

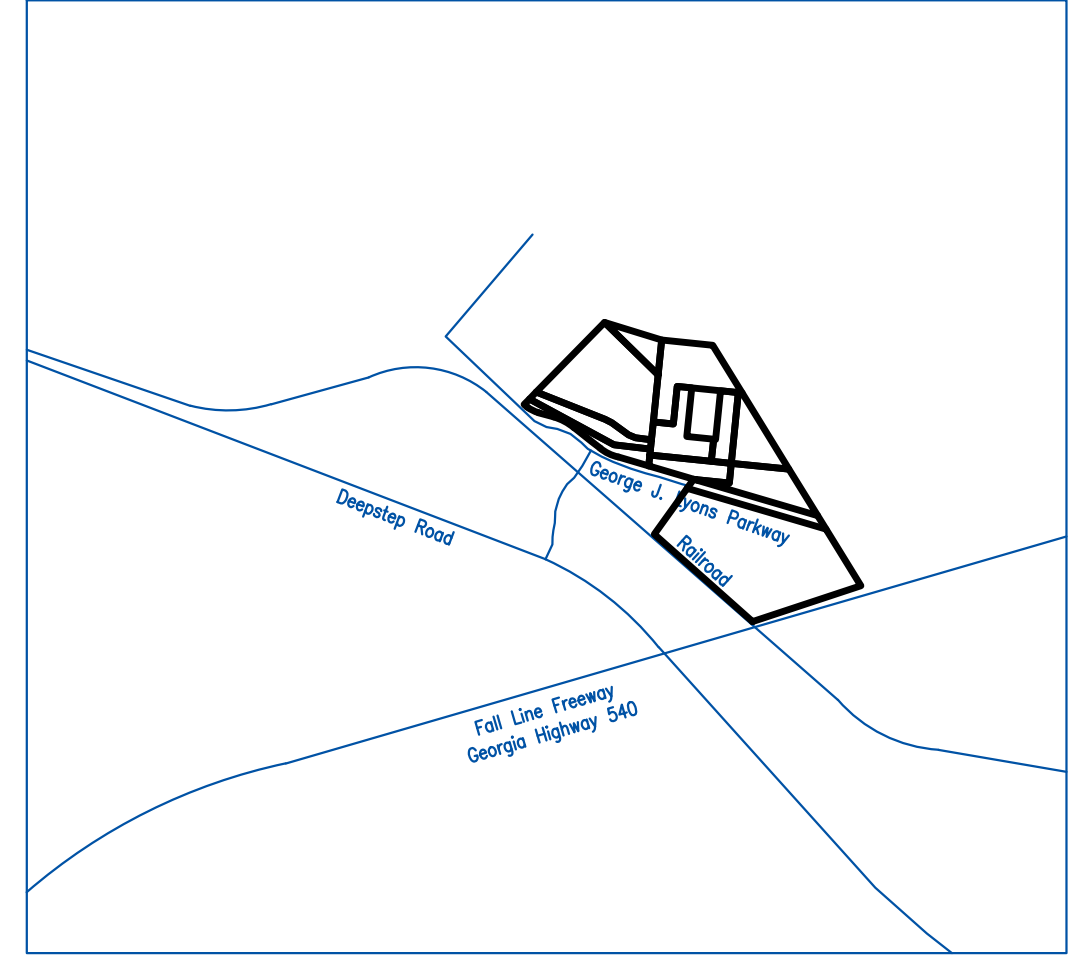
<b>PARCEL A AREA</b> 435,713 SQ. FT. 10,003 ACRES	<b>PARCEL E AREA</b> 80,866 SQ. FT. 1,836 ACRES	<b>PARCEL I AREA</b> 132,450 SQ. FT. 3,041 ACRES
<b>PARCEL B AREA</b> 217,715 SQ. FT. 4,988 ACRES	<b>PARCEL F AREA</b> 99,827 SQ. FT. 2,292 ACRES	<b>PARCEL J AREA</b> 75,571 SQ. FT. 1,735 ACRES
<b>PARCEL C AREA</b> 58,690 SQ. FT. 1,347 ACRES	<b>PARCEL G AREA</b> 66,448 SQ. FT. 1,525 ACRES	<b>PARCEL K AREA</b> 875,976 SQ. FT. 20,110 ACRES
<b>PARCEL D AREA</b> 125,552 SQ. FT. 2,882 ACRES	<b>PARCEL H AREA</b> 147,370 SQ. FT. 3,383 ACRES	<b>PARCEL L AREA</b> 83,280 SQ. FT. 1,912 ACRES

**TOTAL AREA**  
2,399,458 SQ. FT.  
55.084 ACRES

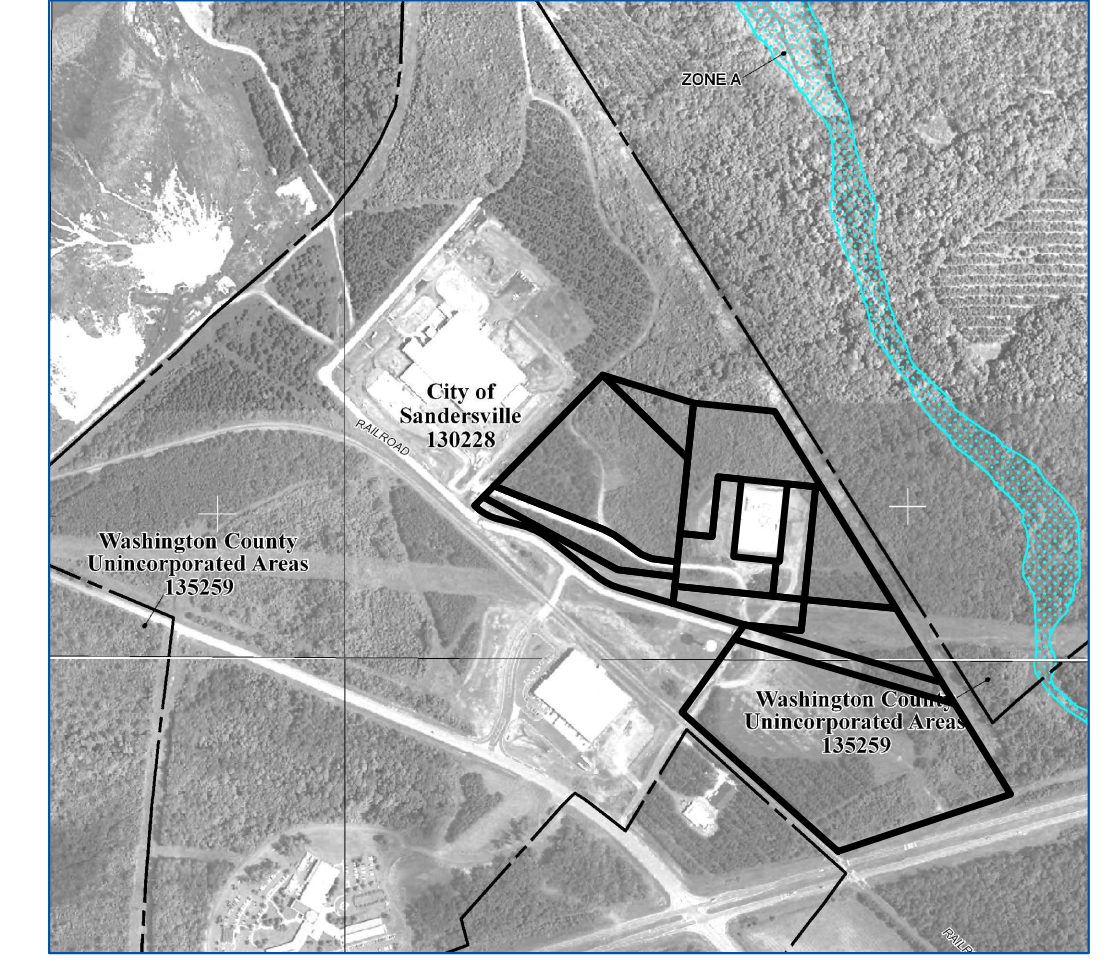
**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 52°17'59" W	77.14'
L2	N 74°27'57" W	121.17'
L3A	N 48°51'00" W	31.29'
L3	N 48°27'45" E	57.98'
L4	S 05°30'39" W	45.21'
L5	S 05°30'39" W	70.81'
L6	N 05°50'39" E	45.21'
L7	N 05°50'39" E	70.81'

LOCATION MAP - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)



F.E.M.A. MAP PANEL NUMBER 13303C0139C - N.T.S. - (BOUNDARY APPROXIMATELY SHOWN)



LEGEND

- These standard symbols may be found in the drawing.
- Monitoring Well
  - 1/2" Rebar Set
  - Concrete Monument Found
  - Iron Pin Found
  - Building Line
  - Drop Inlet
  - Stormwater Junction Box
  - Guy Wire Anchor
  - Light Pole
  - Power Pole
  - Electric Meter
  - Power Box
  - Fire Hydrant
  - Water Valve
  - Cable Box
  - Bollard
  - Headwall/Endwall
  - Sign
  - Fence
  - Neighbor's Fence
  - Overhead Electric Line
  - High Tension Power Line
  - Shed
  - Right of Way Line
  - Stormwater Pipe
  - Underground Water Line
  - Per Field Located Point Marks

**ALTA/NSPS SURVEY**

NOTE: The Substation (Part of Parcel ID 076 004J) is not part of this survey.

