



**Sent Via Email Only**

March 30, 2023

Jennifer Hall  
West Arbor LDHA LLC  
200 S. Industrial Highway  
Ann Arbor, Michigan 48104

*RE: Radon Test Results, West Arbor Apartments, 657-749 N. Maple Rd, Ann Arbor, Michigan (ASTI Project No. 12698)*

Jennifer Hall,

ASTI Environmental (ASTI) was retained by West Arbor LDHA LLC to complete radon testing for the above referenced property (Subject Property) to satisfy a U.S. Housing and Urban Development (HUD) requirement. Testing was conducted in accordance with the American Association of Radon Scientists and Technologists' (AARST) MAMF-2017 REV 1/21, Protocol for Conducting Radon and Radon Decay Product Measurements in Multifamily Buildings. ASTI acknowledges that West Arbor LDHA LLC and MSHDA may rely upon this letter and its conclusions.

The Subject Property is in Ann Arbor, Michigan (EPA Radon Zone 1) and contains 9 multifamily buildings set on concrete slabs. Each building had two floors, a mix of town home and stacked ranch apartments. The Subject property also contained an office/clubhouse building. Each unit utilized a AARST Group 1 Forced-Air HVAC system. Construction materials include vinyl siding, brick facade, cinderblock walls, pitched roofs and wood framing. Interior finishes include drywall, carpet, vinyl flooring and wood trim.

Radon testing was conducted from March 21-24, 2023. One Air-Chek Foil Bag Test Kit (AC/NRPP Device Code 8200) was placed in 100% of ground contact units, 10% percent of the units on the upper floors and all common areas. Each test kit was placed at breathing level, at heights between 4 to 6 feet above the floor. In addition, 5 duplicate test kits and 3 blank test kits were placed, retrieved, and analyzed for QA/QC. In total, 49 kits were deployed, retrieved and analyzed. A table summarizing the testing results is provided as Attachment A. The laboratory reports provided by Air-Chek are included as Attachment B. A Duplicate Measurements Report is Provide as Attachment C.

West Arbor LDHA LLC  
West Arbor Apartments Radon Testing  
ASTI Project No.: 12698

Test results ranged between <0.3 and 3.7 pCi/L. **Radon laboratory analytical results were below the EPA Action Level of 4.0 pCi/L at all locations tested. No additional testing is warranted at this time.** AARST and the EPA recommend retesting for radon every five years or whenever significant changes to building's structure or ventilation systems occur.

If I may be of any further assistance in this matter, please call at (800) 395-2784.

Sincerely,

ASTI Environmental



Lathan Saperstein  
Radon Measurement Professional  
NRPP Identification No. 112408



**Attachments**

Attachment A	Data Table
Attachment B	Laboratory Reports
Attachment C	Duplicate Measurements Report
Attachment D	Radon Certification

Attachment A

Data Table

**Radon Test Results  
West Arbor Apartments  
Ann Arbor, Michigan  
ASTI Project No. 12698**

Unit Tested	Floor Tested	Dates Sampled		Test Results	
		Start Date	End Date	(pCi/L)	Variance (±pCi/L)
657 Blank	1	2023-03-21	2023-03-24	< 0.3	0.4
659	1	2023-03-21	2023-03-24	< 0.3	0.3
661	1	2023-03-21	2023-03-24	< 0.3	0.3
661-d	1	2023-03-21	2023-03-24	0.7	0.3
663	1	2023-03-21	2023-03-24	< 0.3	0.3
665	1	2023-03-21	2023-03-24	< 0.3	0.3
667	1	2023-03-21	2023-03-24	0.8	0.3
669	1	2023-03-21	2023-03-24	< 0.3	0.3
671	1	2023-03-21	2023-03-24	0.6	0.3
673	1	2023-03-21	2023-03-24	< 0.3	0.3
675	1	2023-03-21	2023-03-24	0.5	0.3
681	1	2023-03-21	2023-03-24	< 0.3	0.4
683	1	2023-03-21	2023-03-24	0.8	0.4
683-d	1	2023-03-21	2023-03-24	< 0.3	0.3
685	1	2023-03-21	2023-03-24	0.5	0.3
687	1	2023-03-21	2023-03-24	0.6	0.4
689	1	2023-03-21	2023-03-24	0.5	0.3
691	1	2023-03-21	2023-03-24	< 0.3	0.3
693	1	2023-03-21	2023-03-24	0.7	0.4
695	1	2023-03-21	2023-03-24	< 0.3	0.4
699	1	2023-03-21	2023-03-24	0.5	0.3
701	1	2023-03-21	2023-03-24	1.3	0.3
703	1	2023-03-21	2023-03-24	0.5	0.3
705	1	2023-03-21	2023-03-24	< 0.3	0.4
707	1	2023-03-21	2023-03-24	< 0.3	0.4
711	1	2023-03-21	2023-03-24	0.7	0.3
711 Blank	1	2023-03-21	2023-03-24	< 0.3	0.3
711-d	1	2023-03-21	2023-03-24	0.8	0.3
713	1	2023-03-21	2023-03-24	3.7	0.4
721	1	2023-03-21	2023-03-24	< 0.3	0.4
725	1	2023-03-21	2023-03-24	0.9	0.3
727	1	2023-03-21	2023-03-24	< 0.3	0.3
733	1	2023-03-21	2023-03-24	< 0.3	0.3
735	1	2023-03-21	2023-03-24	0.7	0.3
735 Blank	1	2023-03-21	2023-03-24	< 0.3	0.3

