

## EXHIBIT H – PARCEL G OVERVIEW

Parcel G is an inland parcel situated approximately 1,750 feet due south-east of Parcel A. It is bounded by the PSEG Hope Creek Nuclear Generating Station to the west and south, and by undeveloped wetlands to the east and north.

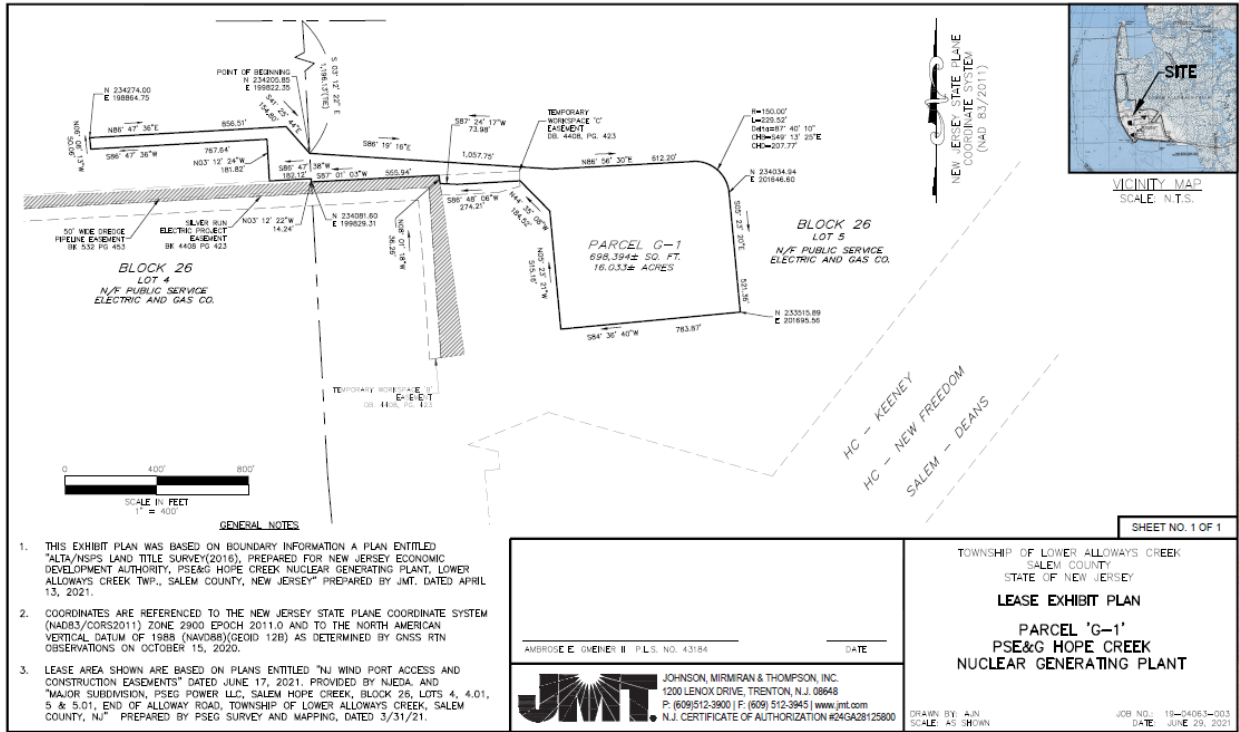
For development purposes Parcel G is broken into three sub parcels (G1, G2 and G3) as illustrated in Figures 1-3. This reflects differences in existing site condition, development requirements and permitting needs.

In respect to current site condition, approximately 20 acres (comprising G1 and G3) is developed land (mix of concrete, compact gravel and asphalt paving), with the balance (G2) undeveloped land. The developed portion of the site is currently being used by PSEG for laydown of heavy equipment. A material center road currently runs along the eastern and northern edge of G1 however this road will cease to be used when a replacement road completes construction; construction of the new road is due to complete by no later than 10/14/22.

A steel-frame building (approx. 30,000 sq. ft.) that is currently located on G3 will be removed during the site's development. Per the terms of the Ground Lease between PSEG Nuclear and NJEDA, the building will be removed by no later than 12/15/23.

