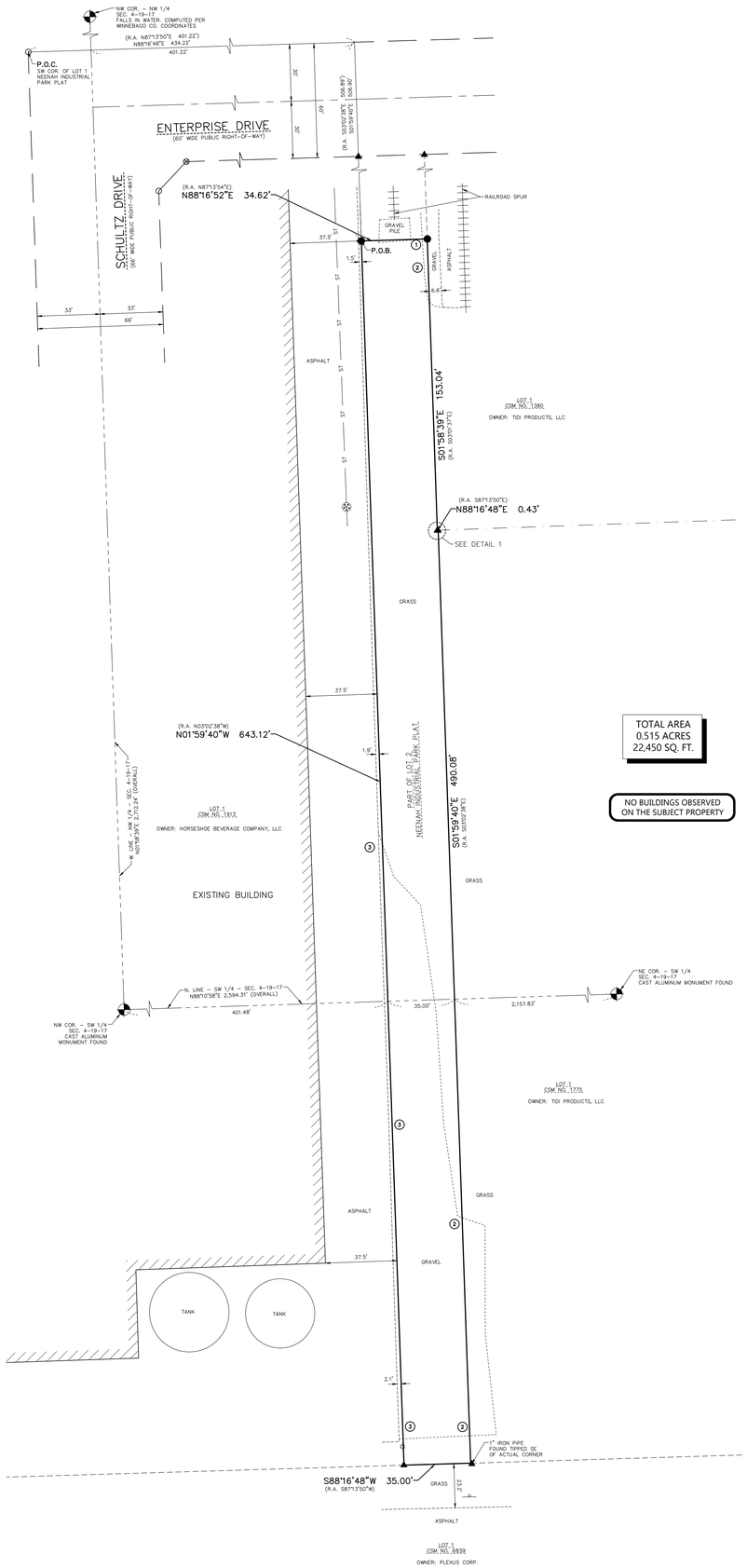
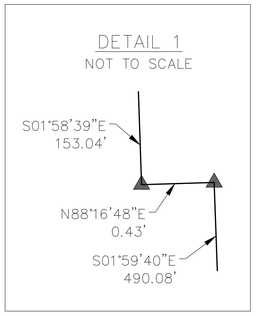




POSSIBLE VISIBLE ENCROACHMENTS:

1. GRAVEL CROSSES THE NORTH LOT LINE
2. GRAVEL CROSSES THE EAST LOT LINE
3. GRAVEL CROSSES THE WEST LOT LINE

NOTE:
EXCEL DOES NOT EXPRESS ANY LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF THE POTENTIAL ENCROACHMENTS DEPICTED HEREON.

