

EXHIBIT A

To Deed from Laurastine W. Probasco, Trustee to Laurastine W. Probasco and John L. Probasco, Cottage and land upon which same are situated legally described as: A parcel of land situated in the southwest quarter of Section 1 and the northwest quarter of Section 12, Town 1 North, Range 16 East of the 4th P.M. in the County of Walworth and State of Wisconsin, described as follows, to-wit: Beginning at a stake on the south line of Block 6 of Grand Terrace Subdivision 65 feet west of the southeast corner; run thence south parallel with and 65 feet west of the quarter section lines on the east side of said quarter sections to the shore of Geneva Lake at low water line, thence westerly along the shore of said Lake at low water line to a point 51 feet west measured at right angles from the first course extended south, thence north parallel with and 116 feet west of said quarter section lines 840 feet more or less to the south line of said Block 6 in the plat of Grand Terrace Subdivision, thence east 51 feet in said south line to the place of beginning.

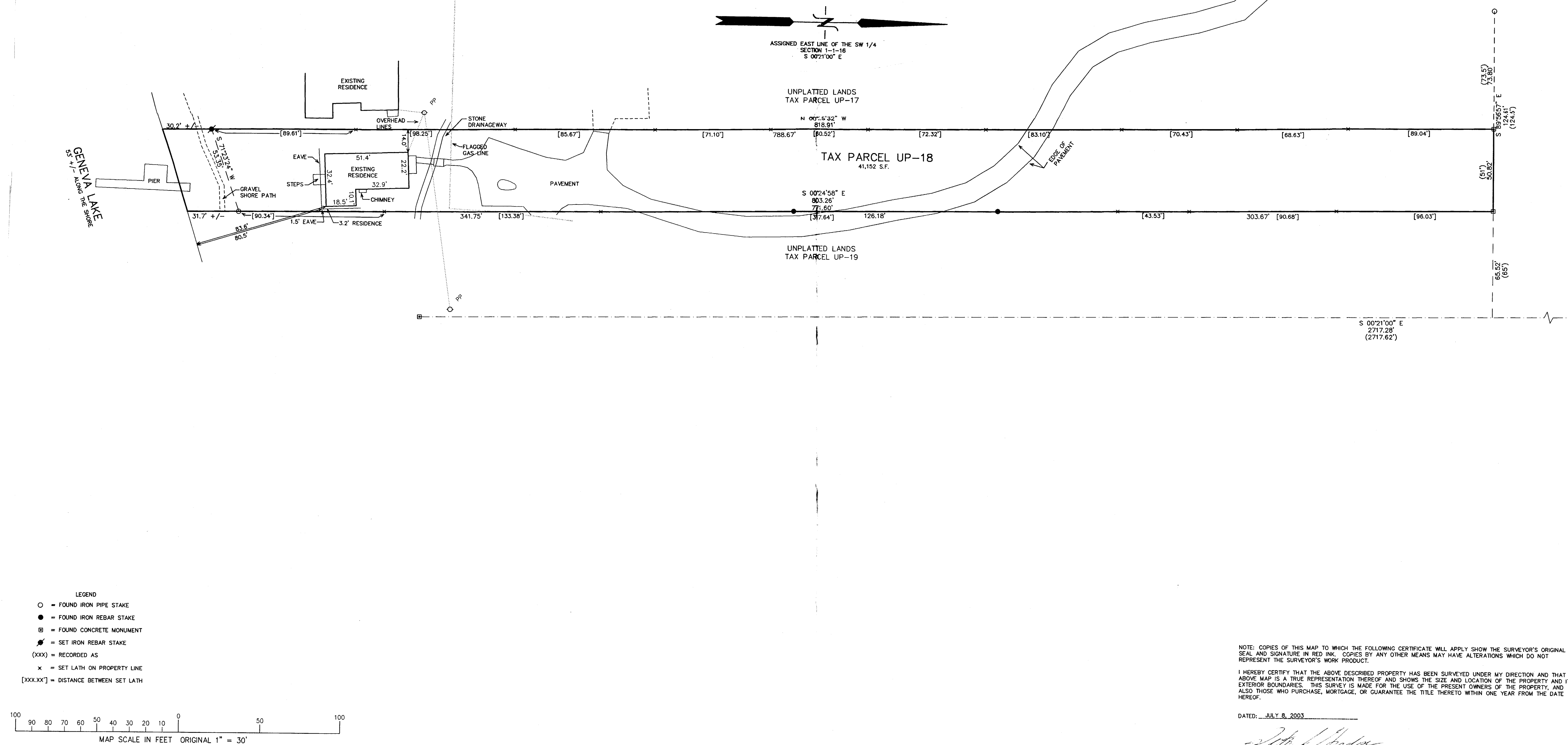
Together with all contents of the cottage, including household furniture and furnishings, also carport upon premises and pier situated thereon.

