

LEGAL DESCRIPTION

Exhibit "A"

Parcel A:

Commencing at a point in the North line of West Centralia Street in the City of Elkhorn, Walworth County, Wisconsin which point is 758.65 feet West of the Southwest corner of Lot 17, Block 1, of Rockwell Brothers' Addition to the City of Elkhorn; thence North 3° 40' East 198.16 feet to a point; thence West in a line parallel with the North line of West Centralia Street a distance of 250.62 feet to a point; thence South 2° 18' East 198.16 feet to the North line of West Centralia Street; thence East a distance of 246.46 feet more or less to the point of beginning. Also Lots 15 and 16 in Block 2 of James Jones Second Addition to the City of Elkhorn, according to the recorded plat thereof Walworth County, Wisconsin.

Parcel B:

A parcel of land located in the NE 1/4 of Section 1, T2N, R16E, City of Elkhorn, Walworth County, Wisconsin described as follows: Commencing at the W 1/4 corner of said Section 1, thence N 65° 22' 28" E 3417.11 feet to a point on the North line of W Centralia St., previously described as being located 1105.11 feet West of the Southwest corner of Lot 17, Block 1, of Rockwell Brothers' Addition to the City of Elkhorn; thence S 0° 22' 40" E 66.78 feet to an iron pipe on the South line of W Centralia St. and the point of beginning; thence continue S 0° 22' 40" E along the West line of lands owned by the State Long Distance Telephone Company, the City of Elkhorn, and the Consumer's Co-op, 405.02 feet to an iron pipe; thence N 89° 08' 51" W along the North line of the Consumer's Co-op lands, 46.60 feet to an iron pipe marking the Northwest corner of the lands, 46.60 feet to an iron pipe; thence S 88° 02' 23" W parallel to the South line of W Centralia St., 243.85 feet to an iron rod; thence N 1° 18' 31" W parallel to the West line of Franklin St., extended, 402.60 feet to an iron rod on the South line of W Centralia St., thence N 88° 02' 23" E along the South line of W Centralia Street, 297.00 feet to the point of beginning.

