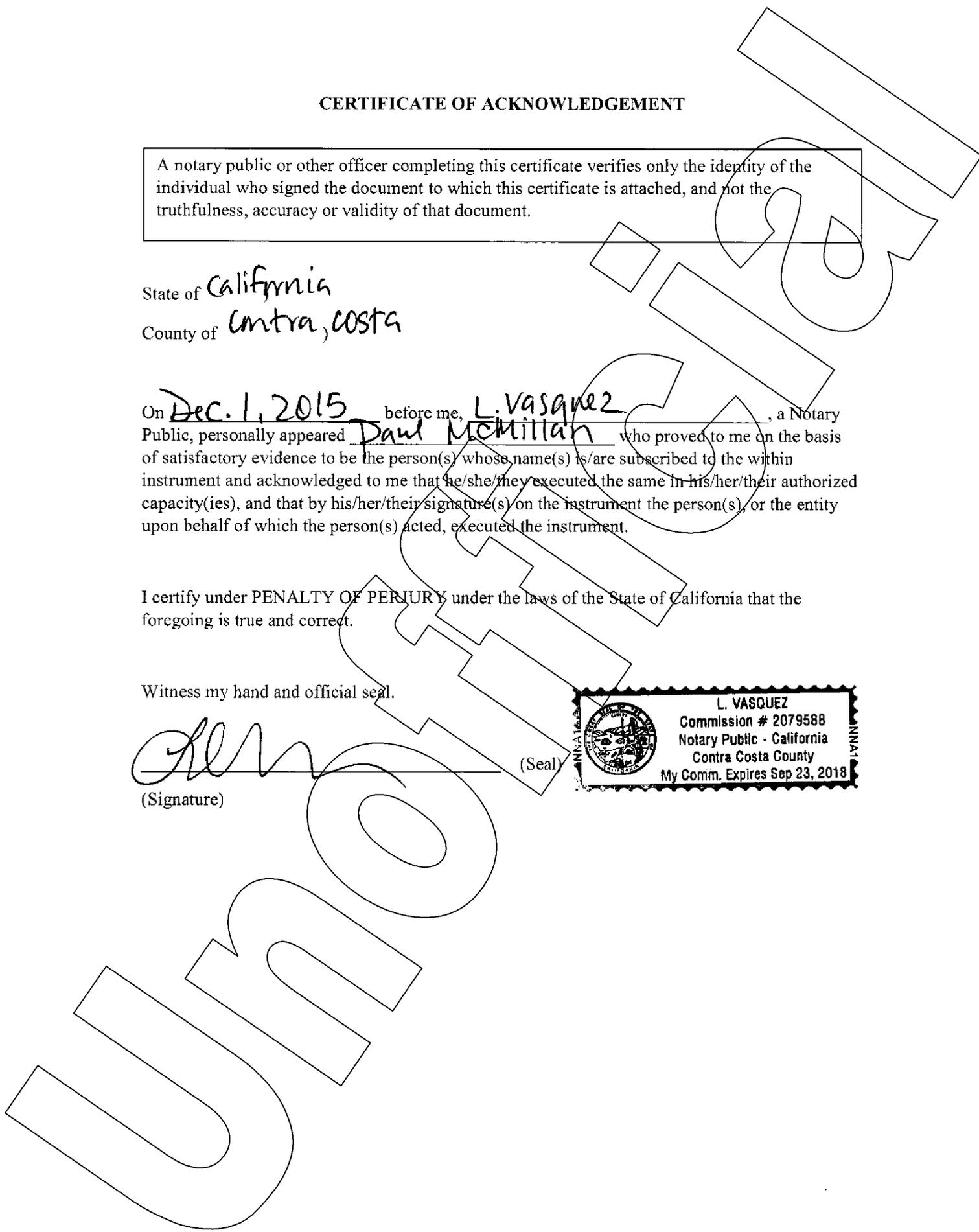
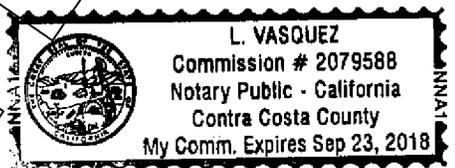


EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT PART OF THE EAST HALF OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, LYING NORTH AND WEST OF THE CENTERLINE OF DIVERSION DAM ROAD, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND ½" IRON PIPE MONUMENTING THE NORTHEAST CORNER OF SAID SECTION 29, FROM WHICH A FOUND ¾" IRON BAR MONUMENTING THE EAST QUARTER CORNER OF SAID SECTION 29 BEARS THENCE SOUTH 0°23'04" EAST, A DISTANCE OF 2624.26 FEET;

