

**Monthly Progress Report No. 04**  
C Block  
Brooklyn, New York  
Brownfield Cleanup Program Site No.: C224435  
Reporting Period: April 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 ( $\pm 3.737$  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 comments on 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) on April 10, 2026.

Langan submitted a BCA amendment application to reflect minor changes to the site boundary and parcel acreages to the NYSDEC on April 10, 2026 and received a notification from the Department on April 13, 2026 indicating an application was not needed. Langan then submitted a letter documenting the site boundary changes to the NYSDEC on April 13, 2026 as directed by NYSDEC Site Control.

Langan submitted two Change of Use (COU) notifications 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 on April 16, 2026.

Langan submitted a revised Remedial Action Work Plan (RAWP) to the New York State Department of Environmental Conservation (NYSDEC) on April 22, 2026.

Langan implemented a preliminary, in-situ waste characterization study between April 13 and April 30, 2026. Langan collected 235 soil samples from 84 soil borings advanced to a maximum depth of 25 feet below grade surface (bgs) and implemented community air monitoring during all

ground-intrusive activities. Langan submitted daily field reports documenting the waste characterization study to the NYSDEC.

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

Langan will revise and resubmit the RIR in accordance with the comment letter received on April 10, 2026 and other related NYSDEC/NYSDOH correspondence.

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

None

### **5. Results of Sampling, Testing and Other Relevant Data**

The analytical data generated from the preliminary waste characterization study will be presented in a report and distributed to potential waste disposal facilities in preparation for off-site disposal of excess soil/fill generated during construction.

### **6. Deliverables Submitted During This Reporting Period**

Langan submitted a site boundary change letter to the NYSDEC on April 13, 2026 to notify the Department of a de minimis change to the site boundary configuration and site acreage.

Langan submitted two COU notifications to the NYSDEC on April 16, 2026.

Langan submitted the revised RAWP to the NYSDEC on April 22, 2026.

Langan submitted daily progress reports documenting the implementation of the preliminary waste characterization study to NYSDEC.

### **7. Information Regarding Percentage of Completion**

This BCP project is about 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**

The public comment period for the RAWP began on April 24, 2026

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

The RAWP will be delivered to the document repositories during the May reporting period.

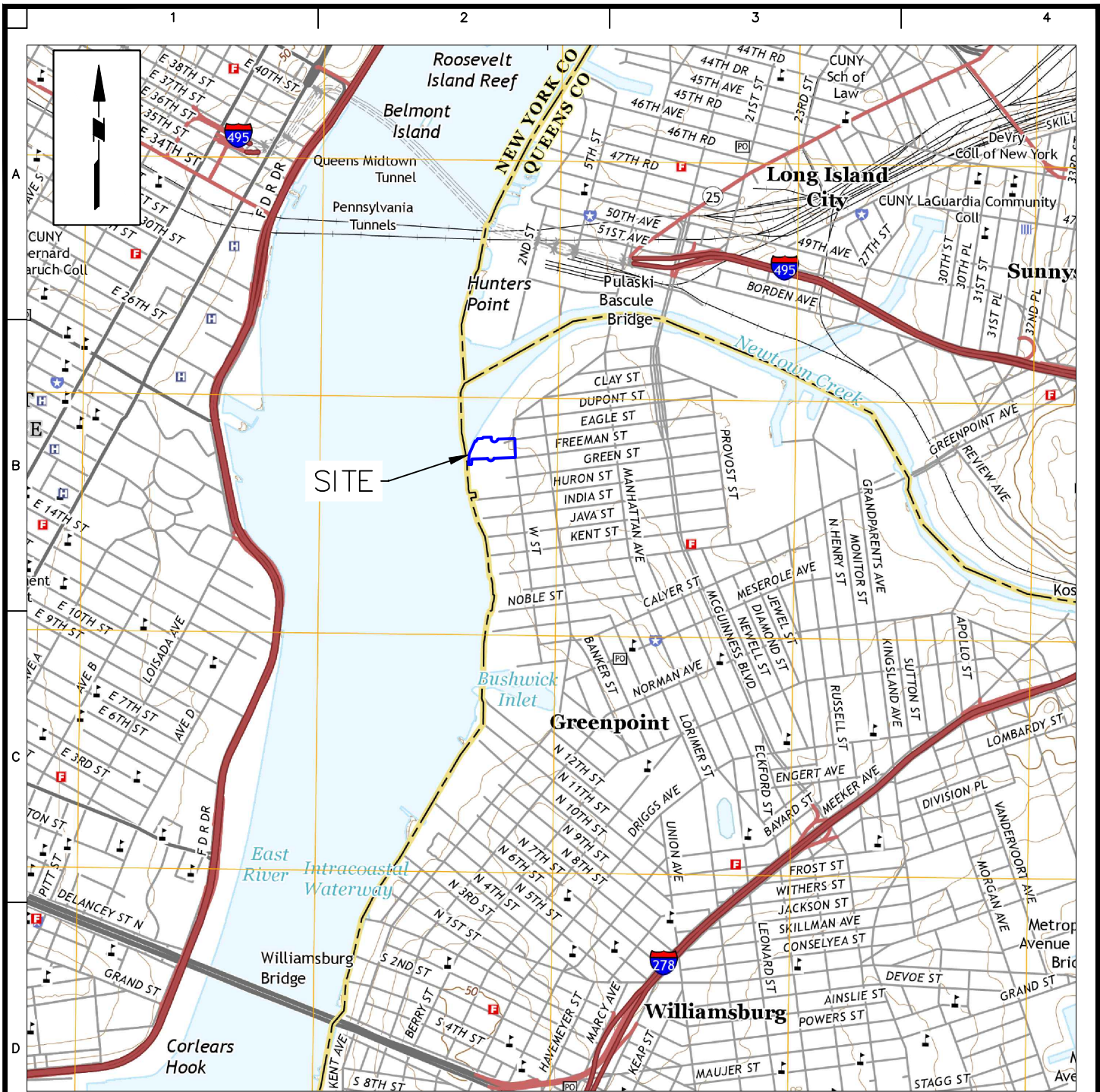
The public comment period for the RAWP will continue through the May reporting period and into the June reporting period.

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**11. Miscellaneous Information**

None.

## FIGURES

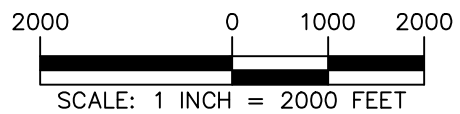


**NOTES**

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



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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 1 of 13