The purpose of this survey is to add Parcel K & L to a previously completed ALTA/NSPS Survey of Parcels A, B, C, D, E, F, G, H, I, and J by Georgia Land Surveying Co. Dated 5/16/2023 and last revised 8/21/2023. Job Number 2044023.

No updated fieldwork was completed for Parcels A-J.

Commitment Number: C-7004-000282145  
LEGAL DESCRIPTION (EXHIBIT "A")

All that tract or parcel of land lying and being in the 97th G.M.D. of Washington County, Georgia, City of Sandersville, being a portion of the property conveyed in Deed Book 12-K, Page 635, and being more particularly described according to a plat of survey recorded in the Plat records of Washington County, Georgia at Plat Book 02023, Page 00054 as Parcel A, B, C, D, E, F, G, H and I, prepared for ClearSpark, Inc., by Josh L. Lewis, IV, Georgia Registered Land Surveyor No. 3028, dated May 16, 2023, which plot is hereby incorporated herein by reference.

Together with:

All that tract or parcel of land lying and being in the 97th G.M.D. of Washington County, Georgia, City of Sandersville, being a portion of the property conveyed in Deed Book 12-K, Page 635, and being more particularly described as follows:

Commencing at a GA Power Monument Found at Grid North Georgia East Zone Coordinates: Northing 1092143.247 Easting 452180.823, said point being the Point of Beginning; thence N 05° 42' 18" E a distance of 538.36' feet; thence N 84° 09' 48" W a distance of 150.00' feet to a point; thence S 05° 50' 39" W a distance of 370.30' feet to a point; thence N 05° 50' 39" W a distance of 167.46' feet to a GA Power Monument Found (Broken); thence S 83° 56' 03" E to the Point of Beginning.

Said parcel also depicted as the Georgia Power Company 150' R/W Easement (Proposed) in Plat Book 2-F, Page 87, in the official plat records of Washington County, Georgia.

SPECIAL EXCEPTIONS Schedule B-Section II

Stewart Title Guaranty Company  
Commitment Number: C-7004-000282145  
Commitment Date: May 25, 2023

12. Realty rights in and to any lands city owned and/or removed from the Property and any other rights as reserved by May H. Rowings, individually and as executor of the Estate of F. B. Rowings for 50 years from September 26, 1989 as contained in the Agreement attached to Deed Book 12-K, Page 635, Washington County, Georgia records.

13. Non-vested right in and to any lands city owned and/or removed from the Property as retained by May H. Rowings, individually and as executor of the Estate of F. B. Rowings for 50 years or until the adjacent Rowings property is sold, as the same is contained in the Agreement attached to Deed Book 12-K, Page 635, Washington County, Georgia records.

14. Right of way easement to Sandersville Road Company, as shown on plat by Barker and Associates, dated September 20, 1989, recorded in Plat Book 1-L, Page 124, Washington County, Georgia records.

15. Easement to Georgia Natural Gas Company, as shown on plat by Barker and Associates, dated September 20, 1989, recorded in Plat Book 1-L, Page 124, Washington County, Georgia records.

16. Right of way easement to Georgia Power Company, as shown on plat by Barker and Associates, dated September 20, 1989, recorded in Plat Book 1-L, Page 124, Washington County, Georgia records.

17. Distribution to Washington D.C., as shown on plat by Barker and Associates, dated September 20, 1989, recorded in Plat Book 1-L, Page 124, Washington County, Georgia records.

18. Easement for Right of Way to Georgia Power Company, dated March 23, 1995, in Deed Book 10-G, Page 422, Washington County, Georgia records.

19. Option Agreement as contained in Limited Warranty Deed to Ginn Properties, LLC, recorded July 03, 1997, in Deed Book 10-W, Page 618, Washington County, Georgia records.

20. Restriction as contained in Limited Warranty Deed, recorded September 25, 2001, in Deed Book 12-K, Page 635, Washington County, Georgia records.

21. All matters on shown on plat of survey recorded in Plat Book 2-G, Page 222, Washington County, Georgia records.

22. All matters on shown on plat of survey recorded in Plat Book 2-G, Page 222, Washington County, Georgia records.

23. All matters on shown on plat of survey recorded in Plat Book 2-F, Page 11, Washington County, Georgia records.

24. All matters on shown on plat of survey recorded in Plat Book 2-F, Page 87, Washington County, Georgia records.

25. All matters on shown on plat of survey recorded in Plat Book 2-F, Page 88, Washington County, Georgia records.

26. All matters on shown on plat of survey recorded in Plat Book 2-F, Page 102A, Washington County, Georgia records.

27. All matters on shown on plat of survey recorded in Plat Book 2-F, Page 102B, Washington County, Georgia records.

28. All matters on shown on plat of survey recorded in Plat Book 2019, Page 65, Washington County, Georgia records.

29. All matters on shown on plat of survey recorded in Plat Book 2020, Page 55, Washington County, Georgia records.

30. Easement for Right of Way from F. B. Rowings, individually, and Mrs. May H. Rowings, executrix of the estate of F. B. Rowings to Georgia Power Company, dated for record October 30, 1989, recorded in Deed Book 5-L, Page 413, aforesaid records.

31. Easement between the Development Authority of Washington County and Municipal Electric Authority recorded April 21, 2023 in Deed Book 23, Page 258, Washington County, Georgia records.

32. Easement for the Right of Way from F. B. Rowings, individually, and Mrs. May H. Rowings, executrix of the estate of F. B. Rowings to Georgia Power Company, dated for record October 30, 1989, recorded in Deed Book 5-L, Page 413, aforesaid records.

33. Easement from the City of Sandersville to Georgia Power Company, dated October 24, 1989 filed for record October 30, 1989, recorded in Deed Book 5-L, Page 413, aforesaid records.

34. All matters on that certain ALTA/NSPS Survey for ClearSpark, Inc., a Nevada corporation, CSRE Properties Sandersville, LLC, a Georgia limited liability company, ClearSpark, LLC, Stewart Title Guaranty Company, ClearSpark, LLC, Georgia Registered Land Surveyor, PC, prepared by Georgia Land Surveying Co., Josh L. Lewis, IV, GRS 3028 dated May 16, 2023 as revised, recorded on June 28, 2023, Plat Book 02023, Page 00054, Washington County, Georgia records.

**ADDITIONAL REFERENCES**

- Survey of Parcels A, B, C, D, E, F, G, H, and I, by Georgia Land Surveying Co. Dated 5/16/2023 and last revised 8/29/2023, Job Number 2044021. Recorded in Plat Book 2023, Page 54.
- ALTA/NSPS Survey of Parcels A, B, C, D, E, F, G, H, I, and J by Georgia Land Surveying Co. Dated 5/16/2023 and last revised 8/21/2023, Job Number 2044023.

