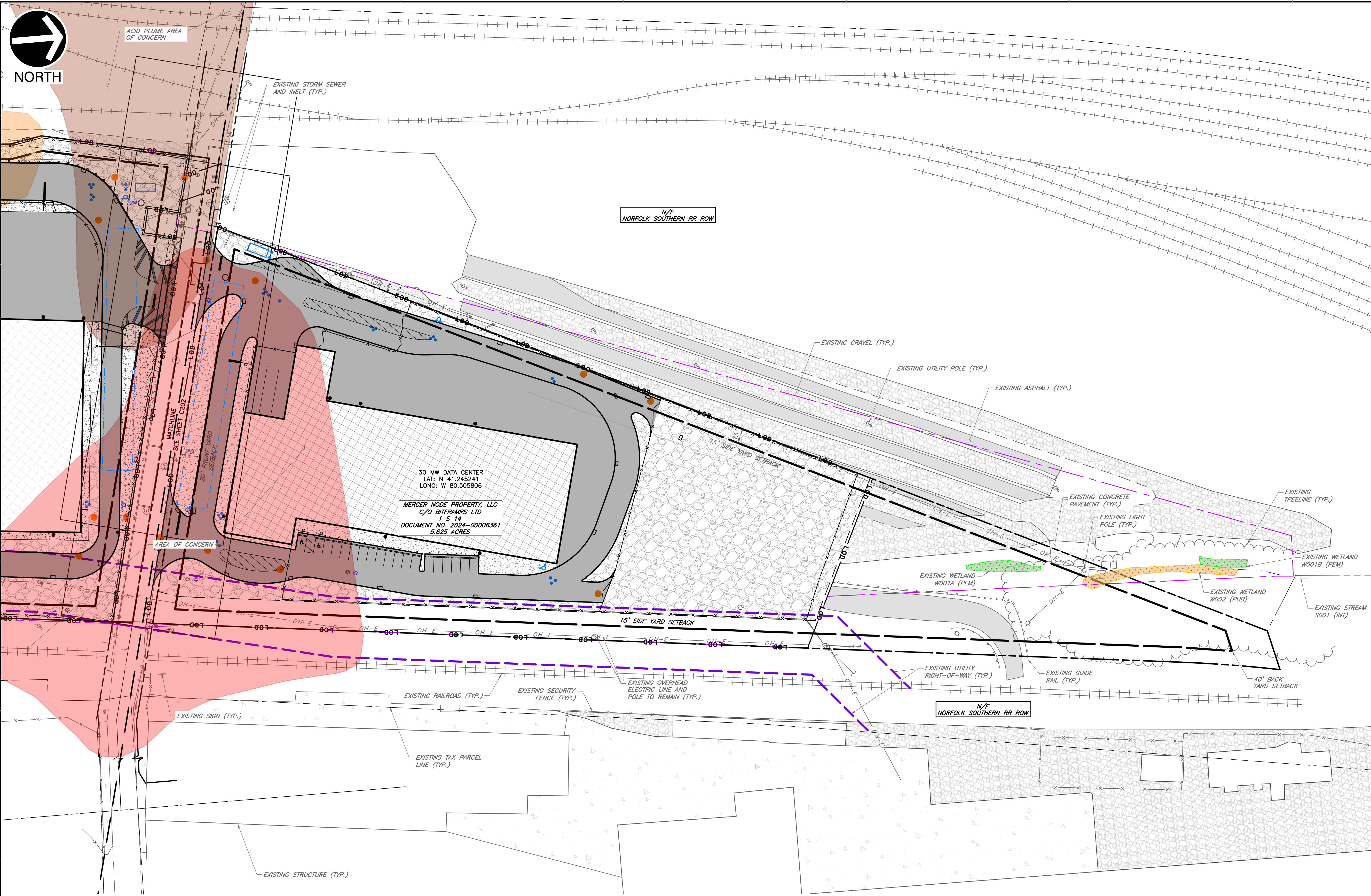


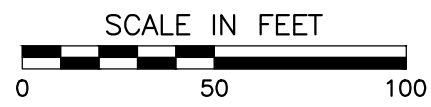
\\cecinc.com\global\Project\350-0001\353-024\1-0000\Draw\Exhibit\353024-C102-0201-Environmental\Comments\wg[EX-1]_LS(1/13/2026 - mrcome) - LP: 6/2/2026 2:59 PM



