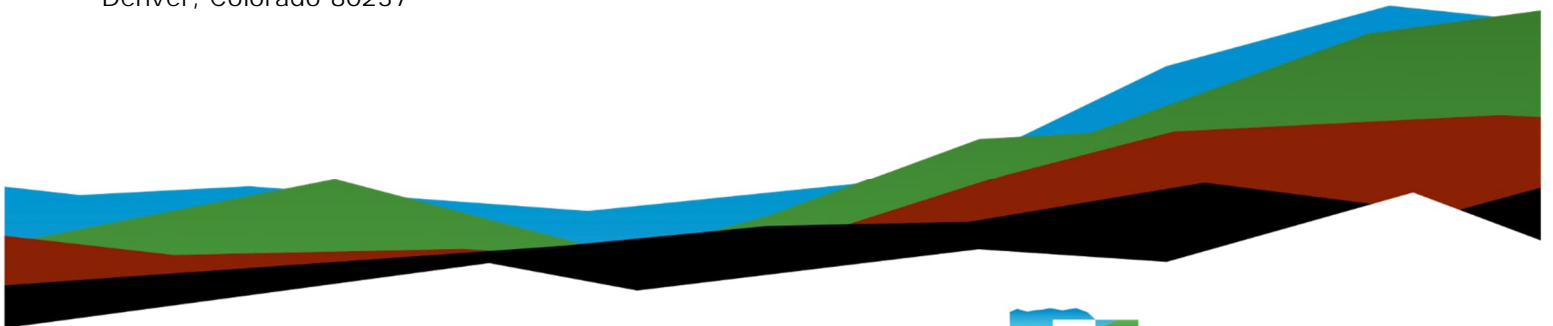


Asbestos Inspection Report

McDonalds Parker – Store# 50162

May 23, 2023 | Terracon Project No. 25237106

Prepared for:
McDonald's Corporation
4643 South Ulster Street, Suite 1300
Denver, Colorado 80237



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May 23, 2023

McDonald's Corporation
4643 South Ulster Street, Suite 1300
Denver, Colorado 80237

Attn: Mr. Trevor Prophet
E: Trevor.Prophet@us.mcd.com
P: (303) 519-4001

Re: Asbestos Inspection Report
McDonalds Parker – Store# 50162
10950 South Parker Road, Parker, Colorado 80134
Terracon Project No. 25237106

Dear Mr. Prophet:

Terracon Consultants, Inc. (Terracon) is pleased to submit the attached report for the above-referenced site to McDonald's Corporation. The purpose of this report is to present the results of the asbestos inspection performed on April 4, 2023, at the above-referenced building in Parker, Colorado. This inspection was conducted in general accordance with Terracon's notice to proceed dated March 29, 2023. We understand that this inspection was requested due to planned demolition activities within the above-referenced structure.

Terracon appreciates the opportunity to provide this service to McDonald's Corporation. If you have any questions regarding this report, please contact the undersigned at 303-423-3300.

Sincerely,
[Terracon Consultants, Inc.](#)
Colorado Asbestos Consulting Business License No. ACF-14838

Prepared By:

A handwritten signature in blue ink, appearing to read 'Kyle Leonard', written over a white background.

Kyle T. Leonard
Senior Staff Industrial Hygienist
State License No. 22871

Reviewed By:

Kurt L. Streeb
Senior Project Manager
State License No. 9234

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Executive Summary

Terracon Consultants, Inc. (Terracon) conducted an asbestos inspection of the building located at 10950 South Parker Road in Parker, Colorado. The scope of Terracon's survey included both interior and exterior building finishes in general accordance with Terracon's notice to proceed dated March 29, 2023.

Terracon recommends a destructive site assessment be conducted once the property is vacated, but prior to demolition. During a destructive assessment, wall and ceiling cavities, multiple or hidden flooring layers, and the interior of furnaces or ductwork can be accessed to identify possible hidden suspect materials. Identified suspect materials requiring sampling should be included in the destructive site assessment.

Asbestos Summary

Asbestos was not detected in the samples collected and analyzed as part of our sampling at this site.

1.0 Introduction

1.1 Project Objective

We understand this asbestos inspection was requested due to the planned demolition of the building, and to satisfy requirements of the United States Environmental Protection Agency (USEPA) title 40 of the Code of Federal Regulations (CFR) Part 61, Subpart M, the National Emission Standards for Hazardous Air Pollutants (NESHAP), and the State of Colorado Department of Public Health and Environment (CDPHE) Regulation No. 8.

The scope of services included a survey for asbestos-containing materials (ACM) to comply with requirements set forth in the USEPA NESHAP regulation, and CDPHE Regulation No. 8, which prohibits the release of asbestos fibers to the atmosphere during renovation or demolition activities. The asbestos NESHAP and Regulation No. 8 require that potentially regulated asbestos-containing building materials (ACBM) be identified, classified and quantified prior to planned disturbances or demolition/renovation activities. Suspect ACM samples were collected in general accordance with the sampling protocols outlined in USEPA 40 CFR Part 763, Subpart E, known as the Asbestos Hazard Emergency Response Act (AHERA). Samples were delivered to an accredited laboratory for analysis by Polarized Light Microscopy (PLM).

The interior and exterior building components were surveyed, and homogeneous areas of suspect ACM were visually identified and documented. Although reasonable effort was made to survey accessible suspect materials, additional suspect but un-sampled materials could be located in walls, in voids, or in other concealed areas.

2.0 Building Description

The McDonalds Parker – Store# 50162 is an approximate 5,694 square foot, one-story building, located at 10950 South Parker Road in Parker, Colorado. The approximate construction date of the building is 1985. The building was historically used as a restaurant. The steel structure has steel-framed windows and doors with brick veneer and pre-cast concrete exterior panels. The roof is a built-up low-sloped roof with a parapet wall. Interior components include wallboard with joint compound, acoustical ceiling tiles, various ceramic wall, and floor tiles. The building contained a forced air heating and cooling system with rooftop equipment.

3.0 Asbestos Inspection

3.1 Field Activities

The survey was conducted by Mr. Kyle Leonard, an AHERA-accredited and State of Colorado-certified asbestos inspector (Accreditation No. 22871). Copies of the asbestos inspector's certifications are attached in Appendix F. The survey was conducted in general accordance with the sample collection protocols established in USEPA 40 CFR Part 763, Subpart E, Section 763.86 (AHERA). A summary of survey activities is provided below.