Unit Tested	Floor Tested	Dates Sampled		Test Results	
		Start Date	End Date	(pCi/L)	Variance (±pCi/L)
737	1	2023-03-21	2023-03-24	1.6	0.4
739	1	2023-03-21	2023-03-24	0.8	0.4
741	1	2023-03-21	2023-03-24	< 0.3	0.3
745	1	2023-03-21	2023-03-24	< 0.3	0.3
749	1	2023-03-21	2023-03-24	< 0.3	0.3
COMMUNITY CENTER Blank	1	2023-03-21	2023-03-24	< 0.3	0.4
COMMUNITY CENTER-d	1	2023-03-21	2023-03-24	0.6	0.3
COMMUNITY CENTER	1	2023-03-21	2023-03-24	< 0.3	0.3
715	2	2023-03-21	2023-03-24	1.3	0.3
719	2	2023-03-21	2023-03-24	0.9	0.4
743	2	2023-03-21	2023-03-24	< 0.3	0.4
747	2	2023-03-21	2023-03-24	< 0.3	0.3
747-d	2	2023-03-21	2023-03-24	< 0.3	0.3
747 Blank	2	2023-03-21	2023-03-24	< 0.3	0.3

-Bolded & shaded values indicate results equal to or greater than the EPA Action Level of 4.0 pCi/L.

-Samples ending in -d indicate duplicate samples placed side by side

Attachment B  
Laboratory Reports

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March 28, 2023

**\*\* LABORATORY ANALYSIS REPORT \*\***

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Radon test result report for:

**WEST ARBOR**

**A**

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<b>Kit #</b>	<b>Room Id</b>	<b>Started</b>	<b>Ended</b>	<b>pCi/L</b>	<b>Analyzed</b>
11655206	711	2023-03-21 @ 10:00 am	2023-03-24 @ 9:00 am	0.7 ± 0.3	2023-03-28
11655207	711	2023-03-21 @ 10:00 am	2023-03-24 @ 9:00 am	< 0.3	2023-03-28
11655208	711	2023-03-21 @ 10:00 am	2023-03-24 @ 9:00 am	0.8 ± 0.3	2023-03-28
11655205	713	2023-03-21 @ 9:00 am	2023-03-24 @ 9:00 am	3.7 ± 0.4	2023-03-28
11655204	715	2023-03-21 @ 9:00 am	2023-03-24 @ 9:00 am	1.3 ± 0.3	2023-03-28

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Air Chek 1936 Butler Bridge Rd, Mills River, NC 28759-3892 Phone: (828) 684-0893 Fax: (828) 684-8498

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March 28, 2023

**\*\* LABORATORY ANALYSIS REPORT \*\***

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Radon test result report for:

**WEST ARBOR**

**B**

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<b>Kit #</b>	<b>Room Id</b>	<b>Started</b>	<b>Ended</b>	<b>pCi/L</b>	<b>Analyzed</b>
11655212	701	2023-03-21 @ 10:00 am	2023-03-24 @ 9:00 am	1.3 ± 0.3	2023-03-28
11655211	703	2023-03-21 @ 10:00 am	2023-03-24 @ 9:00 am	0.5 ± 0.3	2023-03-28
11655210	705	2023-03-21 @ 10:00 am	2023-03-24 @ 9:00 am	< 0.3	2023-03-28
11655209	707	2023-03-21 @ 10:00 am	2023-03-24 @ 9:00 am	< 0.3	2023-03-28

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March 28, 2023

**\*\* LABORATORY ANALYSIS REPORT \*\***

Radon test result report for:

