



\*W3253109\*

E# 3253109 PG 1 OF 5  
Leann H. Kilts, WEBER COUNTY RECORDER  
31-Aug-22 0340 PM FEE \$58.00 DEP TN  
REC FOR: OLD REPUBLIC TITLE (SOUTH OGDEN)  
ELECTRONICALLY RECORDED

Prepared by and after recording  
return to:

Troutman Pepper Hamilton Sanders LLP  
401 9th Street, N.W., Suite 1000  
Washington, D.C. 20004  
Attn: Lauren Koester, Esq.

2267603MLH

Tax Parcel Identification Number:

18-152-0001	18-159-0001
18-152-0002	18-159-0002
18-152-0003	18-159-0003
18-152-0004	18-159-0004
18-152-0005	18-159-0005
18-152-0006	18-159-0006
18-152-0007	18-159-0007
18-152-0008	18-159-0008
18-152-0009	18-159-0009
	18-159-0010

**ASSIGNMENT OF  
SECURITY INSTRUMENT**  
(The Ranches)

KNOW ALL MEN BY THESE PRESENTS:

THAT CBRE MULTIFAMILY CAPITAL, INC., a Delaware corporation, whose address is 929 Gessner Road, Suite 1700, Houston, Texas 77024 (“**Lender**”), as the holder of the instrument hereinafter described and for valuable consideration hereby endorses, assigns and delivers to FANNIE MAE, a corporation organized and existing under the laws of the United States, whose address is c/o CBRE Multifamily Capital, Inc., 929 Gessner Road, Suite 1700, Houston, Texas 77024, its successors, participants and assigns, all right, title and interest of Lender in and to the following:

A Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing among OREP Ranches LLC, a Delaware limited liability company, OREP Ranches TIC 1 LLC, a Delaware limited liability company, and OREP Ranches TIC 2 LLC, a Delaware limited liability company, as tenants in common (collectively, the “**Borrower**”), and Lender as Beneficiary, dated as of the 31st day of August, 2022, and recorded concurrently herewith, securing the payment of a Multifamily Note, dated the 31st day of August, 2022, in the original principal amount of \$18,016,000 made by the Borrower, payable to the order of Lender, and creating a first lien on the property described in Exhibit A attached hereto and by this reference made a part hereof.


This Assignment of Security Instrument shall be governed in all respects by the laws of the state in which the aforementioned instrument was recorded and shall be binding upon and shall inure to the benefit of the parties hereto and their respective successors and assigns.

[SIGNATURE AND ACKNOWLEDGEMENT APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Lender has caused its name to be signed hereto by its authorized officer this 3rd day of August, 2022, to be effective as of the 31st day of August 2022.

**LENDER:**

**CBRE MULTIFAMILY CAPITAL, INC.,**  
a Delaware corporation

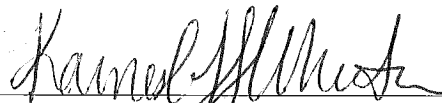
By:  (Seal)  
Name: **Amy Phillips**  
Title: **Vice President**

**ACKNOWLEDGMENT**

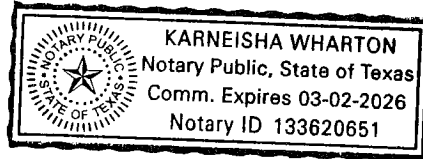
STATE OF TEXAS  
COUNTY OF HARRIS

On this 3rd day of August, 2022, before me, the undersigned officer, personally appeared Amy Phillips on behalf of CBRE MULTIFAMILY CAPITAL, INC., a Delaware corporation (the "Company"), and as a Vice President of the Company, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the Company as such Vice President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

  
Karneisha Wharton, Notary Public

My Commission expires: 3/2/2026



[SEAL]

**EXHIBIT A  
LEGAL DESCRIPTION**

Parcel 1

ALL OF THE RANCHES PHASE 2 - A P.R.U.D. SUBDIVISION, NORTH OGDEN CITY, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS:

A part of Parcel B, The Ranches Subdivision Phase 1, also being a part of Lots 50 and 53 Plat B, North Ogden Survey, Weber County Utah, described as follows:

