

## **EXHIBIT F – COMPLIANCE REQUIREMENTS PERTAINING TO PARCELS A, C AND G**

This Exhibit provides a non-exhaustive summary of operational implications for all land leased from PSEG Nuclear under the Ground Lease (attached hereto as Exhibit E) (the “Leased Premises”). The Leased Premises include Parcels A, C, and G. Generally, these requirements result from PSEG Nuclear’s ownership and operation of the adjacent Salem and Hope Creek nuclear generating stations (collectively, the “PSEG Plants”). **This summary is provided as a courtesy. Offerors are required to review, and any future tenants shall be held to the requirements contained in, the Ground Lease pursuant to the relevant Non-Negotiable term in the Key Sublease Terms (Exhibit B).**

The PSEG Plants are comprehensively regulated by the US Nuclear Regulatory Commission (“NRC”). The NRC has established rigorous safety standards for the operation of all US commercial nuclear power plants, including for the design and maintenance of reactor safety systems, permissible effluent levels and radiological doses to members of the public, and accident mitigation measures, among other things.

PSEG Nuclear has performed an internal evaluation of the impact of the Wind Port on the PSEG Plants. That evaluation concluded that the development of the Wind Port would not have a sufficient impact on the nuclear facilities to necessitate requesting an amendment of the NRC licenses held by PSEG Nuclear. However, the Wind Port cannot create any new hazard to the PSEG Plants that has not already been fully analyzed by PSEG Nuclear and/or bounded by existing design and licensing commitments and PSEG Nuclear’s procedures. **Please refer to the requirements contained in the Ground Lease pursuant to the relevant Non-Negotiable term in the Key Sublease Terms (Exhibit B).**

### **Security**

As the Leased Premises are within areas that are covered by PSEG Nuclear’s NRC-required Nuclear Security Plan, PSEG Nuclear’s security teams must have access to certain facilities within these premises for security patrols and inspections of activities that may constitute a risk to the PSEG Plants - even if those activities pertain solely to Port operations. The PSEG Nuclear security teams will conduct roving vehicle and other random patrols on the Leased Premises.

### **Safety (Monitoring, Exclusion Area, Emergency Planning)**

PSEG Nuclear must monitor certain areas around the PSEG Plants, including, but not limited to, the Leased Premises, for radioactivity or other effluents to ensure compliance with NRC requirements. In addition, in the event of a nuclear incident at a PSEG Plant, NJEDA and all subtenants may be required by PSEG Nuclear to exclude or evacuate all persons from a certain area around the reactor buildings (called the “exclusion area”). PSEG Nuclear also conducts periodic emergency preparedness drills at the PSEG Plants and the Leased Premises.

Restrictions exist on the quantities of hazardous, flammable, or explosive material permitted in the Leased Premises. NJEDA and/or its authorized representatives (e.g., construction manager) shall maintain a list of hazardous materials present on the Leased Premises and their quantities and make such list available to PSEG Nuclear if and when requested to prove compliance. A table of acceptable materials, and the maximum allowable quantities that may be stored on-site, is included in Exhibit E (Schedule F).

Under the Ground Lease, PSEG Nuclear reserves the right for itself and its authorized representatives to inspect the Leased Premises periodically for compliance with the prohibitions on hazardous materials and other NRC regulations, with not less than 48 hours' advance notice provided to NJEDA and NJEDA's subtenants (unless in the case of an emergency, where notice shall be provided as soon as reasonably practicable).

Both PSEG Plants require refueling. Approximately every 18 months, a temporary outage is implemented at each unit to allow refueling to occur. Thus, a refueling outage can be expected to occur every six to 12 months, depending on how the outages are sequenced for the units. The refueling work requires an increase of vehicular traffic and workers on site, generally in the range of 1,200 – 1,500 contract workers depending on the scope of the outage. While the refueling work does not require changes to Leased Premises operations or procedures, it will result in a significant increase in traffic and PSEG Nuclear workers and contractors at the PSEG Plants during these periods.

### **Tenant Worker/Staff General Requirements, Policies and Procedures**

Certain general requirements, policies, and procedures apply to all employees who will be employed full-time at the Leased Premises. These general requirements, policies, and procedures may also apply to part-time employees and contractors depending on the duration of their work and the type of their work.

- a) Worker Training – PSEG Nuclear shall provide on-going, regular and periodic in-person or computer-based safety and security training to all workers and employees, as well as contractors and subcontractors, working at the Leased Premises in order to comply with NRC and the American Nuclear Insurer's training requirements.
- b) Photographs / Videos – Photographs or videos that depict the PSEG Plants security features or facilities (such as the perimeter fence) are not permitted. Accordingly, if any personnel on the Leased Premises have a need for photos or videos, an A/V request for assistance shall be made to PSEG Nuclear.
- c) Alcohol, illegal drugs and firearms – Alcohol, illegal drugs, and firearms are prohibited on PSEG Nuclear property and Leased Premises. This includes both in the possession of the workers as well as stored in their vehicles.