

Radon

The Property is located in an area designated by the USEPA as Radon Zone 1, an area with predicted average indoor radon concentrations greater than 4.0 picoCuries per liter of air (pCi/L), above the concentration at which the USEPA typically recommends additional action. Sampling was performed to determine site-specific radon concentrations.

One-hundred and thirty-nine (139) residential buildings are located at the Property. Of these, all contain ground floor residential units. GRS|Corteq was granted a waiver through the seller / servicer and the Lender to reduce the initial scope of testing at the Property due to the large size of the Property (139 residential buildings). A waiver from the Lender was granted at the request of the seller servicer. It is GRS | Corteq's opinion that the initial testing amounted to an adequate representative sampling (45 buildings) of the site although it did not meet the requirements set forth by Freddie Mac Scope of Work. Any subsequent testing and related scope of such tests was also conducted in consultation with Freddie Mac and the seller servicer. After the appropriate exposure time, the canisters were collected and forwarded to the laboratory for analysis. During the original sampling event, analytical results were found in excess of the USEPA Recommended Action Level of 4.0 pCi/L in eight units, as listed below. Short-term resampling was subsequently conducted, and analytical results in excess of the USEPA Recommended Action Level were identified in seven units.

Following are the results by building and unit (in pCi/L):

Location	Sample #	Results	Comments
3327- 12	2287715	3.5	
3357- 12	2287721	2.2	
3447- 15	2287714	3.6	
3467- 16	2287730	2.4	
3487- 16	2287724	2.4	
3427- 12	2287734	3.2	
3397- 15	2287720	1.2	
9760 King Way	2287698	3.6	
9720 King Way	2287696	3.1	
3552 W 96th Circle	2287693	0.8	
3306- 4 W 97th	2287718	3.9	
3316- 5 W 97th	2287725	3.0	
3316- 8 W 97th	2287717	1.5	
3326- 9 W 97th	2287716	2.4	
3346- 31 W 97th	2287713	Original- 5.3 Retest- 3.4	Average of original reading and retest is above USEPA Recommended Action Level.
3356- 13 W 97th	2287719	1.0	
3396- 34 W 97th	2287735	2.3	
3366- 20 W 97th	2287733	1.2	
3582 W 96th	2287727	1.7	
3576 W 96th	2287728	1.0	
3572 W 96th	2287726	1.0	
3256 W 96th	2287711	Original- 19.6 Retest- 8.7	Original and retest results above USEPA Recommended Action Level.
3252 W 96th	2287722	Original- 7.5 Retest- 14.2	Original and retest results above USEPA Recommended Action Level.
3246 W 96th	2287712	3.3	
3242 W 96th	2287729	1.4	
3226 W 96th	2287723	<0.4	
3222 W 96th	2287731	0.5	
3306- 3 W 97th	Missing	1.3	

Location	Sample #	Results	Comments
3560 97th	2287701	2.5	
3558 97th	2287704	2.2	
3559 97th	2287702	1.3	
9701 King Way	2287705	2.4	
9711 King Way	2287703	2.2	
9721 King Way	2287706	Original- 5.1 Retest- 5.1	Original and retest results above USEPA Recommended Action Level.
9731 King Way	2287709	3.7	
9741 King Way	2287710	<0.4	
9761 King Way	2287707	Original- 4.6 Retest- 3.8	Average of original reading and retest is above USEPA Recommended Action Level.
9771 King Way	2287708	1.8	
9781 King Way	2287691	7.2	Above USEPA Recommended Action Level. Retest canister not returned to laboratory.
9791 King Way	2287700	1.7	
9799 King Way	2287699	3.8	
9798 King Way	2287694	5.3	Above USEPA Recommended Action Level. Retest canister not returned to laboratory.
9790 King Way	2287695	2.3	
9780 King Way	2287692	Original- 4.3 Retest- 2.8	Average of original reading and retest is below USEPA Recommended Action Level.
9770 King Way	2287697	3.5	

Radon concentrations at the Property exceed recommended action levels established by the Environmental Protection Agency (4 pCi/L). Long-term sampling should be conducted in the seven units with identified elevated readings to determine radon concentrations over time. If average annual concentrations are found to exceed 4 pCi/L, a mitigation system should be installed to reduce exposures at the Property.