

Monthly Progress Report No. 03
C Block
Brooklyn, New York
Brownfield Cleanup Program Site No.: C224435
Reporting Period: March 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 March 1 to March 31, 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

Langan received preliminary comments on the draft Remedial Action Work Plan (RAWP) and the draft Remedial Investigation Report (RIR) from the New York State Department of Environmental Conservation (NYSDEC) and the New York State Department of Health (NYSDOH) via phone on Wednesday March 11, 2026. A virtual meeting was then held between Langan, the NYSDEC, and the NYSDOH on March 13, 2026 to discuss the aforementioned comments. The NYSDEC and the NYSDOH indicated that a supplemental investigation would be required to delineate the extent of the carbon tetrachloride in soil vapor (Area of Concern [AOC] 2 per the draft Remedial Investigation Report [RIR])

Langan submitted a second Supplemental Remedial Investigation Work Plan (SRIWP No. 2) to the NYSDEC on March 17, 2026 for the delineation of carbon tetrachloride in soil vapor. Following NYSDEC approval of SRIWP No. 2 on March 18, 2026, Langan implemented the work plan between March 18 and 19, 2026.

Another virtual meeting was held between Langan, the Participant, the NYSDEC, and the NYSDOH on March 31, 2026 to discuss the results of SRI No. 2. Based on the sample results, the NYSDEC and the NYSDOH, indicated that additional delineation/investigation may be needed to delineate the extent of tetrachloroethene (PCE) migrating from the site or migrating onto the site and recommended that the RAWP be updated to include an engineering control to address soil vapor migration across the site's southern boundary.

Langan received formal comments from the NYSDEC on the draft RAWP on March 31, 2026.

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

Langan will revise and resubmit the draft Remedial Investigation Report (RIR) based on preliminary comments received from the NYSDEC/NYSDOH via phone on March 11, 2026, formal comments received from the NYSDEC/NYSDOH on April 10, 2026, subsequent meetings/correspondence, and the results of SRI No. 2. The revised RIR will also include the results of the Fish & Wildlife Resource Characterization (Part 1) analysis.

Langan will also revise and resubmit the draft RAWP in accordance with the comment letter received on March 31, 2026 and other related NYSDEC/NYSDOH correspondence.

Langan will begin a preliminary, in-situ waste characterization study starting on April 13, 2026. The study is expected take up to four weeks to complete.

A Brownfield Cleanup Agreement (BCA) amendment application to reflect minor changes to the site boundary and parcel acreages will be submitted to the NYSDEC during the next reporting period.

Two Change of Use (COU) notifications will be submitted to the NYSDEC to cover activities related to an exploration of New York City Department of Environmental Protection (NYCDEP) Combined Sewer Overflow (CSO) infrastructure on the site and a foundation test pile program at Buildings C1, C2 and C3.

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

None

5. Results of Sampling, Testing and Other Relevant Data

The unvalidated analytical data generated from SRI No. 2 was sent to the NYSDEC and the NYSDOH via email on March 30, 2026 and shared during the virtual meeting on March 31, 2026. The validated results will be formally documented in the revised RIR. Electronic data deliverables (EDDs) for the SRI No. 2 data will also be submitted to the NYSDEC during the next reporting period.

6. Deliverables Submitted During This Reporting Period

Langan submitted SRIWP No. 2 to the NYSDEC on March 17, 2026.