**SURVEY LEGAL DESCRIPTION (PARCEL A)**

All that tract or parcel of land lying and being in the 97th G.M.D. of Washington County, Georgia, City of Sandersville, being a portion of the property conveyed in Deed Book 12-K, Page 635, and being Parcel A as depicted on Plat Book 2024, Pages 1-2, and being more particularly described as follows:

Commencing at a Concrete Monument Found within a 150' Georgia Power Easement at Grid North Georgia East Zone Coordinates: Northing 1092124.666 Easting 451758.567, thence North 42 Degrees 44 Minutes 36 Seconds West a distance of 268.26 feet to a 5/8" Rebar Found (Capped) at Grid North Georgia East Zone Coordinates: Northing 1092321.680 Easting 451576.492, and the POINT OF BEGINNING, thence North 82 Degrees 43 Minutes 27 Seconds West a distance of 122.55 feet to a 1/2" Rebar Set, thence North 67 Degrees 03 Minutes 09 Seconds West a distance of 56.23 feet to a 1/2" Rebar Set, thence North 54 Degrees 11 Minutes 08 Seconds West a distance of 156.24 feet to a 1/2" Rebar Set, thence North 63 Degrees 13 Minutes 20 Seconds West a distance of 56.23 feet to a 1/2" Rebar Set, thence North 44 Degrees 27 Minutes 45 Seconds East a distance of 73.56 feet to a 1/2" Rebar Set, thence South 45 Degrees 33 Minutes 50 Seconds East a distance of 566.79 feet to a 1/2" Rebar Found (Capped), thence South 05 Degrees 50 Minutes 39 Seconds West a distance of 286.00 feet to a Power Pole, thence South 05 Degrees 50 Minutes 39 Seconds West a distance of 136.43 feet to the POINT OF BEGINNING.

Having an area of 435,713 Sq. Ft., 10,003 Acres, as shown and described on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis, IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 204726.

**SURVEY LEGAL DESCRIPTION (PARCEL B)**

All that tract or parcel of land lying and being in the 97th G.M.D. of Washington County, Georgia, City of Sandersville, being a portion of the property conveyed in Deed Book 12-K, Page 635, and being Parcel B as depicted on Plat Book 2024, Pages 1-2, and being more particularly described as follows:

Commencing at a Concrete Monument Found within a 150' Georgia Power Easement at Grid North Georgia East Zone Coordinates: Northing 1092124.666 Easting 451758.567, thence North 42 Degrees 44 Minutes 36 Seconds West a distance of 268.26 feet to a 5/8" Rebar Found (Capped), thence North 82 Degrees 43 Minutes 27 Seconds West a distance of 122.55 feet to a 1/2" Rebar Set, thence North 67 Degrees 03 Minutes 09 Seconds West a distance of 56.23 feet to a 1/2" Rebar Set, thence North 54 Degrees 11 Minutes 08 Seconds West a distance of 156.24 feet to a 1/2" Rebar Set, thence North 63 Degrees 13 Minutes 20 Seconds West a distance of 56.23 feet to a 1/2" Rebar Set, thence North 44 Degrees 27 Minutes 45 Seconds East a distance of 73.56 feet to a 1/2" Rebar Set, thence South 45 Degrees 33 Minutes 50 Seconds East a distance of 566.79 feet to a 1/2" Rebar Found (Capped), thence South 05 Degrees 50 Minutes 39 Seconds West a distance of 286.00 feet to a Power Pole, thence South 05 Degrees 50 Minutes 39 Seconds West a distance of 136.43 feet to the POINT OF BEGINNING.

Having an area of 217,715 Sq. Ft., 4,988 Acres, as shown and described on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis, IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 204726.

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	267.25'	153.84'	112.37'	N 67°03'50" W	27°29'23"
C2	416.25'	171.82'	122.56'	N 82°09'48" W	23°52'09"
C3	260.25'	86.06'	65.52'	N 87°40'02" W	21°08'58"

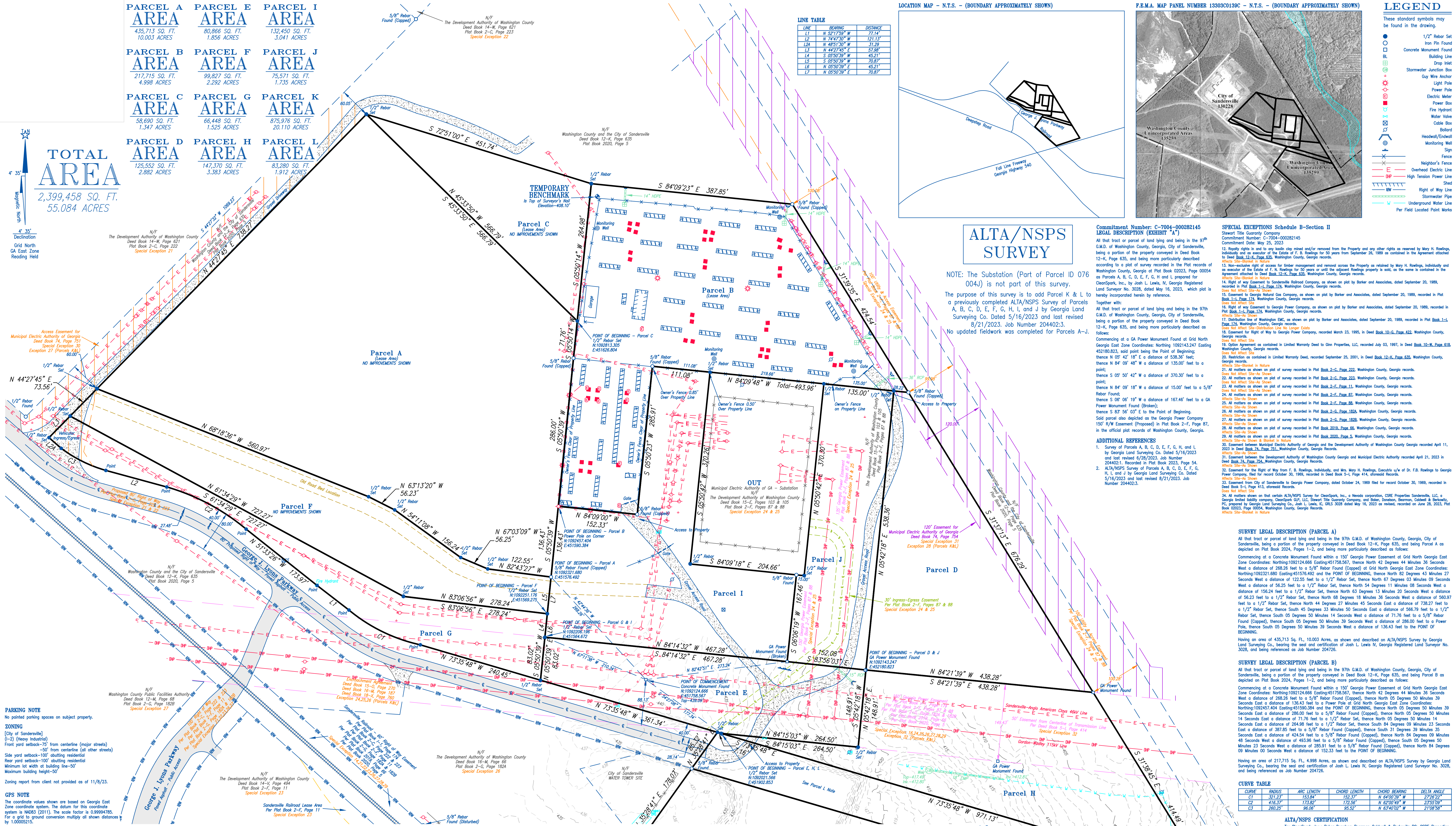
**ALTA/NSPS CERTIFICATION**

To: ClearSpark, Inc.; Baker Donelson Beaman Caldwell & Berkowitz PC; CSRE Properties Sandersville, LLC; Stewart Title Guaranty Company; ClearSpark GLP, LLC.

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, under the terms of the 2019 Joint Statement of Understanding, and that the survey was conducted in accordance with the terms of the 2019 Joint Statement of Understanding, and that the fieldwork was completed on November 21, 2023. Date of plot or map: November 8, 2023.

Josh L. Lewis IV  
Georgia Registered Land Surveyor No. 3028

As required by subsection (j) of O.C.G.A. Section 15-6-67, this plot has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certifications, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plot as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plot complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.



**PARKING NOTE**  
No posted parking spaces on subject property.

**ZONING**  
(City of Sandersville)  
(1-2) Heavy Industrial  
Front yard setback-75' from centerline (major streets)  
Side yard setback-100' abutting residential  
Rear yard setback-100' abutting residential  
Minimum lot width at building line-50'  
Maximum building height-50'

**GPS NOTE**  
The coordinate values shown are based on Georgia East Zone coordinate system. The datum for this coordinate system is NAD83 (2011). The scale factor is 0.9999785. For a grid to ground conversion multiply all shown distances by 1.0000215.

