



Sent Via Email Only

March 2, 2023

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

RE: Radon Test Results, State Crossing, 1527 State St., 705 Henry St., 1510 White St., Ann Arbor, Michigan (ASTI Project No. 12697)

Jennifer Hall,

ASTI Environmental (ASTI) was retained by Swift Lane 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 MSHDA Environmental Review Requirements for 2023 and 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 Swift Lane 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 3 multifamily buildings set on concrete slabs. Each building had three floors, with between 2 and 6 apartments per floor. The Subject property also contained an office/clubhouse on the ground floor of one building. Each unit utilized a AARST Group 1 Forced-Air HVAC system. Construction materials include brick facade, cinderblock walls, pitched roofs and wood framing. Interior finishes include drywall, carpet, vinyl flooring and wood trim.

Radon testing was conducted from February 24-27, 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, 2 duplicate test kits and 1 blank test kit were placed, retrieved, and analyzed for QA/QC. In total, 19 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.

Swift Lane LDHA LLC
State Crossing Radon Testing
ASTI Project No.: 12697

Radon laboratory analytical results were below the EPA Action Level of 4.0 pCi/L at all locations tested. Test results ranged between <0.3 and 1.2 pCi/L. **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
Attachment B
Attachment C
Attachment D

Data Table
Laboratory Reports
Duplicate Measurements Report
Radon Certification

Attachment A

Data Table

**Radon Test Results
State Crossing
Ann Arbor, Michigan
ASTI Project No. 12697**

Unit Tested	Floor Tested	Dates Sampled		Test Results	
		Start Date	End Date	(pCi/L)	Variance (±pCi/L)
1510 - 101	1	2023-02-24	2023-02-27	0.8	0.3
1510 - 102	1	2023-02-24	2023-02-27	< 0.3	0.3
1510 - 103	1	2023-02-24	2023-02-27	< 0.3	0.3
1510 - 104	1	2023-02-24	2023-02-27	1.2	0.3
1525 - Com. Ctr.	1	2023-02-24	2023-02-27	0.7	0.3
1525 - Com. Ctr.-d	1	2023-02-24	2023-02-27	< 0.3	0.3
1525 - Com. Ctr. Blank	1	2023-02-24	2023-02-27	< 0.3	0.3
705 - 101	1	2023-02-24	2023-02-27	0.9	0.3
705 - 102	1	2023-02-24	2023-02-27	0.9	0.3
705 - 103	1	2023-02-24	2023-02-27	1.0	0.3
705 - 105	1	2023-02-24	2023-02-27	0.6	0.3
705 - 105-d	1	2023-02-24	2023-02-27	0.6	0.3
705 - 106	1	2023-02-24	2023-02-27	< 0.3	0.3
1510 - 203	2	2023-02-24	2023-02-27	< 0.3	0.3
1527 - 201	2	2023-02-24	2023-02-27	< 0.3	0.3
705 - 202	2	2023-02-24	2023-02-27	< 0.3	0.3
1510 - 304	3	2023-02-24	2023-02-27	< 0.3	0.3
1527 - 301	3	2023-02-24	2023-02-27	< 0.3	0.3
705 - 301	3	2023-02-24	2023-02-27	< 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

Kit Number	Start Date	Start Time	End Date	End Time	Temp.	Facility	Building	Room	Project ID	Floor	Result
7382283	2023-02-24	11:00 am	2023-02-27	10:00 am	70	STATE CROSSING	1525	COMMUNITY CENTER	12697	1	0.7
7382284	2023-02-24	11:00 am	2023-02-27	10:00 am	70	STATE CROSSING	1525	COMMUNITY CENTER	12697	1	< 0.3
7382285	2023-02-24	11:00 am	2023-02-27	10:00 am	70	STATE CROSSING	1525	COMMUNITY CENTER	12697	1	< 0.3
7382286	2023-02-24	11:00 am	2023-02-27	10:00 am	85	STATE CROSSING	1527	201	12698	2	< 0.3
7382287	2023-02-24	11:00 am	2023-02-27	10:00 am	75	STATE CROSSING	1527	301	12699	3	< 0.3
7382288	2023-02-24	11:00 am	2023-02-27	10:00 am	70	STATE CROSSING	705	102	12700	1	0.9
7382289	2023-02-24	11:00 am	2023-02-27	10:00 am	75	STATE CROSSING	705	101	12701	1	0.9
7382290	2023-02-24	11:00 am	2023-02-27	10:00 am	70	STATE CROSSING	705	202	12702	2	< 0.3
7382291	2023-02-24	11:00 am	2023-02-27	10:00 am	70	STATE CROSSING	705	301	12703	3	< 0.3
7382292	2023-02-24	11:00 am	2023-02-27	10:00 am	75	STATE CROSSING	705	103	12704	1	1.0
7382293	2023-02-24	11:00 am	2023-02-27	10:00 am	80	STATE CROSSING	705	106	12705	1	< 0.3
7382294	2023-02-24	11:00 am	2023-02-27	10:00 am	70	STATE CROSSING	705	105	12706	1	0.6
7382295	2023-02-24	11:00 am	2023-02-27	10:00 am	70	STATE CROSSING	705	105	12707	1	0.6
7382296	2023-02-24	11:00 am	2023-02-27	10:00 am	75	STATE CROSSING	1510	101	12708	1	0.8
7382297	2023-02-24	11:00 am	2023-02-27	10:00 am	65	STATE CROSSING	1510	102	12709	1	< 0.3
7382298	2023-02-24	11:00 am	2023-02-27	10:00 am	70	STATE CROSSING	1510	103	12710	1	< 0.3
7382299	2023-02-24	11:00 am	2023-02-27	10:00 am	75	STATE CROSSING	1510	104	12711	1	1.2
7382300	2023-02-24	11:00 am	2023-02-27	10:00 am	70	STATE CROSSING	1510	203	12712	2	< 0.3
7382301	2023-02-24	11:00 am	2023-02-27	10:00 am	70	STATE CROSSING	1510	304	12713	3	< 0.3

Attachment C

Duplicate Measurements Report

March 2, 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	
Average: < 0.3			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	
Average: < 0.3			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	
Average: < 0.3			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	
Average: 0.4			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	

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**