

**BROWNFIELD CLEANUP PROGRAM  
PROGRESS REPORT**

**Former Paragon Paint  
5-49 46<sup>th</sup> Avenue  
Long Island City, Queens, NY 11101**

**BCP Site No. C241108**

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**Period:** April 1, 2026 through April 30, 2026  
**Report Date:** May 8, 2026  
**Site Phase:** Site Management Plan  
**Regulatory Contact:** Ms. Wendi Zheng  
Project Manager  
New York State Department of Environmental Conservation - Region 2  
Division of Environmental Remediation  
47-40 21<sup>st</sup> Street  
Long Island City, New York 11101

**Project Overview:** On behalf of ZDJ Vernon, LLC (Volunteer), Roux Environmental Engineering and Geology, D.P.C. (Roux) is submitting this Monthly Progress Report (Report) for the properties located at 5-43 to 5-49 46<sup>th</sup> Avenue and 45-38 to 45-40 Vernon Boulevard, Long Island City, Queens New York 11101 (collectively referred to as the Site). The Site received a BCP Certificate of Completion (COC) on January 13, 2017 and a Modification to the Certificate of Completion in April 24, 2019. Transfer of the COC to ZDJ Vernon LLC was recorded and notice was provided to the NYSDEC on May 15, 2024. Confirmation of receipt of this notice was provided by NYSDEC on June 4, 2024. This Report was prepared as required by the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Agreement (BCA) Index No. 241108, dated September 4, 2008 with 549 46<sup>th</sup> Avenue LLC as Volunteer.

This Report provides an update on the redevelopment-based foundation activities completed for the Site from April 1, 2026 through April 30, 2026 that were initiated in accordance with the 15-Day Notification to the NYSDEC dated August 27, 2024. Additional details on prior activities performed in accordance with the Site Management Plan are also provided. Appendix A, Section XI of the Brownfield Agreement specifies the required contents of this Monthly Report, which are detailed below.

**Citizen Participation:** No Citizen Participation activities occurred during this reporting period.

**Activities this period:** Stormwater Outfall Work

On April 29, 2026 work began for the modification of the existing stormwater outfall. The existing 12-inch diameter outfall pipe will be replaced with an 18-inch diameter outfall that will penetrate the existing steel sheet pile bulkhead and convey stormwater to Anable Basin. In April, the Contractor initiated excavation in the northwest portion of the Site, adjacent to the bulkhead to 5 feet below surface (bls) and drove sheet piles in that area. Work is expected to Last approximately 1 month.

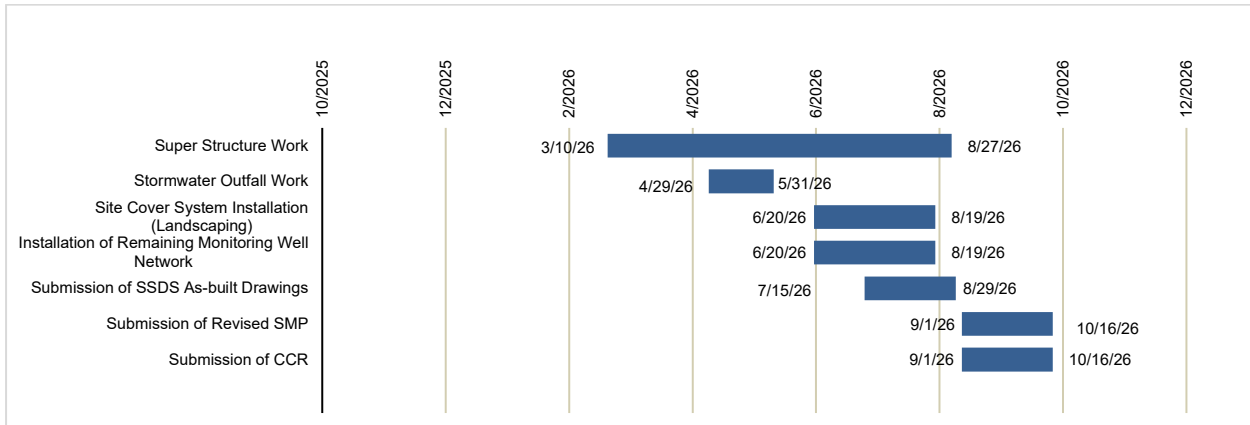
**Proposed Future Work:** Installation of Vapor Barrier and Sub-Slab Depressurization System

The installation of the remaining below-grade components of the SSDS within the existing slab and newly installed slab at the Site is anticipated to be completed during the second quarter of 2026.

Landscaping Work

15-Day Notification was provided to NYSDEC on April 29, 2026 outlining the scope of work for the final exterior landscaping work that includes the Site cover system in the north and south areas of the Site not occupied by buildings or pavement. This work is expected to begin in June/July 2026.

**Project Schedule:** The next items in the BCP project schedule are summarized below.



If you have any questions or concerns, please feel free to contact any of the undersigned at (631) 232-2600.

Sincerely,

**ROUX ENVIRONMENTAL ENGINEERING AND GEOLOGY, D.P.C.**

Rachel Miller  
Project Engineer

Jessica L. Taylor, P.G.  
Principal Hydrogeologist

Omar Ramotar, P.E.  
Principal Engineer