

2011-014267

Klamath County, Oregon



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12/29/2011 10:10:22 AM

Fee: \$52.00

Y Return to: ND7
Republic Title of Texas, Inc.
2626 Howell Street, 10th Floor
Dallas, Texas 75221

Recording requested by ~~and~~
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Weil, Gotshal & Manges LLP
Attn: T. Charlotte Bennett
Senior Paralegal
200 Crescent Court, Suite 300
Dallas, Texas 75201

SATISFACTION OF MORTGAGE

KNOW ALL PERSONS BY THESE PRESENTS: that **SOCIÉTÉ GÉNÉRALE**, as Collateral Agent ("Collateral Agent"), the owner and holder of that certain Leasehold Mortgage, Security Agreement, Assignment of Leases, Rents and Profits and Fixture Filing (the "Mortgage"), dated May 10, 2010, executed by **GROCERY OUTLET INC.**, a California corporation, for the property more particularly described on Exhibit A attached hereto and incorporated herein by reference, to secure payment of the sum of One Hundred Seventy-Five Million and No/100 Dollars (\$175,000,000.00), and recorded in the Official Records of Klamath County, Oregon, on October 15, 2010, in Document No. 2010-012226, does hereby acknowledge that the Mortgage has been FULLY PAID, SATISFIED AND DISCHARGED, and does hereby authorize and direct the County Clerk to enter full satisfaction thereof of record.

[Remainder of Page Intentionally Left Blank]

Dated December 15, 2011.

Collateral Agent:

**SOCIÉTÉ GÉNÉRALE, AS
COLLATERAL AGENT**

By: [Signature]
Name: EDWARD J. GRIMM
Title: DIRECTOR

State of NEW YORK)
) ss:
County of NEW YORK)

On the 14th day of December, 2011, before me, the undersigned, personally appeared EDWARD GRIMM personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her capacity, and that by his/her signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Notary Public

MATTHEW KALAMARIS
Notary Public, State of New York
No. 01KA5004092
Qualified in Queens County
Commission Expires November 9, 2014

My Commission Expires:

NOV 9, 2014

Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

A tract of land situated in the SW 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the Westerly one-quarter corner of said Section 2; thence North 89°44'52" East 517.06 feet; thence North 00°20'15" East 37.91 feet to a point on the Northerly boundary line of State Highway 66; thence North 89°43'30" East 166.30 feet; thence North 00°20'15" East 196.70 feet to the point of beginning; thence North 05°06'40" East 34.24 feet; thence North 00°15'00" West 205.91 feet; thence North 89°43'30" East 228.48 feet; thence South 00°06'39" East 142.53 feet; thence North 89°43'30" East 184.10 feet to the Westerly boundary line of Gary Street; thence South 00°09'21" West 37.47 feet; thence South 89°43'30" West 324.56 feet; thence South 00°20'15" West 60.00 feet; thence South 89°43'30" West 90.00 feet to the true point of beginning.

TOGETHER WITH an easement for the joint right to use for customer, patron, invitee and employee parking and for the purposes of ingress and egress and passage for automobile and pedestrian traffic on all that real property described hereinafter.

