

EXHIBIT A

Legal Description

(3rd Amendment) English Oaks Estates Phase 1 PUD, more particularly described as follows:

Beginning at a point North 89°58'56" East along the Center Section line 1352.48 feet, and North 00°58'50" West 663.24 feet, and South 89°40'45" East 1201.26 feet from the West Quarter Corner of Section 13, Township 42 South, Range 15 West, Salt Lake Base and Meridian, Washington County, Utah; and running thence South 89°40'45" East along the North line of KING'S ROW DEVELOPMENT a distance of 111.13 feet to the Center Section line; thence North 00°17'10" West along said Center Section line 980.09 feet; thence North 89°40'45" West 613.99 feet to the Northeast Corner of PINE VALLEY TOWNHOMES PHASE 2 P.U.D.; thence South 05°04'30" East 129.06 feet along the East boundary line of said P.U.D.; thence South 36°02'10" East 852.69 feet along said East P.U.D. boundary line and the extension of said line; thence South 00°17'10" East 32.66 feet to a point of curvature with a 15.00 foot radius curve to the right; thence 23.72 feet Southwesterly along the arc of said curve through a central angle of 90°36'25"; thence South 00°19'15" West 35.00 feet to a point on a non-tangent 50.00 foot radius curve to the left (radius point bears North 00°19'15" East); thence 10.35 feet Northeasterly along the arc of said curve through a central angle of 11°51'33"; thence South 00°19'15" West 83.09 feet to the point of beginning.

Contains 7.799 acres