

UNIFORM COMMERCIAL CODE — FINANCING STATEMENT
APPROVED FOR USE IN NORTH CAROLINA AND THE FOLLOWING STATES:

Alabama Alaska Arizona Arkansas California Colorado Connecticut Delaware Florida Georgia Hawaii Idaho Illinois Indiana Iowa Kansas Kentucky Louisiana Maine Maryland Massachusetts Michigan Minnesota Mississippi Missouri Montana Nebraska Nevada New Hampshire New Jersey New Mexico North Carolina North Dakota Ohio Oklahoma Oregon Pennsylvania Rhode Island South Carolina South Dakota Tennessee Texas Utah Vermont Virginia Washington West Virginia Wisconsin Wyoming District of Columbia

Petree UCC-2
Stockton Box

This FINANCING STATEMENT is presented to a Filing Officer for filing pursuant to the Uniform Commercial Code.

No. of Additional
Sheets Presented:

(1) Debtor(s) (Last Name First) and Address(es):
G. Acquisition Company Inc.
c/o Ariens Company
655 West Ryan Street
Brillion, Wisconsin 54110

(2) Secured Party(ies) (Name(s) And Address(es):
The Forsyth County Industrial
Facilities & Pollution Control
Financing Authority
P.O. Box 1408
Winston-Salem, North Carolina 27102

(3) (a) ☒ Collateral is or includes fixtures.
(b) ☐ Timber, Minerals or Accounts Subject to G.S. 25-9-103(5) are covered
(c) ☐ Crops Are Growing Or To Be Grown On Real Property Described In Section (5).
If either block 3(a) or block 3 (b) applies describe real estate, including record owner(s) in section (5).

(4) Assignee(s) of Secured Party, Address(es):
Mellon Bank, N.A.
Mellon Square
Pittsburgh, Pennsylvania 15230

200 FIVE

6.00 pd.

For
Filing
Officer

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FILED EUNICE AYERS
REGISTER OF DEEDS
FORSYTH COUNTY, N.C.

126157

(5) This Financing Statement Covers the Following types [or items] of property.

FIXTURES

See Annexed Rider 1.

☐ Products of the Collateral Are Also Covered.

(6) Signatures: Debtor(s)
G. Acquisition Company Inc.

(By) [Signature]
Standard Form Approved by N.C. Sec. of State

Secured Party(ies) [or Assignees]

The Forsyth County Industrial Facilities
and Pollution Control Financing Authority

(By) [Signature]

Signature of Secured Party Permitted in Lieu of Debtor's Signature:

(1) Collateral is subject to Security Interest In Another Jurisdiction and ☒

☐ Collateral Is Brought Into This State

☐ Debtor's Location Changed To This State

(2) For Other Situations See: G.S. 25-9-402 (2)

(1) Filing Officer Copy — Numerical

UCC-2

Rider 1

All tangible personal property (other than inventory) including, without limitation, the fixtures and processing machinery, equipment, furniture, facilities and other property heretofore or hereafter acquired by the Debtor (the "Collateral") and subject to a Security Agreement, dated as of April 1, 1982 between the Debtor and the Secured Party. The Secured Party has assigned its security interest in the Collateral to Mellon Bank, N.A., as trustee under a Trust Indenture, dated as of April 1, 1982. The Collateral is or is to be located on the real estate described in Schedule I. RECORD OWNER: G. ACQUISITION COMPANY INC. COLLATERAL IS OR INCLUDES FIXTURES.

TRACT NO. 1: Beginning at an iron stake in the East right-of-way line of Middlebrook Drive (Clemmons Station Road), which point of beginning lies 1,965.26 feet along the said East right-of-way line in a Northwardly direction from the Northeast intersection of the right-of-way lines of Idols Road and Middlebrook Drive, said iron also being located North 08° 46' 20" East 423.81 feet measured along the East margin of the right-of-way of Middlebrook Drive from an iron stake located on the East margin of said right-of-way at the Southwest corner of George Sparks (See Deed Book 918, Page 54) and the Northwest corner of property now owned by Hanes Ranches, Inc., and running thence from said Beginning point along the East right-of-way line of Middlebrook Drive, North 08° 46' 20" East 1,077.06 feet to an iron in the East right-of-way line of Middlebrook Drive; running thence North 07° 59' 40" East 100.01 feet to an iron in the East right-of-way line of Middlebrook Drive; and running thence and continuing with the East right-of-way line of Middlebrook Drive, North 03° 32' 40" East 129.07 feet to an iron in said East right-of-way line; running thence with the East right-of-way line of Middlebrook Drive, North 01° 26' 10" East 257.48 feet to an iron in the East right-of-way line of Middlebrook Drive which is located in the Southwest corner of the Jack L. Sparks land; running thence with the South line of Jack L. Sparks, South 88° 2' 10" East 250.87 feet to an iron, the Southeast corner of the Jack L. Sparks tract (see Deed Book 866, Page 171); and running thence South 88° 2' 10" East 600.56 feet to an iron; and running thence North 42° 13' East 1,688.52 feet, passing over an old iron at 1,288.43 feet, to an iron; running thence South 17° 47' 10" East 925.42 feet to an iron; running thence South 31° 12' 40" West 1,358.68 feet to an iron at a stone; running thence South 61° 46' 50" East, 254.11 feet to an iron; running thence South 49° 34' 40" West, 631.34 feet to an iron; running thence South 49° 36' 50" West 355.72 feet to an iron; running thence North 89° 38' 10" West 329.54 feet to an iron; running thence North 88° 51' 30" West 532.86 feet to an iron; running thence North 86° 58' 40" West, passing over an old iron at 81.64 feet, and over another old iron at 90.21 feet, and continuing 277.28 feet, for a total distance of 367.49 feet to the point and place of Beginning, in the East right of way line of Middlebrook Drive; containing a total of 81.742 acres, more or less.

