



ALTA/NSPS LAND TITLE SURVEY

Legal Description of Surveyed Property

(Per Schedule A of the herein referenced Title Commitment)

viz:
Commence on the Quarter Section line 2 rods South of the center of Section Eleven (11);
thence West 16.43 1/2 chains;
thence South 18.50 chains;
thence West 13.55 1/2 chains;
thence South 15.28 chains;
thence East 9.02 chains to the center of the highway;
thence North 47° 14' East along the center of said highway 1.94 chains;
thence South 57° 1/2' East 11.22 chains to the South boundary line of the Southwest Quarter (S.W.1/4) of said Section 11;
thence East to the Southeast corner of said S.W.1/4;
thence North 5.17 chains;
thence West 2.68 chains;
thence North 10.35 chains to the center of the highway;
thence North 58° East along the center line of said highway 3.17 chains to the East line of said Quarter Section;
North along said Quarter Section line to the piece of beginning;
all in Township Three (3) North, Range One (1) West of the 4th P.M., Grant County, Wisconsin.
The above land is also described as part of Lot One (1) in Block One (1) of the Assessment Plat of the City of Platteville, Grant County, Wisconsin, according to the recorded map or plat thereof.

EXCEPT a parcel of land described as follows:
Begin at the center of a stone monument embedded in the ground which marks the corners of Sections Ten (10), Eleven (11), Fourteen (14) and Fifteen (15), T3N, R1W;
thence run East along the middle of Madison Street and on the Section line 40 rods 8 feet;
thence run North 18 rods 12 feet to an iron stake driven in the ground at the Southwest corner of the land to be described;
thence East 35 rods 11 1/2 feet to an iron stake driven in the ground in the middle of the public highway known as the Platteville and Mineral Point Road;
thence Northeast along the middle of said highway 13 rods 12 1/2 feet to an iron stake driven in the ground;
thence North 67° 1/2' West 51 rods 5 1/3 feet to an iron stake driven in the ground;
thence South 27 rods 12 1/2 feet to the piece of beginning.

ALSO EXCEPT a parcel of land in Grant County, Wisconsin containing approximately 5 acres, lying in the South Half (S.1/2) of the Southwest Quarter (S.W.1/4) of said Section 11, T3N, R1W, more particularly described as follows:
Beginning at a point approximately 1450 feet East and 460 feet North of the Southwest corner of Section 11 above mentioned where the South line of said property intersects the North road fence;
thence North 66° 1/2' West 460 feet;
thence North 210 feet;
thence East 485 feet;
thence South 82 feet;
thence East 115 feet;
thence South 220 feet;
thence South 63° 1/2' West 200 feet to the point of beginning.

ALSO EXCEPT a parcel of land described as follows:
Commencing at the Northwest corner of the said S.W.1/4 of Section 11, T3N, R1W, Grant County, Wisconsin;
thence South 52° 28' East 53.19 feet;
thence East 631.00 feet;
thence South 1219.00 feet to the point of beginning;
thence South 649.72 feet;
thence South 67° 18' East 324.16 feet;
thence North 00° 34' East 268.00 feet;
thence North 89° 54' East 230.65 feet;
thence North 00° 34' East 572.57 feet;
thence South 89° 21' West 537.38 feet to the point of beginning;
all in T3N, R1W in Grant County, Wisconsin;
said property is also known as part of Lot One (1), Block One (1) of the Assessment Plat of the City of Platteville, Grant County, Wisconsin.

ALSO EXCEPT a parcel of land described as follows:
Commencing at a point which is 1450 feet East and 460 feet North of the Southwest corner of said Section 11;
thence North 66° 30' West, 460 feet;
thence South 220.50 feet;
thence East 60 feet;
thence South 53° 10' East, 142.49 feet to the North boundary of Broadway Street in said City of Platteville;
thence North 59° 30' East, 150.73 feet along said Street to the point of beginning, being a part of Lot 1, Block 1 of the Assessment Plat of said City of Platteville as contained in Quit Claim Deed recorded in Volume 384, page 544, as Document No. 386303.

ALSO EXCEPT a parcel of land described as follows:
Commencing at the South 1/4 corner of said Section 11;
thence North 1404.44 feet to the present fence line;
thence North 1136.01 feet to the point which is 33' South of the center of said Section 11;
thence West, 1084.71 feet;
thence South 1136.01 feet to the present fence line;
thence East 1084.71 feet along the present fence line to the point of beginning, being a part of Lot 1, Block 1 of the Assessment Plat of the City of Platteville as contained in Quit Claim Deed recorded in Volume 471, page 361, as Document No. 427322.