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

DRAWING NUMBER <b>6020</b> JOB NUMBER <b>204726-5</b>	ALTA/NSPS LAND TITLE SURVEY FOR:		2015 George J. Lyons Parkway, Sandersville Georgia 31082	
	CLEANSPARK, INC.			
	BAKER DONELSON BEAMAN CALDWELL & BERKOWITZ PC			
	CSRE PROPERTIES SANDERSVILLE, LLC			
STEWART TITLE GUARANTY COMPANY				
CLEANSPARK GLP, LLC				
LAND LOT:	97th G.M.D. DISTRICT	SECTION	Washington COUNTY, GA	
LOT:	BLOCK:	UNIT:	PHASE:	
SUBDIVISION:			Record Plat	BY DATE
PLAT BOOK	PAGE	PARTY CHIEF: JJ	FIELD DATE:	
DEED BOOK 12-K	PAGE 635	DRAFTER: BMS	11/21/23	SHEET 1 OF 2

DATE: 11/8/23 SCALE: 80'

REVISION	BY	DATE
Show Updated Title Commitment	BMS	12/12/21
Revise Parcel K Exceptions	BMS	12/21/23
	BGC	1/17/24
Add Additional Parcel	BMS	2/14/24
Updated Title/Client Comments	BC	3/14/24

**GEORGIA LAND SURVEYING CO.**  
EST 1955

**SURVEY NOTES**

- Elevations are based on NAVD 88 datum.
- Contour lines are at one (1) foot intervals.
- Equipment used: Leica TS12 robotic total station, Carlson Surveyor 2 data collector, Leica GS16 RTK, and flag VULVAR Unit for Topography.
- Software used: Carlson Survey 2023 and Carlson SurvCE.
- Above ground visible utilities were obtained from field observations. Georgia Land Surveying Co. has not researched underground utility locations. Information shown hereon sites, types, and location of underground utilities is based on observations while in the field and Georgia Land Surveying Co. is unable to certify the accuracy or completeness of this underground information.
- Any graphic depiction of setback lines and other matters of zoning are the surveyor's interpretation of the zoning information furnished. The surveyor offers no certification as to the zoning of the subject property or compliance with zoning regulations for the structures or business on the subject property.
- All lines of survey there was evidence of recent moving work on subject property, and there are no gaps, spurs, or overlaps with the internal property lines between Parcels A through L; internal property lines are contiguous.

**SPECIAL FLOOD HAZARD NOTE**

I have this date, examined the "FIRM official flood hazard map" and found in my opinion referenced parcel is not in an area having special flood hazards, Zone X, without an elevation certification. The Surveyor is not responsible for any damage due to its option for said parcel map ID 13303C0139C effective date 7/22/2010.

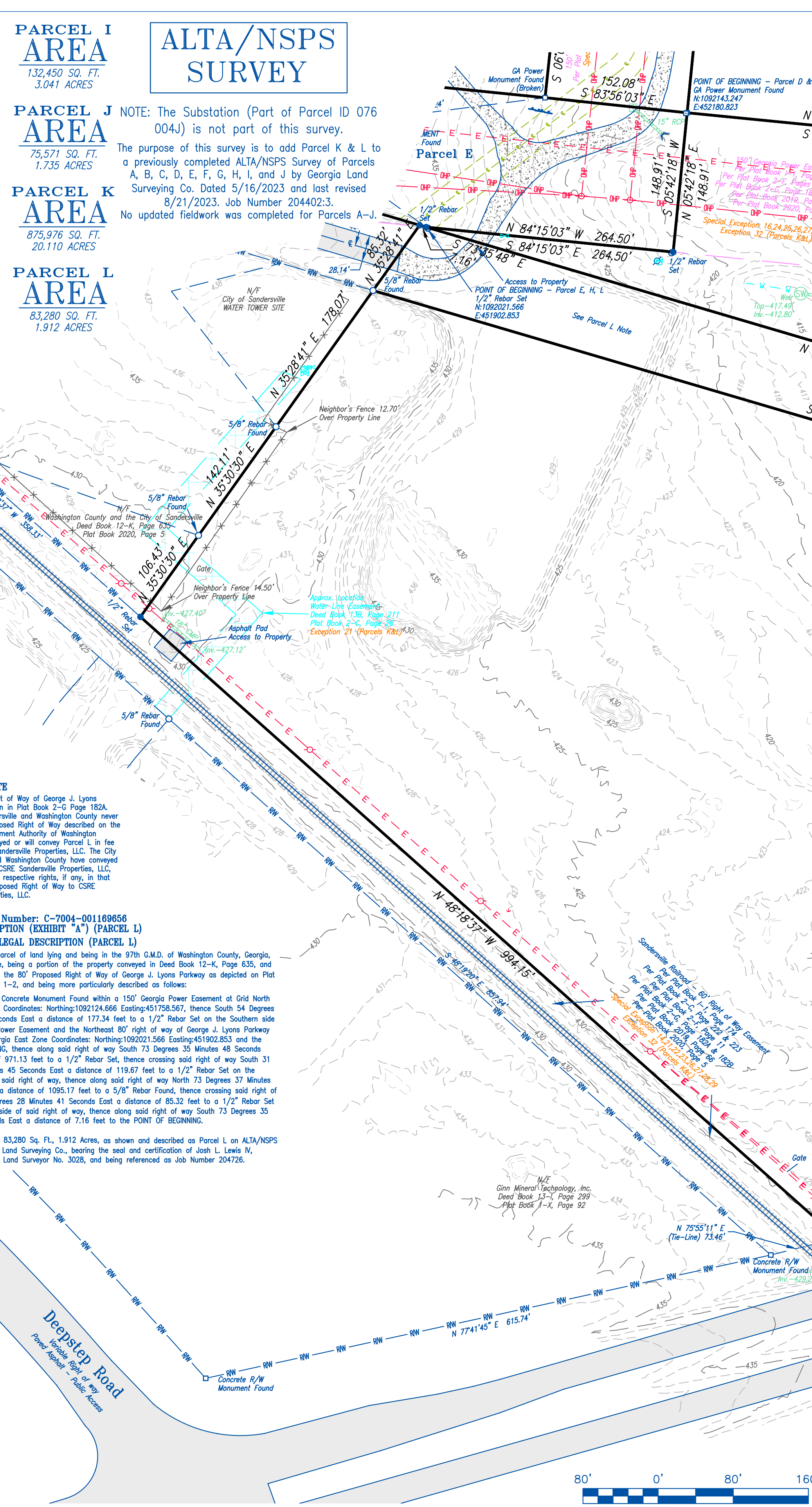


**ALTA/NSPS SURVEY**

NOTE: The Substation (Part of Parcel ID 076 004.) is not part of this survey. The purpose of this survey is to add Parcel K & L to a previously completed ALTA/NSPS Survey of Parcels A, B, C, D, E, F, G, H, I, and J by Georgia Land Surveying Co., Dated 5/16/2023 and last revised 8/21/2023. Job Number 2040423. No updated fieldwork was completed for Parcels A-J.

<b>PARCEL A AREA</b> 436,713 SQ. FT. 10,003 ACRES	<b>PARCEL E AREA</b> 80,866 SQ. FT. 1,836 ACRES	<b>PARCEL I AREA</b> 132,450 SQ. FT. 3,041 ACRES
<b>PARCEL B AREA</b> 217,715 SQ. FT. 4,988 ACRES	<b>PARCEL F AREA</b> 99,827 SQ. FT. 2,292 ACRES	<b>PARCEL J AREA</b> 75,571 SQ. FT. 1,735 ACRES
<b>PARCEL C AREA</b> 58,690 SQ. FT. 1,347 ACRES	<b>PARCEL G AREA</b> 66,448 SQ. FT. 1,525 ACRES	<b>PARCEL K AREA</b> 875,976 SQ. FT. 20,110 ACRES
<b>PARCEL D AREA</b> 125,552 SQ. FT. 2,882 ACRES	<b>PARCEL H AREA</b> 147,370 SQ. FT. 3,383 ACRES	<b>PARCEL L AREA</b> 83,280 SQ. FT. 1,912 ACRES

