

Monthly Progress Report No. 06
C Block
Brooklyn, New York
Brownfield Cleanup Program Site No.: C224435
Reporting Period: June 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 June 1 to June 30, 2026. The BCA was executed on December 9, 2025.

The approximately 163,000-square-foot (± 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 submitted the final Remedial Investigation Report (RIR) to the New York State Department of Environmental Conservation (NYSDEC) on June 4, 2026, following NYSDEC approval on June 2, 2026.

Langan was onsite to document ground-intrusive activities and implement community air monitoring during Change of Use (COU) activities related to exploration of the New York City Department of Environmental Protection (NYCDEP) Combined Sewer Overflow (CSO) infrastructure on the site. The CSO exploration work was completed on June 13, 2026 and Langan submitted daily field reports to NYSDEC documenting the work.

Langan received formal comments on the draft Remedial Action Work Plan (RAWP) from the NYSDEC and the New York State Department of Health (NYSDOH) on June 16, 2026, and submitted a revised RAWP to NYSDEC on June 17, 2026. Following receipt of comments on the June 17, 2026 draft RAWP from NYSDEC via email on June 23, 2026, Langan revised and resubmitted the draft RAWP on June 24, 2026.

NYSDEC issued the Decision Document (DD) and RAWP approval on June 30, 2026.

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

A third Supplemental Remedial Investigation Work Plan (SRIWP) for the delineation of tetrachloroethene in soil vapor was submitted to NYSDEC on July 6, 2026. Field work will commence upon approval of the workplan.

Following NYSDEC approval of the RAWP on June 30, 2026, Langan submitted the final version of the RAWP to NYSDEC on July 10, 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

Langan submitted the final RIR to NYSDEC on June 4, 2026.

Langan submitted revised versions of the RAWP to NYSDEC on June 17 and 24, 2026.

7. Information Regarding Percentage of Completion

This BCP project is about 30% 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

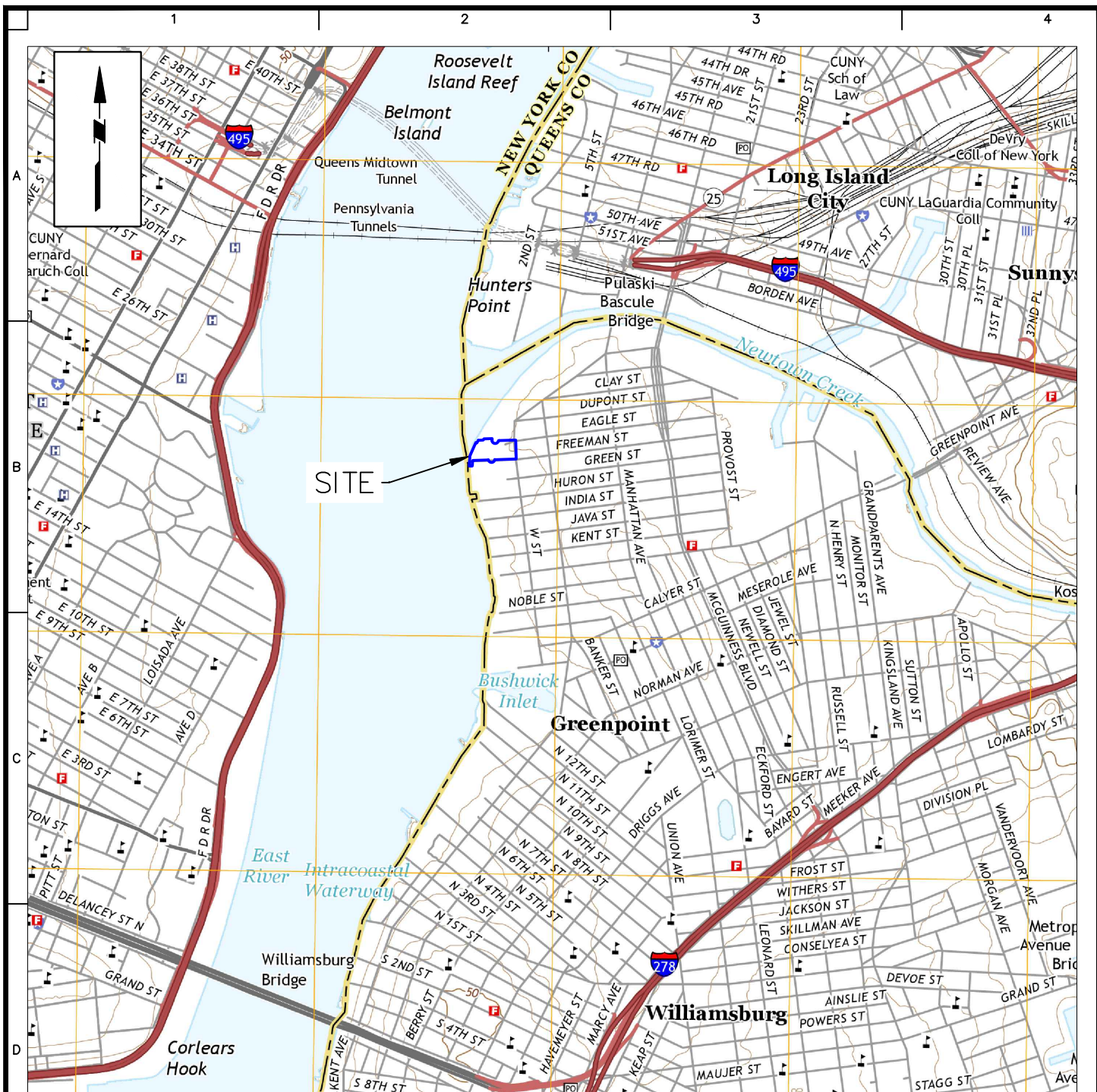
The public comment period for the RAWP ended on June 8, 2026.

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

The final RIR, RAWP, and DD will be delivered to the document repositories during the July reporting period.

11. Miscellaneous Information

None

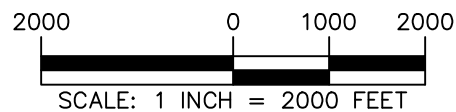


NOTES

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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