ALSO EXCEPT a parcel of land described as follows:
Commencing at the Northwest corner of the SW1/4 of said Section 11;
thence South 52° 28' East, 53.19 feet;
thence East 631.00 feet;
thence South 1219.00 feet;
thence North 89° 21' East, 537.38 feet;
thence South 00° 34' West, 572.57 feet;
thence East 258.65 feet;
thence South 82.00 feet;
thence East 115.00 feet to the point of beginning;
thence North 294.37 feet;
thence East 113.00 feet;
thence South 448.29 feet;
thence South 59° 41' West 130.90 feet;
thence North 220.00 feet to the point of beginning, being part of Lot 1, Block 1, Assessment Plat of the City of Platteville, as contained in Warranty Deed recorded in Volume 501, page 710, as Document No. 444572.

ALSO EXCEPTING a part of the Southeast 1/4 of the Southwest 1/4 of said Section 11, described as follows:
Commencing at the West 1/4 corner of said Section 11;
thence South 89° 37' 51" East 1626.89 feet;
thence South 01° 08' 58" East, 1006.95 feet to a found 1" iron pipe marking the Northeast corner of that property described in Volume 734, page 789, said pipe being the point of beginning;
thence South 88° 51' 02" West 113.00 feet along the North line of said property;
thence South 01° 08' 58" East 289.37 feet along the West line of said property;
thence South 88° 51' 02" West 115.00 feet;
thence North 01° 08' 58" West 301.08 feet;
thence North 88° 51' 02" East 228.00 feet;
thence South 01° 08' 58" East 31.71 feet to the point of beginning, also being described as part of Lot 1, Block 1, Assessment Plat of the City of Platteville, as contained in Warranty Deed recorded in Volume 743, page 891, as Document No. 573783.

ALSO EXCEPT a parcel of land located in the Southwest 1/4 of said Section 11, more fully described as follows:
Commencing at the West quarter corner of said Section 11;
thence South 89° 37' 51" East, 1626.89 feet along the North line of the SW1/4 of said Section 11;
thence South 01° 08' 58" East, 1006.95 feet;
thence South 88° 51' 02" West, 113.00 feet;
thence South 01° 08' 58" East 289.37 feet to the point of beginning;
thence South 88° 51' 02" West, 115.00 feet;
thence South 01° 08' 58" East, 25.00 feet;
thence North 89° 51' 02" East, 115.00 feet;
thence North 01° 08' 58" West, 25.00 feet to the point of beginning as contained in Trustee's Deed recorded in Volume 860, page 107, as Document No. 623449.

Tax Key No. 271-00317-0000

Survey Notes

- The observed address of the subject property is 1000 Broadway Street, Platteville WI.
- The subject property is contained in Zone X (areas determined to be outside the 0.2% annual chance floodplain), per Flood Insurance Rate Map No. 55043C0677F with an effective date of 2/3/2016.
- The total land area of the subject property is 712,072 square feet or 16.35 acres.
- The subject property has no striped parking spaces.
- No evidence of division or party walls were observed during the fieldwork.
- The names of adjoining owners are shown per the respective County G.I.S. Maps if available.
- No evidence of recent earth moving work, building construction, or building additions were observed during the fieldwork.
- No information on proposed changes in street right of way lines were provided to St. Croix Surveying.
- No evidence of recent street or sidewalk construction or repairs were observed during the fieldwork.
- No evidence of potential wetlands were observed at the time the fieldwork was conducted, nor has St. Croix Surveying received any documentation of any wetlands or waterways being located on the subject property.
- The east line of the subject property bears N00°25'12"W, as referenced to the Grant County Coordinate System.
- The subject property has direct access to and from Broadway Street, a public RW.
- Easement lines are shown in color.
- The boundary line dimensions as shown on this Survey Map form a mathematically closed figure within ±0.1', with no gaps or gores.
- The legal description as contained in the Title Commitment does not accurately describe the Surveyed and established boundaries of the subject property. The individual exceptions do not close, contain multiple gaps and overlaps. The boundaries of the subject property were determined based on existing boundary corners and prior adjacent surveys.
- For additional boundary information, see filed Surveys U121, 50014 & 5025. Also see CSM 1298, CSM 1897 & CSM 1379.