**TOTAL AREA**  
2,399,458 SQ. FT.  
55.084 ACRES



**SURVEY LEGAL DESCRIPTION (PARCEL C)**  
All that tract or parcel of land lying and being in the 97th G.M.D. of Washington County, Georgia, City of Sandersville, being a portion of the property conveyed in Deed Book 12-K, Page 635, and being Parcel C as depicted on Plat Book 2024, Pages 1-2, and being more particularly described as follows:  
Commencing at a Concrete Monument Found within a 150' Georgia Power Easement of Grid North Georgia East Zone Coordinates: Northing:1092124.666 Easting:451758.567, then North 42 Degrees 54 Minutes 36 Seconds West a distance of 288.28 feet to a 5/8" Rebar Found (Copper), then North 05 Degrees 50 Minutes 39 Seconds East a distance of 136.43 feet to a Power Pole, then North 05 Degrees 50 Minutes 39 Seconds East a distance of 288.00 feet to a 1/2" Rebar Set, then North 05 Degrees 50 Minutes 14 Seconds East a distance of 71.76 feet to a 1/2" Rebar Set at Grid North Georgia East Zone Coordinates: Northing:1092813.305 Easting:451628.804 and the POINT OF BEGINNING, then North 45 Degrees 33 Minutes 50 Seconds East a distance of 566.79 feet to a 1/2" Rebar Set, then South 72 Degrees 51 Minutes 00 Seconds East a distance of 451.74 feet to a 1/2" Rebar Set, then South 05 Degrees 50 Minutes 14 Seconds West a distance of 264.98 feet to the POINT OF BEGINNING.  
Having an area of 58,690 Sq. Ft., 1,347 Acres, as shown and described on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 204726.

**SURVEY LEGAL DESCRIPTION (PARCEL D)**  
All that tract or parcel of land lying and being in the 97th G.M.D. of Washington County, Georgia, City of Sandersville, being a portion of the property conveyed in Deed Book 12-K, Page 635, and being Parcel D as depicted on Plat Book 2024, Pages 1-2, and being more particularly described as follows:  
BEGINNING at a GA Power Monument Found at the Northeast Intersection of the Northern 150' GA Power Easement and the Eastern 150' and 130' GA Power Easement at Grid North Georgia East Zone Coordinates: Northing:109214.666 Easting:451758.567, then along said Eastern side of the 150' and 130' GA Power Easement North 05 Degrees 42 Minutes 18 Seconds East a distance of 538.36 feet to a 1/2" Rebar Set, then leaving said easement line South 84 Degrees 09 Minutes 48 Seconds East a distance of 28.22 feet to a 5/8" Rebar Found (Copper), then South 31 Degrees 37 Minutes East a distance of 676.09 feet to a GA Power Monument Found on the Northern side of said 150' GA Power Easement, then along said line North 84 Degrees 21 Minutes 39 Seconds West a distance of 438.28 feet to the POINT OF BEGINNING.  
Having an area of 125,552 Sq. Ft., 2,882 Acres, as shown and described on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 204726.

**SURVEY LEGAL DESCRIPTION (PARCEL E)**  
All that tract or parcel of land lying and being in the 97th G.M.D. of Washington County, Georgia, City of Sandersville, being a portion of the property conveyed in Deed Book 12-K, Page 635, and being Parcel E as depicted on Plat Book 2024, Pages 1-2, and being more particularly described as follows:  
Commencing at a Concrete Monument Found within a 150' Georgia Power Easement of Grid North Georgia East Zone Coordinates: Northing:1092124.666 Easting:451758.567, then South 54 Degrees 27 Minutes 08 Seconds East a distance of 177.34 feet to a 1/2" Rebar Set on the Southern side of said 150' GA Power Easement and the Northeast 80' right of way of George J. Lyons Parkway at Grid North Georgia East Zone Coordinates: Northing:1092021.566 Easting:451902.853 and the POINT OF BEGINNING, then along said right of way North 73 Degrees 35 Minutes 48 Seconds East a distance of 381.24 feet to a 1/2" Rebar Set, then leaving said right of way line North 03 Degrees 50 Minutes 39 Seconds East a distance of 83.02 feet to a 1/2" Rebar Set on the Northern line of said 150' GA Power Easement, then along said line South 84 Degrees 14 Minutes 32 Seconds East a distance of 467.28 feet to a GA Power Monument Found (Broken), then continuing along said line North 83 Degrees 03 Seconds East a distance of 152.08 feet to a GA Power Monument Found, then crossing said easement South 05 Degrees 42 Minutes 18 Seconds West a distance of 148.91 feet to a 1/2" Rebar Set on the Southern line of said 150' GA Power Easement, then along said line North 84 Degrees 15 Minutes 03 Seconds West a distance of 254.50 feet to the POINT OF BEGINNING.  
Having an area of 80,866 Sq. Ft., 1,836 Acres, as shown and described on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 204726.

**SURVEY LEGAL DESCRIPTION (PARCEL F)**  
All that tract or parcel of land lying and being in the 97th G.M.D. of Washington County, Georgia, City of Sandersville, being a portion of the property conveyed in Deed Book 12-K, Page 635, and being Parcel F as depicted on Plat Book 2024, Pages 1-2, and being more particularly described as follows:  
Commencing at a Concrete Monument Found within a 150' Georgia Power Easement of Grid North Georgia East Zone Coordinates: Northing:1092124.666 Easting:451758.567, then North 47 Degrees 47 Minutes 11 Minutes 38 Seconds West a distance of 210.34 feet to a 1/2" Rebar Set on the Northern side of said 150' GA Power Easement, then leaving said easement North 05 Degrees 50 Minutes 39 Seconds East a distance of 451.74 feet to a 1/2" Rebar Set on the Northern side of said 150' GA Power Easement, then along said line North 84 Degrees 14 Minutes 32 Seconds East a distance of 467.28 feet to a GA Power Monument Found (Broken), then continuing along said line North 83 Degrees 03 Seconds East a distance of 152.08 feet to a GA Power Monument Found, then crossing said easement South 05 Degrees 42 Minutes 18 Seconds West a distance of 148.91 feet to a 1/2" Rebar Set on the Southern line of said 150' GA Power Easement, then along said line North 84 Degrees 15 Minutes 03 Seconds West a distance of 254.50 feet to the POINT OF BEGINNING.  
Having an area of 99,827 Sq. Ft., 2,292 Acres, as shown and described on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 204726.

**SURVEY LEGAL DESCRIPTION (PARCEL G)**  
All that tract or parcel of land lying and being in the 97th G.M.D. of Washington County, Georgia, City of Sandersville, being a portion of the property conveyed in Deed Book 12-K, Page 635, and being Parcel G as depicted on Plat Book 2024, Pages 1-2, and being more particularly described as follows:  
Commencing at a Concrete Monument Found within a 150' Georgia Power Easement at Grid North Georgia East Zone Coordinates: Northing:1092124.666 Easting:451758.567, then South 54 Degrees 27 Minutes 08 Seconds West a distance of 177.34 feet to a 1/2" Rebar Set on the Southern side of said 150' GA Power Easement and the Northeast 80' right of way of George J. Lyons Parkway at Grid North Georgia East Zone Coordinates: Northing:1092021.566 Easting:451902.853 and the POINT OF BEGINNING, then along said right of way North 73 Degrees 35 Minutes 48 Seconds East a distance of 381.24 feet to a 1/2" Rebar Set, then leaving said right of way line North 03 Degrees 50 Minutes 39 Seconds East a distance of 83.02 feet to a 1/2" Rebar Set on the Northern line of said 150' GA Power Easement, then along said line South 84 Degrees 14 Minutes 32 Seconds East a distance of 467.28 feet to a GA Power Monument Found (Broken), then continuing along said line North 83 Degrees 03 Seconds East a distance of 152.08 feet to a GA Power Monument Found, then crossing said easement South 05 Degrees 42 Minutes 18 Seconds West a distance of 148.91 feet to a 1/2" Rebar Set on the Southern line of said 150' GA Power Easement, then along said line North 84 Degrees 15 Minutes 03 Seconds West a distance of 254.50 feet to the POINT OF BEGINNING.  
Having an area of 66,448 Sq. Ft., 1,525 Acres, as shown and described on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 204726.

