

Monthly Progress Report No. 02
C Block
Brooklyn, New York
Brownfield Cleanup Program Site No.: C224435
Reporting Period: February 2026

1. Introduction

In accordance with the reporting requirements of the Brownfield Cleanup Agreement (BCA) for the above-referenced site, Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology D.P.C. (Langan) prepared this progress report on behalf of GPLC HoldCo LLC, GPLC Member LLC, and GPLC Owner LLC (the Participant) to summarize the work performed at 21 Freeman Street, 37 Freeman Street, and 209 West Street, Brooklyn, New York (the site) from February 1 to February 28, 2026. The BCA was executed on December 9, 2025.

The approximately 163,000-square-foot (± 3.74 acres) site is located in the Greenpoint neighborhood of Brooklyn, New York and is identified on the Brooklyn Borough Tax Map as Block 2502, part of (p/o) Lot 1 and p/o Lot 5, and Block 2510, p/o Lot 1 and p/o Lot 100. The site is bound by Greenpoint Landing Parcel D (Block 2472, Lots 2, 3, 4, 21 and 23, Block 2502, Lot 2 and part of Lot 5) to the north, West Street to the east, a parking lot to the south, and the East River to the west. A site location map is presented as Figure 1.

2. Investigation or Remedial Actions Relative to the Site during this Reporting Period

On February 12, 2026, AARCO Environmental Services Corp. (AARCO) exported one 55-gallon drum containing investigation-derived waste (IDW) generated during the January 2026 Supplemental Remedial Investigation (SRI) to the Dale Transfer Corp. facility in West Babylon, New York for off-site disposal.

Langan submitted a draft Remedial Action Work Plan (RAWP) to the New York State Department of Environmental Conservation (NYSDEC) on February 23, 2026.

3. Actions Relative to the Site Anticipated for the Next Reporting Period

Langan will revise the draft Remedial Investigation Report (RIR) and the draft RAWP once comments, if any, are received from the NYSDEC and the New York State Department of Health (NYSDOH). In accordance with the Project Management Plan:

- Comments and/or approval from the NYSDEC/NYSDOH on the Draft RIR are anticipated by March 13, 2026
- Comments from the NYSDEC/NYSDOH on the Draft RAWP are anticipated by March 20, 2026
- The public comment period for the RAWP is anticipated to start by March 30, 2026.

4. Approved Activity Modifications (changes of work scope and/or schedule)

None

5. Results of Sampling, Testing and Other Relevant Data

None

6. Deliverables Submitted During This Reporting Period

February 10, 2026 - Langan submitted the revised Citizen's Participation Plan (CPP) to the NYSDEC.

February 23, 2026 - Langan submitted a draft RAWP to the NYSDEC.

7. Information Regarding Percentage of Completion

This BCP project is 10% complete.

8. Unresolved Delays Encountered or Anticipated That May Affect the Schedule and Mitigation Efforts

None

9. Citizen Participation (CP) Plan Activities during This Reporting Period

Langan received comments from the NYSDEC on the draft CPP on February 4, 2026 and submitted the revised CPP on February 10, 2026.

