BROWNFIELD CLEANUP PROGRAM
PROGRESS REPORT

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

BCP Site No. C241108

Period:	October 1, 2026 through October 31, 2026
Report Date:	November 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 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 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 October 1, 2026 through October 31, 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 October 21, 2026 stormwater outfall work was completed.

<u>Landscaping Work</u>
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.

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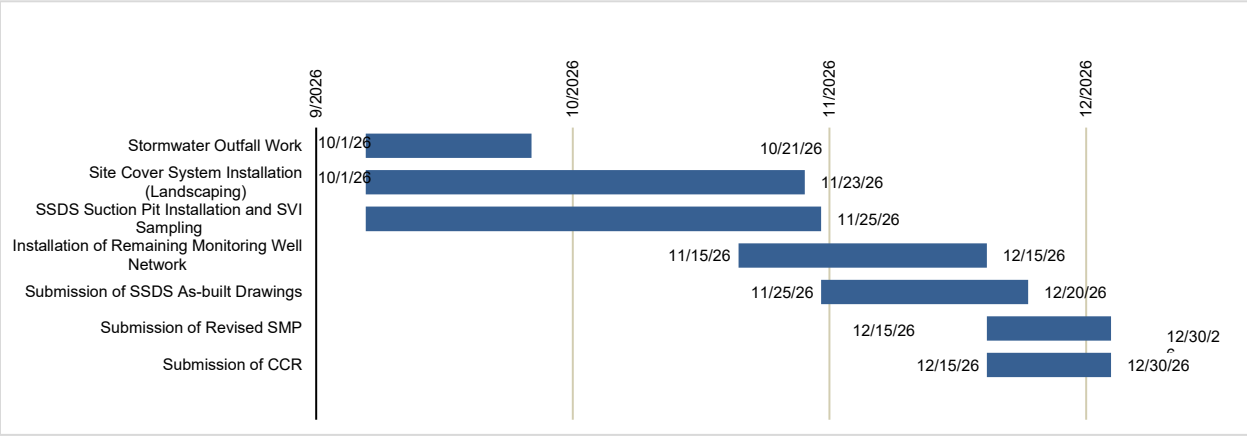
Installation of Vapor Barrier and Sub-Slab Depressurization System

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 finished on October 30, 2026. 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 and approved on October 15, 2026. Following enclosure of the first floor and HVAC operation, 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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