Title Commitment Exceptions

(Per Schedule B, Part 2 of the herein referenced Title Commitment)

The numbers below correspond to those numbers listed in the Title Commitment. Items not listed do not require Survey Commitment.

- Permanent Limited Easement for sanitary sewer and water utilities recorded October 20, 2011, in Volume 1296, page 491, as Document No. 739973.
Affects - plotted. Easement authorizes a public recreation trail but the limits of the trail easement are not defined therein.
- Permanent Limited Easement for sanitary sewer utilities recorded November 8, 2011, in Volume 1298, page 686, as Document No. 740497.
Affects - plotted.
- Easement for sanitary sewer system recorded July 10, 2012, in Volume 1326, page 530, as Document No. 747093.
Affects - plotted.

As-Surveyed Description

A parcel of land located in the Southwest 1/4 of Section 11, Township 3 North, Range 1 West of the 4th P.M., City of Platteville, Grant County, Wisconsin, said parcel being described as follows:

Commencing at the South 1/4 corner of said Section 11;
Thence N 00°25'12" W 1168.85' along the North-South 1/4 line of said Section 11 to a point in the northerly RW line of Broadway Street (County Highway B, a public right of way) and the Point of Beginning;
Thence N 00°25'12" W 235.97' along said North-South 1/4 line to the intersection of the North-South 1/4 line and the north line of the subject property, being 33.00 feet easterly of a 3/4" iron rebar;
Thence S 89°34'48" W 1084.71' to a 3/4" iron rebar;
Thence N 00°17'12" W 0.67' to a 3/4" iron rebar;
Thence S 89°46'39" W 349.61' to a 3/4" iron rebar;
Thence S 00°25'12" E 569.70' to a 3/4" iron rebar;
Thence N 89°40'39" E 234.42' to a 3/4" iron rebar;
Thence N 01°50'37" W 242.89' to a 1" iron pipe;
Thence N 88°09'23" E 228.00' to a 1" iron pipe;
Thence S 01°50'37" E 489.98' to a 3/4" iron rebar;
Thence N 59°14'02" E 1119.42' to the Point of Beginning.

Containing 16.35 acres, more or less, and being subject to any and all easements of record and/or usage.

Zoning Information

(Per Item 6(a) & 6(b) of herein referenced Table A Notes)

- Zoning information provided per City of Platteville, WI Zoning Map & City Code.
- Zoning Designation: M-1, Heavy Commercial and Light Manufacturing District
 - Building Setback Restrictions: Street - 25', Side - 15', Rear - 30', Adjacent to Residential - 30'
 - Building Height Restriction: 45'
 - Parking Requirements: 40 parking spaces, plus 2 accessible parking spaces.

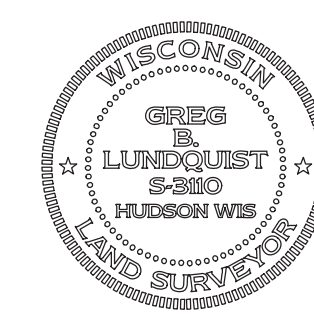
Note: Setbacks may vary based on adjacent Zoning districts. For detailed information on Zoning requirements contact said Municipality or an official Zoning Report. St. Croix Surveying does not guarantee the accuracy of the provided Zoning information.

Certification

To: Republic Services, Inc., a Delaware corporation and its subsidiaries and affiliates
BFI Waste Services, LLC, a Delaware limited liability company
Spotts Fain PC
Lawyers Title Insurance Company
The Matthews Company, Inc.
Chicago Title Insurance Company

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 Table A items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 13, 14, 16, 17, 18 and 19. The fieldwork was completed on August 26, 2025.

Greg B. Lundquist
By: Greg B. Lundquist
Wisconsin P.L.S. License No. 3110
Date Signed: September 3, 2025
greg@stcroixsurveying.com



Possible Encroachments

None were visible at the time of the Survey.

