

## 3.0 RADON SURVEY

### 3.1 Analytical Results

#### 3.1.1 Initial Testing Summary

Short-term radon testing was conducted at the subject property. Sampling activities were initiated by Mr. Eric Breer of Partner (NRPP/NRSB Certification Number: 113316-RMP/License Number: 0000305) on July 10, 2023 and retrieved by Ms. Olivia Manke (NRPP/NRSB Certification Number 113307-RMP, CO Certification# RME. 0000319) on July 14, 2023. Additional sampling activities were initiated by Olivia Manke (NRPP/NRSB Certification Number: 113307-RMP, License Number: 0000319) on July 14, 2023 and retrieved by Sydney Beim (NRPP/NRSB Certification Number: 113441-RMP, License Number: 0000364) on July 17, 2023.

A total of 82 charcoal radon devices (including QA devices) were deployed throughout the subject property. This included 100% of the ground contact locations and 10% of the locations on each upper floor at the subject property. The devices were retrieved and forwarded to Accustar for radon analysis.

According to the analytical data, radon was detected at or above the US EPA recommended "action level" (4.0 pCi/L) in two of the apartment units tested during initial testing.

<i>Table 1 - Radon Test Results at or above the EPA action level (4.0 pCi/L)</i>	
<i>Building Number/Unit</i>	<i>Radon Concentration (pCi/L)</i>
Building C, Unit 108	5.1
Building B, Unit 112	4.0

Laboratory Results are attached in Appendix A.

Furthermore, the following locations were considered invalid as described in below:

<i>Invalid or Missing Results</i>		
<i>Building-Unit</i>	<i>Floor / Level</i>	<i>Comments</i>
Bldg. A Unit 104	1 <sup>st</sup> Floor	Access not provided
Bldg. A Unit 101	1 <sup>st</sup> Floor	Discarded by Tenant
Bldg. A Unit 205	2 <sup>nd</sup> Floor	Discarded by Tenant
Bldg. B Unit 108	1 <sup>st</sup> Floor	Access not provided
Bldg. B Unit 203	2 <sup>nd</sup> Floor	Access not provided
Bldg. B Unit 207	2 <sup>nd</sup> Floor	Access not provided
Bldg. B Unit 210	2 <sup>nd</sup> Floor	Access not provided
Bldg. B Unit 304	3 <sup>rd</sup> Floor	Discarded by Tenant
Bldg. C Unit 101	1 <sup>st</sup> Floor	Access not provided
Bldg. C Unit 102	1 <sup>st</sup> Floor	Access not provided
Bldg. C Unit 103	1 <sup>st</sup> Floor	Access not provided
Bldg. C Unit 104	1 <sup>st</sup> Floor	Access not provided
Bldg. C Unit 110	1 <sup>st</sup> Floor	Access not provided
Bldg. C Unit 115	1 <sup>st</sup> Floor	Discarded by Tenant
Bldg. C Unit 116	1 <sup>st</sup> Floor	Access not provided
Bldg. D Unit 101	1 <sup>st</sup> Floor	Access not provided

Bldg. D Unit 207	2 <sup>nd</sup> Floor	Access not provided
Bldg. E Unit 107	1 <sup>st</sup> Floor	Access not provided
Bldg. E Unit 108	1 <sup>st</sup> Floor	Discarded by Tenant
Bldg. G Unit 105	1 <sup>st</sup> Floor	Discarded by Tenant
Bldg. G Unit 109	1 <sup>st</sup> Floor	Access not provided

Based on the results of the initial short-term radon testing activities, subsequently, Partner recommended follow-up testing to determine if mitigation is warranted.

Of note, follow-up testing can consist of additional short-term testing or long-term testing. An additional short-term test should be completed within 12 months of initial testing event. Two rounds of short-term testing can be averaged together to determine if mitigation is warranted. However, Long Term Testing can also be conducted to more closely evaluate the annual year-round average radon concentration. Long Term Testing can be used to confirm initial short-term results.

### 3.1.2 Follow-up Testing Summary – Short Term Testing

Per Partner’s recommendation, a second round of short-term radon testing was conducted at the subject property. Sampling activities were initiated and completed by Mr. Alexander Wozniak of Partner (NRPP Certification Number: 112418-RMP/License Number: RME.000013) between August 22 and 24, 2023.

A total of 35 charcoal radon devices were deployed for follow-up testing. Testing locations were placed in the same area in which the initial short-term test was conducted or placed in areas previously missing or invalid. The devices were retrieved and forwarded to AirChek for radon analysis.

According to the analytical data, radon was detected at or above the US EPA recommended action level of 4.0 pCi/L in one of the apartment units tested during follow up testing.

Test Device ID	Testing Location			Duplicate "D" / Blank "B"	Radon Concentration pCi/L	Average
	Building Number	Unit	Floor			
11350184	C	C116	1	---	<b>4.7</b>	<b>4.5</b>
11350182	C	C116	1	D	<b>4.2</b>	

**BOLD** = Above EPA Action Level

Laboratory Results are attached in Appendix A.

### 3.2 Missing Data and Invalid Results for Follow-up Testing

All devices were retrieved during this sampling event. Therefore, the number of valid test measurements in the buildings is adequate and no additional testing is required for missing locations.

### 3.3 Additional Information

#### Radon Mitigation Systems

Partner did not observe any onsite mitigation systems while conducting radon testing at the subject property.

## 4.0 CONCLUSION

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The testing was conducted in accordance with AARST MAMF-Rev -2021, *Protocol for Conducting Radon and Radon Decay Product Measurements in Multifamily Buildings* and any applicable state requirements.

According to the analytical data, radon has been detected at or above the US EPA recommended "action level" (4.0 pCi/L) in three of the apartment units tested.

<i>Radon Test Results at or above the EPA action level (4.0 pCi/L)</i>	
<i>Building Number, Unit</i>	<i>Radon Concentration (pCi/L)</i>
Building B, Unit 112	4.0
Building C, Unit 108	5.1
Building C, Unit C116	4.5