**WEST ARBOR**

**C**

<b>Kit #</b>	<b>Room Id</b>	<b>Started</b>	<b>Ended</b>	<b>pCi/L</b>	<b>Analyzed</b>
11655221	669	2023-03-21 @ 10:00 am	2023-03-24 @ 10:00 am	< 0.3	2023-03-28
11655220	671	2023-03-21 @ 10:00 am	2023-03-24 @ 10:00 am	0.6 ± 0.3	2023-03-28
11655219	673	2023-03-21 @ 10:00 am	2023-03-24 @ 10:00 am	< 0.3	2023-03-28
11655218	675	2023-03-21 @ 10:00 am	2023-03-24 @ 10:00 am	0.5 ± 0.3	2023-03-28
11655213	689	2023-03-21 @ 10:00 am	2023-03-24 @ 9:00 am	0.5 ± 0.3	2023-03-28
11655214	691	2023-03-21 @ 10:00 am	2023-03-24 @ 9:00 am	< 0.3	2023-03-28
11655215	693	2023-03-21 @ 10:00 am	2023-03-24 @ 9:00 am	0.7 ± 0.4	2023-03-28
11655216	695	2023-03-21 @ 10:00 am	2023-03-24 @ 10:00 am	< 0.3	2023-03-28
11655217	699	2023-03-21 @ 10:00 am	2023-03-24 @ 10:00 am	0.5 ± 0.3	2023-03-28

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March 28, 2023

**\*\* LABORATORY ANALYSIS REPORT \*\***

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Radon test result report for:

**WEST ARBOR  
CC**

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<b>Kit #</b>	<b>Room Id</b>	<b>Started</b>	<b>Ended</b>	<b>pCi/L</b>	<b>Analyzed</b>
11655201	COMMUNITY CENTER	2023-03-21 @ 9:00 am	2023-03-24 @ 9:00 am	< 0.3	2023-03-28
11655203	COMMUNITY CENTER	2023-03-21 @ 9:00 am	2023-03-24 @ 9:00 am	< 0.3	2023-03-28
11655202	COMMUNITY CENTER	2023-03-21 @ 9:00 am	2023-03-24 @ 9:00 am	0.6 ± 0.3	2023-03-28

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March 28, 2023

**\*\* LABORATORY ANALYSIS REPORT \*\***

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Radon test result report for:

**WEST ARBOR**

**D**

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<b>Kit #</b>	<b>Room Id</b>	<b>Started</b>	<b>Ended</b>	<b>pCi/L</b>	<b>Analyzed</b>
11655228	657	2023-03-21 @ 10:00 am	2023-03-24 @ 10:00 am	< 0.3	2023-03-28
11655227	659	2023-03-21 @ 10:00 am	2023-03-24 @ 10:00 am	< 0.3	2023-03-28
11655226	661	2023-03-21 @ 10:00 am	2023-03-24 @ 10:00 am	0.7 ± 0.3	2023-03-28
11655225	661	2023-03-21 @ 10:00 am	2023-03-24 @ 10:00 am	< 0.3	2023-03-28
11655224	663	2023-03-21 @ 10:00 am	2023-03-24 @ 10:00 am	< 0.3	2023-03-28
11655223	665	2023-03-21 @ 10:00 am	2023-03-24 @ 10:00 am	< 0.3	2023-03-28
11655222	667	2023-03-21 @ 10:00 am	2023-03-24 @ 10:00 am	0.8 ± 0.3	2023-03-28

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March 28, 2023

**\*\* LABORATORY ANALYSIS REPORT \*\***

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Radon test result report for:

**WEST ARBOR**

**E**

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<b>Kit #</b>	<b>Room Id</b>	<b>Started</b>	<b>Ended</b>	<b>pCi/L</b>	<b>Analyzed</b>
11655229	681	2023-03-21 @ 10:00 am	2023-03-24 @ 10:00 am	< 0.3	2023-03-28
11655230	683	2023-03-21 @ 10:00 am	2023-03-24 @ 10:00 am	0.8 ± 0.4	2023-03-28
11655231	683	2023-03-21 @ 10:00 am	2023-03-24 @ 10:00 am	< 0.3	2023-03-28
11655232	685	2023-03-21 @ 10:00 am	2023-03-24 @ 10:00 am	0.5 ± 0.3	2023-03-28
11655233	687	2023-03-21 @ 10:00 am	2023-03-24 @ 10:00 am	0.6 ± 0.4	2023-03-28

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March 28, 2023

**\*\* LABORATORY ANALYSIS REPORT \*\***

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Radon test result report for:

