



environmental consulting solutions  
523 W. Sunnybrook Drive, Royal Oak, Michigan 48073

December 19, 2020

Mr. Kevin McCarthy  
Norstar Development USA, L.P.  
733 Broadway  
Albany, New York 12207

**Re: Radon Testing  
Platt East  
Ann Arbor, Michigan  
ECS Project N100-0010**

Dear Mr. McCarthy,

Environmental Consulting Solutions, LLC (ECS) has completed the Radon Testing for the referenced property in Ann Arbor, Michigan.

ECS contracted Advanced Environmental Management Group (AEMG) to perform the testing. The Radon Testing was performed on September 9 through December 7, 2020 by an NRSB certified Radon Measurement Specialist in general accordance with MSHDA Guidelines.

The results of the Radon Testing indicated that radon levels were not detected at levels exceeding the U.S. EPA's recommended action level of 4.0 pCi/l in any of the samples.

Please refer to the attached AEMG report for testing details and analytical results.

Thank you for the opportunity to provide this service to you. If you have any questions, please contact us at 248-763-3639.

Sincerely,  
**ENVIRONMENTAL CONSULTING SOLUTIONS, LLC**

A handwritten signature in black ink that reads "Andrew J. Foerg".

Andrew J. Foerg, CPG  
President

Enclosure

December 16, 2020

Environmental Consulting Solutions, LLC  
c/o Andrew Foerg  
523 West Sunnybrook  
Royal Oak, Michigan 48073

Re: Radon Test Results,  
Platt East Development  
3421 Platt Road  
Ann Arbor, MI

Dear Mr. Foerg:

This report documents the results of the radon gas assessment conducted by Advanced Environmental Management Group, LLC (AEM Group) over the period of September 09 through December 7, 2020 at the Platt East Development. The assessment was conducted in accordance with the Michigan State Housing Development Authority (MSHDA) Environmental Review Requirements and American Association of Radon Scientists and Technologists (AARST). This assessment was designed to determine if radon gas in the subsurface is migrating into residential units at concentrations exceeding action levels. The identified areas of concern were: 1) each individual unit/room that is in contact with the ground, and 2) 10 percent of the units above the ground floor (second floor). It is noted that Platt East Development is new construction and radon resistant measures were implemented during construction.

### **Radon Sampling Results Summary**

A total of 26 units were tested. The units tested are as follows:

- Building A (3421 Platt Rd.) First Floor Units 1, 4, 6, 7, 9, and 12. Second floor Units 3 and 10.
- Building B (3423 Platt Rd.) Town House Units 1 through 6
- Building C (3427 Platt Rd.) Town House Units 1 through 6
- Building E (3429 Platt Rd.) First floor Units 2, 4, 6, and 7. Second Floor Unit 4.
- Community Building (3425 Platt Rd.).

In addition, four duplicates and three blank radon samplers were deployed. One duplicate and blank were destroyed during shipping. The remaining duplicate and blanks are sufficient for QA/QC requirements. The activated carbon samplers are short-term tests and were run for three days. The samplers were retrieved and shipped two day express to the selected laboratory, Air Chek, Inc., of Mills River, North Carolina. The Field Log, sample results, and site figure for the radon sampling are

presented in the table in Attachment I. The laboratory test reports for the radon samples are included in Attachment II.

As seen in the attachments, the radon levels ranged from  $<0.3$  pCi/l (the laboratory detection level) to  $0.5 \pm 0.3$  pCi/l. All samples were below the U.S. EPA's recommended action level for radon of 4.0 pCi/l.

### **Quality Assurance/Quality Control**

Four Duplicates and three Blank radon samplers were deployed as standard Quality Assurance/Quality Control. Statistical analysis of the QA/QC samples indicate the three Duplicates and two blanks were within AARST protocol control limits. See Attachment III

### **Conclusion**

Radon was not detected at levels above the U.S. EPA's recommended action level of 4.0 pCi/l for radon mitigation in the areas tested at the Platt East Development. Based on the results of the radon gas assessment, radon gas currently does not require mitigation at the subject property. It is recommended that retesting be conducted every two years and whenever significant changes to the building's structure or mechanical systems occur.

The sampling work was performed and/or overseen by a National Radon Safety Board (NRSB) certified Radon Measurement Specialist, Mark R. Peterson, Certification Number NRSB 13SS020. Certificates for the Radon Measurement Specialist and Air Chek, Inc. laboratory are included in Attachment IV.

