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DOSH Asbestos Reg.#861
W. USA Radon Mitigator# 104696

SHORT-TERM RADON SAMPLING REPORT

SITE ADDRESS: Kings Mountain School
211 Swett Rd.
Woodside, CA 94062

Prepared for: Veronica Acosta

Prepared by:

Ryan Mandel
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Ryan Mandel's Radon Measurement Certification Number: 114730-RMP

January 5th, 2026

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1.0 INTRODUCTION

MG Remediation, Inc(hereafter MG) was retained by Veronica to perform a short-term radon sampling at Kings Mountain School, located in Woodside, CA.
(referred to as the site). MG representative, Mr. Ryan Mandel (National Radon Proficiency Program [NRPP] certification number(114730-RMP), mobilized to the Site on December 20th, 2025. to deploy the radon sample devices. Mr. Mandel returned to the Site on December 22nd, 2025 to retrieve the sample devices.

The scope of work included the sampling for Radon within classrooms and office areas following the guidelines presented in *American Association of Radon Scientists and Technologists (AARST) Protocol for Conducting Radon and Radon Decay Product Measurements in Multifamily, School, Commercial and Mixed-Use Buildings (AARST-ANSI MAMF-2023)*.

1.0 Site Location, Description, and Background

The Site is located at 211 Swett Rd., Woodside, CA 94062. MG representative, Mr. Ryan Mandel, (National Radon Proficiency Program [NRPP] certification number 114730-RMP), performed radon sampling at the Site. The scope of work included placing a total of 11 airchek charcoal collection devices within the school. MG retrieved the devices on December 22nd, after an approx.. 48 hour sampling period, and sent the devices to Air Chek, Inc at 1936 Butler Bridge Rd., Mills River, NC for analysis.

1.1 Radon Background

Radon is a naturally occurring, colorless, odorless gas that is a by-product of the decay of radioactive materials potentially present in bedrock and soil. The Site is located in Woodside, CA and is within a United States Environmental Protection Agency (USEPA) Radon Zone 2. Zone 2 region is one in which the short-term indoor average radon level is predicted to be between 2.0 pCi/L and 4.0 pCi/L.

The USEPA guidance action level for annual school or commercial exposure to radon is 4.0 pCi/L. The guidance action level is not a regulatory requirement for commercial real estate but is commonly used for comparison purposes to suggest whether further action at a building may be prudent. The following Action Level descriptions reflect guidance from the USEPA:

- 4 pCi/L of air or greater - Fix the structure. The higher the radon concentration, the more quickly action should be taken to reduce the concentrations.
- Below 4 pCi/L of air - Radon concentrations below 4 pCi/L still pose a risk. Consider fixing the structure if test results indicate radon concentrations between 2 and 4 pCi/L of air or greater than half the action level. Note that reducing and accurately confirming radon concentrations of about 2 pCi/L or below may be difficult.

2.0 FIELD AND LABORATORY WORK

2.0 Field Work

As required by the *American Association of Radon Scientists and Technologists (AARST) Protocol for Conducting Radon and Radon Decay Product Measurements in Multifamily Buildings (AARST- ANSI MAMF-2023*, the canisters and/or electronic devices were deployed and in place for at least 48 hours, under closed unit or house conditions. The devices were placed away from duct and exhaust registers, direct sunlight, high humidity, and air drafts. The devices were located further than 90 centimeters (three feet) from doors and windows or other potential openings to the outdoors and further than 30 centimeters (one foot) from the exterior walls of the building. The devices were at least 50 centimeters (20 inches) above the floor and at least 10 centimeters (four inches) from other objects. The devices were deployed on a flat surface.

The work was performed in accordance with the radon testing procedures provided by the *AARST- ANSI MAMF-2023* guidance document. Mr. Mandel is a Certified Residential Measurement Provider (National Radon Proficiency Program [NRPP] certification number(114730-RMP).

MG Remediation placed one duplicate and one blank for quality control assurance. The duplicate and blank results were within regulatory values.

2.1 Laboratory Analyses

On retrieval, charcoal canisters were submitted to Air Chek, Inc. (NRSB ARL1402). MG prepared Chain-of-Custody forms for the radon sample devices collected and these forms accompanied the samples to the laboratory.

2.2 Equipment Tampering and Protocol Conditions

MG is not liable for tampering with the equipment or changes in radon/decay product concentration due to changes in environmental conditions during the measurement. MG observed no tampering with any of the samples deployed at the Site.

3.0 RESULTS OF FINAL INVESTIGATION

Laboratory analytical results indicate that detectable radon concentrations were

reported to be below the EPA action threshold of 4.0 pCi/L. No further action is required.

4.0 CONCLUSION AND RECOMMENDATION

4.0 Conclusion and Recommendation

No further action is required.