**WEST ARBOR**

**F**

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<b>Kit #</b>	<b>Room Id</b>	<b>Started</b>	<b>Ended</b>	<b>pCi/L</b>	<b>Analyzed</b>
11655234	719	2023-03-21 @ 11:00 am	2023-03-24 @ 10:00 am	0.9 ± 0.4	2023-03-28
11655235	721	2023-03-21 @ 11:00 am	2023-03-24 @ 10:00 am	< 0.3	2023-03-28
11655236	725	2023-03-21 @ 11:00 am	2023-03-24 @ 10:00 am	0.9 ± 0.3	2023-03-28
11655237	727	2023-03-21 @ 11:00 am	2023-03-24 @ 10:00 am	< 0.3	2023-03-28
11655238	733	2023-03-21 @ 11:00 am	2023-03-24 @ 10:00 am	< 0.3	2023-03-28

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March 28, 2023

**\*\* LABORATORY ANALYSIS REPORT \*\***

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Radon test result report for:

**WEST ARBOR**

**G**

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<b>Kit #</b>	<b>Room Id</b>	<b>Started</b>	<b>Ended</b>	<b>pCi/L</b>	<b>Analyzed</b>
11655239	735	2023-03-21 @ 11:00 am	2023-03-24 @ 10:00 am	0.7 ± 0.3	2023-03-28
11655240	735	2023-03-21 @ 11:00 am	2023-03-24 @ 10:00 am	< 0.3	2023-03-28
11655241	737	2023-03-21 @ 11:00 am	2023-03-24 @ 10:00 am	1.6 ± 0.4	2023-03-28
11655242	739	2023-03-21 @ 11:00 am	2023-03-24 @ 10:00 am	0.8 ± 0.4	2023-03-28
11655243	741	2023-03-21 @ 11:00 am	2023-03-24 @ 10:00 am	< 0.3	2023-03-28

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Air Chek 1936 Butler Bridge Rd, Mills River, NC 28759-3892 Phone: (828) 684-0893 Fax: (828) 684-8498

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March 28, 2023

**\*\* LABORATORY ANALYSIS REPORT \*\***

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Radon test result report for:

**WEST ARBOR**

**H**

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<b>Kit #</b>	<b>Room Id</b>	<b>Started</b>	<b>Ended</b>	<b>pCi/L</b>	<b>Analyzed</b>
11655245	743	2023-03-21 @ 11:00 am	2023-03-24 @ 10:00 am	< 0.3	2023-03-28
11655244	745	2023-03-21 @ 11:00 am	2023-03-24 @ 10:00 am	< 0.3	2023-03-28

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March 28, 2023

**\*\* LABORATORY ANALYSIS REPORT \*\***

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Radon test result report for:

**WEST ARBOR**

**I**

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<b>Kit #</b>	<b>Room Id</b>	<b>Started</b>	<b>Ended</b>	<b>pCi/L</b>	<b>Analyzed</b>
11655247	747	2023-03-21 @ 11:00 am	2023-03-24 @ 10:00 am	< 0.3	2023-03-28
11655248	747	2023-03-21 @ 11:00 am	2023-03-24 @ 10:00 am	< 0.3	2023-03-28
11655249	747	2023-03-21 @ 11:00 am	2023-03-24 @ 10:00 am	< 0.3	2023-03-28
11655246	749	2023-03-21 @ 11:00 am	2023-03-24 @ 10:00 am	< 0.3	2023-03-28

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Air Chek 1936 Butler Bridge Rd, Mills River, NC 28759-3892 Phone: (828) 684-0893 Fax: (828) 684-8498