Beginning at a point located 383.28 feet South 89°55'37" East along Quarter Section Line to the West boundary of said Parcel B, and 757.96 feet North 01°09'36" East along said West boundary from the Center of Section 32, Township 7 North, Range 1 West, Salt Lake Base & Meridian, and running thence South 88°46'54" East 366.97 feet to the East boundary of said Parcel B being the existing West right of way Line of 200 East Street; thence South 01°09'36" West 210.19 feet along said West right of way line to the North boundary line of Blackhawk Townhomes Phase II, a Planned Residential Unit Development in North Ogden City, Weber County Utah; thence three (3) courses along the North West and South boundary lines of said Blackhawk Townhomes as follows: (1) North 89°08'35" West 3.77 feet; (2) South 01°26'31" West 291.50 feet; and (3) South 88°27'05" East 3.74 feet; thence South 01°13'41" West 70.73 feet; thence North 88°46'19" West 149.63 feet; thence South 09°39'38" West 100.34 feet to a point of curvature; thence Southerly along the arc of a 614.00 foot Radius curve to the left a distance of 91.52 feet (Delta Angle equals 08°32'24", Long Chord bears South 05°23'26" West 91.43 feet); thence South 01°07'14" West 79.16 feet to a point of curvature; thence Easterly along the arc of a 10.50 foot Radius curve to the left a distance of 16.50 feet (Delta Angle equals 90°03'10", Long Chord bears South 43°54'21" East 14.86 feet); thence South 88°55'55" East 57.80 feet to a point of curvature; thence Easterly along the arc of a 160.00 foot Radius curve to the right a distance of 54.04 feet (Delta Angle equals 19°21'08", Long Chord bears South 79°15'21" East 53.79 feet) to a reverse curvature; thence Easterly along the arc of a 100.00 foot Radius curve to the left a distance of 34.82 feet (Delta Angle equals 19°57'02", Long Chord bears South 79°33'18" East 34.64 feet); to the West boundary line of Ranch View Townhomes Phase 3, a Planned Residential Unit Development in North Ogden City, Weber County Utah; thence South 01°04'09" West 60.00 feet to a point on the arc of a curve; thence Westerly along the arc of a 160.00 foot Radius curve to the right a distance of 55.08 feet (Delta Angle equals 19°43'32", Long Chord bears North 79°26'34" West 54.81 feet); to a reverse curvature; thence Westerly along the arc of a 100.00 foot Radius curve to the left a distance of 33.78 feet (Delta Angle equals 19°21'08", Long Chord bears North 79°15'21" West 33.62 feet); thence North 88°55'55" West 262.68 feet to the West boundary line of Parcel B; thence North 01°09'36" East 60.00 feet; thence South 88°55'55" East 123.79 to a point of curvature; thence Northerly along the arc of a 10.50 foot Radius curve to the left a distance of 16.48 feet (Delta Angle equals 89°56'50", Long Chord bears North 46°05'39" East 14.84 feet); thence North 01°07'14" East 79.23 feet to a point of curvature; thence Northerly along the arc of a 674.00 foot Radius curve to the right a distance of 100.46 feet (Delta Angle equals 08°32'24", Long Chord bears North 05°23'26" East 100.37 feet); thence North 09°39'38" East 91.66 feet; thence North 88°46'19" West 155.17 feet to the West boundary line of Parcel B; thence North 01°09'36" East 572.19 feet to the Point of Beginning.

Less and excepting any portion within the bounds of 175 East Street; 2225 North Street and 2300 North Street.

More particularly described as All of Lots 1, 2, 3, 4, 5, 9, 10, 11 and All Common Area Lying with THE RANCHES PHASE 2 - a P.R.U.D. SUBDIVISION, according to the Official Plat thereof, on file and of record in the Office of the Weber County Recorder, State of Utah.

Parcel 2

ALL OF THE RANCHES PHASE 3 - A P.R.U.D. SUBDIVISION, NORTH OGDEN CITY, WEBER COUNTY, UTAH, DESCRIBED AS FOLLOWS:

A part of Parcel B, The Ranches Subdivision Phase 1, also being a part of Lots 50 and 53 Plat B, North Ogden Survey, Weber County Utah, described as follows:

Beginning at a point located 383.28 feet South 89°55'37" East along Quarter Section Line to the West boundary of said Parcel B, 185.77 feet North 01°09'36" East along said West boundary Line from the Center of Section 32, Township 7 North, Range 1 West, Salt Lake Base & Meridian, and running thence South 88°46'19" East 155.17 feet; thence South 09°39'38" West 91.66 feet to a point of curvature; thence Southerly along the arc of a 674.00 foot Radius curve to the left a distance of 100.46 feet (Delta Angle equals 08°32'24", Long Chord bears South 05°23'26 West 100.37 feet); thence South 01°07'14" West 79.28 feet to a point of curvature; thence Southwesterly along the arc of a 10.50 foot Radius curve to the right a distance of 16.48 feet (Delta Angle equals 89°55'38", Long Chord bears South 46°05'39" West 14.84 feet); thence North 88°55'55" West 123.79 feet to the West boundary line of Parcel B; thence North 01°09'36" East 280.91 feet along said line to the Point of Beginning.