Should you have any questions concerning this report or any other aspect of this project, please do not hesitate to contact me at (734) 354-9070.

Sincerely,

*Mark Peterson*

Mark Peterson CPG  
Senior Geologist  
AEM Group, LLC

NRSB Certification #13SS020  
NRSB Certification #9G0008

### Attachments

Attachment I	Radon Test Results and Site Figure
Attachment II	Laboratory Report
Attachment III	QA/QC Results
Attachment IV	Certifications

## **Attachment I**

Radon Test Results and Site Figure

## AEM Group Radon Sampling Results Table

Project Name: Platt East  
Building Name: A, B, C, D, and E

Project Address: 3421 (A), 3423 (B), 3425 (C), 3427 (D), and 3429 (E) Platt Rd.  
Ann Arbor, MI

Sample Serial Number	Room/Unit Number	Placement Location	Start Date	Start Time	End Date	End Time	Test Result
7308886	Bldg. 3423 Unit 1	Kitchen	9/11/2020	3:00:00 PM	9/14/2020	8:00:00 AM	<0.3 pCi/l
7308883	Bldg. 3423 Unit 1 Dup	Kitchen	9/11/2020	3:00:00 PM	9/14/2020	8:00:00 AM	<0.3 pCi/l
7308885	Bldg. 3423 Unit 1 Blank	Kitchen	9/11/2020	3:00:00 PM	9/14/2020	8:00:00 AM	<0.3 pCi/L
7308892	Bldg. 3423 Unit 2	Kitchen	9/11/2020	3:00:00 PM	9/14/2020	8:00:00 AM	<0.3 pCi/l
7308892	Bldg. 3423 Unit 3	Kitchen	9/11/2020	3:00:00 PM	9/14/2020	8:00:00 AM	<0.3 pCi/l
7308890	Bldg. 3423 Unit 4	Kitchen	9/11/2020	3:00:00 PM	9/14/2020	8:00:00 AM	<0.3 pCi/l
7308893	Bldg. 3423 Unit 5	Kitchen	9/11/2020	3:00:00 PM	9/14/2020	8:00:00 AM	0.5 ± 0.3 pCi/l
7308881	Bldg. 3423 Unit 6	Kitchen	9/11/2020	3:00:00 PM	9/14/2020	8:00:00 AM	<0.3 pCi/l
7308884	Bldg. 3625 (C) Community Center	Kitchen	9/11/2020	3:00:00 PM	9/14/2020	8:00:00 AM	<0.3 pCi/l
7308914	Bldg. 3421 Unit 3	Kitchen	10/9/2020	3:00:00 PM	10/12/2020	4:00:00 PM	0.5 ± 0.3 pCi/l
7308905	Bldg. 3421 Unit 10	Kitchen	10/9/2020	3:00:00 PM	10/12/2020	4:00:00 PM	<0.3 pCi/l
7308903	Bldg. 3421 Unit 10 Blank	Kitchen	10/9/2020	3:00:00 PM	10/12/2020	4:00:00 PM	<0.3 pCi/l
7308923	Bldg. 3427 Unit 1	Kitchen	10/23/2020	3:00:00 PM	10/26/2020	9:00:00 AM	<0.3 pCi/l
7308927	Bldg. 3427 Unit 1 Dup	Kitchen	10/23/2020	3:00:00 PM	10/26/2020	9:00:00 AM	<0.3 pCi/l
7308924	Bldg. 3427 Unit 2	Kitchen	10/23/2020	3:00:00 PM	10/26/2020	9:00:00 AM	<0.3 pCi/l
7308907	Bldg. 3427 Unit 3	Kitchen	10/23/2020	3:00:00 PM	10/26/2020	9:00:00 AM	<0.3 pCi/l
7308899	Bldg. 3427 Unit 4	Kitchen	10/23/2020	3:00:00 PM	10/26/2020	9:00:00 AM	<0.3 pCi/l
7308904	Bldg. 3427 Unit 5	Kitchen	10/23/2020	3:00:00 PM	10/26/2020	9:00:00 AM	<0.3 pCi/l
7308901	Bldg 3427 Unit 1 Blank	Kitchen	1/10/1900	3:00:00 AM	10/27/2020	9:00:00 AM	*
7308926	Bldg. 3427 Unit 6	Kitchen	10/23/2020	3:00:00 PM	10/26/2020	9:00:00 AM	<0.3 pCi/l
9525117	Bldg. 3421 Unit 1	Kitchen	12/4/2020	3:00:00 PM	12/7/2020	8:00:00 AM	<0.3 pCi/l
9525113	Bldg. 3421 Unit 1 Dup	Kitchen	12/4/2020	3:00:00 PM	12/8/2020	8:00:00 AM	<0.3 pCi/l
9525114	Bldg. 3421 Unit 1 Blank	Kitchen	12/4/2020	3:00:00 PM	12/9/2020	8:00:00 AM	<0.3 pCi/l
9525120	Bldg. 3421 Unit 4	Kitchen	12/4/2020	3:00:00 PM	12/10/2020	8:00:00 AM	<0.3 pCi/l
9525110	Bldg. 3421 Unit 6	Kitchen	12/4/2020	3:00:00 PM	12/11/2020	8:00:00 AM	<0.3 pCi/l
9525116	Bldg. 3421 Unit 7	Kitchen	12/4/2020	3:00:00 PM	12/12/2020	8:00:00 AM	<0.3 pCi/l
9525111	Bldg. 3421 Unit 9	Kitchen	12/4/2020	3:00:00 PM	12/13/2020	8:00:00 AM	<0.3 pCi/l
9525115	Bldg. 3421 Unit 12	Kitchen	12/4/2020	3:00:00 PM	12/14/2020	8:00:00 AM	<0.3 pCi/l
9525119	Bldg. 3429 Unit 2	Kitchen	12/4/2020	3:00:00 PM	12/15/2020	8:00:00 AM	<0.3 pCi/l
9525102	Bldg. 3429 Unit 3	Kitchen	12/4/2020	3:00:00 PM	12/16/2020	8:00:00 AM	<0.3 pCi/l
9525101	Bldg. 3429 Unit 4	Kitchen	12/4/2020	3:00:00 PM	12/17/2020	8:00:00 AM	<0.3 pCi/l
9525118	Bldg. 3429 Unit 6	Kitchen	12/4/2020	3:00:00 PM	12/18/2020	8:00:00 AM	<0.3 pCi/l
9525103	Bldg. 3429 Unit 7	Kitchen	12/4/2020	3:00:00 PM	12/19/2020	8:00:00 AM	*
9525104	Bldg. 3429 Unit 7 Dup	Kitchen	12/4/2020	3:00:00 PM	12/20/2020	8:00:00 AM	<0.3 pCi/l