Figures 1-3 below describe Parcels G1, G2 and G3 as they are currently defined in the Ground Lease. NJEDA and PSEG Nuclear have subsequently agreed to alter the boundary between G1 and G2, and the boundary between G1 and G3, to increase the size of G1 to 14 acres. There is no change to the total size or shape of Parcel G. The exact leasable acreage of Parcels G1, G2 and G3 are shown in the 'Size and Dimensions' table below and in the Notice (Figure 2).

Figure 1 – Parcel G1<sup>1</sup>



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

Figure 2 – Parcel G<sup>2</sup>

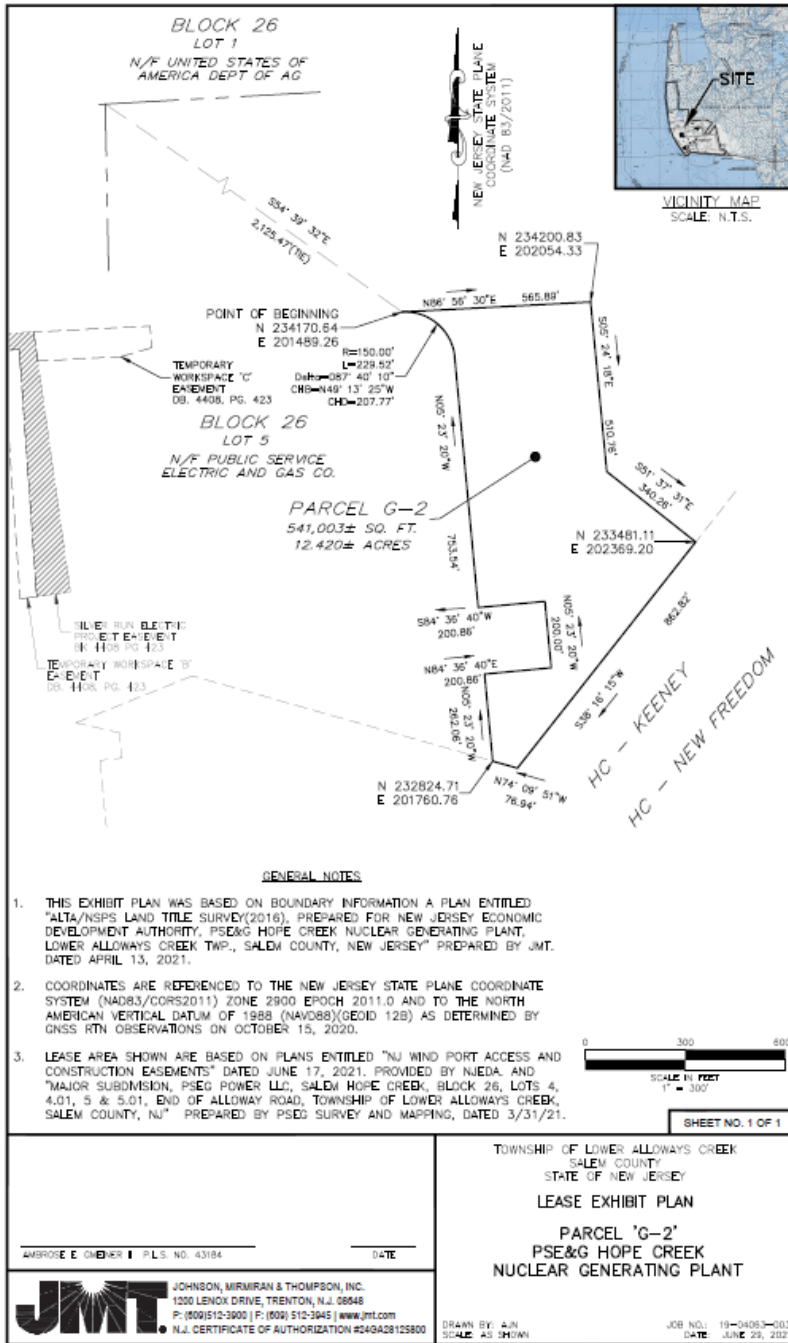
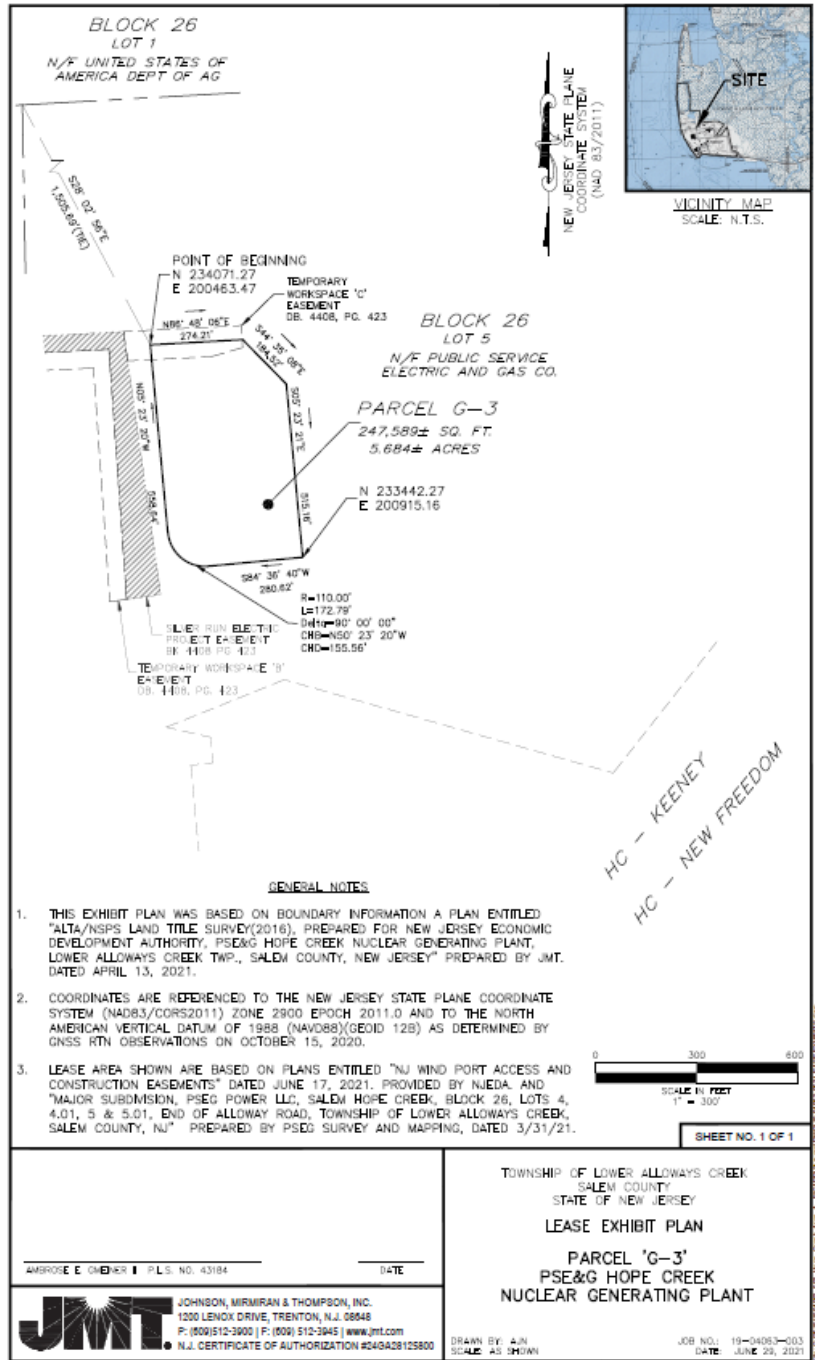


Figure 3 – Parcel G3<sup>3</sup>



<sup>2</sup> Acreage shown in Figure 2 is gross acreage, inclusive of any common areas, heavy-haul roads, access roads and easements.

<sup>3</sup> Acreage shown in Figure 3 is gross acreage, inclusive of any common areas, heavy-haul roads, access roads and easements.