This property is also known as Lot 12B of Block 4209 of the Forsyth County Tax Map (see Deed Book 826, Page 319) and Lot 38J (see Deed Book 741, Page 509) and Lot 39A and Lot 40E (see Deed Book 918, Page 544) all of Block 4208 of the Forsyth County Tax Map, this being the identical property shown on an unrecorded survey of a Part of the Property of George T. Sparks of Clemmons, North Carolina made by John G. Bane and Associates, Civil Engineers of Winston-Salem, North Carolina, which was dated January 8, 1968 and indicated as Job No. 3978, and being that same property described in Deed Book 961 at Page 314 in the office of the Register of Deeds, Forsyth County, North Carolina.

Excepted from the above described Tract is a parcel designated Lot 12A, Forsyth County, N. C. Tax Block 4209, now owned by the City of Winston-Salem, N.C., and described as follows: Beginning at a steel fence post, said Beginning point being South 18°-50'-16" East 82.10 feet from an iron stake, being the Southeast corner of Lot 38K, Forsyth Tax Block 4208; thence the following courses: North 86°-30'-10" East 99.66 feet to a steel fence post; thence South 01°-54'-14" East 99.61 feet to a steel fence post; thence South 86°-21'-08" West 100.21 feet to a steel fence post; thence North 01°-35'-42" West 99.89 feet to the point of Beginning, containing 0.228 acres (see Deed Book 1176, Page 1661, Forsyth County, North Carolina Registry.)

TRACT NO. II: Beginning at a point in the West line of Hampton Road, said point being marked by an iron stake, the Northeast corner of Lot 20, Block 4209 on the Forsyth County Tax Maps; running thence with the North line of Lot 20, South 57°-37'-10" West 39.00 feet to an iron stake and South 72°-44'-50" West 215.70 feet to a stone, the Northwest corner of Lot 20; thence South 63°-39'-50" West 88.08 feet to an iron stake; thence North 34°-03' West 1119.95 feet to an iron stake in the East corner of Sparks' Lot No. 12, Block 4209; thence North 61°-46'-50" West 254.11 feet to an iron stake, with the corner of Sparks; thence North 31°-11'-10" East 225.06 feet to an iron stake in Sparks's line, the Westernmost corner of Lot 17, Block 4209; thence with the Southwest line of Lot 17, South 61°-46'-15" East 293.27 feet to an iron, the Southwest corner of Lot 18A; thence with the Southwest line of Lot 18A, South 61°-43'-35" East 439.42 feet to an iron stake; thence with the Southwestern line of W. R. Beauchamp South 58°-33'-20" East 690.05 feet to an iron stake in the Westerly right-of-way of Hampton Road; thence with the said right-of-way South 10°-53'-20" West 80.95 feet to an iron stake; thence South 15°-09'-50" West 100.42 feet to an iron stake; thence South 26°-11'-30" West 100.00 feet to an iron stake; thence South 33°-46'-00" West 172.88 feet to the point of Beginning, containing 15.139 acres, more or less, and being the major portion of 19.74 acre tract awarded to Elgina Phelps Williamson, Candace Phelps Stonestree and Virgil Phelps by commissioners appointed to divide property of John S. Phelps, deceased. Said report is filed in Deed Book 881 at page 47 in the office of the Register of Deeds, Forsyth County, North Carolina (See also Deed Book 889 at page 180), being that same real property described in Deed Book 961 at page 427 in the office of the Register of Deeds, Forsyth County, North Carolina. SAVE AND EXCEPT that portion of the hereinabove described premises reconveyed to W. R. Beauchamp and wife, Jo Ann K. Beauchamp, by Deed dated July 31, 1968 and recorded in Deed Book 975 at page 147 in the office of the Register of Deeds, Forsyth County, North Carolina.

TRACT NO. III: Beginning at an iron stake in the Northern right-of-way line of Idols Road, said iron stake being 30 feet North of the centerline of said Road and being 130 feet Southwest of the Northwest intersection of Idols Road and Hampton Road, and running thence along the Northern right-of-way line of Idols Road, South 60° 14' 50" West 250.0 feet to an iron stake; thence along a new line North 10° 48' 30" East 285.71 feet to an iron stake, a corner of Studebaker Corporation; thence along the Southern boundary line of Studebaker Corporation, North 63° 39' 50" East 88.08 feet to a stone; thence South 23° 21' 50" East 213.13 feet to the point and place of Beginning, same containing 0.83 acres, more or less, and being that same property surveyed and platted by John G. Bane, C. E., on the 3rd day of August, 1963, and being that same real property described in Deed Book 970, at Page 645, in the office of the Register of Deeds, Forsyth County, North Carolina

Together with all right, title and interest in and to the right of reverter set forth in that certain corporation deed dated October 31, 1973 by Clarke-Gravely Corporation to Forsyth County, North Carolina, recorded in Book 1117, Page 327, Forsyth County Registry.

BOOK 1360 P 0201