Exhibit A
To Offer to Purchase for Property Located at
15960 Washington Drive, Brookfield, Wisconsin

SELLER'S STATUS AND TERMS OF SALE:

Seller is a trust. The Trustee of the trust has not resided at the Property for more than forty (40) years. The Trustee is selling the Property in "as-is" condition with no representation or warranty of any kind or nature pertaining to the condition of the Property. Notwithstanding anything contained in the Offer to which this Exhibit is attached, any and all representations and warranties contained in the Offer regarding the condition of the Property are expressly deleted and are of no force or effect. Buyer acknowledges receipt of Seller's Real Estate Condition Report. Buyer understands and agrees that the information provided in Seller's Real Estate Condition Report is "to the best of Owner's Trustee's knowledge" only, and without representation or warranty. Buyer acknowledges and agrees Buyer is purchasing the Property in its "as-is" condition, without any representations or warranties, express or implied, oral or written, regarding the condition of the property, and that Buyer is relying solely on Buyer's own due diligence and inspections of the Property to determine whether to purchase the Property. Buyer further acknowledges Buyer has become familiar with the Property and has had and/or will have sufficient time and opportunity to undertake Buyer's due diligence and to perform any inspections of the Property Buyer may have desired, and Buyer accepts and assumes the condition of the Property. Buyer, on Buyer's behalf and on behalf of Buyer's successors and assigns, hereby agrees to hold Seller and its trustees, beneficiaries, representatives, and agents harmless from and against any and all liabilities associated with or otherwise relating to the condition of the Property as of the date hereof and as of the day of and after the date of Closing. Seller will convey title to the Property by Trustee's Deed.

Seller Initials: J.W.

Buyer(s) Initials:_____