

Recorded: 12/23/2025 at 1:20:53.0 PM
County Recording Fee: \$27.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$30.00
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 3549

UCC FINANCING STATEMENT

FOLLOW INSTRUCTIONS

A. NAME & PHONE OF CONTACT AT FILER (optional) Name: Wolters Kluwer Lien Solutions Phone: 800-331-3282 Fax: 818-662-4141	
B. E-MAIL CONTACT AT FILER (optional) uccfilingreturn@wolterskluwer.com	
C. SEND ACKNOWLEDGMENT TO: (Name and Address) 19312 - PARTNERS <div style="display: flex; justify-content: space-between;"><div>Lien Solutions P.O. Box 29071 Glendale, CA 91209-9071</div><div>107081320 IAIA FIXTURE</div></div>	
File with: Delaware, IA	

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S NAME: Provide only one Debtor name (1a or 1b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 1b, leave all of item 1 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

1a. ORGANIZATION'S NAME Higley Industries, Inc.					
OR	1b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
1c. MAILING ADDRESS 2330 Industrial Parkway SW		CITY Dyersville	STATE IA	POSTAL CODE 52040	COUNTRY USA

2. DEBTOR'S NAME: Provide only one Debtor name (2a or 2b) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name); if any part of the Individual Debtor's name will not fit in line 2b, leave all of item 2 blank, check here ☐ and provide the Individual Debtor information in item 10 of the Financing Statement Addendum (Form UCC1Ad)

2a. ORGANIZATION'S NAME					
OR	2b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
2c. MAILING ADDRESS		CITY	STATE	POSTAL CODE	COUNTRY

3. SECURED PARTY'S NAME (or NAME of ASSIGNEE of ASSIGNOR SECURED PARTY): Provide only one Secured Party name (3a or 3b)

3a. ORGANIZATION'S NAME Amur Equipment Finance, Inc.					
OR	3b. INDIVIDUAL'S SURNAME		FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX
3c. MAILING ADDRESS 304 W. 3rd St.		CITY Grand Island	STATE NE	POSTAL CODE 68801	COUNTRY USA

4. COLLATERAL: This financing statement covers the following collateral:

All equipment and other personal property, including but not limited to furniture, fixtures and equipment subject to that certain Lease/Equipment Financing

Agreement Number #86008 dated 12/1/2025, between Secured Party as Lessor/Creditor and Debtor as Lessee/Debtor, and subject to any and all existing and future schedule entered into pursuant to and incorporating said Agreement, together with all accessories, parts, attachments and appurtenances appertaining or attached to any of the Equipment, and all substitutions, trade-ins, proceeds, renewals and replacements of, and improvements and accessions to the Lease/Equipment Financing Agreement Number 86008.

See Attached Exhibit "B" for legal land description of the Real Estate Property.

Real Estate Owner: Feature Properties, LLC

Address of Real Estate Property: 2330 Industrial Parkway SW Dyersville, IA 52040

5. Check only if applicable and check only one box: Collateral is ☐ held in a Trust (see UCC1Ad, item 17 and Instructions) ☐ being administered by a Decedent's Personal Representative

6a. Check only if applicable and check only one box:

☐ Public-Finance Transaction ☐ Manufactured-Home Transaction ☐ A Debtor is a Transmitting Utility

6b. Check only if applicable and check only one box:

☐ Agricultural Lien ☐ Non-UCC Filing

7. ALTERNATIVE DESIGNATION (if applicable): ☐ Lessee/Lessor ☐ Consignee/Consignor ☐ Seller/Buyer ☐ Bailee/Bailor ☐ Licensee/Licensor

8. OPTIONAL FILER REFERENCE DATA:

107081320

86008/OID538196

86008/OID538196

UCC FINANCING STATEMENT ADDENDUM

FOLLOW INSTRUCTIONS

9. NAME OF FIRST DEBTOR: Same as line 1a or 1b on Financing Statement; if line 1b was left blank because Individual Debtor name did not fit, check here ☐

9a. ORGANIZATION'S NAME

Higley Industries, Inc.

OR

9b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

10. DEBTOR'S NAME: Provide (10a or 10b) only one additional Debtor name or Debtor name that did not fit in line 1b or 2b of the Financing Statement (Form UCC1) (use exact, full name; do not omit, modify, or abbreviate any part of the Debtor's name) and enter the mailing address in line 10c

10a. ORGANIZATION'S NAME

OR

10b. INDIVIDUAL'S SURNAME

INDIVIDUAL'S FIRST PERSONAL NAME

INDIVIDUAL'S ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

10c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

11. ☐ ADDITIONAL SECURED PARTY'S NAME or ☒ ASSIGNOR SECURED PARTY'S NAME: Provide only one name (11a or 11b)

11a. ORGANIZATION'S NAME

Partners Capital Group, Inc.