THERE IS EXCEPTED from the above described premises a perpetual free and unobstructed right-of-way for pedestrians, animals and vehicles over and along a strip of land of the uniform width, 30 feet wide, in and across the northerly portion of the land herein conveyed for the perpetual use of the owners and occupants from time to time, their respective agents, servants and members of their family, of the land now owned or heretofore conveyed by the original owner, Phebe L. Bailey, or her grantees lying in Sections 1 and 12.

THERE IS ALSO GRANTED to the parties of the second part a free and unobstructed right-of-way for pedestrians, animals and vehicles in common with the other grantees of Phebe L. Bailey and their successors in title and the owners from time to time along a strip of land described as follows, to-wit: Commencing at the northwest corner of the lands herein conveyed, running thence west in the south line of said Block 6 of the plat of Grand Terrace 549 feet more or less to an iron stake at the southwest corner of said Block 6 (said iron stake being also in the east line of Constance Boulevard as shown in the recorded plat of the Assessor's Subdivision) thence south along the east line of said Assessor's Subdivision 20 feet, thence east parallel with the south line of said Block 6 and 20 feet distant therefrom 300 feet, thence south 10 feet thence east parallel with and 30 feet distant from the south line of said Block 6 to the west line of lands herein conveyed, thence north in said west line to the place of beginning. It is the purport of this right-of-way to permit the parties of the second part to acquire access from the land conveyed to them to the public highway known as Constance Boulevard in the village of Williams Bay.

PLAT OF SURVEY

LOCATED IN THE PART OF THE SW 1/4 OF SECTION 1 &
PART OF THE NW 1/4 OF SECTION 12, TOWN 1 NORTH,
RANGE 16 EAST, WALWORTH COUNTY, WISCONSIN

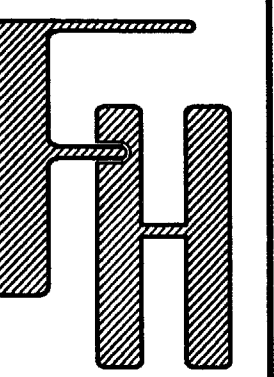


NOTE: COPIES OF THIS MAP TO WHICH THE FOLLOWING CERTIFICATE WILL APPLY SHOW THE SURVEYOR'S ORIGINAL SEAL AND SIGNATURE IN RED INK. COPIES BY ANY OTHER MEANS MAY HAVE ALTERATIONS WHICH DO NOT REPRESENT THE SURVEYOR'S WORK PRODUCT.

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THAT THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY AND ITS EXTERIOR BOUNDARIES. THIS SURVEY IS MADE FOR THE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO WITHIN ONE YEAR FROM THE DATE HEREOF.

DATED: JULY 8, 2003

PETER S. GORDON R.L.S. 2101



WORK ORDERED BY -
ELIZABETH KUTCHAI C/O CAROL CUNIBERTI
P.O. BOX 1434
WILLIAMS BAY, WI 53191

FARRIS, HANSEN & ASSOCIATES, INC.
ENGINEERING - ARCHITECTURE - SURVEYING
7 RIDGWAY COURT P.O. BOX 437
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REVISIONS

PROJECT NO.
6327
DATE
07/08/2003
SHEET NO.
1 OF 1

011-1762