Samplers Name: Mark Peterson

Notes:

\* = Damaged During Shipping

(A) = Building Name

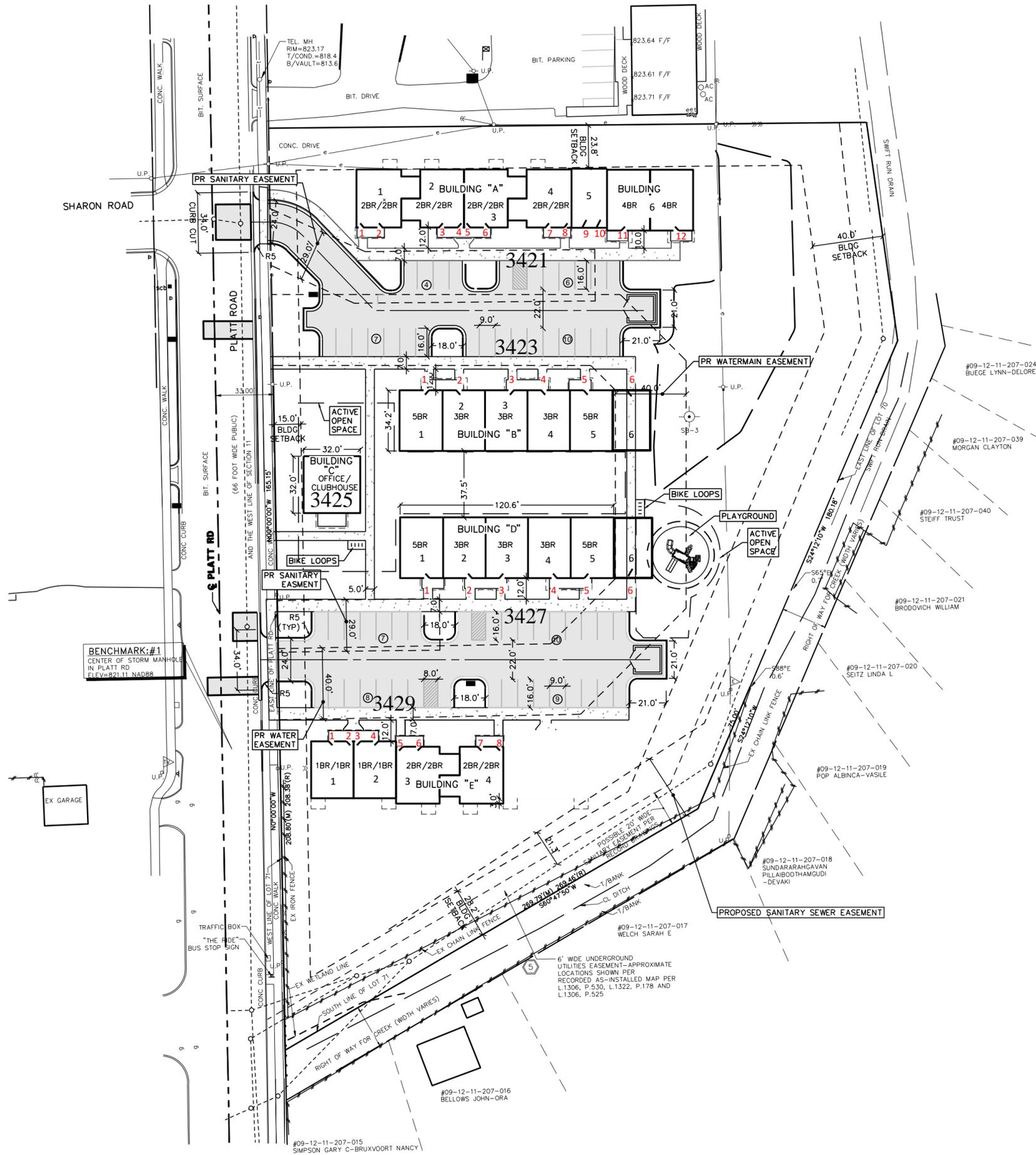
Exceeded EPA Action Level of 4.0 pCi/l

Exceeds EPA recommended Level 2.0 to 3.9

Building not occupied by residents at time of sampling

Closed house conditions not met prior to sampling (Front Door open by Tradesmen)

Closed house conditions met during sampling period



**LEGEND**

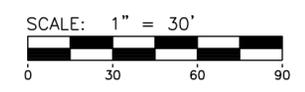
- o- U.P. EXIST. UTILITY POLE
- o- GP EXIST. GUY POLE
- GUY WIRE
- ⊠ ELEC. TRANSFORMER
- OH EXIST. OVERHEAD UTILITY LINE
- ⊙ EXIST. LIGHT POLE
- ⊙ PROP. LIGHT POLE
- ⊙ EXIST. HYDRANT
- ⊙ PROP. HYDRANT
- ⊙ EXIST. GATE VALVE IN BOX
- ⊙ PROP. GATE VALVE IN BOX
- ⊙ EXIST. GATE VALVE IN WELL
- ⊙ PROP. GATE VALVE IN WELL
- ▬ SIDEWALK RAMP
- ⊠ ENCLOSED TRASH AREA
- ⊠ SIGN
- ⊠ MAILBOX
- ⊠ FENCE
- ⊠ GUARDRAIL
- ⊠ SET IRON PIPE
- ⊠ FOUND IRON PIPE
- BITUMINOUS PAVING
- CONCRETE WALKS
- - - - - DETENTION AREA (HIGH WATER LINE)

**BUILDINGSQUAREFOOTAGES**

Building	1st Floor	2nd Floor	Total
A	3683	3683	7366
B	1648	1358	3006
C	1024	0	1024
D	4095	3189	7284
E	4095	3189	7284
F	4923	4923	9846
Total			35810