3.1.1 Visual Assessment

Survey activities were initiated with visual observation of the interior accessible components of the building to identify homogeneous areas of suspect ACM. A homogeneous area (HA) consists of building materials that appear similar throughout in terms of color and texture with consideration given to the date of application. Interior and exterior assessments were conducted in visually accessible areas of the building proposed for demolition. Building materials identified as concrete, glass, wood, masonry, metal or rubber were not considered suspect ACM.

Terracon inspected the interior of the walls, under flooring, and above suspended ceilings in multiple places throughout the building and did not observe additional coverings/layers except where noted in this report, but there may be areas of additional suspect material present within the building not investigated.

3.1.2 Physical Assessment

A physical assessment of each HA of suspect ACM was conducted to assess the friability and condition of the materials. A friable material is defined by the USEPA as a material which can be crumbled, pulverized, or reduced to powder by hand pressure when dry. Friability was assessed by physically touching suspect materials. Friability was assessed by physically touching suspect materials.

3.1.3 Inspection Methods

The sampling process consisted of identifying suspect materials in the interior and exterior building components and was conducted in accordance with standards of the AHERA under Title 40 of the Federal Register, CDPHE Regulation No. 8, and other applicable industry standards (including USEPA, NESHAP,

and USOSHA asbestos regulations). Asbestos inspection activities were conducted by AHERA and State of Colorado accredited personnel.

The scope of the asbestos inspection was to identify ACM in the building, and included the following steps:

- Visual inspections of areas of planned demolition and identification of suspect homogeneous ACM within these areas that could be disturbed by planned demolition activities.
- Determination of friability by touching all identified suspect ACM.
- Development of a sampling plan for each material based on the HA, material type, friability, accessibility and material locations. Homogeneous material samples were submitted for laboratory analysis by Polarized Light Microscopy (PLM).
- Comprehensive inspection for accessible materials in areas to be impacted by planned renovation activities.

Each type of suspect building material was assigned a unique identification code. Each sample was identified by HA number, alphanumeric material code, and the sample number. For example, if 2' x 4' lay-in ceiling panels are sampled, the sample nomenclature starts with the HA number 01 (the first type of material sampled), then the alphanumeric material code CT4 (code for 2' x 4' lay-in ceiling panels), followed by the sample number 01 (the first sample collected). The completed nomenclature appears as 01-CT4-01 (followed by subsequent samples, 01-CT4-02, 01-CT4-03...). Material size, thickness, substrate, material friability, location, and quantity were recorded.

Each material was classified into one of three available types of material descriptions.

- Surfacing Material refers to a wide range of trowel or spray-applied materials typically used for acoustical or fire-retardant purposes. Examples include spray-applied fire retardants and acoustical texture ceilings.
- Thermal System Insulation (TSI) refers to insulation that is applied to heating or mechanical system components. Examples include pipe, tank and boiler insulation.
- Miscellaneous Materials refers to all other materials that do not fall into one of the above categories. Examples include floor tile, adhesives, and ceiling tiles.

Once the material classification was determined, the inspector then determined the friability of the material. The USEPA distinguishes between friable and non-friable forms of ACMs. Friable materials can be crumbled or reduced to powder by hand pressure, whereas non-friable materials cannot. Friable materials are more likely to release fibers into the air, especially during renovation and demolition activities. Therefore, the distinction between friable and non-friable materials is important.

USEPA and CDPHE have identified two categories of materials, Regulated Asbestos-Containing Materials (RACM) and Non-regulated asbestos-containing materials (non-RACM)

- RACM are defined as friable materials, and non-friable materials that have a high probability of becoming friable during demolition activities. RACM are categorized as all friable ACM, Category I

non-friable ACM that may become friable (subject to sanding, grinding, cutting or abrading during the demolition process), or Category II non-friable ACM that has a probability of becoming crumbled, pulverized, or reduced to a powder by the force expected to act on the material in the course of normal demolition operations (that are performed in accordance with USEPA NESHAP demolition guidance).

- Non-RACMs are categorized as either Category I non-friable ACM that will not be subject to sanding, grinding, cutting or abrading during the demolition process, or Category II non-friable ACM that has a low probability of becoming crumbled, pulverized, or reduced to a powder by the force expected to act on the material in the course of normal demolition operations.

USEPA and CDPHE regulations require proper removal and disposal of all RACM and non-RACM prior to renovation operations.

The following bulk sampling protocol for friable and Category I and II non-friable materials was used to determine the number of samples to be collected.

Table #1 - Bulk Sampling Strategy

Material	Homogeneous Area	Units	Minimum Number of Samples
Surfacing	Less than 1000	SF	3
	1000 to 5000		5
	More than 5000		7
Friable and Non-Friable Thermal System Insulation		LF / SF / EA	3
Friable and Non-Friable Miscellaneous Materials		LF / SF / EA	3

Suspect building materials that are considered surfacing are collected in a statistically random manner using a random number generator.

3.1.4 Sample Collection

Based on results of the visual observation, bulk samples of suspect ACM were collected in general accordance with USEPA AHERA sampling protocols. Samples of suspect materials were collected from randomly selected locations in each homogeneous area. Bulk samples were collected using wet methods as applicable to reduce the potential for fiber release. Samples were placed in sealable containers and labeled with unique sample numbers using an indelible marker. The selection of sample locations and frequency of sampling were based on Terracon’s observations and the assumption that like materials in the same area are homogeneous in content.

Terracon collected 30 samples from 10 homogeneous areas of suspect ACM from the McDonalds Parker – Store# 50162 building. A summary of suspect ACM samples collected during the inspection is included in Appendix B. Selective photographs of homogeneous suspect materials sampled is presented in Appendix E.

3.1.5 Sample Analysis

Bulk samples were submitted under chain of custody to Aerobiology Laboratory Associates, Inc. (Aerobiology) for analysis by polarized light microscopy (PLM) with dispersion staining techniques per USEPA method 600/R-93/116. Analysis of the bulk samples was conducted in accordance with Appendix E to Subpart E of 40 CFR Part 763 and EPA/600/R-93/116. The percentage of asbestos, where applicable, was determined by microscopic visual estimation. Aerobiology is accredited under the National Voluntary Laboratory Accreditation Program (NVLAP) Accreditation No. 200860-0. Aerobiology Golden, Colorado is a registered CDPHE asbestos laboratory (Registration No. 16000).