THENCE ALONG THE EAST LINE OF SAID SECTION 29, SOUTH 0°23'04" EAST, A DISTANCE OF 2624.26 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 29;

THENCE CONTINUING ALONG SAID EAST LINE, SOUTH 1°54'20" EAST, A DISTANCE OF 839.86 FEET TO THE CENTERLINE OF DIVERSION DAM ROAD;

THENCE ALONG THE CENTERLINE OF DIVERSION DAM ROAD THE FOLLOWING COURSES:

THENCE SOUTH 43°21'32" WEST, A DISTANCE OF 757.22 FEET;

THENCE SOUTH 43°16'35" WEST, A DISTANCE OF 1098.00 FEET;

THENCE SOUTH 44°33'28" WEST, A DISTANCE OF 269.81 FEET;

THENCE SOUTH 45°58'36" WEST, A DISTANCE OF 188.10 FEET;

THENCE SOUTH 46°26'43" WEST, A DISTANCE OF 175.08 FEET TO THE SOUTH LINE OF SAID SECTION 29;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°33'11" WEST, A DISTANCE OF 872.21 FEET TO A FOUND 2" ALUMINUM CAP STAMPED "LS 17258" MONUMENTING THE SOUTH QUARTER CORNER OF SAID SECTION 29;

THENCE ALONG THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 29, NORTH 0°56'39" WEST, A DISTANCE OF 2626.71 FEET TO A FOUND 2" ALUMINUM CAP STAMPED "LS 17258" MONUMENTING THE CENTER QUARTER CORNER OF SAID SECTION 29;

THENCE CONTINUING ALONG SAID NORTH-SOUTH MID-SECTION LINE, NORTH 0°56'23" WEST, A DISTANCE OF 2656.14 FEET TO A FOUND ½" REBAR WITH PLASTIC CAP STAMPED "RLS 37401" MONUMENTING THE NORTH QUARTER CORNER OF SAID SECTION 29,

THENCE ALONG THE NORTH LINE OF SAID SECTION 29, SOUTH 89°36'18" EAST, A DISTANCE OF 2637.58 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 12,272,859 SQ. FT. (281.75 ACRES), MORE OR LESS.

2015 Tax Parcel #201-26-001 C and 201-26-001 D

EXHIBIT "B"
EXCEPTIONS

1. Intentionally Deleted.
2. Taxes for the second half of 2015 a lien payable but not yet due or delinquent.
3. Intentionally Deleted.
4. Intentionally Deleted.
5. Intentionally Deleted.
6. Any assessments, liens, bonds or other obligations that may be imposed by the San Carlos Irrigation and Drainage District, none now due and payable.
7. Intentionally Deleted.
8. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.
9. Water rights, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records.

This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B.

10. Intentionally Deleted.
11. Easement for canal, banks, for conducting and flowing water therein and rights incident thereto, as set forth in instrument recorded in Docket 52, Page 550.
12. Rights of way for roads 33 feet wide on each of all Section lines declared to be public highways by Board of Supervisors, as shown by instrument recorded December 30, 1927 in Book 7 of Minutes, page 386, and in Resolution recorded in Docket 375, page 572.
13. Intentionally Deleted.
14. Intentionally Deleted.
15. Restrictions on the grazing of livestock by reason of an instrument entitled Order Forming No Fence District, executed by the Board of Supervisors, Pinal County, recorded in Docket 1613, Page 158.