TOTAL AREA
0.515 ACRES
22,450 SQ. FT.

NO BUILDINGS OBSERVED
ON THE SUBJECT PROPERTY

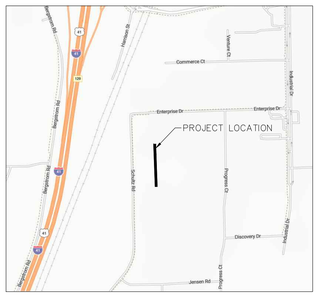
CURRENT ZONING: I-1 Planned Business Center District

Building Setbacks:

Front: 30 feet for buildings; 10 feet for parking
Side: 10 feet
Rear: 10 feet

Maximum Building Height: 100 feet

The current Zoning Setbacks and the Bulk Requirements have been listed per the City of Neenah Zoning Code. Zoning information shown hereon was obtained through research by Excel. Zoning information was not provided by the client as part of this survey as required by ALTA Table A, Item No. 6(a) & 6(b) and may be incomplete.



VICINITY MAP
NOT TO SCALE

LEGEND:

- ROUND CATCH BASIN
- LIGHT POLE
- 3/4" REBAR SET
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- RAILROAD SPIKE FOUND
- SECTION CORNER
- ST — STORM SEWER AND MANHOLE
- PROPERTY LINE
- RIGHT–OF–WAY LINE
- INTERNAL LOT LINE
- ADJACENT PROPERTY LINE
- RAILROAD TRACKS

1"= 30' SCALE: 30' 0 30' 60' FEET

BEARINGS ARE REFERENCED TO THE WISCONSIN COUNTY COORDINATE SYSTEM, WINNEBAGO COUNTY. THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 4–19–17 HAS A BEARING OF NORTH 88°–10'–58" EAST.

ALTA / NSPS LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE
ALTA / NSPS Land Title Survey

To:
1. First American Title Insurance Company
2. Horseshoe Beverage Company, LLC, a Delaware limited liability company
3. City of Neenah

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on February 23, 2026.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.wilgreen@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
Project Number: 250414900

WISCONSIN RYAN WILGREEN 2647 FOND DU LAC WISCONSIN LAND SURVEYOR

Date of Plat or Map: 04/01/2026

LANDS DESCRIBED IN COMMITMENT NO. 3215919, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY WITH A COMMITMENT DATE OF JANUARY 20, 2026;

The Land referred to herein below is situated in the County of Winnebago, State of Wisconsin, and is described as follows:

A part of Lot Two (2) of the Neenah Industrial Park Plat, Being Part of the Northwest ¼ of the Southwest ¼ and Part of the Southwest ¼ of the Northwest ¼, Section Four (4), Township Nineteen (19) North, Range Seventeen (17) East, City of Neenah, Winnebago County, Wisconsin. More fully described as follows:

Commencing at the southwest corner of Lot 1 of said Neenah Industrial Park Plat; thence N87°13'50"E, 401.22 feet, along the north right-of-way line of Enterprise Drive; thence S03°02'38"E, 506.89 feet, to the point of beginning; thence N87°13'54"E, 34.62 feet; thence S03° 01'37"E, 153.04 feet, along the West line of Lot 1 of Certified Survey Map No. 1380; thence S87°13'50"E, 0.43 feet, along the south line of Lot 1 of said Certified Survey Map No. 1380; thence S03°02'38"E, 490.08 feet, along the west line of Lot 1 of said Certified Survey Map No. 1775; thence S87°13'50"W, 35.00 feet, along the North Line of Lot 1 of Certified Survey Map No. 6839; thence N03°02'38"W, 643.12 feet, along the East Line of Lot 1 of Certified Survey Map No. 1913 to the point of beginning.