Analysis of the bulk samples was performed using PLM using procedures developed by McCrone Research Institute, and in compliance with 40 CFR Part 763, Subpart E, Appendix E (AHERA) and the guidelines established by the USEPA (EPA-600/R93/116 and M4-82-020, Dec. 1982) to determine asbestos type and content. The PLM samples are reported as percent asbestos by visual fiber identification and semi-quantitation. Percent asbestos for separate layers and total for the sample are delineated in the laboratory report. Unused portions of samples are archived for six months unless the client requests special handling.

As of November 20, 1990, the USEPA NESHAP requires that samples of friable material with less than 10 percent asbestos be analyzed by the point-count procedure for confirmation or must be assumed positive for asbestos. CDPHE regulations require that samples of friable material containing 1 percent or less asbestos be analyzed under the point-counting method (to avoid false negatives, or inaccurately classifying asbestos-containing material as non-asbestos-containing material).

Laboratory analytical reports and chain-of-custodies are presented in Appendix C.

3.1.6 Inaccessible Areas

The following areas were not accessible during our site visit and not included in this inspection.

- Roof due to building occupancy
- Upper Plenum of Dining Room due to unexpected high ceilings

Should suspect ACM be identified in these areas, the materials should be assumed to contain asbestos until sampling and analysis can be performed.

3.2 Regulatory Overview

CDPHE incorporates the Asbestos NESHAP by reference in Regulation No. 8, Part B, 5 CCR 1001-10, Part B. The owner or operator must provide CDPHE with written notification at least 10 working days prior to the commencement of asbestos abatement activities that will disturb RACM in amounts greater than to 160 square feet, 260 linear feet, or the amount that will fit into a 55-gallon drum.

The asbestos NESHAP (40 CFR Part 61, Subpart M) regulates asbestos fiber emissions and asbestos waste disposal practices. The asbestos NESHAP regulation also requires the identification and classification of existing ACM according to friability prior to demolition or renovation activity. Friable ACM is a material containing more than 1% asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure. All friable ACM is considered RACM.

The asbestos NESHAP regulation classifies material subject to demolition or renovation as either RACM, Category I non-friable ACM, or Category II non-friable ACM. RACM includes all friable ACM (pre-disturbance), along with Category I non-friable ACM that becomes friable (during disturbance), and Category I non-friable ACM subject to sanding, grinding, cutting, or abrading, or Category II non-friable ACM with a high probability of becoming crumbled, pulverized, or reduced to powder by forces expected to act on the material during disturbance. Category I non-friable ACM are exclusively asbestos-containing packings, gaskets, resilient floor coverings, and asphalt roofing products that contain more than 1% asbestos. Category II non-friable ACM are all other non-friable materials (other than Category I non-friable ACM) that contain more than 1% asbestos. Category II non-friable ACM generally includes (but is not limited to) cementitious material such as: cement pipes, cement siding, cement panels, glazing, mortar, and grouts.

The United States Occupational Safety and Health Administration (USOSHA) asbestos standard for construction (29 CFR 1926.1101) regulates workplace exposure to asbestos. The USOSHA standard requires that employee exposure to airborne asbestos must not exceed 0.1 fibers per cubic centimeter of air (0.1 f/cc) as an eight-hour time weighted average (TWA) and not exceed 1.0 f/cc over a 30-minute time period known as an excursion limit (EL). The TWA and EL are known as USOSHA's asbestos permissible exposure limits (PELs). The USOSHA standard classifies construction and maintenance activities that could disturb ACM and specifies work practices and precautions which employers must follow when engaging in each class of regulated work. The standard also specifies requirements for handling materials containing asbestos in concentrations less than or equal to 1%.

3.3 Findings and Recommendations

Terracon recommends a destructive site assessment be conducted once the building is vacated, but prior to demolition. During a destructive assessment wall and ceiling cavities, multiple or hidden flooring layers and the interior of furnaces or ductwork can be accessed to identify possible hidden suspect materials. Identified suspect materials requiring sampling should be included in the destructive site assessment.

The following suspect materials require sampling or should be assumed ACM if they are likely to be disturbed:

- Mortar associated with Ceramic Floor Tile located on the floors of Dining 101 and Dining 102
- Mortar associated with Ceramic Wall Tile on the walls of Dining 101 and Dining 102
- Duct Sealant located on hard metal ducts in plenum of Dining 101
- Roofing Materials located on the roof of the building

Asbestos was not detected in the samples collected and analyzed as part of our sampling at this site.

CDPHE Regulation No. 8, Part B requires that an inspection be conducted by a person currently accredited as an CDPHE asbestos inspector prior to any demolition activities. CDPHE requires written notification a minimum of 10-working days prior to any demolition activity, regardless of whether the building contains asbestos.

A summary of the classification, condition and approximate quantity of assumed ACM is presented in Appendix A. The summary of sample locations is presented in Appendix B. Laboratory analytical reports are included in Appendix C. Figures are presented in Appendix D.

It should be noted that suspect materials, other than those identified during this inspection, may exist within the building. Should suspect materials other than those which were identified during this survey be uncovered during the demolition process, those materials should be assumed asbestos-containing until sampling and analysis can confirm or deny their asbestos content.

4.0 Limitations/General Comments

Terracon did not perform sampling that required demolition or destructive activities such as knocking holes in walls, dismantling of equipment or removal of protective coverings. Reasonable efforts to access suspect materials within known areas of restricted access (e.g., crawl spaces) were made; however, confined spaces or areas that may pose a health or safety risk to Terracon personnel were not sampled. Sampling did not include suspect materials that could not be safely reached with available ladders/man-lifts.

This asbestos inspection was conducted in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions in the same locale. The results, findings, conclusions, and recommendations expressed in this report are based on conditions observed during our inspection of the building. The information contained in this report is relevant to the date on which this inspection was performed and should not be relied upon to represent conditions at a later date. This report has been prepared on behalf of and exclusively for use by McDonald's Corporation for specific application to their project as discussed. This report is not a bidding document. Contractors or consultants reviewing this report must draw their own conclusions regarding further investigation or remediation deemed necessary. Terracon does not warrant the work of regulatory agencies, laboratories, or other third parties supplying information which may have been used in the preparation of this report. No warranty, express or implied is made.

