



Radon Testing Summary

Prepared for:

CBRE | Capital Markets
1225 17th Street, Suite 2950
Denver, Colorado 80202

Property Identification

Park Place Olde Town
5743 Teller Street
Arvada, Colorado 80002

Prepared by:

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OVERVIEW

| | |
|------------------|--------------------------------------|
| Property Name | Park Place Olde Town |
| Property Address | 5743 Teller Street, Arvada, CO 80002 |
| Building Area | 208,584 SF (per architectural plans) |
| No. of Buildings | One |
| Property Area | 2.9227 acres (per survey) |
| Current Use | Multifamily Residential |

Findings

Summary of Prior Radon Results

Radon testing was conducted as part of a prior Phase I ESA report prepared on November 10, 2017 by GRS | Corteq. Below is a summary of the findings:

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 residential building with 13 apartment units located on the ground floor is located at the Property. At the time of the site reconnaissance, two radon test canisters were placed in ground floor units within the building. After 48 hours, the canisters were collected by Leah Loseke and forwarded to Accustar Laboratory for radon analysis. Results of the testing are summarized in the following table.

| Location | Sample # | Results | Comments |
|------------------------|----------|-----------|--|
| Unit 101 Hallway | 3579799 | 6.1 pCi/L | Exceeds USEPA-recommended action level |
| Unit 113 Guest Bedroom | 3579800 | 2.9 pCi/L | |

Radon concentrations at the property exceeded the recommended action level established by the US Environmental Protection agency (4.0 pCi/L) in one of the two tested units (50%). An elevated radon concentration was identified in Unit 101.

Based on the above results, long-term testing was recommended to verify long-term radon concentrations at the Property.