



**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, Creekside Court, 3421-3429 Platt Road Ann Arbor, Michigan  
(ASTI Project No. 12696)*

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 four multifamily buildings set on concrete slabs. Each building had two floors, with a mix of townhouse and stacked ranch style apartments. The Subject property also contained an 1100 ft<sup>2</sup> office/clubhouse building. Each unit utilized a AARST Group 1 Forced-Air HVAC system. Construction materials include vinyl siding, 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, 3 duplicate test kits and 2 blank test kits were placed, retrieved, and analyzed for QA/QC. In total, 30 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  
Creekside Court Radon Testing  
ASTI Project No.: 12696

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

Attachment A

Data Table

**Radon Test Results  
Creekside Crossing  
Ann Arbor, Michigan  
ASTI Project No. 12696**

Unit Tested	Floor Tested	Dates Sampled		Test Results	
		Start Date	End Date	(pCi/L)	Variance (±pCi/L)
3421 - 1	1	2023-02-24	2023-02-27	< 0.3	0.3
3421 - 4	1	2023-02-24	2023-02-27	< 0.3	0.3
3421 - 6	1	2023-02-24	2023-02-27	< 0.3	0.3
3421 - 7	1	2023-02-24	2023-02-27	< 0.3	0.3
3421 - 9	1	2023-02-24	2023-02-27	< 0.3	0.3
3421 - 12	1	2023-02-24	2023-02-27	0.6	0.3
3423 - 1	1	2023-02-24	2023-02-27	< 0.3	0.3
3423 - 2	1	2023-02-24	2023-02-27	< 0.3	0.3
3423 - 3	1	2023-02-24	2023-02-27	< 0.3	0.3
3423 - 4	1	2023-02-24	2023-02-27	0.6	0.3
3423 - 5	1	2023-02-24	2023-02-27	< 0.3	0.3
3423 - 5-d	1	2023-02-24	2023-02-27	< 0.3	0.3
3423 - 6	1	2023-02-24	2023-02-27	0.5	0.3
3425 - MEETING ROOM -d	1	2023-02-24	2023-02-27	< 0.3	0.3
3425 - MEETING ROOM Blank	1	2023-02-24	2023-02-27	< 0.3	0.3
3425 - MEETING ROOM	1	2023-02-24	2023-02-27	< 0.3	0.3
3427 - 1	1	2023-02-24	2023-02-27	< 0.3	0.3
3427 - 2	1	2023-02-24	2023-02-27	1.0	0.3
3427 - 3	1	2023-02-24	2023-02-27	< 0.3	0.3
3427 - 4	1	2023-02-24	2023-02-27	< 0.3	0.3
3427 - 5	1	2023-02-24	2023-02-27	0.5	0.3
3427 - 6 Blank	1	2023-02-24	2023-02-27	< 0.3	0.3
3427 - 6	1	2023-02-24	2023-02-27	< 0.3	0.3
3429 - 2	1	2023-02-24	2023-02-27	< 0.3	0.3
3429 - 3	1	2023-02-24	2023-02-27	< 0.3	0.3
3429 - 6	1	2023-02-24	2023-02-27	< 0.3	0.3
3429 - 7	1	2023-02-24	2023-02-27	< 0.3	0.3
3429 - 7-d	1	2023-02-24	2023-02-27	< 0.3	0.3
3421 - 8	2	2023-02-24	2023-02-27	< 0.3	0.3
3429 - 1	2	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

March 2, 2023

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

Radon test result report for:  
**CREEKSIDE COURT**  
**3421**

<b>Kit #</b>	<b>Room Id</b>	<b>Started</b>	<b>Ended</b>	<b>pCi/L</b>	<b>Analyzed</b>
7382253	1	2023-02-24 @ 9:00 am	2023-02-27 @ 9:00 am	< 0.3	2023-03-01
7382259	12	2023-02-24 @ 10:00 am	2023-02-27 @ 9:00 am	0.6 ± 0.3	2023-03-01
7382254	4	2023-02-24 @ 9:00 am	2023-02-27 @ 9:00 am	< 0.3	2023-03-01
7382255	6	2023-02-24 @ 9:00 am	2023-02-27 @ 9:00 am	< 0.3	2023-03-01
7382256	7	2023-02-24 @ 9:00 am	2023-02-27 @ 9:00 am	< 0.3	2023-03-01
7382257	8	2023-02-24 @ 9:00 am	2023-02-27 @ 9:00 am	< 0.3	2023-03-01
7382258	9	2023-02-24 @ 9:00 am	2023-02-27 @ 9:00 am	< 0.3	2023-03-01