Appendix A

Materials Assumed ACM or Require Additional Testing

HA No.	Material Description	Material Location	NESHAP Classification	Condition	Estimated Quantity ¹
11	Mortar associated with Ceramic Floor Tile	Dining Areas, PlayPlace, Bathrooms	Cat II	Good	3,600 SF
12	Mortar associated with Ceramic Wall Tile	Dining Areas, PlayPlace, Bathrooms	Cat II	Good	610 SF
13	Gray Duct Sealant	Hard ducts in plenum on south side of the building	Cat II	Good	34 SF
14	Roof	Roof	Cat I	Good	4,600 SF

¹ Estimated quantities are based on a cursory field evaluation, and actual quantities may vary significantly, especially if asbestos-containing materials are present in hidden and/or inaccessible areas not evaluated as part of this survey.

Appendix B

Asbestos Survey Sample Location Summary

HA No.	Sample Number	Material Description	Sample Location	Layer	% and Type Asbestos ¹	HA Location	Condition	AHERA Assessment ²	NESHAP Categorization ³	OSHA Categorization ⁴	Estimated Quantity ⁵
1	01-MA4-01	Brown Grout associated with Ceramic Wall Tile	PlayPlace, east door threshold, 2 feet up	Brown Grout	ND	Dining, PlayPlace	Good	Non-ACM	Non-ACM	Misc	40 SF
	01-MA4-02		PlayPlace Dining, on north wall, 3 feet from west wall, 1 foot up behind outlet cover	Brown Grout Black Grout	ND ND						
	01-MA4-03		Men's Bathroom, under sink on north wall, 2 feet up	Brown Grout	ND						
2	02-MA4-04	Black Grout associated with Ceramic Floor Tile	PlayPlace, east door threshold, on floor	Black Grout	ND	Dining Areas, PlayPlace, Bathrooms	Good	Non-ACM	Non-ACM	Misc	70 SF
	02-MA4-05		Men's Bathroom, adjacent to floor drain under sink, on floor	Black Grout	ND						
	02-MA4-06		Vestibule 104, west door threshold, on floor	Black Grout	ND						
3	03-WB1-07	White 5/8" Gypsum Wallboard with Joint Compound and Tape	Dining 102, on south wall 6 feet from east wall, 9 feet up	White Compound White Tape White Joint Compound Gray/Tan Drywall	ND ND ND ND	Dining Area	Good	Non-ACM	Non-ACM	Misc	1,370 SF
	03-WB1-08		Dining 102, on east wall, 7 feet from south wall, 9 feet up	White Compound White Tape White Joint Compound Gray/Tan Drywall	ND ND ND ND						
	03-WB1-09		Dining 101, 4 feet from west wall, on north wall, 9 feet up	White Compound Gray/Tan Drywall	ND ND						
4	04-CT3-10	White with pinholes and sand texture 2' X 2' Ceiling Tile	Dining 102, 3 feet from north wall, 8 feet from east wall, 8 feet up on grid ceiling	White/Gray Perlitic Ceiling Tile	ND	Dining Area	Good	Non-ACM	Non-ACM	Misc	1,120 SF
	04-CT3-11		Dining 101, 6 feet from west wall, 8 feet from south wall, 8 feet up on gride ceiling	White/Gray Perlitic Ceiling Tile	ND						
	04-CT3-12		Dining 101, 6 feet from south wall, 7 feet from east wall, 8 feet up on grid ceiling	White/Gray Perlitic Ceiling Tile	ND						
5	05-CT3-13	Black with pinholes and sand texture 2'x2' Ceiling Tile	Dining 101, 11 feet from north wall, 10 feet from west wall, 8 feet up on grid ceiling	Black/Gray Perlitic Ceiling Tile	ND	Dining Area	Good	Non-ACM	Non-ACM	Misc	490 SF
	05-CT3-14		Dining 101, 9 feet from north wall, 14 feet from west wall, 8 feet up on grid ceiling	Black/Gray Perlitic Ceiling Tile	ND						
	05-CT3-15		Dining 101, 15 feet from north wall, 8 feet from east wall, 8 feet up on grid ceiling	Black/Gray Perlitic Ceiling Tile	ND						
6	06-MG8-16	Tan Fiber Reinforced Panel Adhesive	Support, on west wall, 5 feet from north wall, 5 feet up	Gray Resinous Material	ND	Kitchen and Storage Area	Good	Non-ACM	Non-ACM	Misc	1,530 SF
	06-MG8-17		Storage, on south wall, 2 feet from west edge, 8 feet up	Gray Resinous Material	ND						
	06-MG8-18		Storage, on south wall, 6 feet from east wall, 8 feet up	White Fibrous Resinous Material Gray Resinous Material	ND ND						
7	07-WB1-19	Pink 5/8" Wallboard with Tape and Joint Compound	Support, on west wall, 6 feet from north wall, 2 feet up	White Compound Pink/Brown Drywall	ND ND	Kitchen and Storage Area	Good	Non-ACM	Non-ACM	Misc	2,250 SF
	07-WB1-20		Storage, on south wall, 2 feet from east wall, 8 feet up	White Paint with Yellow Resinous Material White Compound White Foamy Compound Pink/Brown Drywall	ND ND ND ND						
	07-WB1-21		Dishwashing Station, on west wall, 2 feet from north wall, 9 feet up	White Paint with White Compound White Foamy Compound Pink/Brown Drywall	ND ND ND						
8	08-MA3-22	Mortar associated with Red 6"x6" Ceramic Floor Tile	Kitchen, 2 feet from north wall, 7 feet from west wall, on floor	Dark Gray Granular Material	ND	Kitchen and Storage Area	Good	Non-ACM	Non-ACM	Misc	2,200 SF
	08-MA3-23		Storage, 4 feet from north wall, 8 feet from east wall, on floor	Dark Gray Granular Material	ND						
	08-MA3-24		Support, 5 feet from north wall, 4 feet from west wall, on floor	Dark Gray Granular Material	ND						