- REFERENCES**
- EXISTING SITE FEATURES AND UTILITIES ARE BASED ON A COMBINATION OF SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC) DATED 07-14-2025 THROUGH 10-22-2025 AND ALTA SURVEY COMPLETED 10-30-2025 BY CEC.
 - PLAN NORTH IS BASED ON PENNSYLVANIA STATE PLAN NAD83-2011, NORTH ZONE, AS DETERMINED BY CEC USING SURVEY GRADE GPS MEASUREMENTS AND OPUS POST-PROCESSING.
 - VERTICAL DATUM IS BASED ON NAVD88 (GEOID 18), AS DETERMINED BY CEC USING SURVEY GRADE GPS MEASUREMENTS AND OPUS POST-PROCESSING.
 - STREAM AND WETLAND DELINEATION PERFORMED BY CEC ON 07-11-2025.
 - PROPERTY IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON FLOOD INSURANCE RATE MAP 42085C0307D, EFFECTIVE DATE 06-09-2014, MERCER COUNTY COUNTY, PENNSYLVANIA. THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL OR WILL NOT FLOOD.
 - EXISTING CONTOURS ARE DERIVED FROM PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) 2 AND 10 CONTOURS DATED 2006-2008.
 - SUBSTATION LAYOUT PROVIDED BY ASPLUNDH ENGINEERING SERVICES ON 02-4-2026.
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 - AERIAL PHOTOGRAPHY PROVIDED BY GOOGLE EARTH, ACCESS THROUGH FROM PLEX EARTH ON 01/28/2026. DATE OF PHOTOGRAPHY 10-02-2024.
 - APPROXIMATE GROUND WATER MONITORING WELL LOCATIONS ARE BASED ON THE DIGITIZATION OF AN EXHIBIT ISSUED BY ENVIRON 04/30/2014, AND FIELD SURVEY BY CEC IF ABOVE GROUND EVIDENCE WAS OBSERVED AND SHOULD NOT BE CONSIDERED ACCURATE.
 - APPROXIMATE AREAS OF CONCERN ARE BASED ON THE AREAS OF CONCERN EXHIBIT PREPARED BY THE PAYNE FIRM INC. DATED 01/24/2008.

LEGEND

870	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING PROPERTY LINE
	EXISTING TAX PARCEL LINE
	EXISTING UTILITY RIGHT-OF-WAY
	EXISTING SETBACK
	EXISTING RIGHT-OF-WAY
	EXISTING RAILROAD
	EXISTING TREE LINE AND TREE
	EXISTING SECURITY FENCE LINE
	EXISTING PRIVACY FENCE LINE
	EXISTING ASPHALT PAVEMENT
	EXISTING GRAVEL
	EXISTING CONCRETE PAVEMENT
	EXISTING ASPHALT PAVEMENT (DIGITIZED FROM AERIAL)
	EXISTING GRAVEL (DIGITIZED FROM AERIAL)
	EXISTING CONCRETE PAVEMENT (DIGITIZED FROM AERIAL)
	EXISTING STRUCTURE
	EXISTING GUIDE RAIL
	EXISTING SIGN
	STREAM AND WETLAND DELINEATION BOUNDARY
	EXISTING STREAM
	EXISTING WETLAND (PEM)
	EXISTING WETLAND (PUB)
	EXISTING STORM INLET/DRAIN AND MANHOLE
	EXISTING WATER VALVE
OH-E	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING GUY WIRE AND UTILITY POLE
	EXISTING LIGHT POLE
	EXISTING UNDERGROUND ELECTRIC BOX
	EXISTING SANITARY MANHOLE
	EXISTING MANHOLE
	EXISTING VAULT
	EXISTING AC UNIT
	EXISTING STREAM
FW	EXISTING FEMA FLOODWAY
	EXISTING MONITORING WELL TO REMAIN
	EXISTING MONITORING WELL TO REMAIN (BY OTHERS)
	PROPOSED ASPHALT PAVEMENT
	PROPOSED GRAVEL AREA
	PROPOSED CONCRETE AREA
	PROPOSED STRUCTURE
	PROPOSED STORMWATER MANAGEMENT FACILITY
	PROPOSED PAINT STRIPING
	PROPOSED SECURITY FENCE
	PROPOSED GUIDE RAIL
	LIMITS OF PHASE 1
	PROPOSED STORM INLET AND MANHOLE
	PROPOSED UNDERGROUND ELECTRIC BOX
	PROPOSED POINT HYDRANT
	PROPOSED SANITARY CLEANOUT
	PROPOSED UTILITY VAULT
	LNAPL AREA OF CONCERN
	DNAPL AREA OF CONCERN
	ACID PLUME AREA OF CONCERN
	OTHER AREA OF CONCERN