**SURVEY LEGAL DESCRIPTION (PARCEL H)**  
All that tract or parcel of land lying and being in the 97th G.M.D. of Washington County, Georgia, City of Sandersville, being a portion of the property conveyed in Deed Book 12-K, Page 635, and being Parcel H as depicted on Plat Book 2024, Pages 1-2, and being more particularly described as follows:  
Commencing at a Concrete Monument Found within a 150' Georgia Power Easement at Grid North Georgia East Zone Coordinates: Northing:1092124.666 Easting:451758.567, then South 54 Degrees 27 Minutes 08 Seconds West a distance of 177.34 feet to a 1/2" Rebar Set on the Southern side of said 150' GA Power Easement and the Northeast 80' right of way of George J. Lyons Parkway at Grid North Georgia East Zone Coordinates: Northing:1092021.566 Easting:451902.853 and the POINT OF BEGINNING, then along said right of way North 73 Degrees 35 Minutes 48 Seconds East a distance of 381.24 feet to a 1/2" Rebar Set, then leaving said right of way line North 03 Degrees 50 Minutes 39 Seconds East a distance of 83.02 feet to a 1/2" Rebar Set on the Northern line of said 150' GA Power Easement, then along said line South 84 Degrees 14 Minutes 32 Seconds East a distance of 467.28 feet to a GA Power Monument Found (Broken), then continuing along said line North 83 Degrees 03 Seconds East a distance of 152.08 feet to a GA Power Monument Found, then crossing said easement South 05 Degrees 42 Minutes 18 Seconds West a distance of 148.91 feet to a 1/2" Rebar Set on the Southern line of said 150' GA Power Easement, then along said line North 84 Degrees 15 Minutes 03 Seconds West a distance of 254.50 feet to the POINT OF BEGINNING.  
Having an area of 147,370 Sq. Ft., 3,383 Acres, as shown and described on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 204726.

**SURVEY LEGAL DESCRIPTION (PARCEL I)**  
All that tract or parcel of land lying and being in the 97th G.M.D. of Washington County, Georgia, City of Sandersville, being a portion of the property conveyed in Deed Book 12-K, Page 635, and being Parcel I as depicted on Plat Book 2024, Pages 1-2, and being more particularly described as follows:  
Commencing at a Concrete Monument Found within a 150' Georgia Power Easement at Grid North Georgia East Zone Coordinates: Northing:1092124.666 Easting:451758.567, then South 54 Degrees 27 Minutes 08 Seconds West a distance of 177.34 feet to a 1/2" Rebar Set on the Southern side of said 150' GA Power Easement and the Northeast 80' right of way of George J. Lyons Parkway at Grid North Georgia East Zone Coordinates: Northing:1092021.566 Easting:451902.853 and the POINT OF BEGINNING, then along said right of way North 73 Degrees 35 Minutes 48 Seconds East a distance of 381.24 feet to a 1/2" Rebar Set, then leaving said right of way line North 03 Degrees 50 Minutes 39 Seconds East a distance of 83.02 feet to a 1/2" Rebar Set on the Northern line of said 150' GA Power Easement, then along said line South 84 Degrees 14 Minutes 32 Seconds East a distance of 467.28 feet to a GA Power Monument Found (Broken), then continuing along said line North 83 Degrees 03 Seconds East a distance of 152.08 feet to a GA Power Monument Found, then crossing said easement South 05 Degrees 42 Minutes 18 Seconds West a distance of 148.91 feet to a 1/2" Rebar Set on the Southern line of said 150' GA Power Easement, then along said line North 84 Degrees 15 Minutes 03 Seconds West a distance of 254.50 feet to the POINT OF BEGINNING.  
Having an area of 132,450 Sq. Ft., 3,041 Acres, as shown and described on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 204726.

**SPECIAL EXCEPTIONS Schedule B-Section II (PARCELS K&L)**  
Stewart Title Guaranty Company  
Commitment Number: C-7004-001169656  
Consent Number: C-7004-001169656  
12. Rural Past Roads Right of Way Deed to Washington County, Georgia, dated August 16, 1949, and recorded February 24, 1950, in Deed Book 3M, Page 73, Washington County, Georgia Public Deed Records.  
Location can not be determined from Record Document - Referenced Document Not Provided  
13. Pipeline Permit to Southern Natural Gas Company, dated December 23, 1952, and recorded January 13, 1953, in Deed Book 3F, Page 528, Washington County, Georgia Public Deed Records.  
Location can not be determined from Record Document.  
14. Right of Way Deed to Washington County, Georgia, dated May 10, 1968, and recorded May 11, 1968, in Deed Book 8L, Page 779, Washington County, Georgia Public Deed Records.  
Does Not Affect Parcel K or L  
15. Electric Line Right-of-Way Deed to the Department of Transportation, dated June 24, 1988, and recorded in Deed Book 8N, Page 430, Washington County, Georgia Public Deed Records.  
Does Not Affect Parcel K or L  
16. Right of Way Deed to the Department of Transportation, dated June 24, 1988, and recorded in Deed Book 8N, Page 436, Washington County, Georgia Public Deed Records.  
Does Not Affect Parcel K or L  
17. Electric Line Right-of-Way Easement to Washington Electric Membership Corporation, dated June 29, 1990, and recorded April 19, 1991, in Deed Book 9F, Page 222, Washington County, Georgia Public Deed Records.  
Does Not Affect Parcel K or L  
18. Rural Past Roads Right of Way Deed to Washington County, Georgia, dated June 15, 1994, and recorded June 30, 1994, in Deed Book 10E, Page 647, Washington County, Georgia Public Deed Records.  
Does Not Affect Parcel K or L  
19. Rural Past Roads Right of Way Deed to Washington County, Georgia, dated January 28, 1995, and recorded February 6, 1995, in Deed Book 10F, Page 360, Washington County, Georgia Public Deed Records.  
Does Not Affect Parcel K or L  
20. Easement for Right of Way to Georgia Power Company, dated July 21, 1994, and recorded March 23, 1995, in Deed Book 10G, Page 122, Washington County, Georgia Public Deed Records.  
Does Not Affect Parcel K or L  
21. Water Line Easement to City of Sandersville, dated January 23, 2003, and recorded January 29, 2003, in Deed Book 13B, Page 731, Washington County, Georgia Public Deed Records.  
Affects Parcel K-A-S Shows  
22. Right of Way Deed to Howard Sheppard, Inc., dated February 7, 2003, and recorded January 29, 2003, in Deed Book 13B, Page 731, Washington County, Georgia Public Deed Records.  
As Shown on Survey-Abbs Site-Sol Does Not Affect Parcel K or L  
23. Governmental Encroachment Agreement for Easement between City of Sandersville and Georgia Power Company, dated November 14, 2007, and recorded December 20, 2007, in Deed Book 15O, Page 270, Washington County, Georgia Public Deed Records.  
Does Not Affect Parcel K or L-A-S Shows  
25. Governmental Encroachment Agreement for Easement of City of Sandersville and Georgia Power Company, dated August 10, 2009, and recorded September 29, 2009, in Deed Book 19M, Page 167, Washington County, Georgia Public Deed Records.  
Does Not Affect Parcel K or L-A-S Shows  
26. Encroachment Agreement for Easement City of Sandersville and Georgia Power Company, dated March 25, 2015, and recorded May 12, 2015, in Deed Book 18X, Page 760, Washington County, Georgia Public Deed Records.  
Does Not Affect Parcel K or L-A-S Shows  
30. Reversionary rights contained in the Quitclaim Deed with Reversionary Interest from City of Sandersville, and the Board of Commissioners of Washington County to The Development Authority of Washington County, Georgia, recorded January 24, 2020 in Deed Book 29, Page 93, Washington County, Georgia Public Deed Records.  
Affects Parcels K and L-Blockset in Nature  
31. Matters appearing on the plat of survey recorded in Plat Book 1-1, Page 174, Washington County, Georgia Public Deed Records.  
Does Not Affect Parcel K or L-Distribution Line No Longer Exists  
32. Matters appearing on the plat of survey recorded in Plat Book 2020, Page 5, Washington County, Georgia Public Deed Records.  
Affects Parcels K and L-A-S Shows & Blockset in Nature  
33. Rightly rights in and to Koolin City mine and/or removed from the property and any other rights reserved by Mary H. Rowles, individually as Executor of the Estate of F. B. Rowles in Georgia, for 50 years from September 26, 1989, in that certain Purchase Option Agreement dated May 29, 1989, between Mary H. Rowles, individually and as Executor of the Estate of F. B. Rowles as Seller and Anglo - American Cigarette Corporation, as Purchaser, a copy of which is attached to the Limited Warranty Deed from MERRIS CLAYS, INC. to Washington County, Georgia and the City of Sandersville, recorded September 25, 2001, in Deed Book 12K, Page 635, Washington County, Georgia Public Deed Records.  
Affects Parcel K and L-Blockset in Nature  
34. Non-exclusive rights of access for timber management and removal across the property retained by Mary H. Rowles, individually and as Executor of the Estate of F. B. Rowles in Georgia, for 50 years from September 26, 1989, or until the option for timber sale is sold, as the same is contained in the Rowles Agreement.  
Affects Parcels K and L-Blockset in Nature  
35. All matters shown on that certain ALTA/NSPS Survey for CleanSpark, Inc. a Nevada corporation, CSRE Properties Sandersville, LLC, a Georgia limited liability company, CleanSpark, GLP, LLC, Stewart Title Guaranty Company, and Baker, Donelson, Boeman, Caldwell & Berkowitz, PC, being prepared by Georgia Land Surveying Co., Josh L. Lewis IV, CGS 3026.  
Affects Parcels K and L-See Survey