HA No.	Sample Number	Material Description	Sample Location	Layer	% and Type Asbestos ¹	HA Location	Condition	AHERA Assessment ²	NESHAP Categorization ³	OSHA Categorization ⁴	Estimated Quantity ⁵
9	09-CT3-25	White Smooth 2'x2' Ceiling Tile (Gypsum Board)	Support, 3 feet from north wall, 12 feet from west wall, 8 feet up on grid	White/Brown Drywall Ceiling Tile with White Resinous Texture	ND	Kitchen and Storage Area	Good	Non-ACM	Non-ACM	Misc	1,900 SF
	09-CT3-26		Support, 9 feet from north wall, 12 feet from west wall, 8 feet up on grid	White/Brown Drywall Ceiling Tile	ND						
	09-CT3-27		Support, 8 feet from north wall, 10 feet from west wall, 8 feet up on grid	White/Brown Drywall Ceiling Tile with White Resinous Texture	ND						
10	10-CT3-28	White with divots and pinholes 2'x2' Ceiling Panel	Dining 101, 3 feet west of Vestibule 100, 2 feet from north edge, 8 feet up on grid ceiling	White/Gray Perlite Ceiling Tile	ND	Dining 101	Good	Non-ACM	Non-ACM	Misc	8 SF
	10-CT3-29		Dining 101, 5 feet west of Vestibule 100, 2 feet from north edge, 8 feet up on grid ceiling	White/Gray Perlite Ceiling Tile	ND						
	10-CT3-30		Dining 101, 3 feet west of Vestibule 100, 2 feet from north edge, 8 feet up on grid ceiling	White/Gray Perlite Ceiling Tile	ND						
11	11-MA3-31	Mortar associated with Ceramic Floor Tile	SAMPLE NOT TAKEN	N/A	ASSUMED ACM	Dining Areas, PlayPlace, Bathrooms	Good	Good	No Damage	Misc	3,600 SF
	11-MA3-32		SAMPLE NOT TAKEN	N/A	ASSUMED ACM						
	11-MA3-33		SAMPLE NOT TAKEN	N/A	ASSUMED ACM						
12	12-MA3-34	Mortar associated with Ceramic Wall Tile	SAMPLE NOT TAKEN	N/A	ASSUMED ACM	Dining Areas, PlayPlace, Bathrooms	Good	Good	No Damage	Misc	610 SF
	12-MA3-35		SAMPLE NOT TAKEN	N/A	ASSUMED ACM						
	12-MA3-36		SAMPLE NOT TAKEN	N/A	ASSUMED ACM						
13	13-SC7-37	Gray Duct Sealant	SAMPLE NOT TAKEN	N/A	ASSUMED ACM	Hard Ducts in plenum on south side of building	Good	Good	No Damage	Misc	34 SF
	13-SC7-38		SAMPLE NOT TAKEN	N/A	ASSUMED ACM						
	13-SC7-39		SAMPLE NOT TAKEN	N/A	ASSUMED ACM						
14	14-RF1-40	Roof	SAMPLE NOT TAKEN	N/A	ASSUMED ACM	Roof	Good	Good	No Damage	Misc	4,600 SF
	14-RF1-41		SAMPLE NOT TAKEN	N/A	ASSUMED ACM						
	14-RF1-42		SAMPLE NOT TAKEN	N/A	ASSUMED ACM						

Appendix C

Asbestos Analytical Laboratory Data

Certificate of Analysis


Client Name: Terracon Consultants, Inc.
 Street Address: 10625 W I-70 Frontage Rd. Ste #3
 City, State ZIP: Wheat Ridge, CO
 Attn: Kyle Leonard / Brandy Howard
Client Project Name: 25237106 / McDonalds - Parker




Date Collected: 4/5/2023
 Date Received: 4/6/2023
 Date Analyzed: 4/13/2023
 Date Reported: 4/13/2023
 Project ID: 23013423

Test Requested: **3002, Asbestos in Bulk Samples**
 Method: EPA 600/R-93/116: Method for Asbestos in Bulk Building Materials, EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method for Asbestos in Bulk Insulation Samples

Sample Identification		Layer Percentage	Physical Description of Sample/Layer	Asbestos Detected	Asbestos Percentage	Non-Asbestos Fiber Percentage	Non-Fibrous Material Percentage	Matrix Material Composition	Homo-geneous (Y/N)
Client	Lab Sample Number								
01-MA4-01	23013423-1	100	Brown Grout	ND			100	Q	N
01-MA4-02	23013423-2A	90	Brown Grout	ND			100	Q	N
	23013423-2B	10	Black Grout	ND			100	Q	N
01-MA4-03	23013423-3	100	Brown Grout	ND			100	Q	N
02-MA4-04	23013423-4	100	Black Grout	ND			100	Q	N
02-MA4-05	23013423-5	100	Black Grout	ND			100	Q	N
02-MA4-06	23013423-6	100	Black Grout	ND			100	Q	N
03-WB1-07	23013423-7A	10	White Compound	ND			100	C	Y
	23013423-7B	10	White Tape	ND		99 CELL	1		Y
	23013423-7C	12	White Joint Compound	ND			100	C	Y


 Piper-Lenore Murphy
 Laboratory Analyst


 Shannon Whitmore
 Asbestos Lab Supervisor

AC = Actinolite AH = Animal Hair B = Binder Q = Quartz
 AM = Amosite CELL = Cellulose C = Calcite T = Tar
 AN = Anthophyllite FG = Fibrous Glass D = Diatoms V = Vermiculite
 CHRY = Chrysotile MW = Mineral Wool G = Gypsum
 CR = Crocidolite OT = Other M = Mica
 TRM = Tremolite SYN = Synthetic OR = Organic
 Tr = Trace TL = Talc OP = Opaques
 ND = None Detected W = Wollastonite P = Perlite

Certificate of Analysis

Client Name: Terracon Consultants, Inc.
 Street Address: 10625 W I-70 Frontage Rd. Ste #3
 City, State ZIP: Wheat Ridge, CO
 Attn: Kyle Leonard / Brandy Howard
Client Project Name: 25237106 / McDonalds - Parker





Date Collected: 4/5/2023
 Date Received: 4/6/2023
 Date Analyzed: 4/13/2023
 Date Reported: 4/13/2023
 Project ID: 23013423

Test Requested: **3002, Asbestos in Bulk Samples**
 Method: EPA 600/R-93/116: Method for Asbestos in Bulk Building Materials, EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method for Asbestos in Bulk Insulation Samples

