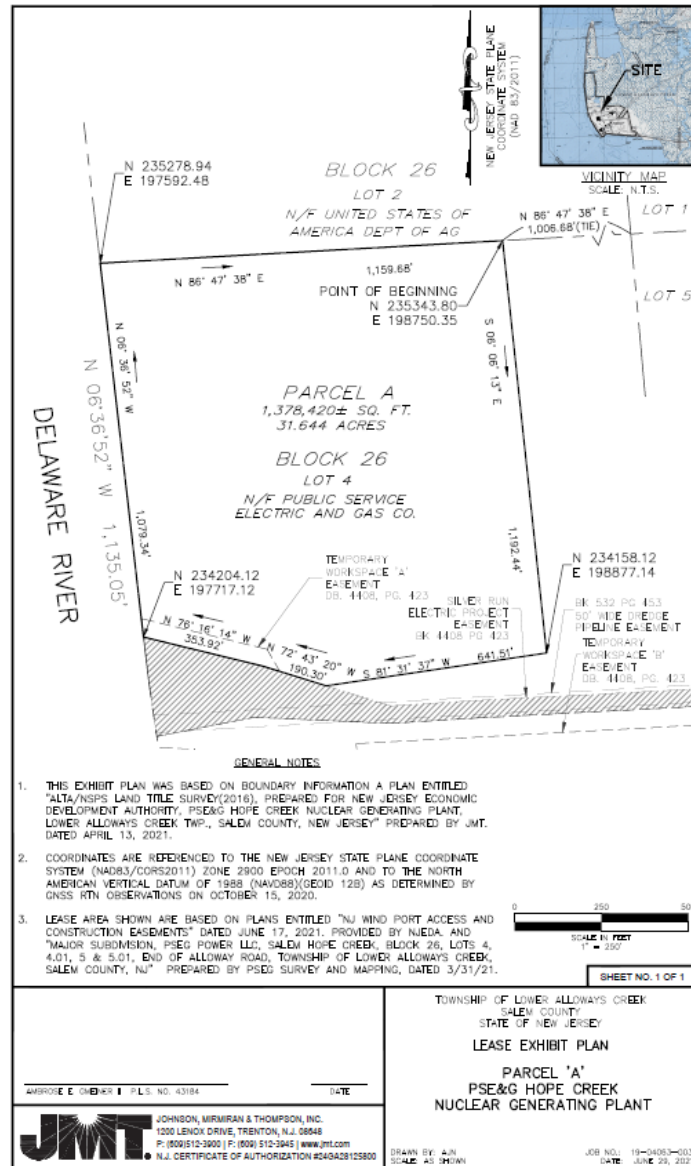


EXHIBIT G – PARCEL A OVERVIEW

As illustrated in Figure 1, Parcel A is bounded by the Delaware River to the west, PSEG’s Hope Creek Nuclear Generating Station to the south, an existing confined disposal facility (CDF) and undeveloped land to the east (future Parcel C), and a CDF to the north (future Parcel B1). In respect to its current condition, the site is undeveloped and free of existing structures and facilities.

NJEDA expects to complete construction of Parcel A in Q1 2024.

Figure 1¹



¹ Acreage shown in Figure 1 is gross acreage, inclusive of any common areas, heavy-haul roads, access roads and easements.

A detailed summary of Parcel A is included below.

SIZE & DIMENSIONS	
Size	Approximately 31.64 acres ² Leasable Acreage: 30 acres ^{3,4}
Dimensions	North-South longest point: 1,192 feet East-West longest point: 1,160 feet

PERMITTED USE(S) & SUBLEASE TERMS	
Permitted Use(s)	Marshalling only
Zoning	Industrial District (I)
Sublease Term	Minimum: 12 months Maximum: No maximum term
Berth Access	Parcel A Tenant will have preferential rights to berth vessels at the installation berth and shared rights to berth vessels at the delivery berth. <i>Precise nature of priority of berth access rights to be determined via negotiations.</i>

DEVELOPMENT TIMEFRAME (BASED ON CURRENT SCHEDULE)	
Geotechnical	Completed.
Construction-related Permitting	Permit approvals required for construction are expected by Q4 2021.
Design	Underway – 90% detailed design submitted as of end of July 2021. 100% detailed design expected by 9/30/21.
Construction Completion (core construction)	Q1 2024

² Inclusive of common areas (e.g., common access areas, access roads, heavy haul roads).

³ NJEDA anticipates that the total leasable size of Parcel A will be 30 acres. NJEDA intends that Parcel A Subleased Premises will be supplemented with available space in an adjoining Port area (i.e., Parcel C), as required, in order to arrive at a total leasable area of 30 acres for Parcel A.

⁴ The size of Parcel A subleased premises may be expanded to up to 40 acres. The decision to expand Parcel A, and the timing and size of any such expansion, would be at NJEDA's sole discretion. Should an expansion of Parcel A become possible prior to the commencement of or during a Tenant's sublease, and should the Tenant desire to lease the expanded Parcel A, the rent for the expanded Subleased Premises will be prorated based on the per-acre, per-annum rent level in the Sublease Agreement.

IMPROVEMENTS (BASED ON CURRENT DESIGN)	
Surface Condition	Level work area with dense grade aggregate (DGA) topping surface.
Live Loading Capacity	Laydown/backland area: 3,000 psf uniform live load (4,800 psf short term). Quayside area: 6,200 psf.
Facilities	No permanent building structures or foundations. Temporary buildings or structures to be provided by Lessee.
Utilities	Electricity (precise nature of power and transmission mechanism TBD) Potable and fire water (potentially via on-site storage tanks). Sewage (potentially via on-site holding tanks). Telecommunications (phone and internet).
Road Connectivity	Parcel A will be connected to the Port entrance via an access road. Parcel A will be connected to Parcel G and Parcel C via a purpose-built heavy haul road.