OR

11b. INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11c. MAILING ADDRESS

CITY

STATE

POSTAL CODE

COUNTRY

201 E Sandpointe Ave, Suite 210

Santa Ana

CA

92707

USA

12. ADDITIONAL SPACE FOR ITEM 4 (Collateral):

13. ☒ This FINANCING STATEMENT is to be filed [for record] (or recorded) in the REAL ESTATE RECORDS (if applicable)

14. This FINANCING STATEMENT:

☐ covers timber to be cut ☐ covers as-extracted collateral ☒ is filed as a fixture filing

15. Name and address of a RECORD OWNER of real estate described in item 16 (if Debtor does not have a record interest):

Feature Properties, LLC
2335 Industrial Pkwy SW
Dyersville, IA 52040

16. Description of real estate:

2330 Industrial Parkway SW Dyersville, IA, 52040
Parcel ID: 540000104300 Sec/Twp/Rng: 2-88-3
Lot Two [2] of 20 West Industrial Center Sixth Addition
in the city of Dyersville, Delaware County,
Iowa, according to plat recorded in Book 2019, Page
1102;

17. MISCELLANEOUS: 107081320-IA-55 19312 - PARTNERS CAPITAL GRO Partners Capital Group, Inc. File with: Delaware, IA 86008/OID538196 86008/OID538196

EXHIBIT B

Recorded: 6/2/2025 at 3:06:43.0 PM
County Recording Fee: \$12.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$15.00
Revenue Tax: \$3,759.20
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2025 PG: 1377

Prepared by: Ryan J. Prahm
Pugh Hagan Prahm PLC

425 E. Oakdale Blvd., Suite 201
Coralville, IA 52241

PHONE (319) 351-2028
FAX (319) 351-1102

Address tax statement and after recording return to:
Feature Properties, LLC
906 ½ 1st St NW, Farley, IA 52046

WARRANTY DEED

In consideration of one dollar and other valuable consideration, **Dardis Properties, LLC**, an Iowa limited liability company, does hereby convey to **Feature Properties, LLC**, an Iowa limited liability company, the following described real estate located in Delaware County, Iowa:

Lot Two [2] of 20 West Industrial Center Sixth Addition in the City of Dyersville, Delaware County, Iowa, according to plat recorded in Book 2019, Page 1102;

The described real estate is conveyed subject to zoning, easements, covenants and restrictions of record in the office of the Recorder of Delaware County, Iowa.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

The Grantor hereby covenants with Grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to warrant and defend the real estate against the lawful claims of all persons or entities, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

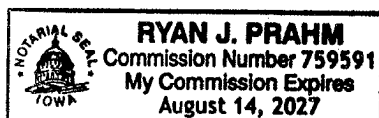
DARDIS PROPERTIES, LLC

Effective: June 2, 2025

By: 
Greg Dardis, Manager

STATE OF IOWA, JOHNSON COUNTY) ss:

This instrument was acknowledged before me on this 30th day of May 2025, by Greg Dardis, as Manager of Dardis Properties, LLC.



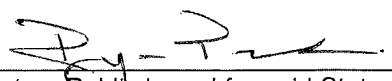
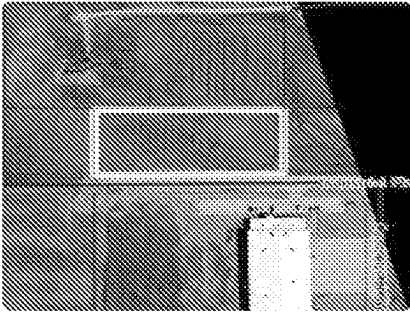

Notary Public in and for said State

EXHIBIT B

Property

Parcel Number 000540000104300 - 0
Tax District DYERSVILLE CORP
533 - 0 TIF 3 -
Class Commercial
Location
Sec-Twp-Rng 2 - 88 - 3
City-Addn-Block DYER - 20W#2(20 WEST INDUSTRIAL CENTER 2ND) -
Misc Codes
Exempt Code



Owners

Type	Owner	Ownership Dates
950999085	Feature Properties Llc	Start 06/02/2025
Deed	2335 Industrial Pkwy Sw	End
Primary	Dyersville IA 52040	

Information current through close of business 12/04/2025 This site designed, developed, hosted and maintained by "Solutions", Inc.

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Project: 2323
Survey Date: 6/13/2018
Sheet: 1 of 5