Sample Identification		Layer Percentage	Physical Description of Sample/Layer	Asbestos Detected	Asbestos Percentage	Non-Asbestos Fiber Percentage	Non-Fibrous Material Percentage	Matrix Material Composition	Homo-geneous (Y/N)
Client	Lab Sample Number								
03-WB1-07	23013423-7D	68	Gray/Tan Drywall	ND		25 CELL	75	G	N
03-WB1-08	23013423-8A	15	White Compound	ND			100	C	Y
	23013423-8B	15	White Tape	ND		99 CELL	1		Y
	23013423-8C	15	White Joint Compound	ND			100	C	Y
	23013423-8D	55	Gray/Tan Drywall	ND		30 CELL	70	G	N
03-WB1-09	23013423-9A	15	White Compound	ND			100	C	Y
	23013423-9B	85	Gray/Tan Drywall	ND		10 CELL	90	G	N
04-CT3-10	23013423-10	100	White/Gray Perlite Ceiling Tile	ND		75 CELL,MW	25	P	N
04-CT3-11	23013423-11	100	White/Gray Perlite Ceiling Tile	ND		75 CELL,MW	25	P	N
04-CT3-12	23013423-12	100	White/Gray Perlite Ceiling Tile	ND		75 CELL,MW	25	P	N

AC = Actinolite AH = Animal Hair B = Binder Q = Quartz
 AM = Amosite CELL = Cellulose C = Calcite T = Tar
 AN = Anthophyllite FG = Fibrous Glass D = Diatoms V = Vermiculite
 CHRY = Chrysotile MW = Mineral Wool G = Gypsum
 CR = Crocidolite OT = Other M = Mica
 TRM = Tremolite SYN = Synthetic OR = Organic
 Tr = Trace TL = Talc OP = Opaques
 ND = None Detected W = Wollastonite P = Perlite


 Piper-Lenore Murphy
 Laboratory Analyst


 Shannon Whitmore
 Asbestos Lab Supervisor

Certificate of Analysis


Client Name: Terracon Consultants, Inc.
 Street Address: 10625 W I-70 Frontage Rd. Ste #3
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Sample Identification		Layer Percentage	Physical Description of Sample/Layer	Asbestos Detected	Asbestos Percentage	Non-Asbestos Fiber Percentage	Non-Fibrous Material Percentage	Matrix Material Composition	Homo-geneous (Y/N)
Client	Lab Sample Number								
05-CT3-13	23013423-13	100	Black/Gray Perlitic Ceiling Tile	ND		75 CELL,MW	25	P	N
05-CT3-14	23013423-14	100	Black/Gray Perlitic Ceiling Tile	ND		75 CELL,MW	25	P	N
05-CT3-15	23013423-15	100	Black/Gray Perlitic Ceiling Tile	ND		75 CELL,MW	25	P	N
06-MG8-16	23013423-16	100	Gray Resinous Material	ND			100		Y
06-MG8-17	23013423-17	100	Gray Resinous Material	ND			100		Y
06-MG8-18	23013423-18A	97	White Fibrous Resinous Material	ND		40 FG	60		N
	23013423-18B	3	Gray Resinous Material	ND			100		Y
07-WB1-19	23013423-19A	1	White Compound	ND			100	C	N
	23013423-19B	99	Pink/Brown Drywall	ND		20 CELL	80	G	N
07-WB1-20	23013423-20A	1	White Paint with Yellow Resinous Material	ND			100		N


 Piper-Lenore Murphy
 Laboratory Analyst


 Shannon Whitmore
 Asbestos Lab Supervisor

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Sample Identification		Layer Percentage	Physical Description of Sample/Layer	Asbestos Detected	Asbestos Percentage	Non-Asbestos Fiber Percentage	Non-Fibrous Material Percentage	Matrix Material Composition	Homo-geneous (Y/N)
Client	Lab Sample Number								
07-WB1-20	23013423-20B	10	White Compound	ND			100	C	N
	23013423-20C	5	White Foamy Compound	ND			100		N
	23013423-20D	84	Pink/Brown Drywall	ND		7 CELL	93	G	N
07-WB1-21	23013423-21A	10	White Paint with White Compound	ND			100	C	N
	23013423-21B	3	White Foamy Compound	ND			100		N
	23013423-21C	87	Pink/Brown Drywall	ND		20 CELL	80	G	N
08-MA3-22	23013423-22	100	Dark Gray Granular Material	ND			100	Q	N
08-MA3-23	23013423-23	100	Dark Gray Granular Material	ND			100	Q	N
08-MA3-24	23013423-24	100	Dark Gray Granular Material	ND			100	Q	N
09-CT3-25	23013423-25	100	White/Brown Drywall Ceiling Tile with White Resinous Texture	ND		20 CELL,FG	80	G,M	N


 Piper-Lenore Murphy
 Laboratory Analyst


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 Asbestos Lab Supervisor

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Sample Identification		Layer Percentage	Physical Description of Sample/Layer	Asbestos Detected	Asbestos Percentage	Non-Asbestos Fiber Percentage	Non-Fibrous Material Percentage	Matrix Material Composition	Homo-geneous (Y/N)
Client	Lab Sample Number								
09-CT3-26	23013423-26	100	White/Brown Drywall Ceiling Tile	ND		50 CELL,FG	50	G,M	N
09-CT3-27	23013423-27	100	White/Brown Drywall Ceiling Tile with White Resinous Texture	ND		20 CELL,FG	80	G,M	N
10-CT3-28	23013423-28	100	White/Gray Perlite Ceiling Tile	ND		75 CELL,MW	25	P	N
10-CT3-29	23013423-29	100	White/Gray Perlite Ceiling Tile	ND		75 CELL,MW	25	P	N
10-CT3-30	23013423-30	100	White/Gray Perlite Ceiling Tile	ND		75 CELL,MW	25	P	N


 Piper-Lenore Murphy
 Laboratory Analyst


 Shannon Whitmore
 Asbestos Lab Supervisor

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City, State ZIP: Wheat Ridge, CO
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Project ID: 23013423

Test Requested: **3002, Asbestos in Bulk Samples**
Method: EPA 600/R-93/116: Method for Asbestos in Bulk Building Materials, EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method for Asbestos in Bulk Insulation Samples