PLAT OF SURVEY

PART OF THE NE 1/4 SEC. 1
TOWN 2 NORTH, RANGE 16 EAST
CITY OF ELKHORN
WALWORTH COUNTY, WISCONSIN

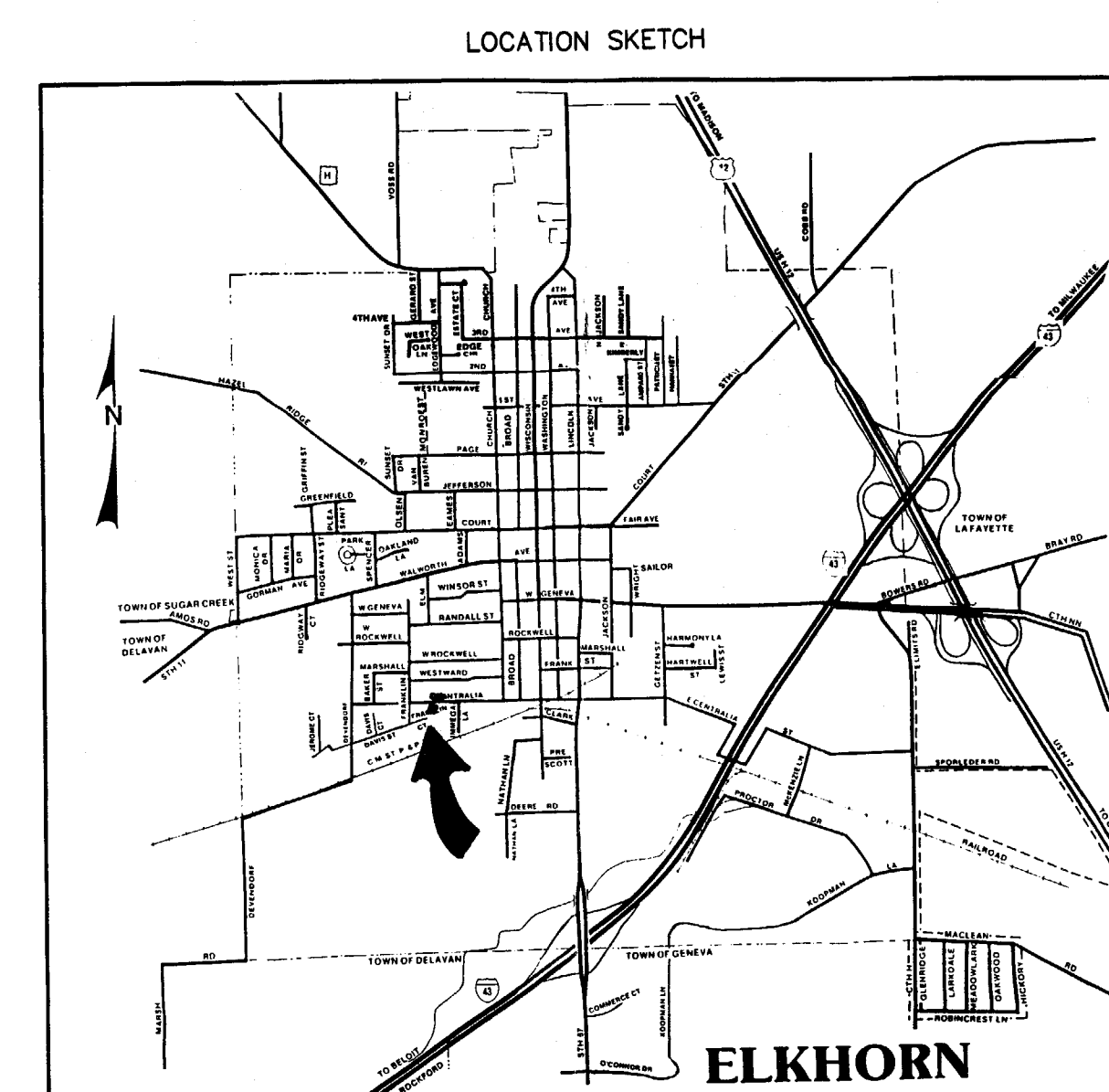
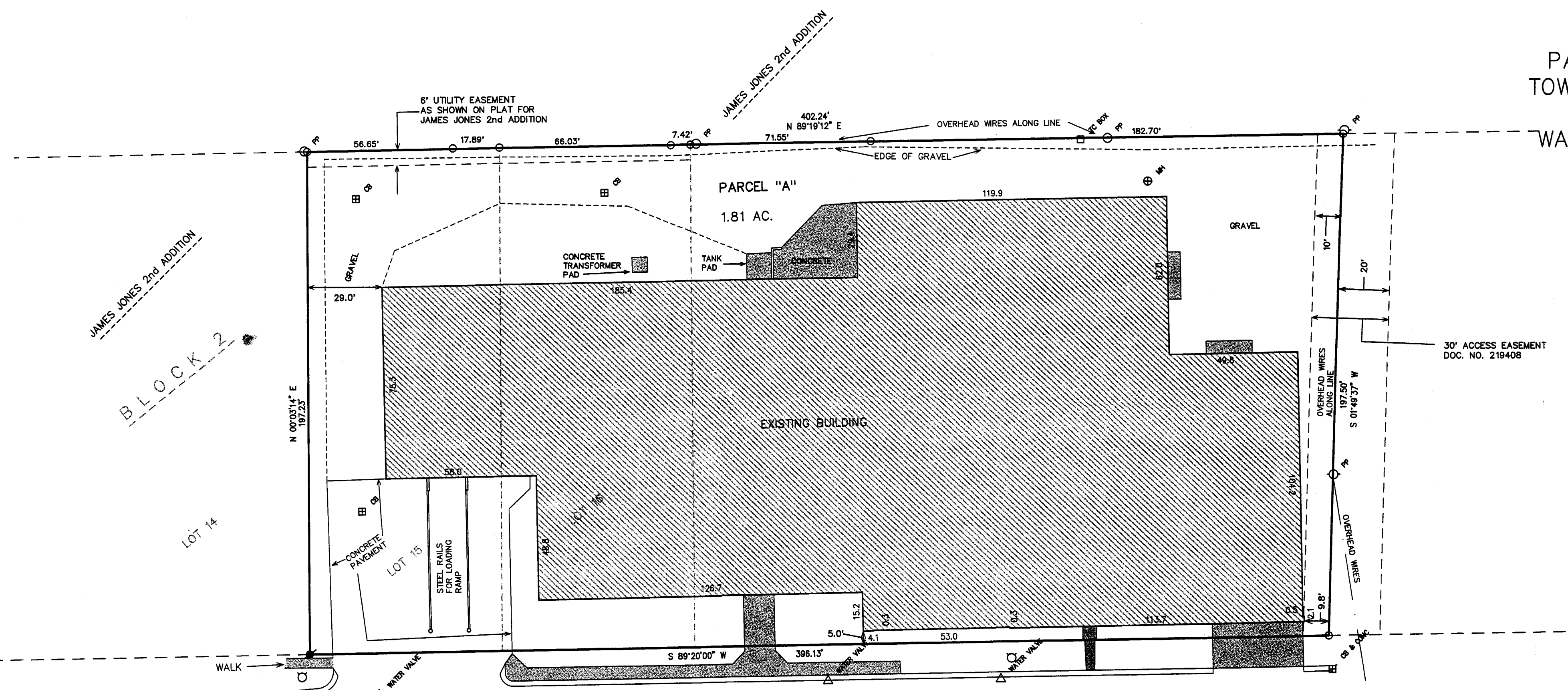