**LEGAL DESCRIPTION (EXHIBIT "A") (PARCEL K)**  
All that tract or parcel of land lying and being in the 97th G.M.D. of Washington County, Georgia, City of Sandersville, being a portion of the property conveyed in Deed Book 12-K, Page 635, and being Parcel K as depicted on Plat Book 2024, Pages 1-2, and being more particularly described as follows:  
BEGINNING at a GA Power Monument Found at the Northeast Intersection of the Northern 150' GA Power Easement and the Eastern 150' and 130' GA Power Easement at Grid North Georgia East Zone Coordinates: Northing:109214.666 Easting:451758.567, then along said Eastern side of the 150' and 130' GA Power Easement North 05 Degrees 42 Minutes 18 Seconds East a distance of 538.36 feet to a 1/2" Rebar Set, then leaving said easement line South 84 Degrees 09 Minutes 48 Seconds East a distance of 28.22 feet to a 5/8" Rebar Found (Copper), then South 31 Degrees 37 Minutes East a distance of 676.09 feet to a GA Power Monument Found on the Northern side of said 150' GA Power Easement, then along said line North 84 Degrees 21 Minutes 39 Seconds West a distance of 438.28 feet to the POINT OF BEGINNING.  
Having an area of 83,280 Sq. Ft., 1,912 Acres, as shown and described as Parcel L on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 204726.

**LEGAL DESCRIPTION (EXHIBIT "A") (PARCEL L)**  
All that tract or parcel of land lying and being in the 97th G.M.D. of Washington County, Georgia, City of Sandersville, being a portion of the property conveyed in Deed Book 12-K, Page 635, and being Parcel L as depicted on Plat Book 2024, Pages 1-2, and being more particularly described as follows:  
Commencing at a Concrete Monument Found within a 150' Georgia Power Easement of Grid North Georgia East Zone Coordinates: Northing:1092124.666 Easting:451758.567, then South 54 Degrees 27 Minutes 08 Seconds East a distance of 177.34 feet to a 1/2" Rebar Set on the Southern side of said 150' GA Power Easement and the Northeast 80' right of way of George J. Lyons Parkway at Grid North Georgia East Zone Coordinates: Northing:1092021.566 Easting:451902.853 and the POINT OF BEGINNING, then along said right of way North 73 Degrees 35 Minutes 48 Seconds East a distance of 381.24 feet to a 1/2" Rebar Set, then leaving said right of way line North 03 Degrees 50 Minutes 39 Seconds East a distance of 83.02 feet to a 1/2" Rebar Set on the Northern line of said 150' GA Power Easement, then along said line South 84 Degrees 14 Minutes 32 Seconds East a distance of 467.28 feet to a GA Power Monument Found (Broken), then continuing along said line North 83 Degrees 03 Seconds East a distance of 152.08 feet to a GA Power Monument Found, then crossing said easement South 05 Degrees 42 Minutes 18 Seconds West a distance of 148.91 feet to a 1/2" Rebar Set on the Southern line of said 150' GA Power Easement, then along said line North 84 Degrees 15 Minutes 03 Seconds West a distance of 254.50 feet to the POINT OF BEGINNING.  
Having an area of 83,280 Sq. Ft., 1,912 Acres, as shown and described as Parcel L on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 204726.

**SURVEY LEGAL DESCRIPTION (PARCEL J)**  
All that tract or parcel of land lying and being in the 97th G.M.D. of Washington County, Georgia, City of Sandersville, being a portion of the property conveyed in Deed Book 12-K, Page 635, and being Parcel J as depicted on Plat Book 2024, Pages 1-2, and being more particularly described as follows:  
Commencing at a Concrete Monument Found within a 150' Georgia Power Easement of Grid North Georgia East Zone Coordinates: Northing:1092124.666 Easting:451758.567, then North 42 Degrees 54 Minutes 36 Seconds West a distance of 288.28 feet to a 5/8" Rebar Found (Copper), then North 05 Degrees 50 Minutes 39 Seconds East a distance of 136.43 feet to a Power Pole, then North 05 Degrees 50 Minutes 39 Seconds East a distance of 288.00 feet to a 1/2" Rebar Set, then North 05 Degrees 50 Minutes 14 Seconds East a distance of 71.76 feet to a 1/2" Rebar Set at Grid North Georgia East Zone Coordinates: Northing:1092813.305 Easting:451628.804 and the POINT OF BEGINNING, then North 45 Degrees 33 Minutes 50 Seconds East a distance of 566.79 feet to a 1/2" Rebar Set, then South 72 Degrees 51 Minutes 00 Seconds East a distance of 451.74 feet to a 1/2" Rebar Set, then South 05 Degrees 50 Minutes 14 Seconds West a distance of 264.98 feet to the POINT OF BEGINNING.  
Having an area of 75,571 Sq. Ft., 1,735 Acres, as shown and described on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 204726.

**SURVEY LEGAL DESCRIPTION (PARCEL K)**  
All that tract or parcel of land lying and being in the 97th G.M.D. of Washington County, Georgia, City of Sandersville, being a portion of the property conveyed in Deed Book 12-K, Page 635, and being Parcel K as depicted on Plat Book 2024, Pages 1-2, and being more particularly described as follows:  
Commencing at a Concrete Monument Found within a 150' Georgia Power Easement of Grid North Georgia East Zone Coordinates: Northing:1092124.666 Easting:451758.567, then South 54 Degrees 27 Minutes 08 Seconds East a distance of 177.34 feet to a 1/2" Rebar Set on the Southern side of said 150' GA Power Easement and the Northeast 80' right of way of George J. Lyons Parkway at Grid North Georgia East Zone Coordinates: Northing:1092021.566 Easting:451902.853 and the POINT OF BEGINNING, then along said right of way North 73 Degrees 35 Minutes 48 Seconds East a distance of 381.24 feet to a 1/2" Rebar Set, then leaving said right of way line North 03 Degrees 50 Minutes 39 Seconds East a distance of 83.02 feet to a 1/2" Rebar Set on the Northern line of said 150' GA Power Easement, then along said line South 84 Degrees 14 Minutes 32 Seconds East a distance of 467.28 feet to a GA Power Monument Found (Broken), then continuing along said line North 83 Degrees 03 Seconds East a distance of 152.08 feet to a GA Power Monument Found, then crossing said easement South 05 Degrees 42 Minutes 18 Seconds West a distance of 148.91 feet to a 1/2" Rebar Set on the Southern line of said 150' GA Power Easement, then along said line North 84 Degrees 15 Minutes 03 Seconds West a distance of 254.50 feet to the POINT OF BEGINNING.  
Having an area of 875,976 Sq. Ft., 20,110 Acres, as shown and described on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 204726.

**SURVEY LEGAL DESCRIPTION (PARCEL L)**  
All that tract or parcel of land lying and being in the 97th G.M.D. of Washington County, Georgia, City of Sandersville, being a portion of the property conveyed in Deed Book 12-K, Page 635, and being Parcel L as depicted on Plat Book 2024, Pages 1-2, and being more particularly described as follows:  
Commencing at a Concrete Monument Found within a 150' Georgia Power Easement of Grid North Georgia East Zone Coordinates: Northing:1092124.666 Easting:451758.567, then South 54 Degrees 27 Minutes 08 Seconds East a distance of 177.34 feet to a 1/2" Rebar Set on the Southern side of said 150' GA Power Easement and the Northeast 80' right of way of George J. Lyons Parkway at Grid North Georgia East Zone Coordinates: Northing:1092021.566 Easting:451902.853 and the POINT OF BEGINNING, then along said right of way North 73 Degrees 35 Minutes 48 Seconds East a distance of 381.24 feet to a 1/2" Rebar Set, then leaving said right of way line North 03 Degrees 50 Minutes 39 Seconds East a distance of 83.02 feet to a 1/2" Rebar Set on the Northern line of said 150' GA Power Easement, then along said line South 84 Degrees 14 Minutes 32 Seconds East a distance of 467.28 feet to a GA Power Monument Found (Broken), then continuing along said line North 83 Degrees 03 Seconds East a distance of 152.08 feet to a GA Power Monument Found, then crossing said easement South 05 Degrees 42 Minutes 18 Seconds West a distance of 148.91 feet to a 1/2" Rebar Set on the Southern line of said 150' GA Power Easement, then along said line North 84 Degrees 15 Minutes 03 Seconds West a distance of 254.50 feet to the POINT OF BEGINNING.  
Having an area of 83,280 Sq. Ft., 1,912 Acres, as shown and described as Parcel L on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 204726.