General Notes

- **ND** indicates no asbestos was detected; the method detection limit is 1 %.
- **Trace** or "< 1" indicates asbestos was identified in the sample, but the concentration is less than 1% and cannot be quantified without point counting.
- Samples identified as inhomogeneous (more than one layer) are separated into individual layers, and each layer is analyzed and reported separately.
- All regulated asbestos minerals (i.e. chrysotile, amosite, crocidolite, anthophyllite, tremolite, and actinolite) were sought in every layer of each sample, but only those asbestos minerals detected are listed. Amosite is the common name for the asbestiform variety of the mineral grunerite. Crocidolite is the common name used for the asbestiform variety of the mineral riebeckite.
- Tile, vinyl, foam, plastic, and fine powder samples may contain asbestos fibers of such small diameter (< 0.25 microns in diameter) that these fibers cannot be detected by PLM. For such samples, more sensitive analytical methods (e.g. TEM, SEM, and XRD) are recommended if greater certainty about asbestos content is required. Semi-quantitative bulk TEM floor tile analysis is accepted under NESHAP regulations.
- These results are submitted pursuant to Aerobiology Laboratory Associates, Inc.'s current terms and conditions of sale, including the company's standard warranty and limitation of liability provisions. No responsibility or liability is assumed for the manner in which the results are used or interpreted.
- Unless notified in writing to return the samples covered by this report, Aerobiology Laboratory Associates, Inc. will store the samples for a minimum period of thirty (30) days before discarding. A shipping and handling charge will be assessed for the return of any samples.
- Aerobiology does not guarantee the results of tape lifts, microvacs, wipe, and/or debris samples. Accurate analysis cannot be performed due to particle size, media used, and/or amount of material given. Analysis of these materials should be performed by a TEM. **A result of ND does not indicate that the sample area does not contain asbestos. It means the analyst could not identify asbestos in the specific sample for the reasons listed above.**
- "When joint compound and/or tape is applied to a wallboard it becomes an integral part of the wallboard and in effect becomes one material forming a wall system." EPA 40 CFR Part 61 Aerobiology cannot distinguish joint compound from the same material used as skim coat. Therefore, it is very important that individuals collecting the samples clearly describe the sample composition so Aerobiology knows that the drywall system can be composited. If only joint sampling areas show layers with >1% asbestos, then material is joint compound. If samples from both joint sampling area and non-joint areas show layers with >1% asbestos, then the material should be considered "skim coat" or add-on material.

Notes Required by NVLAP

- This report must not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government.
- This test report relates only to the items tested or calibrated.
- This report is not valid unless it bears the name of a NVLAP-approved signatory.
- Any reproduction of this document must include the entire document in order for the report to be valid.

TAT
 (circle one)

3 Hours 6 Hours Same Day Next Day
 2 Days 3 Days 5 Days Other _____
 TAT in bus. days - lab approval required for rush analysis

PASI Batch #
23013423

Client: TERRACON
 Address: 10625 W I-70 FRIG RD #3
Wheat Ridge, CO 80033
 Project #: 25237106 PO: _____
 Project Site: McDonalds - Parked
 Contact: Kyle Leonard, Brandy Howard
 Tel. / Fax #: _____
 Email: Kyle.L Leonard@terracon.com
Brandy.Howard@terracon.com

PLM

Chain of Custody

Special Instructions: Excel and PDF Format
 Relinquished By: JK Date/Time: 4-5-23 19:00
 Received By Lab: Rm Date/Time: 4-6-23 8:04
 Shaded area for lab use only. Due Date: _____
 # of Samples Received: _____ Analyzed: _____
 Results: email fax verbal By: _____ Date: _____
 Analyst / Date: _____ QC by / Date: _____

Sample ID	Date Sampled	Description / Location	Stereo Scope					Optical Properties					RI		Asbestos Percentage (%)					Non Asbestos Percentage (%)						
			SSAPE	Color	Homogeneity	Texture	Friable	Morphology	Extinction	Sign of Elongation	Birefringence	Pleochroism		⊥	Chrysotile	Amosite	Crocidolite	Tremolite	Anthophyllite	Actinolite	Fiberglass	Mineral Wool	Cellulose	Hair	Synthetic	Other
		<u>see attached sheets</u>																								

LAB USE ONLY ND

A: Pom Ag
1-9 10-30

V: _____

Q: MW 4/13/2023

23013423

HA No.	Sample Number	Material Description
1	01-MA4-01	Brown Grout associated with Ceramic Wall Tile
	01-MA4-02	
	01-MA4-03	
2	02-MA4-04	Black Grout associated with Ceramic Floor Tile
	02-MA4-05	
	02-MA4-06	
3	03-WB1-07	White 5/8" Gypsum Wallboard with Joint Compound and Tape
	03-WB1-08	
	03-WB1-09	
4	04-CT3-10	White with pinholes and sand texture 2' X 2' Ceiling Tile
	04-CT3-11	
	04-CT3-12	
5	05-CT3-13	White with pinholes and sand texture 2' X 2' Ceiling Tile
	05-CT3-14	
	05-CT3-15	