A detailed summary of Parcel G is included below.

<b>SIZE &amp; DIMENSIONS</b>	
<b>Size</b>	Approximately 34.1 acres total <sup>4</sup> G1 (Leasable Acreage <sup>5</sup> ): 14.0 acres G2 (Leasable Acreage <sup>6</sup> ): 10.4 acres G3 (Leasable Acreage): 4.7 acres Parcel G (Total Leasable Acreage): 29.1 acres
<b>Dimensions<sup>7</sup></b>	G1: North-South longest point: 671 feet East-West longest point: 925 feet  G2: North-South longest point: 1,365 feet East-West longest point: 525 feet  G3: North-South longest point: 669 feet East-West longest point: 291 feet

<b>PERMITTED USE(S) &amp; SUBLEASE TERMS</b>	
<b>Permitted Use(s)</b>	Manufacturing
<b>Zoning</b>	Industrial District (I)
<b>Sublease Term</b>	Minimum: 120 months Maximum: No maximum term
<b>Berth Access</b>	The berth adjacent to Parcel A will be accessible to the Parcel G tenant via a heavy-haul road connection to Parcel G. This road will run along the southern perimeter of Parcels C and A. Priority of berth access rights for the Parcel G tenant will be determined via negotiations. Longer-term, NJEDA anticipates that Parcel G will also be connected to the berth adjacent to Parcel B1 via a heavy-haul connection.

<b>DEVELOPMENT TIMEFRAME (BASED ON CURRENT SCHEDULE)</b>	
<b>Geotechnical</b>	Completed
<b>Construction-related Permitting</b>	Permit approvals required for construction of each subdivided parcel are expected by:

<sup>4</sup> Total acreage number shown is inclusive of common areas (e.g., common access areas, access roads, heavy haul roads).

<sup>5</sup> Acreage net of the heavy haul road connecting Parcel G to the wharf/berth

<sup>6</sup> Acreage net of a planned electricity substation to be located at the southernmost point of Parcel G2

<sup>7</sup> Dimensions do not necessarily reflect dimensions of leasable acreage.

	G1: Q4 2022 G2: Q2 2023 G3: Q2 2024
<b>Design</b>	100% design completion for all three sub parcels is expected Q2 2022
<b>Construction Completion (core construction)<sup>8</sup></b>	Parcel G1: Q1 2024 Parcel G2: Q1 2025 Parcel G3: Q3 2025
<b>Anticipated Earliest Sublease Start Date<sup>9</sup></b>	Parcel G1: Q4 2022 Parcel G2: Q2 2023 Parcel G3: Q2 2024

<b>IMPROVEMENTS (BASED ON CURRENT DESIGN)</b>	
<b>Surface Condition</b>	TBD
<b>Live Loading Capacity</b>	Expected minimum 3,000 psf uniform live (4,800 psf short term). NJEDA will, through the sublease proposal evaluation and negotiation process outlined in Section 5, work with prospective tenant(s) to determine the appropriate loading capacity required to support the tenant's production activities.
<b>Facilities</b>	NJEDA will, through the sublease proposal evaluation and negotiation process outlined in Section 5, work with prospective tenant(s) to determine production facility needs for the site.
<b>Utilities</b>	Electricity Potable and fire water (potentially via on-site storage tanks). Sewage (potentially via on-site holding tanks). Telecommunications (phone and internet).
<b>Road Connectivity</b>	Parcel G will be connected to the berths adjacent to Parcel A via a purpose-built heavy haul road. Parcel G will be connected to the Port entrance via an access road.  Longer-term, NJEDA anticipates that Parcel G will also be connected via a heavy-haul connection to the berth adjacent to Parcel B1.

<sup>8</sup> Dates reflect NJEDA's estimate of when core infrastructure construction will complete without regard to a manufacturing facility. NJEDA anticipates that construction of a facility could commence sooner than the core infrastructure completion date due to the potential to parallel-path construction. Precise timing will depend on the facility type and subtenant's desired site condition. Dates are subject to permitting.

<sup>9</sup> Dates are subject to permitting timelines and construction schedule.