REVISION RECORD	
NO.	DATE
ENGINEERING, SURVEYING AND LANDSCAPE ARCHITECTURE IN THE STATE OF NORTH CAROLINA WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF N.C., P.L.L.C. SERVICES IN PUERTO RICO WILL BE PROVIDED BY CEC SURVEYING AND LANDSCAPE ARCHITECTS OF P.R., P.L.L.C. SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY CEC LANDSCAPE ARCHITECTS, LLC.	
700 Cherrington Parkway Moon Township, PA 15108 Ph: 412.429.2324 · 800.365.2324 www.cecinc.com	
HEC Civil & Environmental Consultants, Inc.	
MERCER NODE PROPERTY, LLC MERCER NODE DEVELOPMENT 200-201 CLARK STREET CITY OF SHARON MERCER COUNTY, PA	
ENVIRONMENTAL AREA OF CONCERN EXHIBIT	
DRAWING NO.: EX-1	SHEET 10 OF 41
DATE: APRIL 2026 DWG SCALE: 1"=50' PROJECT NO: 353-024 APPROVED BY: RIM	DATE: APRIL 2026 DRAWN BY: VMF CHECKED BY: BJH PROJECT NO: 353-024 APPROVED BY: RIM



VINE AVENUE

EXISTING TREELINE
(TYP.)

EXISTING TAX
PARCEL LINE (TYP.)

N/F
NORFOLK SOUTHERN RR ROW

EXISTING
TREE (TYP.)

EXISTING RAILROAD (TYP.)

EXISTING INLET (TYP.)

EXISTING PRIVACY

EXISTING MONITORING WELL (TYP)

— EXISTING EDGE OF
CONCRETE (TYP.)

EXISTING UTILITY
CUT OF WAY (TYP

EXISTING ELECTRIC POLE AND

DNAPL AREA OF

LNAPL AREA OF
CONCERN

80 MW DATA CENTER
LAT: N 41.243350
LONG: W 80.506172

MERCER NODE PROPERTY, LLC
C/O BITFARMS LTD
1-S-15
DOCUMENT NO. 2024-0000621
11.807 ACRES

EXISTING SANITARY

EXISTING OVERHEAD ELECTRIC LINE TO

EXISTING MONITORING WELL
(BY OTHERS)

EXISTING SIGN (TYP.)

