Radon Test Results

Report Date: September 23, 2013
Client: Norstar Development USA, L.P.
Site Address: South Seventh Street
221-253 South Seventh Street
Ann Arbor, Michigan
AKT Peerless Project #: 8358e-6-190

Results

AKT Peerless conducted short-term sampling for radon gas at the South Seventh Street Housing complex during the period from August 8 to August 12, 2013. All units in the complex were tested.

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

### Table 1

<table>
<thead>
<tr>
<th>Address</th>
<th>Dates Sampled</th>
<th>Test Location</th>
<th>Test Duration (Hours)</th>
<th>Test Result (pCi/L)</th>
</tr>
</thead>
<tbody>
<tr>
<td>221 South Seventh Street</td>
<td>8/8/2013 – 8/12/2013</td>
<td>First floor living room on TV stand, 16° from west wall, center, 54° elevation</td>
<td>95.1</td>
<td>1.5</td>
</tr>
<tr>
<td>221 South Seventh Street</td>
<td>8/8/2013 – 8/12/2013</td>
<td>Duplicate</td>
<td>95.1</td>
<td>1.8</td>
</tr>
<tr>
<td>223 SOUTH SEVENTH STREET</td>
<td>8/8/2013 – 8/12/2013</td>
<td>FIRST FLOOR HALLWAY, SOUTH WALL, 30° FROM NORTH EXTERIOR WALL, 54° ELEVATION</td>
<td>94.8</td>
<td>7.6</td>
</tr>
<tr>
<td>231 South Seventh Street</td>
<td>8/8/2013 – 8/12/2013</td>
<td>First floor bedroom, 4° from southeast corner, 30° elevation</td>
<td>95.2</td>
<td>1.2</td>
</tr>
<tr>
<td>233 South Seventh Street</td>
<td>8/8/2013 – 8/12/2013</td>
<td>First floor living room, east wall on bookshelf, 6° elevation</td>
<td>95.3</td>
<td>1.4</td>
</tr>
<tr>
<td>241 South Seventh Street</td>
<td>8/8/2013 – 8/12/2013</td>
<td>First floor living room on TV stand, 4° from northwest corner</td>
<td>95.4</td>
<td>2.2</td>
</tr>
<tr>
<td>243 South Seventh Street</td>
<td>8/8/2013 – 8/12/2013</td>
<td>First floor living room, north wall on collectible stand</td>
<td>95.5</td>
<td>2.9</td>
</tr>
<tr>
<td>251 South Seventh Street</td>
<td>8/8/2013 – 8/12/2013</td>
<td>First floor bedroom on cabinet, 2° from north wall, 78° elevation</td>
<td>94.7</td>
<td>3.0</td>
</tr>
<tr>
<td>253 South Seventh Street</td>
<td>8/8/2013 – 8/12/2013</td>
<td>First floor kitchen (unit unoccupied), north edge of counter, 2° from east interior wall, 3° elevation</td>
<td>94.8</td>
<td>3.6</td>
</tr>
</tbody>
</table>

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 in 223 South Seventh Street exceeded the EPA Action level of 4.0 picocuries per liter (pCi/L). Long-term testing is recommended but mitigation based on the initial test results is also an option. A radon mitigation professional should be consulted to determine design and installation criteria. No further actions are required at this time for the remaining addresses in the complex.

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

James C. Fox, RPH
Sr. Project Manager
Attachment A

Laboratory Analytical Results
Labottary Report For

AKT Peerless-J. Fox
22725 Orchard Lake Road
Farmington MI 48336

Property Tested

South Seventh
221 South 7th
Proj No. 8358-6-190
Ann Arbor MI 48103

<table>
<thead>
<tr>
<th>Log Number</th>
<th>Device Number</th>
<th>Area Tested</th>
<th>Result (pCi/L)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1555657</td>
<td>2572559</td>
<td>First Floor</td>
<td>1.5</td>
</tr>
<tr>
<td>1555658</td>
<td>2572560</td>
<td>First Floor Duplicate Q/C</td>
<td>1.8</td>
</tr>
</tbody>
</table>

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 foxcjl@aktpeerless.com.

Distributed By: Environmental Monitoring Systems

Test Began: 8/8/2013 10:14 am  Date Received: 8/19/2013
Test Ended: 8/12/2013 9:21 am  Date Analyzed: 8/20/2013
Test Exposure Duration 95.1 Hours  Date Reported: 8/20/2013

Report Reviewed By: [Signature]
Report Approved By: [Signature] 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.
Laboratory Report For
AKT Peerless- J. Fox
22725 Orchard Lake Road
Farmington MI 48336

Property Tested
South Seventh
223 South 7th Street
Proj No. 8358e-6-190
Ann Arbor MI 48103

<table>
<thead>
<tr>
<th>Log Number</th>
<th>Device Number</th>
<th>Area Tested</th>
<th>Result (pCi/L)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1555643</td>
<td>2591898</td>
<td>First Floor</td>
<td>7.6</td>
</tr>
<tr>
<td>1555644</td>
<td>2591899</td>
<td>Field Blank</td>
<td>&lt; 0.4</td>
</tr>
</tbody>
</table>