Together with A part of Parcel B, The Ranches Subdivision Phase 1, also being a part of Lots 50 and 53 Plat B, North Ogden Survey, Weber County Utah, described as follows:

Beginning at a point located 383.28 feet South 89°55'37" East along Quarter Section Line to the West boundary of said Parcel B, 185.77 feet North 01°09'36" East along said West boundary Line and 215.80 feet South 88°46'19" East from the Center of Section 32, Township 7 North, Range 1, West, Salt Lake Base & Meridian, and running thence South 88°46'19" East 149.63 feet; thence North 01°13'41" East 70.73 feet; thence South 88°27'05" East 188.03 feet; thence South 39°24'46" West 329.31 feet; thence South 01°04'09" West 105.20 feet; to a point on the arc of a curve; thence Northwesterly along the arc of a 100.00 foot Radius curve to the right a distance of 34.82 feet (Delta Angle equals 19°57'02"- Long Chord bears North 79°33'18" West 34.64 feet) to a reverse curvature; thence Northwesterly along the arc of a 160.00 foot Radius curve to the left a distance of 54.04 feet (Delta Angle equals 19°21'08", Long Chord bears North 79°15'21" West 53.79 feet); thence North 88°55'55" West 57.80 feet to a point on the arc of a curve; thence Northerly along the arc of a 10.50 foot Radius curve to the right a distance of 16.50 feet (Delta Angle equals 90°03'10", Long Chord bears North 43°54'21" West 14.86 feet); thence North 01°07'14" East 79.16 feet to a point of curvature; thence Northeasterly along the arc of a 614.00 foot Radius curve to the right a distance of 91.52 feet (Delta Angle equals 08°32'24",

Long Chord bears North  $05^{\circ}23'26''$  East 91.43 feet); thence North  $09^{\circ}39'38''$  East 100.34 feet to the Point of Beginning.

Together with A part of Parcel B, The Ranches Subdivision Phase 1, also being a part of Lots 50 and 53 Plat B, North Ogden Survey, Weber County Utah, described as follows:

Beginning at a point located 383.28 feet South  $89^{\circ}55'37''$  East along Quarter Section Line to the West boundary of said Parcel B, and 155.10 feet South  $01^{\circ}09'36''$  West along said West boundary Line from the Center of Section 32, Township 7 North, Range 1 West, Salt Lake Base & Meridian, and running thence South  $88^{\circ}55'55''$  East 262.68 feet to a point of curvature; thence Southeasterly along the arc of a 100.00 foot Radius curve to the right a distance of 33.78 feet (Delta Angle equals  $19^{\circ}21'08''$ , Long Chord bears South  $79^{\circ}15'21''$  East 33.62 feet) to a reverse curvature; thence Southeasterly along the arc of a 160.00 foot Radius curve to the left a distance of 55.08 feet (Delta Angle equals  $19^{\circ}43'32''$ , Long Chord bears South  $79^{\circ}26'34''$  East 54.81 feet); thence South  $01^{\circ}04'09''$  West 107.00 feet; thence North  $88^{\circ}55'55''$  West 350.08 feet; thence North  $01^{\circ}09'36''$  East 121.69 feet to the Point of Beginning.

More particularly described as All of Lots 6, 7, 8, 12, 13, 14, 15, 16, 17 and All Common Area Lying with THE RANCHES PHASE 3 - a P.R.U.D. SUBDIVISION, according to the Official Plat thereof, on file and of record in the Office of the Weber County Recorder, State of Utah.

#### As Surveyed Description

##### Parcel 1

All of Lots 1, 2, 3, 4, 5, 9, 10, 11 and All Common Area Lying with THE RANCHES PHASE 2 - a P.R.U.D. SUBDIVISION, according to the Official Plat thereof, on file and of record in the Office of the Weber County Recorder, State of Utah.

##### Parcel 2

All of Lots 6, 7, 8, 12, 13, 14, 15, 16, 17 and All Common Area Lying with THE RANCHES PHASE 3 - a P.R.U.D. SUBDIVISION, according to the Official Plat thereof, on file and of record in the Office of the Weber County Recorder, State of Utah.