16. Intentionally Deleted.
17. Power poles, electrical boxes and fence along West line of Parcel No. 9 as disclosed by Record of Survey recorded in Fee No. 2013-027464.
18. All matters, including but not limited to the rights of Buyer under the terms of an unrecorded Option and Purchase Agreement by and between MLC Farms, LLC, an Arizona limited liability company, and Mickey A. Clark and Louise Clark, as Trustees of the Clark Family Trust dated June 8, 1994, First Amendment and Restatement in its entirety on October 15, 2008, as Seller, and Solar Star Arizona VII, LLC, a Delaware limited liability company, as Buyer, dated June 12, 2014, as disclosed by Memorandum of Option recorded July 10, 2014, in Fee No. 2014-0399 18.
19. All matters set forth in that certain unrecorded Settlement Agreement dated May 20, 2015, by and between Solar Star Arizona VII, LLC, a Delaware limited liability company, and Arcus Langley Farms 2012, LLC, a Delaware limited liability company, as disclosed by Memorandum of Settlement Agreement recorded June 1, 2015 in Fee No. 2015-035586; as amended by Amended and Restated Settlement Agreement dated November 10, 2015, and recorded on November 17, 2015 in Fee No. 2015-074120.
20. Any claims, rights, title or interest by reason of the following matters shown on survey prepared by Alan D. Reece, RLS No. 25396, dated November 11, 2015, last revised November 17, 2015, designated as Job No. AZS1518:
- a. Dirt roadways, concrete lined ditches located in various portions of Parcel 9.
 - b. Telephone and overhead electric and poles located outside recorded easements along South and East boundary lines of Parcel 9
 - c. Well, pump, piping, electrical cabinets and tanks lying along North side of East Diversion Dam Road in Parcel 9
 - d. Intentionally Deleted
 - e. Intentionally Deleted
 - f. Intentionally Deleted

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 201 - 26 - 001 - C
 BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
 Check one: Yes No

How many parcels, other than the Primary Parcel, are included in this sale? 1

Please list the additional parcels below (attach list if necessary):

- (1) 201-26-001-C (3) _____
 (2) 201-26-001-D (4) _____

2. SELLER'S NAME AND ADDRESS:

Solar Star Arizona VII, LLC; ATTN: Drew Gibbons
1414 Harbour Way South, Suite 1901
Richmond, CA 94804

3. (a) BUYER'S NAME AND ADDRESS:

Apple Inc., Attn Sunil Bajaj, Senior Counsel
1 Infinite Loop, MS: 4-DLAW
Cupertino, CA 95014

(b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

21244 E. Diversion Dam Rd
Florence AZ 85132

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

Apple Inc, Attn Sunil Bajaj, Senior Counsel
1 Infinite Loop, MS: 4-DLAW
Cupertino, CA 95014

(b) Next tax payment due _____

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land f. Commercial or Industrial Use
 b. Single Family Residence g. Agricultural
 c. Condo or Townhouse h. Mobile or Manufactured Home
 Affixed Not Affixed
 d. 2-4 Plex i. Other Use; Specify: _____
 e. Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- a. To be used as a primary residence.
 b. To be rented to someone other than a "qualified family member."
 c. To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: _____
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

FOR RECORDER'S USE ONLY

COUNTY: Pinal, AZ

DATE/TIME: 12/3/2015 10:23 AM

FEE NUMBER: 2015-077656

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed d. Contract of Agreement
 b. Special Warranty Deed e. Quit Claim Deed
 c. Joint Tenancy Deed f. Other: _____

10. SALE PRICE: \$ 2,860,900 00

11. DATE OF SALE (Numeric Digits): 12/15
 Month / Year

12. DOWN PAYMENT \$ 0 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 b. Barter or trade
 c. Assumption of existing loan(s) f. Other financing; Specify: _____
 d. Seller Loan (Carryback)

14. PERSONAL PROPERTY (see reverse side for definition):

- (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes No
 (b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No
 If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

Melissa Atle, Stewart Commercial Services
1980 Post Oak Blvd, Suite 610
Houston, Texas 77056 (713) 625-8154

18. LEGAL DESCRIPTION (attach copy if necessary):
 Attached as Exhibit A

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Solar Star Arizona VII, LLC; By SunPower Corporation, Systems Its Sole Member By:

Signature of Seller / Agent _____ Name & Title: Pastor McMillan, Managing Director

State of California County of Contra Costa

Subscribed and sworn to before me on this 15 day of December 2015

Notary Public L. Vasquez

Notary Expiration Date SEPT 23, 2018

DOR FORM 82162 (04/2014)

APPLE INC. : By:

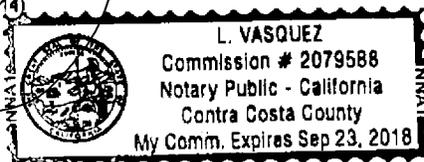
Signature of Buyer / Agent _____ Name & Title: _____

State of _____ County of _____

Subscribed and sworn to before me on this _____ day of _____ 20 _____

Notary Public _____

Notary Expiration Date _____



CALIFORNIA JURAT WITH AFFIANT STATEMENT

GOVERNMENT CODE § 8202

- See Attached Document (Notary to cross out lines 1-6 below)
- See Statement Below (Lines 1-6 to be completed only by document signer[s], not Notary)