"ALTA/NSPS LAND TITLE SURVEY"

PREPARED FOR:



17220 Newhope Street, Suites 108 - 110, Fountain Valley, CA 92708
Tel: (714) 979-7181 Fax: (714)-641-2840
www.themattthewscompany.com

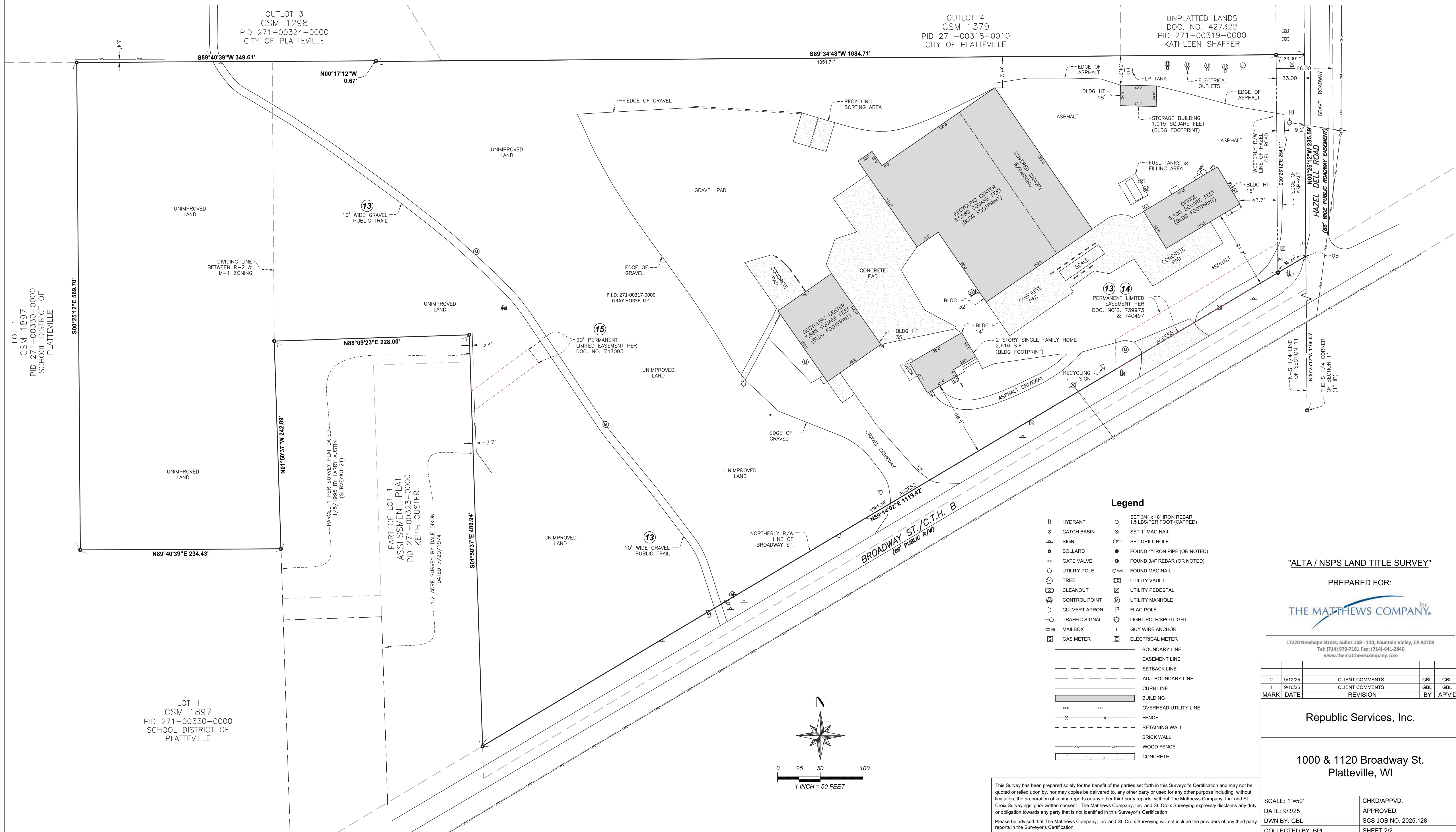
MARK	DATE	REVISION	BY	APVD
	2	9/12/25	CLIENT COMMENTS	GBL GBL
	1	9/10/25	CLIENT COMMENTS	GBL GBL
<p>Republic Services, Inc.</p> <p>1000 & 1120 Broadway St. Platteville, WI</p>				
SCALE: 1"=50'		CHKD/APPVD:		
DATE: 9/3/25		APPROVED:		
DWN BY: GBL		SCS JOB NO. 2025.128		
COLLECTED BY: BPL		SHEET 1/2		

This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and St. Croix Surveying's prior written consent. The Matthews Company, Inc. and St. Croix Surveying expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.

