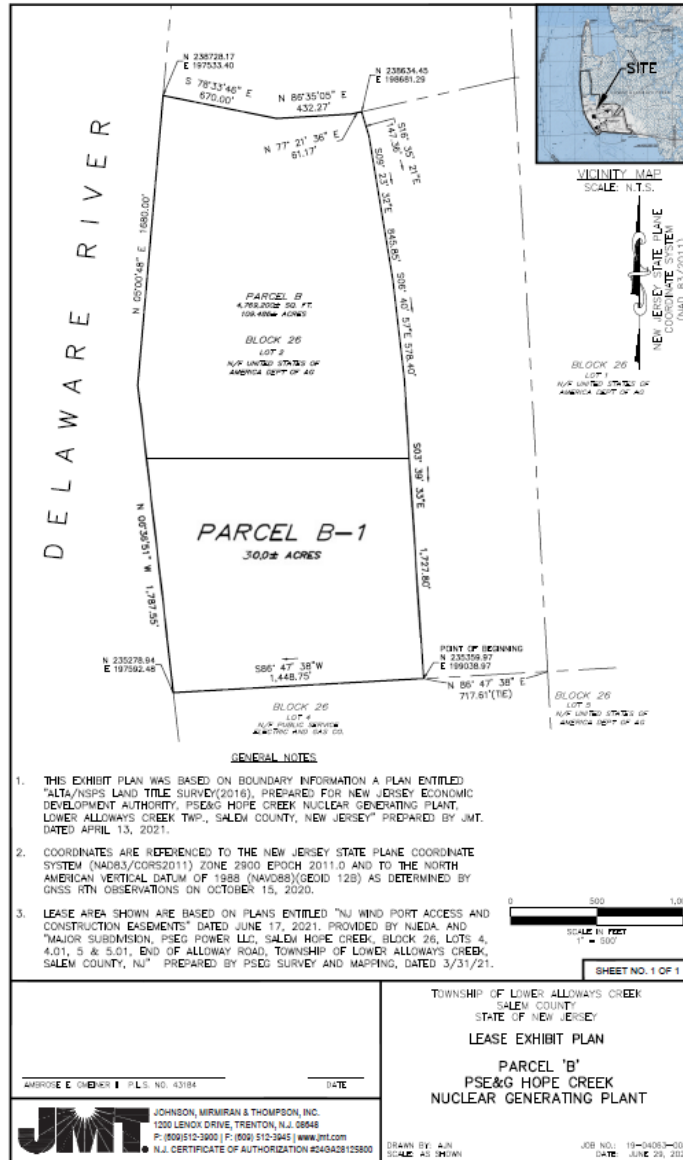


## **EXHIBIT I – PARCEL B1 OVERVIEW**

As illustrated in Figure 1, Parcel B1 is bounded by the Delaware River to the west, Parcel A to the south, undeveloped land to the north (future Parcel B2), and undeveloped wetlands to the east. Parcel B comprises 109.5 acres, notionally split (based on NJEDA's current concept plan) between Parcel B1 (30 acres) and future Parcel B2 (79.5 acres). In respect to its current condition, the site is undeveloped and free of existing structures and facilities.

Parcel B is currently owned by the US Army Corp of Engineers (USACE) and is used as a Confined Disposal Facility (CDF). The Parcel is the subject of a land exchange between USACE and PSEG, which is expected to complete in Q4 2021. NJEDA intends to purchase Parcel B from PSEG. This transaction is targeted to commence in Q1 2022 and to complete by Q4 2022.

Figure 1<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.

A detailed summary of Parcel B1 is included below.

<b>SIZE &amp; DIMENSIONS</b>	
<b>Size</b>	Approximately 30 acres <sup>2</sup>
<b>Dimensions</b>	North-South longest point: 901 feet East-West longest point: 1,449 feet

<b>PERMITTED USE(S) &amp; SUBLEASE TERMS</b>	
<b>Permitted Use(s)</b>	Marshalling only
<b>Zoning</b>	Industrial District (I)
<b>Sublease Term</b>	Minimum: 12 months Maximum: No maximum term
<b>Berth Access</b>	Parcel B1 Tenant will have preferential rights to berth vessels at the installation berth and shared rights to berth vessels at the delivery berth. Precise nature of priority of berth access rights to be determined via negotiations.

<b>DEVELOPMENT TIMEFRAME (BASED ON CURRENT CONCEPT PLAN)</b>	
<b>Geotechnical</b>	TBD
<b>Construction-related Permitting<sup>3</sup></b>	Permit approvals required for construction are expected by Q2 2024.
<b>Design</b>	Expected to be completed by Q2 2023.
<b>Construction Completion (core construction)<sup>4</sup></b>	Q3 2026
<b>Anticipated Earliest Sublease Start Date<sup>5</sup></b>	Q3 2026

<sup>2</sup> The size of Parcel B1 subleased premises may be expanded to up to 40 acres. The decision to expand Parcel B1, and the timing and size of any such expansion, would be at NJEDA's sole discretion. Should an expansion of Parcel B1 become possible prior to the commencement of or during a Tenant's sublease, and should the Tenant desire to lease the expanded Parcel B1, the rent for the expanded Subleased Premises will be prorated based on the per-acre, per-annum rent level in the Sublease Agreement.

<sup>3</sup> Date is subject to permitting timelines and construction schedule.

<sup>4</sup> Date is subject to permitting timelines and construction schedule.

<sup>5</sup> Date is subject to permitting timelines and construction schedule.

<b>IMPROVEMENTS (BASED ON CURRENT CONCEPT PLAN)</b>	
<b>Surface Condition</b>	Level work area with dense grade aggregate (DGA) topping surface.
<b>Live Loading Capacity</b>	Laydown/backland area: 3,000 psf uniform live load (4,800 psf short term). Quayside area: 6,200 psf.
<b>Facilities</b>	No permanent building structures or foundations. Temporary buildings or structures to be provided by Lessee.
<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 B1 will be connected to manufacturing parcels via a heavy haul road. Parcel B1 will be connected to the Port entrance via an access road.