A tract of land situated in the SW 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the West one-fourth corner of said Section 2, said point being marked by a brass plug in a capped monument which is 1.60 feet North of the centerline of State Highway 66 (South Sixth Street); thence North 89°44'52" East along the East-West centerline of said Section 2 (this is the bearing to the center one-fourth corner of said Section 2 which is monumented by a bolt in the pavement that is 1.20 feet North of the centerline of said highway) a distance of 517.06 feet; thence North 0°20'15" East a distance of 37.91 feet to a one-half inch iron pin on the Northerly line of State Highway 66 to be relocated a distance of 40.00 feet at right angles to the centerline of said highway; thence North 89°43'30" East along said Northerly line of State Highway 66 a distance of 166.30 feet to a 5/8 inch iron pin on the true point of beginning of this description, said point being on the Westerly line of the Peace Memorial Church property as described in Deed Volume 317 at Page 491, Klamath County Deed Records and the Easterly line of the Bennington property as described in Deed Volume 331 at Page 402, Klamath County Deed Records; thence North 0°20'15" East along the last described line a distance of 196.70 feet to a 5/8 inch iron pin; thence North 89°43'30" East a distance of 90.00 feet to a 5/8 inch iron pin; thence North 0°20'15" East a distance of 60.00 feet to a 5/8 inch iron pin on the Southerly line of the Collier property as described in Deed Volume 353 at Page 398, Klamath County Deed Records; thence North 89°43'30" East along the Southerly line of said Collier property a distance of 76.30 feet to a 5/8 inch iron pin; thence South 0°20'15" West a distance of 256.70 feet to a 5/8 inch iron pin on the Northerly line of the above described State Highway 66 right of way, said point also being on the Easterly line of the above described church property; thence South 89°43'30" West along said Northerly line of State Highway 66 a distance of 166.30 feet to the true point of beginning.

Parcel 2:

A tract of land situated in the SW 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

EXHIBIT A-1

First American Title

Beginning at the West one-quarter corner of said Section 2, said point being marked by a brass plug in a capped monument which is 1.60 feet North of the centerline of State Highway 66 (South Sixth Street); thence North $89^{\circ}44'52''$ East along the East-West centerline of said Section 2 (this is the bearing to the center one-fourth corner of said Section 2 which is monumented by a bolt in the pavement that is 1.20 feet North of the centerline of said highway) a distance of 517.06 feet; thence North $0^{\circ}20'15''$ East a distance of 37.91 feet to a one-half inch iron pin on the true point of beginning of this description, said point being on the Northerly line of State Highway 66, as relocated a distance of 40.00 feet at right angles to the centerline of said highway, said point also being on the Westerly line of the Bennington property as described in Deed Volume 331 at Page 402, Klamath County Deed Records; thence North $89^{\circ}43'30''$ East along the Northerly line of Highway 66 as relocated a distance of 40.00 feet at right angles to the centerline of said highway a distance of 166.30 feet to a 5/8 inch iron pin on the Easterly line of said Bennington property and the Westerly line of the Peace Memorial Presbyterian Church property as described in Deed Volume 317 at Page 491, Klamath County Deed Records; thence North $0^{\circ}20'15''$ East along the last described line a distance of 196.70 feet to a 5/8 inch iron pin; thence North $05^{\circ}06'40''$ East a distance of 34.24 feet; thence North $00^{\circ}15'00''$ East a distance of 205.91 feet; thence South $89^{\circ}43'30''$ West a distance of 155.57 feet; thence South $00^{\circ}14'10''$ East a distance of 205.89 feet; thence South $17^{\circ}20'35''$ West a distance of 46.27 feet; thence South $00^{\circ}20'15''$ West a distance of 186.70 feet to the true point of beginning.

TOGETHER WITH a non-exclusive easement for ingress, egress, and traveling by vehicular or pedestrian travel over and across the herein mentioned described easement area and for utility and service line over, under and across that said certain easement area situated in the SW 1/4 NW 1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Commencing at the West one-quarter corner of said Section 2; thence North $89^{\circ}44'52''$ East 517.06 feet; thence North $00^{\circ}20'15''$ East, 224.61 feet; thence North $17^{\circ}20'35''$ East, 46.27 feet to the Southwest corner of an existing building; thence along the Westerly face of said building North $00^{\circ}14'10''$ West 123.96 feet to the Northwest corner of said building; thence continuing North $00^{\circ}14'10''$ West 30.00 feet to the true point of beginning; thence South $89^{\circ}43'30''$ West 148.30 feet to the Easterly boundary line of Etna Street; thence North $00^{\circ}20'15''$ East 20.00 feet; thence leaving the Easterly boundary line of Etna Street North $89^{\circ}43'30''$ East 148.10 feet; thence South $00^{\circ}14'10''$ East 20.00 feet to the true point of beginning.

Tax Parcel Number: R516846 and R787599