TABLE A NOTES:

1. Monuments have been placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner.
2. Address: Enterprise Drive, Neenah, WI 54956
3. Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map No. 55139C0113E with an effective date of March 17, 2003, the property falls within Zone "X" (areas determined to be outside the 0.2% annual chance flood hazard).
4. The property described hereon contains 0.515 acres (22,450 sq. ft.) of land, more or less.
6. (a) Zoning information was not provided by the client as part of this survey.
(b) Building setback lines are not depicted on this survey because this data required interpretation by this surveyor. Verify with local zoning department before any future construction activities take place.
7. (a)/(b)(1)/(c) No buildings observed on the subject property.
8. Substantial features observed during the process of conducting the fieldwork are shown hereon.
9. The subject property contains 0 regular striped parking stalls and 0 handicap accessible striped parking stalls for a total of 0 striped parking stalls.
11. (a) Utility plans and maps were obtained by Excel through Digger's Hotline planning ticket requests and information provided by the municipality.
13. Adjacent owner information was taken from the Winnebago County GIS Website on the sheet issue date of this survey.
14. The intersection of Enterprise Drive and Schultz Drive is approximately 600 feet Northwest of the subject property.
16. At the time of this survey there was no visible sign of earth moving work, building construction, or building additions.
17. No proposed changes to the street right-of-way lines have been disclosed by the City of Neenah or the current Title Commitment. There was no visible evidence of recent street or sidewalk construction or repairs at the time of the survey fieldwork.
18. No offsite easements or servitudes benefiting the subject property disclosed in record documents provided to Excel.
19. Excel Engineering, Inc. carries a $2,000,000 Professional Liability Insurance Policy. Certificate of Insurance will be provided upon request.

TITLE NOTES:

1. **First American Title Insurance Company, Commitment No. 3215919, with a commitment date of January 20, 2026 has been reviewed in conjunction with the preparation of this survey. Survey related, Schedule B-II Exceptions are as follows:**

   #9 Covenants, conditions, restrictions and easements, if any, as set forth in instrument recorded February 24, 1986, as Document No. 646433. **This document affects the subject property but does not contain any easements to depict on this survey. See document for particulars.**

   #10 Rights and easements, if any, in and to any and all railroad switches, sidetracks, spur tracks and rights of way located upon or appurtenant to the subject premises. **Existing spur tracks are depicted on this survey.**

2. Other commitment items not specified hereon may not have been considered relevant to an ALTA/NSPS Land Title Survey, and have not been reviewed in conjunction with preparation of this plat (i.e. Annexation agreements, Leases, Mortgages, Liens, special assessments, covenants, trusts, unspecified or unrecorded rights).

NOTES:

1. Only the improvements that were visible from above ground at time of survey and through a normal search and walk through of the site are shown on the face of this plat. This survey may not reflect all utilities, or improvements, if such items are hidden by landscaping, snow or areas covered by such items as dumpsters, trailers or vehicles. Lawn sprinkler systems, if any, are not shown on this survey.
2. Surface indications of utilities along with Digger's Hotline markings per Ticket No. 20254324068, No. 20254214723, No. 20254214781, No. 20254214862 and No. 20254907563 have been shown. Offsite observations have not been made to determine the extent of utilities serving or existing on the property. Controlled underground exploratory effort together with Digger's Hotline markings is recommended to determine the full extent of underground service and utility lines. Contact Digger's Hotline at 1-800-242-8511.
3. The locations of the property lines shown on the face of this plat are based on the description and information furnished by the client, together with the title commitment. The parcel that is defined may not reflect actual ownership, but reflects what was surveyed. For ownership, consult your title company.
4. The surveyed property is the same property described in Title Commitment No. 3215919, prepared by First American Title Insurance Company.
5. No gaps, strips, gores or overlaps exist within any portion of the subject property.

EXCEL
Always a Better Plan
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800
excelengineer.com

PROJECT INFORMATION

ALTA/NSPS LAND TITLE SURVEY
ENTERPRISE DRIVE • NEENAH, WI 54956

PROFESSIONAL SEAL

SHEET DATES
ISSUE DATE FEB. 27, 2026
REVISIONS

JOB NUMBER
250414900

SHEET NUMBER
AL

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