**GENERALNOTES**

- PER CHAPTER 49, SECTION 4:58 OF THE CITY CODE, "ALL SIDEWALKS ARE TO BE KEPT AND MAINTAINED IN GOOD REPAIR BY THE OWNER OF THE LAND ADJACENT TO AND ABUTTING THE SAME." PRIOR TO ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THIS SITE, ALL EXISTING SIDEWALKS MUST BE REPAIRED IN ACCORDANCE WITH CITY STANDARDS.
- THE CONSTRUCTION COVERED BY THESE PLANS SHALL CONFORM TO THE CITY OF ANN ARBOR PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS WHICH ARE INCLUDED BY REFERENCE.
- THE OMISSION OF ANY STANDARD DETAILS DOES NOT RELIEVE THE CONTRACTORS OF THEIR OBLIGATION TO CONSTRUCT ITEMS IN COMPLETE ACCORDANCE WITH PUBLIC SERVICES DEPARTMENT STANDARD SPECIFICATIONS.
- STREET CUTMORATORIUMISINEFFECTFORPLATTRAD.SPECIAL BITUMINOUSREPAIRMETHODSREQUIREDPERCITYSTAFF.
- PARKINGILLUMINATIONANDGENERALSITELIGHTINGWILLBEDIRECTED DOWNWARD.HAVECUT-OFFFEATURESTOPREVENTLIGHTPOLLUTION ANDWILLNOTGLAREINTOANYBEDROOM.
- ITSASSUMEDTHATRESIDENTSWILLSECUREBIKECYCLESTOHEPORCHES AT EACH UNIT'S ENTRY DOOR AND WILL BE COVERED BY A ROOF OR RESIDENTS WILL SECURE THEIR BIKES IN SIDE UNIT'S THIS BIKE STORAGE METHOD IS PROPOSED IN LIEU OF REMOTE CLASS "A" BIKE STORAGE UNITS.



## **Attachment II**

### Laboratory Results

**P8117 / MARK PETERSON / ADVANCED ENVIRO MANAGEMENT GROUP**

Kit #	pCi/L	Hours	Started	Ended	Analyzed	NOTES	MST%	°F
7308881	< 0.3	65	2020-09-11 @ 3:00 pm	2020-09-14 @ 8:00 am	2020-09-16		10.3%	65
7308883	< 0.3	65	2020-09-11 @ 3:00 pm	2020-09-14 @ 8:00 am	2020-09-16		10.5%	65
7308884	< 0.3	65	2020-09-11 @ 3:00 pm	2020-09-14 @ 8:00 am	2020-09-16		11.1%	65
7308885	< 0.3	65	2020-09-11 @ 3:00 pm	2020-09-14 @ 8:00 am	2020-09-16		5.3%	70
7308886	< 0.3	65	2020-09-11 @ 3:00 pm	2020-09-14 @ 8:00 am	2020-09-16		9.8%	65
7308890	< 0.3	65	2020-09-11 @ 3:00 pm	2020-09-14 @ 8:00 am	2020-09-16		10.3%	65
7308892	< 0.3	65	2020-09-11 @ 3:00 pm	2020-09-14 @ 8:00 am	2020-09-16		11.1%	65