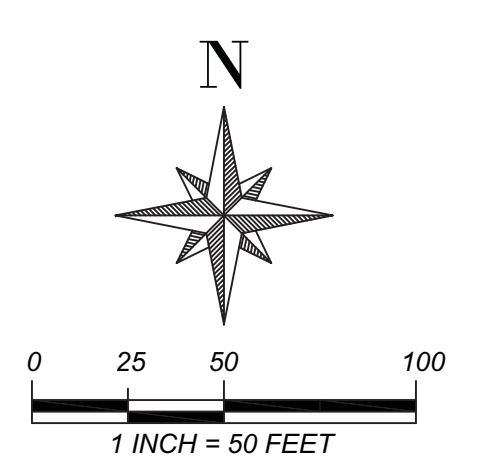
Please be advised that The Matthews Company, Inc. and St. Croix Surveying will not include the providers of any third party reports in the Surveyor's Certification.

ALTA/NSPS LAND TITLE SURVEY

St. Croix Surveying
 Professional Land Surveyors
 www.stcroixsurveying.com
 Ph. (715) 222-5544
 info@stcroixsurveying.com



- Legend**
- ↑ HYDRANT
 - ⊠ CATCH BASIN
 - ⊙ SIGN
 - BOLLARD
 - ⊕ GATE VALVE
 - ⊖ UTILITY POLE
 - ⊗ TREE
 - ⊘ CLEANOUT
 - ⊙ CONTROL POINT
 - ⊔ CULVERT APRON
 - ⊙ TRAFFIC SIGNAL
 - ⊠ MAILBOX
 - ⊠ GAS METER
 - SET 3/4" x 18" IRON REBAR 1.5 LBS/PIER FOOT (CAPPED)
 - ⊙ SET 1" MAG NAIL
 - ⊙ SET DRILL HOLE
 - FOUND 1" IRON PIPE (OR NOTED)
 - FOUND 3/4" REBAR (OR NOTED)
 - ⊙ FOUND MAG NAIL
 - ⊠ UTILITY VAULT
 - ⊠ UTILITY PEDESTAL
 - ⊙ UTILITY MANHOLE
 - ⊠ FLAG POLE
 - ⊙ LIGHT POLE/SPOTLIGHT
 - ⊠ GUY WIRE ANCHOR
 - ⊠ ELECTRICAL METER
 - BOUNDARY LINE
 - - - EASEMENT LINE
 - - - SETBACK LINE
 - - - ADJ. BOUNDARY LINE
 - CURB LINE
 - ▬ BUILDING
 - OVERHEAD UTILITY LINE
 - - - FENCE
 - - - RETAINING WALL
 - - - BRICK WALL
 - - - WOOD FENCE
 - ▬ CONCRETE



This Survey has been prepared solely for the benefit of the parties set forth in this Surveyor's Certification and may not be quoted or relied upon by, nor may copies be delivered to, any other party or used for any other purpose including, without limitation, the preparation of zoning reports or any other third party reports, without The Matthews Company, Inc. and St. Croix Surveying's prior written consent. The Matthews Company, Inc. and St. Croix Surveying expressly disclaims any duty or obligation towards any party that is not identified in this Surveyor's Certification.
 Please be advised that The Matthews Company, Inc. and St. Croix Surveying will not include the providers of any third party reports in the Surveyor's Certification.

"ALTA / NSPS LAND TITLE SURVEY"

PREPARED FOR:

THE MATTHEWS COMPANY, Inc.

17220 Newhope Street, Suites 108 - 110, Fountain Valley, CA 92708
 Tel: (714) 979-7181 Fax: (714)-641-2840
 www.themattthewscompany.com

MARK	DATE	REVISION	BY	APV/D
2	9/12/25	CLIENT COMMENTS	GBL	GBL
1	9/10/25	CLIENT COMMENTS	GBL	GBL

Republic Services, Inc.

1000 & 1120 Broadway St.
 Platteville, WI

SCALE: 1"=50'	CHKD/APV/D:
DATE: 9/3/25	APPROVED:
DWN BY: GBL	SCS JOB NO. 2025.128
COLLECTED BY: BPL	SHEET 2/2