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GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
MCARTHUR HOMES
9962 S REDWOOD RD
SOUTH JORDAN UT 84095
BY: KAM, DEPUTY - WI 4 P.

WHEN RECORDED, RETURN TO:

Richards & Kimble, P.C.
2040 East Murray-Holladay Rd., Suite 102
Salt Lake City, UT 84117
(801) 274-6800

**FIRST DECLARATION OF ANNEXATION
FOR AMBERLEY CONDOMINIUMS
(PHASE 2)**

THIS FIRST DECLARATION OF ANNEXATION is made this ___ day of _____ 2007 by McArthur Homes at Legacy Ranch Towns, LC, a Utah limited liability company ("Declarant").

RECITALS

A. Declarant is the owner and developer of Amberley Condominiums Phase 1, an expandable condominium project in West Jordan City, Salt Lake County, Utah (the "Development");

B. On or about _____, 2007, Declarant recorded Amberley Condominiums Phase 1 Declaration of Covenants, Conditions and Restrictions as Entry No. _____ in the Salt Lake County Recorder's Office (the "Declaration");

C. Pursuant to Article III, Section 3.1 of the Declaration, Declarant is permitted to expand the Development by the annexation into the Development of additional real property that is part of the Additional Property as set forth and described in the Declaration for purposes of development of additional Units and Common Areas, if any, consistent with the existing Phase 1 of the Development and with the Declaration;

D. Declarant desires to annex land into the Development for development as Phase 2 of the Development.

E. Pursuant to Article III, Section 3.4 of the Declaration and the provisions of the Utah Condominium Ownership Act, Utah Code Annotated, Section 57-8-1 et seq., this First Declaration of Annexation re-calculates the percentage interests in the common areas of each Unit taking into consideration the number of new Units being so annexed.

NOW THEREFORE, Declarant hereby declares as follows:

1. All defined terms as used in this Declaration of Annexation shall have the same meaning as those set forth and defined in the Declaration.

2. The following described real property situated in West Jordan City, Salt Lake County, Utah, is hereby submitted to the provisions of the Declaration and, pursuant thereto, is hereby annexed in to the Development and is to be held, transferred, sold, conveyed, and occupied

as a part of the Development and bound by the provisions of the Utah Condominium Ownership Act, Utah Code Annotated, Section 57-8-1, et seq.;

See attached "Exhibit A"

3. Except as amended by the provisions of this First Declaration of Annexation, the Declaration shall remain unchanged and, together with this Declaration shall constitute the Declaration of Covenants, Conditions and Restrictions for the Development as further expanded by the annexation of the Additional Property described herein.

4. The Project is hereby divided into eighteen (18) Condominium Units as set forth on the Map, each such Condominium Unit consisting of a Unit and an appurtenant undivided but equal percentage interest in and to the Common Areas and Facilities. Such Units comprise the minimum number of Units in the Project and give each Owner a maximum ownership interest in the Common Areas and Facilities. The re-calculated percentage interests in the Common Areas of each Unit, including the Units annexed by this Declaration, are set forth in Exhibit B, attached hereto.

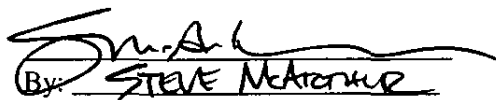
5. This First Declaration of Annexation shall be recorded in the Salt Lake County Recorder's Office concurrently with the Plat entitled Amberley Condominiums Phase 2, located in the City of West Jordan, Salt Lake County, Utah, prepared and certified to by Gregory A. Cates (a registered land surveyor with certificate no. 161226), executed and acknowledged by Declarant, and accepted by the City of West Jordan.

IN WITNESS WHEREOF, Declarant has executed this instrument the day and year first set forth above.

DECLARANT

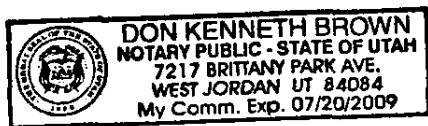
MCARTHUR HOMES AT
LEGACY RANCH TOWNS, LC

By: McArthur Homes, Inc., its Manager


By: STEVE McARTHUR
Its: Co-President

STATE OF UTAH)
)ss:
County of Salt Lake)

The foregoing Declaration of Annexation was acknowledged before me on this 7 day of August, 2007 by Steve McArthur, Co-President of McArthur Homes, Inc.



