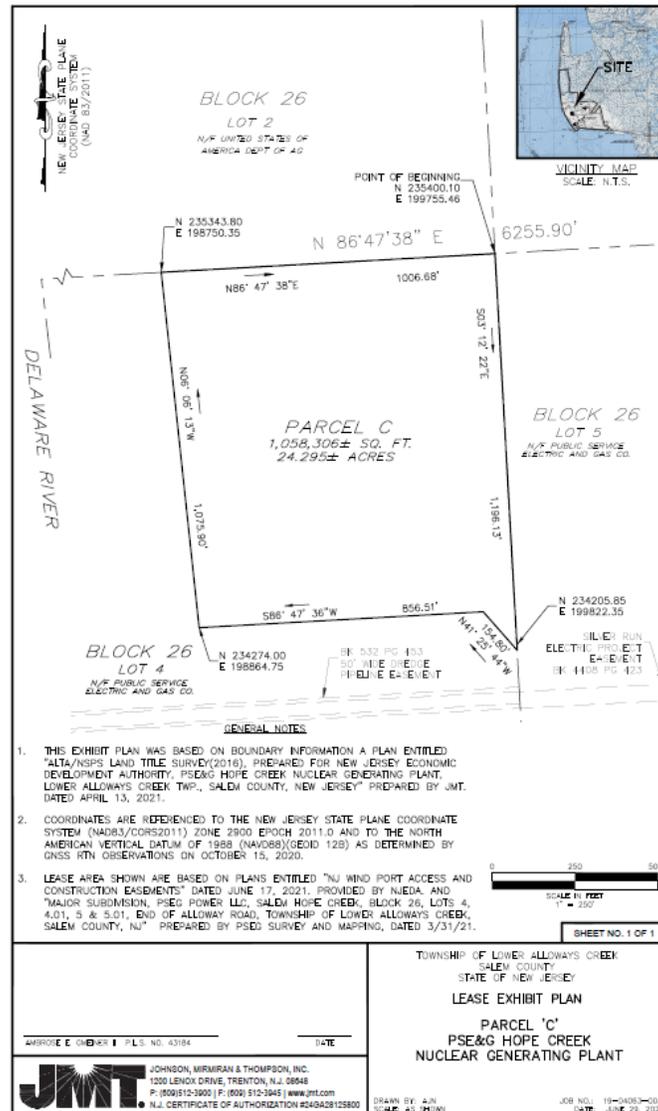


EXHIBIT J – PARCEL C OVERVIEW

As illustrated in Figure 1, Parcel C is an inland parcel situated immediately adjacent to Parcel A. Parcel C is bounded by Parcel A to the west, the PSEG’s Hope Creek Nuclear Generating Station to the south, and undeveloped land to the north and east.

The western two-thirds of the site is currently being utilized as a Confined Disposal Facility (CDF). The eastern portion currently houses a firing range belonging to PSEG Nuclear. This facility will be relocated off the leased premises. Per the Ground Lease between NJEDA and PSEG Nuclear, the existing firing range will be demolished by no later than 3/1/23.

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 C is included below.

SIZE & DIMENSIONS	
Size	Approximately 24.3 acres ² Leasable Acreage: 20.0 acres ³
Dimensions⁴	North-South longest point: 1,076 feet East-West longest point: 833 feet

PERMITTED USE(S) & SUBLEASE TERMS	
Permitted Use(s)	Manufacturing Potential for expanded marshalling functions if leased on a short-term basis in conjunction with Parcel A, as specified in Exhibit B, Conditional Option to Sublease Parcel C.
Zoning	Industrial District (I)
Sublease Term	Minimum: 120 months for manufacturing; Maximum: 36 months if leased on a short-term basis, as specified in <u>Exhibit B</u> ; No maximum term if used for manufacturing.
Berth Access	The berth adjacent to Parcel A will be accessible to the Parcel C tenant via a heavy-haul road connection to Parcel C. This road will run along the southern perimeter of Parcel A. Priority of berth access rights for the Parcel C tenant will be determined via negotiations. Longer-term, NJEDA anticipates that Parcel C will also be connected to the berth adjacent to Parcel B1 via a heavy-haul connection.

DEVELOPMENT TIMEFRAME (BASED ON CURRENT SCHEDULE)	
Geotechnical	TBD
Construction-related Permitting	Permit approvals required for construction are expected by Q1 2024.
Design	100% design completion is expected Q3 2023
Construction Completion (core construction)⁵	Q2 2025

² Acreage is inclusive of common areas (e.g., common access areas, access roads, heavy haul roads).

³ NJEDA reserves the right to supplement Parcel A leasable acreage with space from Parcel C, in order to arrive at a leasable acreage of 30 acres for Parcel A. NJEDA anticipates that Parcel C leasable acreage will be approximately 20.0 acres after any such apportionment.

⁴ Dimensions do not necessarily reflect dimensions of leasable acreage.

⁵ Date is subject to permitting timelines and construction schedule.

Anticipated Earliest Sublease Start Date⁶	Q2 2024
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IMPROVEMENTS (BASED ON CURRENT DESIGN)	
Surface Condition	TBD
Live Loading Capacity	Expected minimum 3,000 psf. (4,800 psf. short term). NJEDA will work with prospective tenant(s) to determine the appropriate loading capacity required to support relevant production activities, using the sublease proposal evaluation and negotiation process outlined in Section 5 of the Notice.
Facilities	NJEDA will work with prospective tenant(s) to determine production facility needs for the site, using the sublease proposal evaluation and negotiation process outlined in Section 5 of the Notice.
Utilities	Electricity Potable and fire water (potentially via on-site storage tanks). Sewage (potentially via on-site holding tanks). Telecommunications (phone and internet).
Road Connectivity	Parcel C will be connected to the berths adjacent to Parcel A via a purpose-built heavy haul road. Parcel C will be connected to the Port entrance via an access road.

⁶ Date is subject to permitting timelines and construction schedule.