7308893	0.5 ± 0.3	65	2020-09-11 @ 3:00 pm	2020-09-14 @ 8:00 am	2020-09-16		11.3%	65
7308899	< 0.3	66	2020-10-23 @ 3:00 pm	2020-10-26 @ 9:00 am	2020-10-28		7.7%	70
7308903	< 0.3	73	2020-10-09 @ 3:00 pm	2020-10-12 @ 4:00 pm	2020-10-14		6.2%	70
7308904	< 0.3	66	2020-10-23 @ 3:00 pm	2020-10-26 @ 9:00 am	2020-10-28		6.9%	70
7308905	< 0.3	73	2020-10-09 @ 3:00 pm	2020-10-12 @ 4:00 pm	2020-10-14		9.8%	65
7308907	< 0.3	66	2020-10-23 @ 3:00 pm	2020-10-26 @ 9:00 am	2020-10-28		8.4%	70
7308914	0.5 ± 0.3	73	2020-10-09 @ 3:00 pm	2020-10-12 @ 4:00 pm	2020-10-14		9.0%	65
7308923	< 0.3	66	2020-10-23 @ 3:00 pm	2020-10-26 @ 9:00 am	2020-10-28		9.1%	70
7308924	< 0.3	66	2020-10-23 @ 3:00 pm	2020-10-26 @ 9:00 am	2020-10-28		8.3%	70
7308926	< 0.3	66	2020-10-23 @ 3:00 pm	2020-10-26 @ 9:00 am	2020-10-28		7.6%	70
7308927	< 0.3	66	2020-10-23 @ 3:00 pm	2020-10-26 @ 9:00 am	2020-10-28		8.4%	70
9525101	< 0.3	65	2020-12-04 @ 3:00 pm	2020-12-07 @ 8:00 am	2020-12-09		5.1%	70
9525102	< 0.3	65	2020-12-04 @ 3:00 pm	2020-12-07 @ 8:00 am	2020-12-09		6.6%	70
9525103	????	65	2020-12-04 @ 3:00 pm	2020-12-07 @ 8:00 am	2020-12-09	UI	5.1%	70
9525104	< 0.3	65	2020-12-04 @ 3:00 pm	2020-12-07 @ 8:00 am	2020-12-09		5.9%	70
9525110	< 0.3	65	2020-12-04 @ 3:00 pm	2020-12-07 @ 8:00 am	2020-12-09		4.4%	70
9525111	< 0.3	65	2020-12-04 @ 3:00 pm	2020-12-07 @ 8:00 am	2020-12-09		4.3%	70
9525113	< 0.3	65	2020-12-04 @ 3:00 pm	2020-12-07 @ 8:00 am	2020-12-09		4.4%	70
9525114	< 0.3	65	2020-12-04 @ 3:00 pm	2020-12-07 @ 8:00 am	2020-12-09		4.4%	70
9525115	< 0.3	65	2020-12-04 @ 3:00 pm	2020-12-07 @ 8:00 am	2020-12-09		4.4%	70
9525116	< 0.3	65	2020-12-04 @ 3:00 pm	2020-12-07 @ 8:00 am	2020-12-09		5.1%	70
9525117	< 0.3	65	2020-12-04 @ 3:00 pm	2020-12-07 @ 8:00 am	2020-12-09		4.4%	70
9525118	< 0.3	65	2020-12-04 @ 3:00 pm	2020-12-07 @ 8:00 am	2020-12-09		4.4%	70
9525119	< 0.3	65	2020-12-04 @ 3:00 pm	2020-12-07 @ 8:00 am	2020-12-09		5.2%	70
9525120	< 0.3	65	2020-12-04 @ 3:00 pm	2020-12-07 @ 8:00 am	2020-12-09		4.5%	70