EXISTING SECURITY FENCE (TYPE)

EXISTING

LEGEND

- | | |
|--|--|
| | EXISTING MAJOR CONTOUR |
| | EXISTING MINOR CONTOUR |
| | EXISTING PROPERTY LINE |
| | EXISTING TAX PARCEL LINE |
| | EXISTING UTILITY RIGHT-OF-WAY |
| | EXISTING SETBACK |
| | EXISTING RIGHT-OF-WAY |
| | EXISTING RAILROAD |
| | EXISTING TREE LINE AND TREE |
| | EXISTING SECURITY FENCE LINE |
| | EXISTING PRIVACY FENCE LINE |
| | EXISTING ASPHALT PAVEMENT |
| | EXISTING GRAVEL |
| | EXISTING CONCRETE PAVEMENT |
| | EXISTING ASPHALT PAVEMENT (DIGITIZED FROM AERIAL) |
| | EXISTING GRAVEL (DIGITIZED FROM AERIAL) |
| | EXISTING CONCRETE PAVEMENT (DIGITIZED FROM AERIAL) |
| | EXISTING STRUCTURE |
| | EXISTING GUIDE RAIL |
| | EXISTING SIGN |
| | STREAM AND WETLAND DELINEATION BOUNDARY |
| | EXISTING STREAM |
| | EXISTING WETLAND (PEM) |
| | EXISTING WETLAND (PUB) |
| | EXISTING STORM INLET/RAIN AND MANHOLE |
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| | EXISTING OVERHEAD ELECTRIC LINE |
| | EXISTING GUY WIRE AND UTILITY POLE |
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| | EXISTING UNDERGROUND ELECTRIC BOX |
| | EXISTING SANITARY MANHOLE |
| | EXISTING MANHOLE |
| | EXISTING VAULT |
| | EXISTING AC UNIT |
| | EXISTING STREAM |
| | EXISTING FEMA FLOODWAY |
| | EXISTING MONITORING WELL TO REMAIN |
| | EXISTING MONITORING WELL TO REMAIN (BY OTHERS) |
| | PROPOSED ASPHALT PAVEMENT |
| | PROPOSED GRAVEL AREA |
| | PROPOSED CONCRETE AREA |
| | PROPOSED STRUCTURE |
| | PROPOSED STORMWATER MANAGEMENT FACILITY |
| | PROPOSED PAINT STRIPING |
| | PROPOSED SECURITY FENCE |
| | PROPOSED GUIDE RAIL |
| | LIMITS OF PHASE 1 |
| | PROPOSED STORM INLET AND MANHOLE |
| | PROPOSED UTILITY VAULT |
| | PROPOSED SANITARY CLEANOUT |
| | PROPOSED UTILITY VAULT |
| | LNAPL AREA OF CONCERN |
| | DNAPL AREA OF CONCERN |
| | ACID PLUME AREA OF CONCERN |
| | OTHER AREA OF CONCERN |

REFERENCES

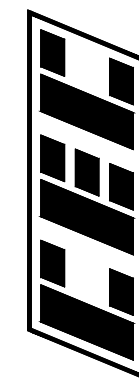
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5. PROPERTY IS LOCATED IN FLOOD ZONE X (AREA OF MINIMAL FLOOD HAZARD) AS DEPICTED ON FLOOD INSURANCE RATE AND FLOOD HAZARD MAP, EFFECTIVE DATE 06-01-2014, MERCER COUNTY, PENNSYLVANIA. THIS STATEMENT DOES NOT GUARANTEE THAT THE SUBJECT PROPERTY WILL NOT BE FLOODED.
6. EXISTING CONTOURS ARE DERIVED FROM PENNSYLVANIA SPATIAL DATA ACCESS (PASDA) 2 AND 10 CONTOURS DATED 2006-2008.
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SCALE IN FEET

REVISION RECORD

700 Cherrington Parkway
Moon Township, PA 15108
Ph: 412.429.2324 • 800.365.2324
www.cecinc.com

www.cecinc.com



**Civil & Environmental
Consultants, Inc.**

**MERCER NODE PROPERTY, LLC
MERCER NODE DEVELOPMENT
200-201 CLARK STREET
CITY OF SHARON
MERCER COUNTY, PA**

**ENVIRONMENTAL AREA OF
CONCERN EXHIBIT**

DRAWING NO.:

EX-2

SHEET 11 OF 41