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RE: Radon

Dear Potential Buyer of a Bottom-Level Unit:

I am writing to inform you that recently mildly elevated levels of radon (4.9 and 7.5 pCi/L) were found in one of the bottom-level units in Mariners Village. These readings are above the EPA action level of 4 pCi/L, and radon mitigation has been recommended. To my knowledge, the other Mariners Village bottom-level units have not been tested for radon. Top and middle level units should not be affected.

I am providing you with this information because it may influence your purchasing decision of a bottom-level unit, and you may wish to consider requiring a radon test prior to closing. You may also wish to have a portion of you offered price withheld in escrow pending the outcome of the test.

Based on recent estimates, a radon test costs \$100 or less. Radon mitigation, if indicated or required, ranges from \$1200-\$1400.

Approval of the Association Board of Directors, acting as an architectural review board, is required before any radon mitigation can take place, because the venting of the radon must go in pipes through the space of units above the bottom-level unit or run on the outside, altering the appearance of the building exterior, and exit through the roof.

The Mariners Village Board of Directors currently has the radon issue under active review to ascertain who is responsible for the cost of testing and mitigation and determining the best way to deal with the situation condominium-wide—with the least cost and disruption to all unit owners.

Abundant information about radon is available from government sources on the Internet.

Sincerely,

*Hubert A. Shaffer, Jr.
President
Mariners Village Condominium Unit Owners' Association, Inc.*

c: Unit owners
