BROWNFIELD CLEANUP PROGRAM
PROGRESS REPORT

Former Paragon Paint
5-49 46th Avenue
Long Island City, Queens, NY 11101

BCP Site No. C241108

Period: September 1, 2026 through September 30, 2026

Report Date: October 13, 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 21st Street
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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 46th 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 46th Avenue LLC as Volunteer.

This Report provides an update on the redevelopment-based foundation activities completed for the Site from September 1, 2026 through September 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: <u>Stormwater Outfall Work</u>
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 May, the Contractor initiated excavation in the northwest portion of the Site, adjacent to the bulkhead, to 5 feet below surface (bls), drove sheet piles in that area, and began installing the piping and hydraulic control structures. Work was temporarily postponed in May and resumed on June 30 and has been ongoing. Hydraulic control structures and piping continue to be installed.

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Landscaping Work

Landscaping work as outlined in the 15-Day Notification was started on August 5, 2026. The final exterior landscaping work includes placement of the Site cover system in the north and south areas of the Site not occupied by buildings or pavement. The access ramp in the south has been constructed and concrete has been poured. Other landscaping elements are currently in progress.

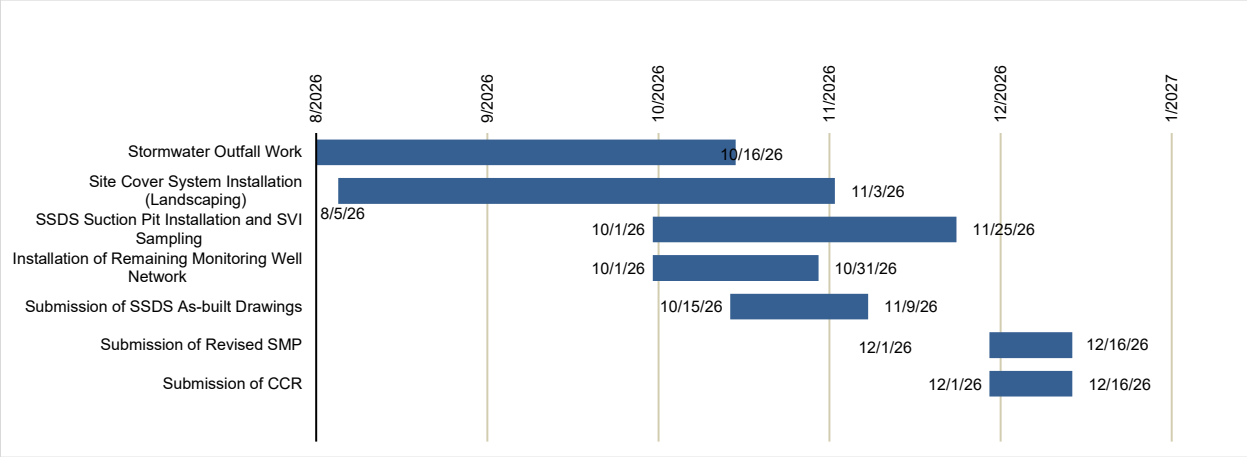
Installation of Vapor Barrier and Sub-Slab Depressurization System

The installation of the remaining below-grade components of the SSDS within the existing slab and newly installed slab at the Site began in September and is ongoing. A Soil Vapor Intrusion Workplan was submitted on September 9, 2026 and NYSDEC provided comments on October 1, 2026. The plan was resubmitted on October 5, 2026. Following completion of the SSDS components, enclosure of the first floor and approval of the Soil Vapor Intrusion Workplan, a soil vapor intrusion evaluation will be conducted.

Proposed Future Work: Monitoring Well Installation

Installation of the remaining wells in the on-site monitoring network will occur after completion of subsurface and landscaping work.

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
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