7. Information Regarding Percentage of Completion

This BCP project is 25% 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

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

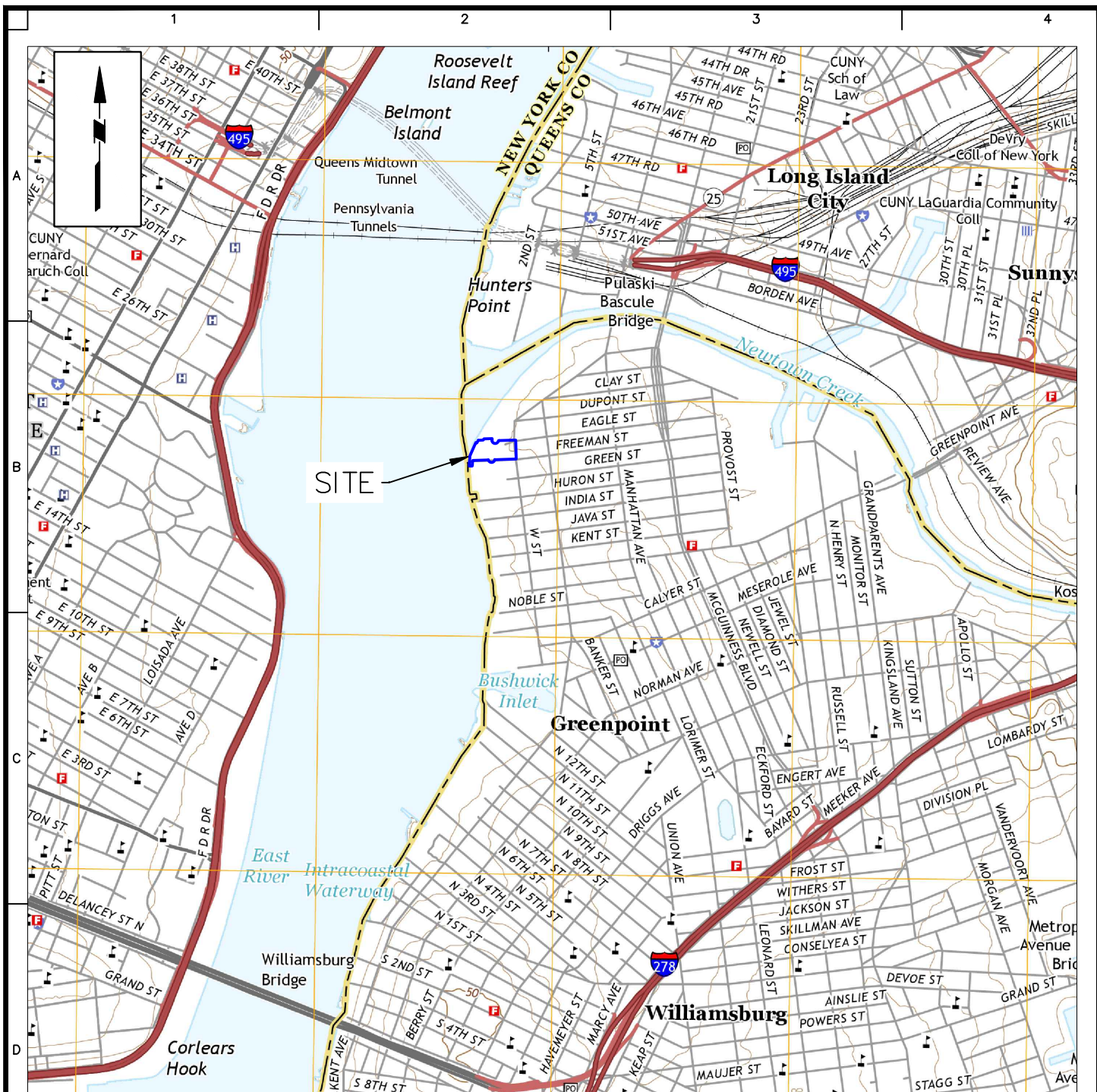
March 24, 2026 - The final CPP was delivered to the document repositories.

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

The public comment period for the RAWP is anticipated to start during the April or May reporting periods.

11. Miscellaneous Information

None.

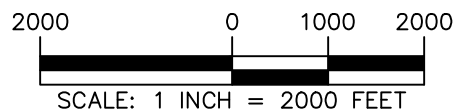


NOTES

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

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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

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