Radon test results are above the EPA action level of 4 pCi/L. The EPA recommends that action be taken to reduce radon levels if the result is 4 pCi/L or higher in a livable area. 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 Began: 8/8/2013 10:27 am  Date Received: 8/19/2013
Test Ended: 8/12/2013 9:18 am   Date Analyzed: 8/19/2013
Test Exposure Duration 94.8 Hours Date Reported: 8/20/2013

Report Reviewed By: [Signature]  Report Approved By: [Signature]

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.
Radon in Air

Laboratory Report For
AKT Peerless-J. Fox
22725 Orchard Lake Road
Farmington MI 48336

Property Tested
South Seventh
231 South 7th Street
Proj No. 8358e-6-190
Ann Arbor MI 48103

Log Number  Device Number  Area Tested  Result (pCi/L)
1555647      2572585      First Floor  1.2

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: AMENDED REPORT for 2572585 on 8/28/2013 to correct the ending date. 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 Began: 8/8/2013 10:04 am  Date Received: 8/19/2013
Test Ended: 8/12/2013  9:15 am   Date Analyzed: 8/19/2013
Test Exposure Duration 95.2 Hours  Date Reported: 8/20/2013

Report Reviewed By: [Signature] Report Approved By: [Signature]

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.
Radon in Air

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     Project # 8358e-6-190
AKT Peerless-J. Fox            South Seventh
22725 Orchard Lake Road        233 South 7th Street
Farmington MI 48336             Ann Arbor MI 48103

<table>
<thead>
<tr>
<th>Log Number</th>
<th>Device Number</th>
<th>Area Tested</th>
<th>Result (pCi/L)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1555648</td>
<td>2572586</td>
<td>First Floor</td>
<td>1.4</td>
</tr>
</tbody>
</table>

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 Began: 8/8/2013 9:50 am   Date Received: 8/19/2013
Test Ended: 8/12/2013 9:05 am   Date Analyzed: 8/19/2013
Test Exposure Duration 95.3 Hours Date Reported: 8/20/2013

Report Reviewed By: ____________ Report Approved By: ____________________

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.

Carolyn K. Allen President, AccuStar Labs
Laboratory Report For
AKT Peerless-J. Fox
22725 Orchard Lake Road
Farmington MI 48336

Property Tested
South Seventh
241 South 7th Street
Proj No. 8358e-6-190
Ann Arbor MI 48103

<table>
<thead>
<tr>
<th>Log Number</th>
<th>Device Number</th>
<th>Area Tested</th>
<th>Result (pCi/L)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1554675</td>
<td>2572605</td>
<td>First Floor</td>
<td>2.2</td>
</tr>
</tbody>
</table>

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: James Fox
Test Began: 8/8/2013 9:37 am Date Received: 8/19/2013
Test Ended: 8/12/2013 9:01 am Date Analyzed: 8/19/2013
Test Exposure Duration 95.4 Hours Date Reported: 8/20/2013

Report Reviewed By: ___________________ Report Approved By: ___________________
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.
Radon in Air

Laboratory Report For
AKT Peerless-J. Fox
22725 Orchard Lake Road
Farmington MI 48336

Property Tested
South Seventh
243 South 7th Street
Proj No. 8358e-6-190
Ann Arbor MI 48103

Log Number  Device Number  Area Tested  Result (pCi/L)
1554676   2572606   First Floor  2.9

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: 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 Fox

Test Began: 8/8/2013 9:28 am  Date Received: 8/19/2013
Test Ended: 8/12/2013 8:58 am  Date Analyzed: 8/19/2013
Test Exposure Duration 95.5 Hours  Date Reported: 8/20/2013

Report Reviewed By: [Signature]
Report Approved By: [Signature] 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.
Laboratory Report For
AKT Peerless-J. Fox
22725 Orchard Lake Road
Farmington MI 48336

Property Tested
South Seventh
251 South 7th
Proj No. 8358e-6-190
Ann Arbor MI 48103

<table>
<thead>
<tr>
<th>Log Number</th>
<th>Device Number</th>
<th>Area Tested</th>
<th>Result (pCi/L)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1555653</td>
<td>2572645</td>
<td>First Floor</td>
<td>3.0</td>
</tr>
</tbody>
</table>

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 foxc@aktpeerless.com.

Distributed By: Environmental Monitoring Systems

Test Began: 8/8/2013 10:47 am Date Received: 8/19/2013
Test Ended: 8/12/2013 9:28 am Date Analyzed: 8/19/2013
Test Exposure Duration 94.7 Hours Date Reported: 8/20/2013

Report Reviewed By: __________________________ Report Approved By: __________________________

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.
Laboratory Report For
AKT Peerless-J. Fox
22725 Orchard Lake Road
Farmington MI 48336

Property Tested
South Seventh
253 South 7th Street
Proj No. 8358e-6-190
Ann Arbor MI 48103

<table>
<thead>
<tr>
<th>Log Number</th>
<th>Device Number</th>
<th>Area Tested</th>
<th>Result (pCi/L)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1555654</td>
<td>2572646</td>
<td>First Floor</td>
<td>3.6</td>
</tr>
</tbody>
</table>

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 Began: 8/8/2013 10:36 am
Test Ended: 8/12/2013 9:24 am
Test Exposure Duration 94.8 Hours

Date Received: 8/19/2013
Date Analyzed: 8/19/2013
Date Reported: 8/20/2013

Report Reviewed By: __________________________
Report Approved By: 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.