WORK ORDERED BY: STEVEN ROSEFSKY
JONES, DAY, REAVIS, & POGUE
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NEW YORK, N.Y. 10022

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REVISIONS

PROJECT NO.
5263
DATE
04-28-99
SHEET NO.
1 OF 1



LEGEND

- FOUND IRON PIPE STAKE
- FOUND IRON REBAR STAKE
- SET IRON REBAR STAKE
- TELEPHONE CONTROL BOX
- ELECTRIC CONTROL BOX
- GAS PIPE
- CATCH BASIN
- MANHOLE
- POWER POLE
- HYDRANT

SURVEY CERTIFICATE

I, PETER S. GORDON, A REGISTERED LAND SURVEYOR, LICENSE NO. 2101, IN AND FOR THE STATE OF WISCONSIN AND LEGALLY DOING BUSINESS IN WALWORTH COUNTY, WISCONSIN, DO HEREBY CERTIFY TO GLEACHER CAPITAL LLC, SECURITY TITLE COMPANY OF WALWORTH COUNTY, AND ANY SUCCESSORS AND/OR ASSIGNS OF THE FOREGOING PARTIES, THAT:

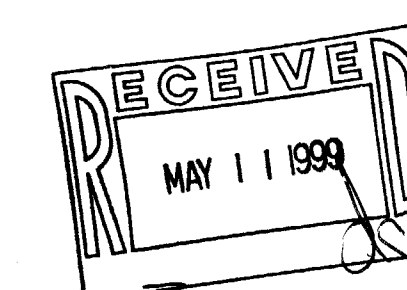
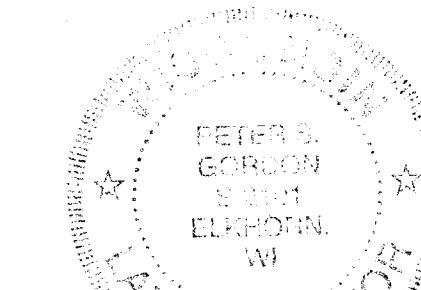
- (1) THIS IS A TRUE AND CORRECT SURVEY ("SURVEY") OF THE LAND HEREIN PARTICULARLY DESCRIBED;
- (2) THE SURVEY AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE CORRECT;
- (3) THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME;
- (4) THE LAND DESCRIBED IN THE SURVEY IS THE SAME AS IS DESCRIBED IN THE TITLE INSURANCE COMMITMENT DESCRIBED BELOW;
- (5) THERE ARE NO EASEMENTS OR USES AFFECTING THIS PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN AND DEPICTED ON THE SURVEY;
- (6) THERE ARE NO ENCROACHMENTS ON THE ADJOINING PROPERTIES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES AND IMPROVEMENTS, OTHER THAN AS SHOWN AND DEPICTED ON THE SURVEY;
- (7) THERE ARE NO PARTY WALLS OR VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY, AND;
- (8) THE PARCEL DESCRIBED IN THIS SURVEY DOES NOT LIE WITHIN A FLOOD HAZARD AREA IN ACCORDANCE WITH THE "FLOOD INSURANCE RATE MAP", PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

THE UNDERSIGNED HAS RECEIVED AND EXAMINED A COPY OF COMMITMENT NO. 68111 ISSUED BY SECURITY TITLE COMPANY OF WALWORTH COUNTY, AND THE LOCATION OF ANY MATTER SHOWN THEREON, TO THE EXTENT IT CAN BE LOCATED, HAS BEEN SHOWN ON THIS SURVEY WITH APPROPRIATE RECORDING REFERENCE.

THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH "THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS" JOINTLY ESTABLISHED AND ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING IN 1992 EXCEPTING THEREFROM, REQUIREMENT NO. 2 WHEREBY THE CERTIFICATE IS NOT EXACTLY AS SET FORTH IN PARAGRAPH 8 WAS NOT USED; REQUIREMENT NO. 3 WHEREBY THE ACCURACY STANDARDS MEET THE MINIMUM REQUIREMENTS FOR BOUNDARY SURVEYS AS DEFINED IN CHAPTER AE-7 OF WISCONSIN ADMINISTRATIVE CODE, AND REQUIREMENT NO. 5 (d) WHEREAS THE SURVEY DOES NOT IDENTIFY ADJOINING OWNERS NAMES WITH IDENTIFYING TITLE INFORMATION, THE SURVEY INCLUDES ALL ALTA LAND TITLE SURVEY DETAIL REQUIREMENTS FROM TABLE "A", OPTIONS 1, 2, 3, 4, 7(a), 8, 9, 10, AND 11.

DATE: 4/29/99

PETER S. GORDON R.L.S. 2101



4399-30
4399-31

4399-53F
4399-46J
084-1166

MAP SCALE IN FEET ORIGINAL 1" = 30'

APR 29 1999