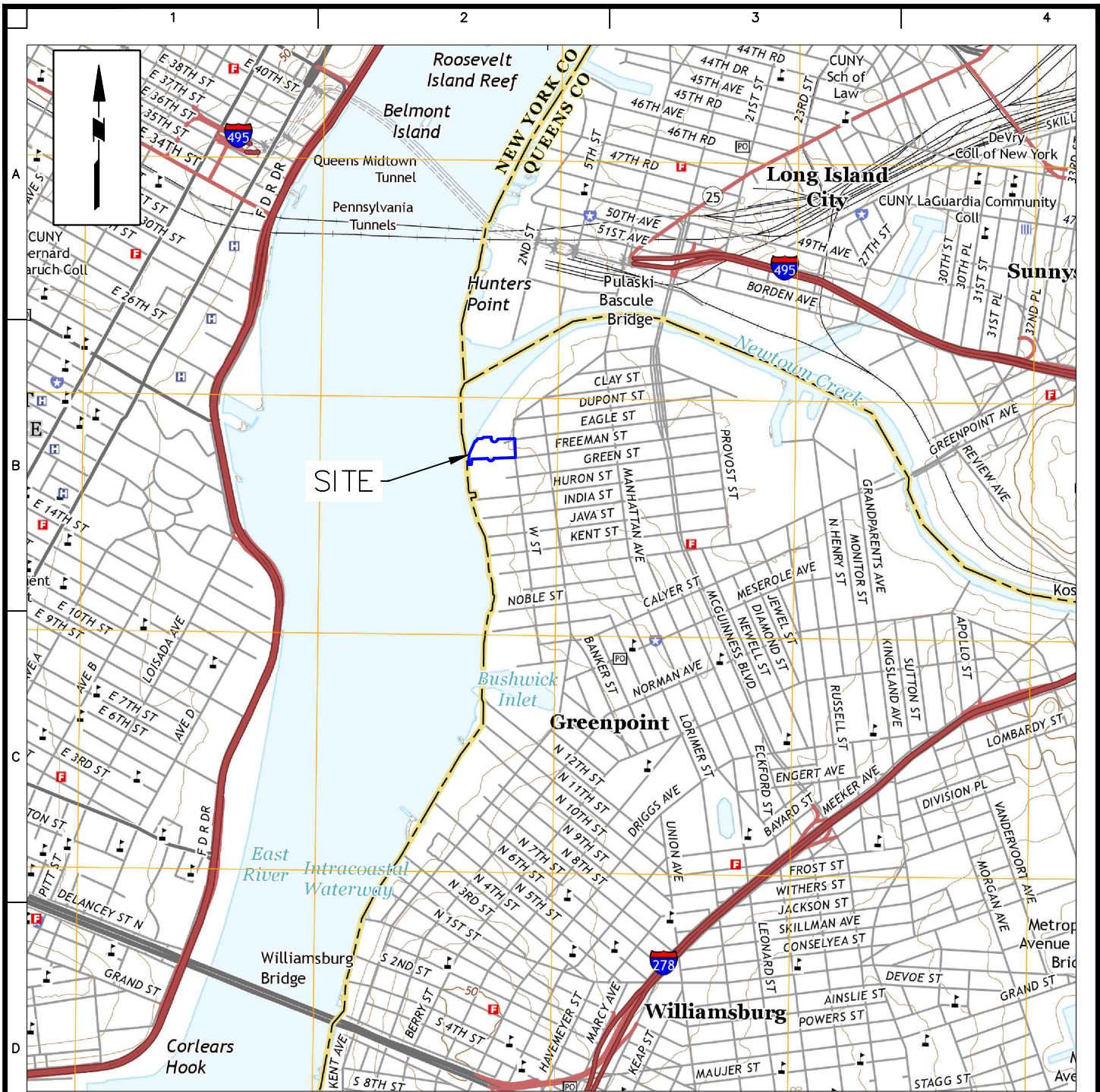
10. Activities Anticipated in Support of the CP Plan for the Next Reporting Period

The NYSDEC sent the final CPP to Langan on March 3, 2026.

The public comment period for the RAWP is anticipated to start by the end of the next reporting period.

11. Miscellaneous Information

A Brownfield Cleanup Agreement (BCA) amendment application to reflect minor changes to the site boundary and area is anticipated to be submitted to the NYSDEC during the March/April 2026 reporting period.

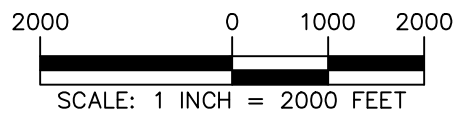


NOTES

1. BASE MAP SOURCE: UNITED STATES GEOLOGICAL SURVEY (USGS) (2016) 7.5-MINUTE SERIES TOPOGRAPHICAL MAPS, BROOKLYN, NEW YORK, QUADRANGLE.
2. NORTH ARROW SHOWS TRUE NORTH.

LEGEND

— APPROXIMATE SITE BOUNDARY



LANGAN
 Langan Engineering, Environmental, Surveying,
 Landscape Architecture and Geology, D.P.C.
 368 Ninth Avenue, 8th Floor
 New York, NY 10001

T: 212.479.5400 F: 212.479.5444 www.langan.com

Project

C BLOCK

BLOCK NO. 2502, p/o LOT Nos.
 1 & 5, AND BLOCK NO. 2510, p/o LOT
 Nos. 1 & 100

KINGS

NEW YORK

Figure Title

**SITE LOCATION
 MAP**

Project No.

170229030

Date

05/13/2025

Drawn By

VK

Checked By

GW

Figure

1

Sheet 1 of 13