## **Attachment III**

QA/QC Results

# AEM Group Blank Quality Control Data

Project Name: Platt East Development

Radon professional ID # : Mark Peterson NRSB 13SS020

Data input date: 12/11/20

## Blank or Background Spreadsheet and Chart

Purpose: Determination of Air Chek Charcoal Blank or Background

Enter data only in columns with GREEN headers

Date	Device ID	Blank #	Reported Value (pCi/L)
9/14/2020	7308885	1	<0.3
10/26/2020	7308901	2	<0.3
12/9/2020	9525114	3	<0.3

<b>Lower Limit of Detection (LLD) =</b>	<b>0.3</b>	<b>pCi/L</b>
	<b>11.1</b>	<b>Bq/M3</b>

AARST QA PLAN Document, Copyright AARST May 2013, All Rights Reserve



**Attachment IV**  
Certifications

# THE NATIONAL RADON SAFETY BOARD

Certified Radon Professionals

Certifies that

*Mark R. Peterson*

Has Successfully Met The Established & Published Requirements for Certification  
by The National Radon Safety Board as a

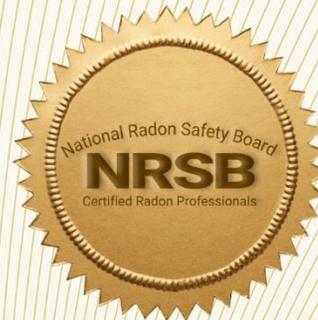
## Radon Measurement Specialist

**13SS020**

Certification Number

**3/30/2022**

Expiration Date



*Kehaulani Kekoa*  
Certification Coordinator

National Radon Safety Board  
**NRSB**  
Certified Radon Professionals

*This certificate is the property of The National Radon Safety Board*

## Laboratory Accreditations

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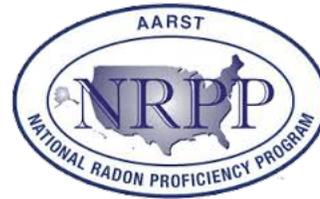
+ **NELAP Accredited**

+ **NRSB Certified Laboratory**

– **NRPP Certified Laboratory**

NRPP Certified Lab # 101138 AL.

The NRPP Device codes for products we sell or support, (Device Code, Device Group, Device Type, Description)



8200, Group 22, AC, Air Chek Foil Bag Test Kit

8201, Group 22, AC, Pro Chek Foil Bag Test Kit

463, Group 3, CR, femto-Tech CRM-510M Blind Continuous

8207, Group 24, AT, RSSI AT-101 Alpha Track Detector