4.1 Additional Recommendations

As noted by AARST, MAMF-2023, Protocol for Conducting Radon and Radon Decay Product Measurements in commercial or multi-use Building, retesting the subject buildings should be conducted every two (2) years due to indoor radon concentration changes over time. In addition, retesting should be conducted when the following occur:

- A new addition is constructed or alterations for building reconfiguration or rehabilitation occur;
- A ground contact area not previously tested is occupied, or a building is newly occupied;
- Heating or cooling systems are significantly altered, resulting in changes to air pressures or pressure relationships;
- Ventilation is significantly altered by extensive weatherization, changes to mechanical systems or comparable procedures;
- Significant openings to soil occur due to.
    - Groundwater or slab surface water control systems that are altered or added (e.g., sumps, perimeter drain tile, shower/tub retrofits, etc.) or,
    - Natural settlement causing major cracks to develop;
- Earthquakes or construction blasting, fracking or formation of sink holes nearby; or
- A mitigation system is altered, modified or repaired.

Also, AARST recommends that when tests indicate low concentrations repeat testing should be considered by testing during different seasons and weather conditions to account for possible seasonal variations.

5.0 LIMITATIONS

This report has been prepared to assist the client in evaluating the presence of and possible issues related to radon gas at the above referenced site. MG Remediation, Inc. provided these services consistent with the level of skill ordinarily exercised by members of the profession currently practicing under similar conditions. This statement is in lieu of other statements either expressed or implied. This report is intended for the sole use of the client and its lenders and insurers. This report is not intended to serve as a bidding document nor as a project specification document and actual site conditions and quantities should be field verified. The scope of services performed in execution of this evaluation may not be appropriate to satisfy the needs of other users, and use or re-use of this document, the findings, conclusions, or recommendations is at the risk of said user.

Additionally, the passage of time may result in a change in the environmental characteristics at this site. This report does not warrant against future operations or conditions that could affect the recommendations we have made. The results, findings, conclusions, and recommendations expressed in this report are based only on conditions that existed at the time the testing was performed by MG.

6.0 SIGNATURES

This work was conducted in accordance with a mutually agreed upon scope of work and the standards of care and diligence normally practiced by recognized Radon Measurement Contracting Firms.

As always, if you have any questions regarding the above procedures and methodologies please feel free to contact me anytime on my cell phone noted below or send me an email at rmandel@mgremediation.com

Sincerely,

Ryan Mandel
Project Manager
MG Remediation, Inc.
510-300-7404
Nation Radon Proficiency Program
Certified Professional No. 114730-RMP

APPENDIX A

December 29, 2025 **** LABORATORY ANALYSIS REPORT **** Pg 1 of 1

P9429 / RYAN MANDEL

Kit Number	Start Date	Start Time	End Date	End Time	Temp.	Facility	Building	Room	Project ID	Floor	Result
11996355	2025-12-20	8:00 am	2025-12-22	10:00 am	70			2ND & 3RD GRADE CLASSROOMS	KINGS MOUNTAIN ELEMENTARY SCHOOL	1	0.5
11996363	2025-12-20	8:00 am	2025-12-22	10:00 am	70			AFTER SCHOOL PROGRAM	KINGS MOUNTAIN ELEMENTARY SCHOOL	1	1.8
11996373	2025-12-20	8:00 am	2025-12-22	9:00 am	70			CLASSROOM 4/5 DUP	KINGS MOUNTAIN ELEMENTARY SCHOOL	1	0.7
11996374	2025-12-20	8:00 am	2025-12-22	10:00 am	70			SCIENCE CLASSROOM	KINGS MOUNTAIN ELEMENTARY SCHOOL	1	1.0
11996375	2025-12-20	8:00 am	2025-12-22	10:00 am	70			CAFETER A/KITCHEN	KINGS MOUNTAIN ELEMENTARY SCHOOL	1	< 0.3
11996376	2025-12-20	8:00 am	2025-12-22	10:00 am	70			LIONS DEN	KINGS MOUNTAIN ELEMENTARY SCHOOL	1	0.8
11996378	2025-12-20	8:00 am	2025-12-22	10:00 am	70			LIONS DEN BLANK	KINGS MOUNTAIN ELEMENTARY SCHOOL	1	< 0.3
11996381	2025-12-20	8:00 am	2025-12-22	9:00 am	70			CLASSROOM 4/5	KINGS MOUNTAIN ELEMENTARY SCHOOL	1	< 0.3
11996382	2025-12-20	8:00 am	2025-12-22	10:00 am	70			FRONT OFFICE	KINGS MOUNTAIN ELEMENTARY SCHOOL	1	0.6
11996383	2025-12-20	8:00 am	2025-12-22	9:00 am	70			STAFF ROOM	KINGS MOUNTAIN ELEMENTARY SCHOOL	1	< 0.3
11996384	2025-12-20	8:00 am	2025-12-22	10:00 am	70			TK/K/1	KINGS MOUNTAIN ELEMENTARY SCHOOL	1	< 0.3

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

APPENDIX B



NRPP

ANAB
ANSI National Accreditation Board
ACCREDITED
ISO/IEC 17024
PERSONNEL CERTIFICATION BODY

Ryan Mandel

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 114730-RMP
Issued On: 2024-11-04 Expires: 2026-11-30

Valid for specific activities or measurement devices, which can be verified with NRPP. State and local agencies may have additional requirements.

NATIONAL RADON PROFICIENCY PROGRAM AARST

In witness Whereof,
I have subscribed my name as a
Representative of NRPP

Ashley Falco
Chair, Certification Council