Signature of Document Signer No. 1 _____

Signature of Document Signer No. 2 (if any) _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

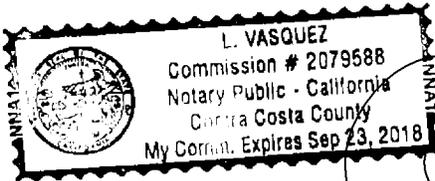
State of California
County of Contra Costa

Subscribed and sworn to (or affirmed) before me
on this 1st day of December, 2015
by _____
Date Month Year

(1) Paul McMillan

(and (2) _____),

Name(s) of Signer(s)



proved to me on the basis of satisfactory evidence
to be the person(s) who appeared before me.

Signature _____

Signature of Notary Public

Seal
Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Affidavit of property value Document Date: 12/1/15

Number of Pages: 2 Signer(s) Other Than Named Above: _____

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: 201 - 26 - 001 - C
 BOOK MAP PARCEL SPLIT

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Solar Star Arizona VII, LLC; ATTN: Drew Gibbons
1414 Harbour Way South, Suite 1901
Richmond, CA 94804

3. (a) BUYER'S NAME AND ADDRESS:

Apple Inc., Attn Sunil Bajaj, Senior Counsel
1 Infinite Loop, MS: 4-DLAW
Cupertino, CA 95014

(b) Are the Buyer and Seller related? Yes No
 If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

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Cupertino, CA 95014

(b) Next tax payment due _____

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 Affixed Not Affixed
 d. 2-4 Plex i. Other Use; Specify: _____
 e. Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- a. To be used as a primary residence.
 b. To be rented to someone other than a "qualified family member."
 c. To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: _____
 For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

I, THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent _____

State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____

DOR FORM 82162 (04/2014)

FOR RECORDER'S USE ONLY

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed d. Contractor Agreement
 b. Special Warranty Deed e. Quit Claim Deed
 c. Joint Tenancy Deed f. Other: _____

10. SALE PRICE: \$ 2,860,000 00

11. DATE OF SALE (Numeric Digits): 12/15
 Month / Year

12. DOWN PAYMENT \$ _____ 00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 f. Other financing; Specify: _____
 b. Barter or trade
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback)

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(a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes No

(b) If Yes, provide the dollar amount of the Personal Property: \$ _____ 00 AND

briefly describe the Personal Property: _____

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Melissa Atle, Stewart Commercial Services
1980 Post Oak Blvd, Suite 610
Houston, Texas 77056 (713) 625-8154

18. LEGAL DESCRIPTION (attach copy if necessary):
 Attached as Exhibit A

APPLE INC. : By: [Signature]
 Signature of Buyer / Agent Name & Title: DANIA PESCE, DIRECTOR
 State of _____, County of _____

Subscribed and sworn to before me on this _____ day of _____ 20____

Notary Public _____

Notary Expiration Date _____

See Attached

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

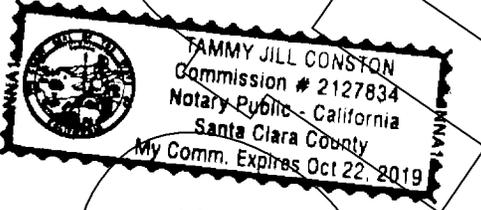
County of Santa Clara

Subscribed and sworn to (or affirmed) before me on this 15th day

of December, 2015, by Dora Pesco

_____, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature _____ (Self)



UNPROCESSED

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT PART OF THE EAST HALF OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 10 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, LYING NORTH AND WEST OF THE CENTERLINE OF DIVERSION DAM ROAD, MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A FOUND ½" IRON PIPE MONUMENTING THE NORTHEAST CORNER OF SAID SECTION 29, FROM WHICH A FOUND ¼" IRON BAR MONUMENTING THE EAST QUARTER CORNER OF SAID SECTION 29 BEARS THENCE SOUTH 0°23'04" EAST, A DISTANCE OF 2624.26 FEET;

THENCE ALONG THE EAST LINE OF SAID SECTION 29, SOUTH 0°23'04" EAST, A DISTANCE OF 2624.26 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 29;

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THENCE SOUTH 43°21'32" WEST, A DISTANCE OF 757.22 FEET;

THENCE SOUTH 43°16'35" WEST, A DISTANCE OF 1098.00 FEET;

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THENCE SOUTH 46°26'43" WEST, A DISTANCE OF 175.08 FEET TO THE SOUTH LINE OF SAID SECTION 29;

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