**SURVEY LEGAL DESCRIPTION (PARCEL M)**  
All that tract or parcel of land lying and being in the 97th G.M.D. of Washington County, Georgia, City of Sandersville, being a portion of the property conveyed in Deed Book 12-K, Page 635, and being Parcel M as depicted on Plat Book 2024, Pages 1-2, and being more particularly described as follows:  
Commencing at a Concrete Monument Found within a 150' Georgia Power Easement of Grid North Georgia East Zone Coordinates: Northing:1092124.666 Easting:451758.567, then North 42 Degrees 54 Minutes 36 Seconds West a distance of 288.28 feet to a 5/8" Rebar Found (Copper), then North 05 Degrees 50 Minutes 39 Seconds East a distance of 136.43 feet to a Power Pole, then North 05 Degrees 50 Minutes 39 Seconds East a distance of 288.00 feet to a 1/2" Rebar Set, then North 05 Degrees 50 Minutes 14 Seconds East a distance of 71.76 feet to a 1/2" Rebar Set at Grid North Georgia East Zone Coordinates: Northing:1092813.305 Easting:451628.804 and the POINT OF BEGINNING, then North 45 Degrees 33 Minutes 50 Seconds East a distance of 566.79 feet to a 1/2" Rebar Set, then South 72 Degrees 51 Minutes 00 Seconds East a distance of 451.74 feet to a 1/2" Rebar Set, then South 05 Degrees 50 Minutes 14 Seconds West a distance of 264.98 feet to the POINT OF BEGINNING.  
Having an area of 99,827 Sq. Ft., 2,292 Acres, as shown and described on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 204726.

**SURVEY LEGAL DESCRIPTION (PARCEL N)**  
All that tract or parcel of land lying and being in the 97th G.M.D. of Washington County, Georgia, City of Sandersville, being a portion of the property conveyed in Deed Book 12-K, Page 635, and being Parcel N as depicted on Plat Book 2024, Pages 1-2, and being more particularly described as follows:  
Commencing at a Concrete Monument Found within a 150' Georgia Power Easement of Grid North Georgia East Zone Coordinates: Northing:1092124.666 Easting:451758.567, then North 42 Degrees 54 Minutes 36 Seconds West a distance of 288.28 feet to a 5/8" Rebar Found (Copper), then North 05 Degrees 50 Minutes 39 Seconds East a distance of 136.43 feet to a Power Pole, then North 05 Degrees 50 Minutes 39 Seconds East a distance of 288.00 feet to a 1/2" Rebar Set, then North 05 Degrees 50 Minutes 14 Seconds East a distance of 71.76 feet to a 1/2" Rebar Set at Grid North Georgia East Zone Coordinates: Northing:1092813.305 Easting:451628.804 and the POINT OF BEGINNING, then North 45 Degrees 33 Minutes 50 Seconds East a distance of 566.79 feet to a 1/2" Rebar Set, then South 72 Degrees 51 Minutes 00 Seconds East a distance of 451.74 feet to a 1/2" Rebar Set, then South 05 Degrees 50 Minutes 14 Seconds West a distance of 264.98 feet to the POINT OF BEGINNING.  
Having an area of 58,690 Sq. Ft., 1,347 Acres, as shown and described on ALTA/NSPS Survey by Georgia Land Surveying Co., bearing the seal and certification of Josh L. Lewis IV, Georgia Registered Land Surveyor No. 3028, and being referenced as Job Number 204726.

**ZONING**  
(City of Sandersville)  
(I-2) (Heavy Industrial)  
Front yard setback-75' from centerline (major streets)  
Side yard setback-100' abutting residential  
Rear yard setback-100' abutting residential  
Maximum lot width-abutting line-50'  
Maximum building height-50'

Zoning report from client not provided as of 11/8/23.

**GPS NOTE**  
The coordinate values shown are based on Georgia East Zone coordinate system. The datum for this coordinate system is NAD83 (2011). The scale factor is 0.99997875.  
For a grid to ground conversion multiply all shown distances by 1.00002125.

JOB NUMBER 204726.5	ALTA/NSPS LAND TITLE SURVEY FOR:	2015 George J. Lyons Parkway, Sandersville Georgia 31082	
	DRAWING NUMBER 6020	CLEANSPARK, INC.	
		BAKER DONELSON BEARMAN CALDWELL & BERKOWITZ PC	
		CSRE PROPERTIES SANDERSVILLE, LLC	
STEWART TITLE GUARANTY COMPANY			
CLEANSPARK GLP, LLC			

DATE:	11/8/23	SCALE:	80'
REVISION	BY	DATE	
Show Updated Title Commitment	BMS	12/12/23	
Revise Parcel K Exceptions	BMS	12/21/23	
Record Plat	BC	1/17/24	
Additional Parcel	BMS	2/14/24	
Updated Title/Client Comments	BC	3/14/24	

LAND LOT:	97th G.M.D. DISTRICT	SECTION	Washington COUNTY, GA
LOT:	BLOCK:	UNIT:	PHASE:
SUBDIVISION:	PAGE	PARTY CHIEF:	JJ
PLAT BOOK:		FIELD DATE:	11/21/23
DEED BOOK 12-K	PAGE 635	DRAFTER:	BMS
			SHEET 2 OF 2

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED HEREON. THIS PLAT DOES NOT EXTEND TO ANY UNNAMED PERSON, PERSONS, OR ENTITY WITHOUT EXPRESS RECITIFICATION BY THE SURVEYOR NAMING SAID PERSON, PERSONS, OR ENTITY. ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED.

**GEORGIA LAND SURVEYING CO. EST 1955**

155 CLIFTWOOD DRIVE - ATLANTA, GEORGIA 30328 - TELEPHONE: (404) 255-4671 - FAX: (404) 255-6607 - WWW.GEORGIALANDSURVEYING.COM

**PARKING NOTE**  
No painted parking spaces on subject property.

**SURVEY NOTES**  
1. Elevations are based on NAVD 88 datum.  
2. Contour lines are on one (1) foot intervals.  
3. Equipment used: Leica TS12 robotic total station, Carlson Survey 2 data collector, Leica GS16 RTK, and flag VM LHM for topography.  
4. Software used: Carlson Survey 2023 and Carlson SurvCE.  
5. Above ground visible utilities were obtained from field observations. Georgia Land Surveying Co. has not researched underground utility locations. Information shown herein as to the type and location of underground utilities is based on observations while in the field and Georgia Land Surveying Co. is unable to certify the accuracy or completeness of this underground information.  
6. Any graphic depiction of setback lines and other matters of zoning are the surveyor's interpretation of the zoning information furnished. The surveyor offers no certification as to the zoning of the subject property or compliance with zoning regulations for the structures or buildings on the subject property.  
7. At time of survey there was evidence of recent moving work on subject property, and there are no gaps, spots, or overlaps in coverage with the internal property lines between Parcels A through L; internal property lines are contiguous.  
**SPECIAL FLOOD HAZARD NOTE**  
I have this site, examined the "FIRM" official flood hazard map and found in my opinion referenced parcel is not in an area having special flood hazards. Zone M, without an elevation certification. Surveyor is not responsible for any damage due to hazard for said parcel map ID 133000139C effective date 7/22/2010.

**PARCEL M AREA**  
217,715 SQ. FT.  
4,988 ACRES

**PARCEL N AREA**  
58,690 SQ. FT.  
1,347 ACRES

**PARCEL O AREA**  
66,448 SQ. FT.  
1,525 ACRES

**PARCEL P AREA**  
125,552 SQ. FT.  
2,882 ACRES

**PARCEL Q AREA**