



### Radon Test Results

Report Date: September 23, 2013

Client: Norstar Development USA, L.P.

Site Address: Upper Platt  
3681-3689 Platt Road  
Ann Arbor, Michigan

AKT Peerless Project #: 8357e-7-190

#### Results

AKT Peerless conducted short-term sampling for radon gas at Upper Platt complex during the period August 6 to August 9, 2013. All units except unit 3687 on the property were tested. Access was not provided to unit 3687 on the date test media was placed.

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

<b>Table 1</b>				
<b>Radon Test Results</b>				
<b>3681-3689 Platt Road, Ann Arbor, Michigan</b>				
<b>Address</b>	<b>Dates Sampled</b>	<b>Test Location</b>	<b>Test Duration (Hours)</b>	<b>Test Result (pCi/L)</b>
3681 Platt Road	8/6/2013 – 8/9/2013	Basement family room, storage shelf by north exterior wall, 5' from east exterior wall	71.3	0.7
<b>3683 PLATT ROAD</b>	<b>8/6/2013 – 8/9/2013</b>	<b>BASEMENT, WEST WALL CENTER</b>	<b>71.6</b>	<b>4.9</b>
3685 Platt Road	8/6/2013 – 8/9/2013	Basement family room, north side on CD stand	71.5	1.3
3689 Platt Road	8/6/2013 – 8/9/2013	First floor, south wall center on collectibles stand	71.6	1.8
3689 Platt Road	8/6/2013 – 8/9/2013	Duplicate	71.6	1.7

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 3683 Platt 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.



**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**

A handwritten signature in black ink that reads "James C. Fox".

James C. Fox, RPIH  
Sr. Project Manager

**Attachment A**

**Laboratory Analytical Results**

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

AKT Peerless Environmental & Energy Services  
22725 Orchard Lake Road  
Farmington MI 48336

Property Tested

Upper Platt  
3681 Platt Road  
Project # 8357e-7-190  
Ann Arbor MI

Log Number	Device Number	Area Tested	Result (pCi/L)
1552148	2591875	Basement	0.7

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.

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Test Began:	8/6/2013	9:57 am	Date Received:	8/12/2013
Test Ended:	8/9/2013	9:18 am	Date Analyzed:	8/13/2013
Test Exposure Duration	71.3 Hours		Date Reported:	8/13/2013

Report Reviewed By: M. Hayes Report Approved By: Carolyn K. Allen

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.

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Laboratory Report For

Property Tested

AKT Peerless Environmental & Energy Services  
22725 Orchard Lake Road  
Farmington MI 48336

Upper Platt  
3683 Platt Road  
Project # 8357e-7-190  
Ann Arbor MI 48108

Log Number	Device Number	Area Tested	Result (pCi/L)
1552147	2591874	Basement	4.9

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.

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Test Began:	8/6/2013	9:50 am	Date Received:	8/12/2013
Test Ended:	8/9/2013	9:24 am	Date Analyzed:	8/13/2013
Test Exposure Duration	71.6 Hours		Date Reported:	8/13/2013

Report Reviewed By: M. Hayes Report Approved By: Carolyn K. Allen

Carolyn K. Allen President, AccuStar Labs

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Property Tested

Upper Platt  
3685 Platt Road  
Project # 8357e-7-190  
Ann Arbor MI 48108

Log Number	Device Number	Area Tested	Result (pCi/L)
1552163	2572641	Basement	1.3
1552164	2572642	Field Blank	< 0.4

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.

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Test Began:	8/6/2013	9:37 am	Date Received:	8/12/2013
Test Ended:	8/9/2013	9:08 am	Date Analyzed:	8/13/2013
Test Exposure Duration	71.5 Hours		Date Reported:	8/13/2013

Report Reviewed By: M. Gray Report Approved By: Carolyn K. Allen

Carolyn K. Allen President, AccuStar Labs

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Upper Platt  
3689 Platt Road  
Project # 8357e-7-190  
Ann Arbor MI 48108

Log Number	Device Number	Area Tested	Result (pCi/L)
1552133	2591896	First Floor	1.8
1552134	2591897	First Floor Duplicate	1.7
<b>Average:</b>			<b>1.8 pCi/L</b>

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.

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Test Began:	8/6/2013	9:25 am	Date Received:	8/12/2013
Test Ended:	8/9/2013	9:03 am	Date Analyzed:	8/13/2013
Test Exposure Duration	71.6 Hours		Date Reported:	8/13/2013

Report Reviewed By: M. Staj Report Approved By: Carolyn K. Allen

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