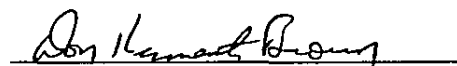

Notary Public for Utah

Exhibit A

Legal Description

Amberley Condominiums – Phase 2

Beginning at a point S00°08'29"E 165.38 feet along the Section Line and East 379.85 feet from the Northwest Corner of Section 30, Township 2 South, Range 1 West, Salt Lake Base and Meridian; and running thence N89°51'46"E 2.29 feet; thence Southeasterly 46.11 feet along the arc of a 65.00 foot radius curve to the left, chord bears S20°16'19"E 45.15 feet; thence Southeasterly 7.04 feet along the arc of a 5.00 foot radius curve to the left, chord bears S04°37'28"E 6.47 feet; thence Southeasterly 54.19 feet along the arc of a 69.00 foot radius curve to the left, chord bears S67°26'54"E 52.81 feet; thence S89°56'54"E 15.22 feet; thence Northeasterly 54.87 feet along the arc of a 269.00 foot radius curve to the left, chord bears N84°12'31"E 54.77 feet; thence Northeasterly 47.12 feet along the arc of a 231.00 foot radius curve to the right, chord bears N84°12'31"E 47.03 feet; thence S89°56'54"E 51.84 feet; thence Southeasterly 27.52 feet along the arc of a 74.00 foot radius curve to the right, chord bears S79°17'38"E 27.36 feet; thence S00°04'50"W 1.07 feet; thence Southeasterly 22.98 feet along the arc of a 73.00 foot radius curve to the right, chord bears S59°18'53"E 22.89 feet; thence S50°17'45"E 11.65 feet; thence Southeasterly 20.36 feet along the arc of a 73.00 foot radius curve to the right, chord bears S42°18'24"E 20.29 feet; thence N89°51'31"E 1.20 feet; thence Southeasterly 43.46 feet along the arc of a 74.00 foot radius curve to the right, chord bears S16°58'03"E 42.84 feet; thence S00°08'29"E 42.89 feet; thence S89°51'46"W 105.87 feet; thence N00°08'29"W 8.12 feet; thence N89°57'09"W 212.27 feet; thence N00°08'29"W 174.95 feet to the point of beginning.
Contains 0.825 acres

Exhibit B

<u>Physical Address of Unit</u>	<u>Bldg/Unit #</u>	<u>Square Feet</u>	<u>Percentage Interest in the Common Areas</u>
Phase 1:			
4708 W. Amberley Way	114-D-6	1432	6.34%
4712 W. Amberley Way	114-D-2	1156	5.12%
4714 W. Amberley Way	114-D-7	1208	5.35%
4722 W. Amberley Way	115-B-5	1416	6.27%
4724 W. Amberley Way	115-B-2	1139	5.05%
4726 W. Amberley Way	115-B-4	1139	5.05%
4732 W. Amberley Way	116-D-6	1432	6.34%
4734 W. Amberley Way	116-D-2	1156	5.12%
4736 W. Amberley Way	116-D-7	1208	5.35%
Phase 2:			
4723 W. Amberley Way	118-D-7	1208	5.35%
4727 W. Amberley Way	118-D-2	1156	5.12%
4729 W. Amberley Way	118-D-6	1432	6.34%
4733 W. Amberley Way	117-D-6	1432	6.34%
4737 W. Amberley Way	117-D-2	1156	5.12%
4739 W. Amberley Way	117-D-7	1208	5.35%
7043 S. Dover Lane	119-B-4	1139	5.05%
7047 S. Dover Lane	119-B-2	1139	5.05%
7049 S. Dover Lane	119-B-5	1416	6.27%
<u>Total Square Footage</u>		<u>22,572</u>	<u>100%</u>