Attachment C

Duplicate Measurements Report

March 29, 2023			Duplicate Measurements Report				Pg 1 of 1		
Company: Asti Environmental						Contact: Lathan Saperstein			
Kit #	pCi/L	Hours	Started	Ended	Analyzed	Notes	MST%	°F	
7382250	< 0.3	72	2023-02-24 @ 9:00 am	2023-02-27 @ 9:00 am	2023-03-01		3.6	70	
7382251	< 0.3				2023-03-01		3.6	70	
<b>Average: &lt; 0.3</b>			RPD: 0.0%				PASS		
7382261	< 0.3	72	2023-02-24 @ 10:00 am	2023-02-27 @ 10:00 am	2023-03-01		3.6	70	
7382262	< 0.3				2023-03-01		3.6	70	
<b>Average: &lt; 0.3</b>			RPD: 0.0%				PASS		
7382274	< 0.3	72	2023-02-24 @ 10:00 am	2023-02-27 @ 10:00 am	2023-03-01		4.4	80	
7382275	< 0.3				2023-03-01		3.7	80	
<b>Average: &lt; 0.3</b>			RPD: 0.0%				PASS		
7382284	< 0.3	71	2023-02-24 @ 11:00 am	2023-02-27 @ 10:00 am	2023-03-01		4.5	70	
7382283	0.7				2023-03-01		3.7	70	
<b>Average: 0.4</b>			RPD: 200.0%				PASS		
7382295	0.6	71	2023-02-24 @ 11:00 am	2023-02-27 @ 10:00 am	2023-03-01		3.7	70	
7382294	0.6				2023-03-01		3.6	70	
<b>Average: 0.6</b>			RPD: 0.0%				PASS		
11655202	0.6	72	2023-03-21 @ 9:00 am	2023-03-24 @ 9:00 am	2023-03-28		5.2	70	
11655203	< 0.3				2023-03-28		5.2	70	
<b>Average: 0.3</b>			RPD: 200.0%				PASS		
11655206	0.7	71	2023-03-21 @ 10:00 am	2023-03-24 @ 9:00 am	2023-03-28		5.9	65	
11655208	0.8				2023-03-28		6.0	65	
<b>Average: 0.8</b>			RPD: 13.3%				PASS		
11655225	< 0.3	72	2023-03-21 @ 10:00 am	2023-03-24 @ 10:00 am	2023-03-28		5.2	70	
11655226	0.7				2023-03-28		5.9	70	
<b>Average: 0.4</b>			RPD: 200.0%				PASS		
11655230	0.8	72	2023-03-21 @ 10:00 am	2023-03-24 @ 10:00 am	2023-03-28		5.9	80	
11655231	< 0.3				2023-03-28		6.6	80	
<b>Average: 0.4</b>			RPD: 200.0%				PASS		

Company: Asti Environmental

Contact: Lathan Saperstein

Kit #	pCi/L	Hours	Started	Ended	Analyzed	Notes	MST%	°F
11655247	< 0.3	71	2023-03-21 @ 11:00 am	2023-03-24 @ 10:00 am	2023-03-28		5.8	70
11655248	< 0.3				2023-03-28		5.9	70
<b>Average: &lt; 0.3</b>			RPD: 0.0%			PASS		

Attachment D  
Radon Certification



**Lathan Saperstein**



Has satisfactorily fulfilled the requirements set forth by the  
National Radon Proficiency Program and is therefore certified as a:

**Radon Measurement Professional**

with Standard Services

NRPP ID 112408-RMP

Issued On: 2021-09-20 Expires: 2023-09-30

Valid for specific activities or  
measurement devices, which can be  
verified with NRPP. State and local  
agencies may have additional  
requirements.



In witness Whereof,  
I have subscribed my name as a  
Representative of NRPP

*Christina Johnson*

Christina Johnson  
NRPP Credentialing Manager

**ASTI ENVIRONMENTAL**  
**ENVIRONMENTAL INVESTIGATION, REMEDIATION, COMPLIANCE AND**  
**RESTORATION PROJECTS THROUGHOUT THE GREAT LAKES SINCE 1985.**

**OUR SERVICES INCLUDE:**

- **ASBESTOS, LEAD, MOLD, AND RADON ASSESSMENTS**
- **BROWNFIELD/GREYFIELD REDEVELOPMENT ASSISTANCE**
- **DEVELOPMENT INCENTIVES AND GRANT MANAGEMENT**
- **ECOLOGICAL ASSESSMENTS AND RESTORATION**
- **ENVIRONMENTAL ASSESSMENTS AND IMPACT STATEMENTS**
- **ENVIRONMENTAL OPPORTUNITIES ASSESSMENT**
- **GIS MAPPING**
- **HAZARD MITIGATION PLANNING**
- **MINING AND RECLAMATION ASSISTANCE**
- **REMEDIATION IMPLEMENTATION, OPERATION AND MAINTENANCE**
- **PHASE I ESA AND ENVIRONMENTAL DUE DILIGENCE ASSESSMENTS**
- **REGULATORY COMPLIANCE AND PERMITTING**
- **SOIL AND GROUNDWATER ASSESSMENTS**
- **SOIL AND GROUNDWATER REMEDIATION**
- **STORAGE TANK COMPLIANCE AND CLOSURE**
- **THREATENED AND ENDANGERED SPECIES SURVEYS**
- **WATERSHED AND STORMWATER MANAGEMENT PROGRAMS**
- **WETLAND DELINEATION, PERMITTING, MITIGATION AND BANKING**