

COMMITMENT TO MITIGATION OF IMPACT

JPNDC and New Atlantic Development recognize that it is vitally important that the operations of Turtle Swamp Brewery (TSB) not be interrupted, impaired or jeopardized in any significant way by the construction of the 3371 Washington Street project. Below are the commitments and offers we have made.

COMMITMENTS*

- To leverage the extensive experience of our project team, including contractor NEI and geotech engineer McPhail Associates, in mitigating the construction impacts of projects carried out in densely populated areas and sites with zero lot lines.
- To engage the input of TSB and Monty Gold in our development of a Construction Management Plan (CMP) and Transportation Access Plan Agreement (TAPA), which will detail mitigation efforts. These plans will be submitted to the City. Elements include
 - A safety plan that will allow TSB to be fully operational
 - Installation of monitoring devices to track and measure impacts on adjacent structures
 - Strict adherence to DEP regulations and a management plan for proper handling of all soils on site including measures such as dust monitoring, tarping of stockpiles, and wetting of soils to control the generation of dust. Our Licensed Site Professional will be present whenever soil is being excavated and/or shipped off site.
 - A construction access plan to ensure all details can be erected and completed while working from our parcel
 - Creative mitigation efforts e.g. tenting, earth supports, etc.
 - Development and sharing with TSB/Gold of a construction logistics plan that will map out the location of cranes, lay-down areas, storage, etc. along with other details related to the different phases of construction
 - Securing offsite parking for contractors and penalties to contractors if policy is violated
- To include TSB and Monty Gold as additional insured parties in the significant liability insurance we are required by our lenders and investors to carry
- Once the project is under construction, to include TSB and Monty Gold into our communications and share short-term (3-week) and full construction schedules so they can be aware of upcoming construction activities, and so that we can work together to minimize any potential impacts.

OFFERS

- To make space at the Brewery Small Business Complex or another JPNDC property as a temporary site for TSB operations during construction
- To engage a shuttle service that would carry customers from TSB to the temporary site

**Detailed in memorandum to John Lincecum and Monty Gold, 3/19/21*