

Radon Test Results

Report Date: October 3, 2013

Client: Norstar Development USA, L.P.

Site Address: Hillside Manor
1020-1040 Pennsylvania
Ann Arbor, Michigan

AKT Peerless Project #: 8359e-7-190

Results

AKT Peerless conducted short-term sampling for radon gas at the Hillside Manor complex. Unit 1030 was tested during the period from August 12 to August 14, 2013. Units 1020 and 1040 were tested from September 9 to September 12, 2013. All units on the property were tested.

An AccuStar Charcoal LS CLS 100i Short Term Radon Test Kit was placed in the lowest livable space. One duplicate Quality Control sample and one Blank were also analyzed.

Table 1 Radon Test Results Hillside Manor, Ann Arbor, Michigan				
Address	Dates Sampled	Test Location	Test Duration (Hours)	Test Result (pCi/L)
1020 Pennsylvania	9/9/2013 – 9/12/2013	First Floor Living Room on Entertainment Center	71.7	0.5
1030 Pennsylvania	8/12/2013 – 8/14/2013	First Floor Southwest Bedroom, Southwest Corner	48.0	1.6
1040 Pennsylvania	9/9/2013 – 9/12/2013	First Floor Living Room, Southwest Corner	71.6	<0.4
1040 Pennsylvania	9/9/2013 – 9/12/2013	Duplicate	71.6	0.4

EPA Action level = of 4.0 picocuries per liter (pCi/L). Laboratory provided by AccuStar are included in Attachment A.
BOLD CAPS = Result exceeds EPA Action level.

Recommendation

Radon levels were below the EPA Action level of 4.0 picocuries per liter (pCi/L). No further action is required at this time.



Limitations

The information and opinions obtained in this report are for the exclusive use of the Norstar Development USA, L.P. AKT Peerless will not distribute this report without Client's written consent or as required by law or by a Court order. Report contents must be reviewed and relied upon only in conjunction with the terms and conditions expressly agreed upon by the parties and as limited therein. Results indicate conditions present during the sampling period. Indoor radon levels can vary based on season and a variety of other factors.

Submitted by:

AKT Peerless Environmental and Energy Services

A handwritten signature in black ink that reads "James C. Fox".

James C. Fox, RPIH
Sr. Project Manager

Attachment A

Laboratory Analytical Results

NELAC NY 11769
NRPP 101193 AL
NRSB ARL0017

EPA Method #402-R-92-004
Liquid Scintillation
NRPP Device Code 8088
NRSB Device Code 12193

Laboratory Report For

Property Tested

AKT Peerless
22725 Orchard Lake Road
Farmington Hills MI 48336

Hillside Manor
1020 Pennsylvania
Ann Arbor MI 48103

Log Number	Device Number	Area Tested	Result (pCi/L)
1566886	2591939	First Floor	0.5

Radon test results are below the EPA action level of 4 pCi/L. No further action is required at this time. The EPA suggests that you may want to test again in the future to ensure that radon levels remain below the action level. If the property tested uses water from a private well, you may wish to consider testing for radon in water.

Comment: Environmental Monitoring Systems was emailed a copy of this report. A copy of this report was emailed to foxcj@aktpeerless.com.

Distributed By: Environmental Monitoring Systems

Test Performed By: J. Fox

Test Began:	9/9/2013	9:32 am	Date Received:	9/16/2013
Test Ended:	9/12/2013	9:14 am	Date Analyzed:	9/17/2013
Test Exposure Duration	71.7 Hours		Date Reported:	9/17/2013

Report Reviewed By: M. Gray Report Approved By: Carolyn K. Allen

Carolyn K. Allen President, AccuStar Labs

Disclaimer:

The uncertainty of this radon measurement is +/- 10 %. Factors contributing to uncertainty include statistical variations, daily and seasonal variations in radon concentrations, sample collection techniques and operation of the dwelling. Interference with test conditions may influence the test results.

This report may only be transferred to a third party in its entirety. Analytical results relate to the samples AS RECEIVED BY THE LABORATORY. Results shown on this report represent levels of radon gas measured between the dates shown in the room or area of the site identified above as "Property Tested". Incorrect information will affect results. The results may not be construed as either predictive or supportive of measurements conducted in any area of this structure at any other time. AccuStar Labs, its employees and agents are not responsible for the consequences of any action taken or not taken based upon the results reported or any verbal or written interpretation of the results.

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AKTPeerless
22725 Orchard Lake Road
Farmington Hls MI 48336

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1030 Pennsylvania
Ann Arbor MI 48103

Log Number	Device Number	Area Tested	Result (pCi/L)
1557859	2591958	First Floor	1.6
1557860	2591959	Field Blank	< 0.4

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Comment: Per EPA Protocol, closed house conditions have not been met. This factor could influence your test results. Consider retesting. Environmental Monitoring Systems was emailed a copy of this report. A copy of this report was emailed to foxcj@aktpeerless.com.

Distributed By: Environmental Monitoring Systems

Test Performed By: James C. Fox

Test Began:	8/12/2013	10:04 am	Date Received:	8/26/2013
Test Ended:	8/14/2013	10:04 am	Date Analyzed:	8/27/2013
Test Exposure Duration	48.0 Hours		Date Reported:	8/27/2013

Report Reviewed By: M. Hayes

Report Approved By: Carolyn K. Allen

Carolyn K. Allen President, AccuStar Labs

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NRPP 101193 AL
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Laboratory Report For

Property Tested

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Farmington MI 48336

Hillside Manor
1040 Pennsylvania
Ann Arbor MI 48103

Log Number	Device Number	Area Tested	Result (pCi/L)
1567093	2591900	First Floor	< 0.4
1567094	2591901	First Floor Duplicate	0.4

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Comment: Averaging of duplicates is not available when one of the results is below the limit of detection (<0.4). Environmental Monitoring Systems was emailed a copy of this report. A copy of this report was emailed to foxcj@aktpeerless.com.

Distributed By: Environmental Monitoring Systems

Test Performed By: James Fox

Test Began:	9/9/2013	9:40 am	Date Received:	9/16/2013
Test Ended:	9/12/2013	9:19 am	Date Analyzed:	9/17/2013
Test Exposure Duration	71.6 Hours		Date Reported:	9/17/2013

Report Reviewed By: M. Gray

Report Approved By: Carolyn K. Allen

Carolyn K. Allen President, AccuStar Labs

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