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

March 2, 2023

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

Radon test result report for:  
**CREEKSIDE COURT**  
**3423**

Kit #	Room Id	Started	Ended	pCi/L	Analyzed
7382266	1	2023-02-24 @ 10:00 am	2023-02-27 @ 10:00 am	< 0.3	2023-03-01
7382265	2	2023-02-24 @ 10:00 am	2023-02-27 @ 10:00 am	< 0.3	2023-03-01
7382264	3	2023-02-24 @ 10:00 am	2023-02-27 @ 10:00 am	< 0.3	2023-03-01
7382263	4	2023-02-24 @ 10:00 am	2023-02-27 @ 10:00 am	0.6 ± 0.3	2023-03-01
7382261	5	2023-02-24 @ 10:00 am	2023-02-27 @ 10:00 am	< 0.3	2023-03-01
7382262	5	2023-02-24 @ 10:00 am	2023-02-27 @ 10:00 am	< 0.3	2023-03-01
7382260	6	2023-02-24 @ 10:00 am	2023-02-27 @ 10:00 am	0.5 ± 0.3	2023-03-01

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

---

March 2, 2023

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

---

Radon test result report for:  
**CREEKSIDE COURT**  
**3425**

---

<b>Kit #</b>	<b>Room Id</b>	<b>Started</b>	<b>Ended</b>	<b>pCi/L</b>	<b>Analyzed</b>
7382251	MEETING ROOM	2023-02-24 @ 9:00 am	2023-02-27 @ 9:00 am	< 0.3	2023-03-01
7382252	MEETING ROOM	2023-02-24 @ 9:00 am	2023-02-27 @ 9:00 am	< 0.3	2023-03-01
7382250	MEETING ROOM	2023-02-24 @ 9:00 am	2023-02-27 @ 9:00 am	< 0.3	2023-03-01

---

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

---

March 2, 2023

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

---

Radon test result report for:  
**CREEKSIDE COURT**  
**3427**

---

<b>Kit #</b>	<b>Room Id</b>	<b>Started</b>	<b>Ended</b>	<b>pCi/L</b>	<b>Analyzed</b>
7382267	1	2023-02-24 @ 10:00 am	2023-02-27 @ 10:00 am	< 0.3	2023-03-01
7382268	2	2023-02-24 @ 10:00 am	2023-02-27 @ 10:00 am	1.0 ± 0.3	2023-03-01
7382269	3	2023-02-24 @ 10:00 am	2023-02-27 @ 10:00 am	< 0.3	2023-03-01
7382270	4	2023-02-24 @ 10:00 am	2023-02-27 @ 10:00 am	< 0.3	2023-03-01
7382271	5	2023-02-24 @ 10:00 am	2023-02-27 @ 10:00 am	0.5 ± 0.3	2023-03-01
7382272	6	2023-02-24 @ 10:00 am	2023-02-27 @ 10:00 am	< 0.3	2023-03-01
7382273	6	2023-02-24 @ 10:00 am	2023-02-27 @ 10:00 am	< 0.3	2023-03-01

---

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

---

March 2, 2023

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

---

Radon test result report for:  
**CREEKSIDE COURT**  
**3429**

---

<b>Kit #</b>	<b>Room Id</b>	<b>Started</b>	<b>Ended</b>	<b>pCi/L</b>	<b>Analyzed</b>
7382279	1	2023-02-24 @ 10:00 am	2023-02-27 @ 10:00 am	< 0.3	2023-03-01
7382278	2	2023-02-24 @ 10:00 am	2023-02-27 @ 10:00 am	< 0.3	2023-03-01
7382277	3	2023-02-24 @ 10:00 am	2023-02-27 @ 10:00 am	< 0.3	2023-03-01
7382276	6	2023-02-24 @ 10:00 am	2023-02-27 @ 10:00 am	< 0.3	2023-03-01
7382274	7	2023-02-24 @ 10:00 am	2023-02-27 @ 10:00 am	< 0.3	2023-03-01
7382275	7	2023-02-24 @ 10:00 am	2023-02-27 @ 10:00 am	< 0.3	2023-03-01

---

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 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	
<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	

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**