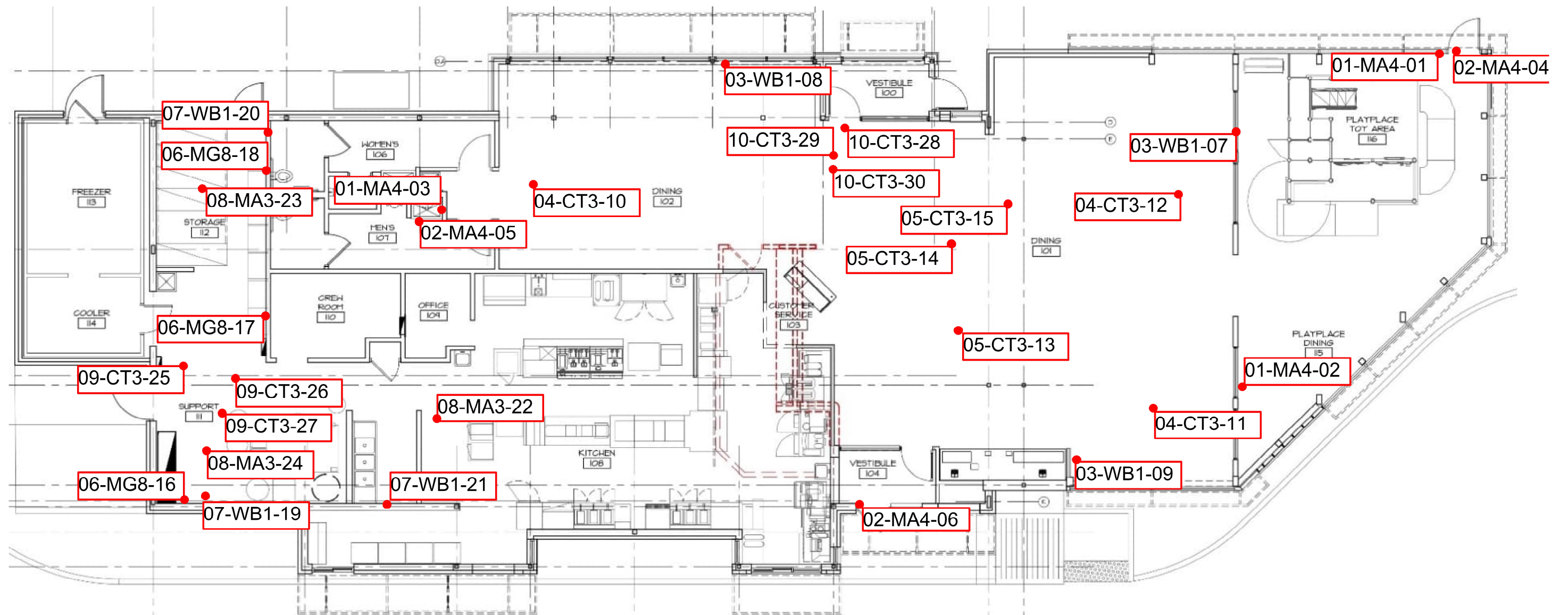
SEE Back

23013473

HA No.	Sample Number	Material Description
6	06-MG8-16	Tan Fiber Reinforced Panel Adhesive
	06-MG8-17	
	06-MG8-18	
7	07-WB1-19	Pink 5/8" Wallboard with Tape and Joint Compound
	07-WB1-20	
	07-WB1-21	
8	08-MA3-22	Mortar associated with Red 6"x6" Ceramic Floor Tile
	08-MA3-23	
	08-MA3-24	
9	09-CT3-25	White Smooth 2'x2' Ceiling Tile (Gypsum Board)
	09-CT3-26	
	09-CT3-27	
10	10-CT3-28	White with divots and pinholes 2'x2' Ceiling Panel
	10-CT3-29	
	10-CT3-30	

Appendix D

Figures



Ground Level




LEGEND

XX Suspect ACM Sample Location

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

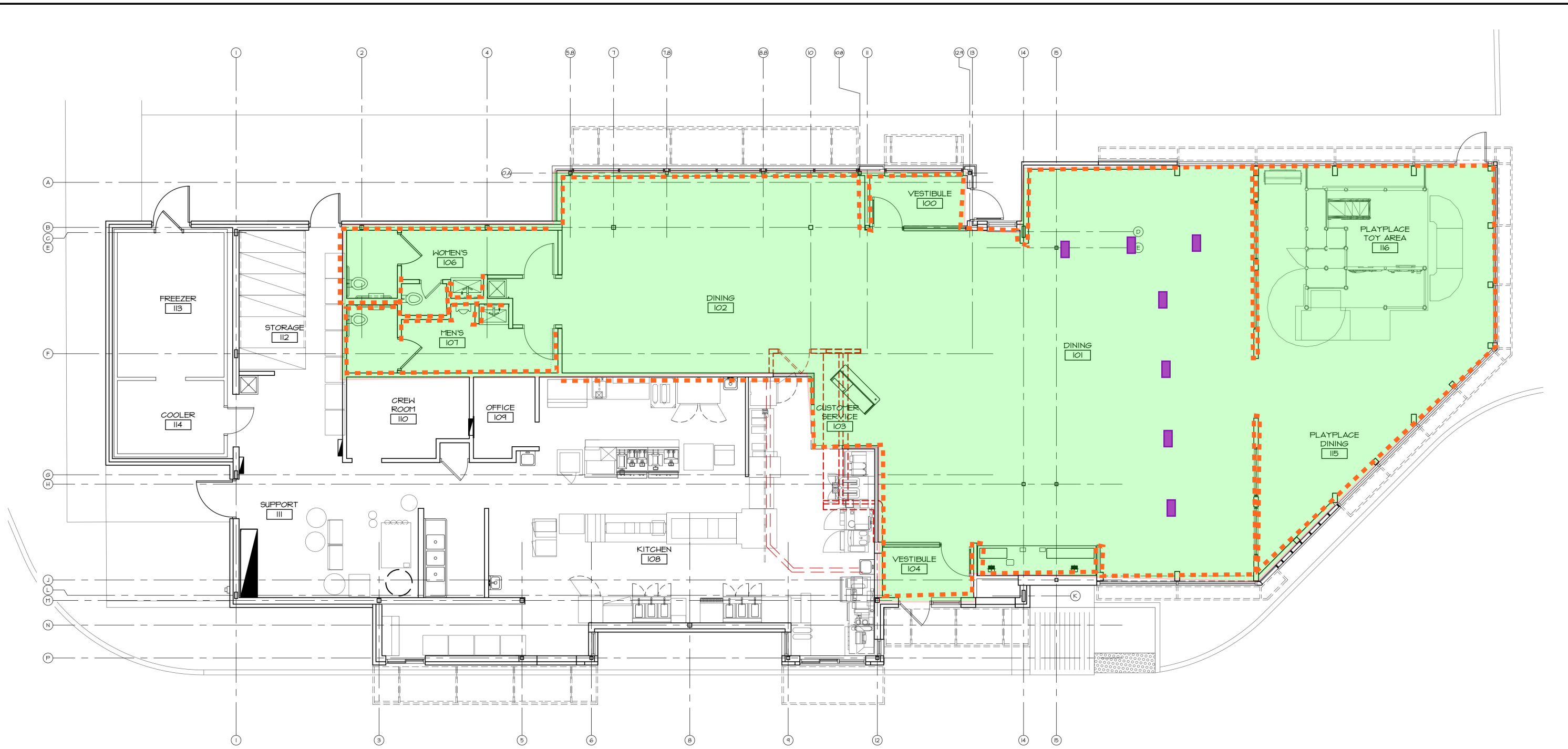
Project Manager:	BEH	Project No.	25237106
Drawn by:	KTL	Scale:	NONE
Checked by:	KLS	File Name:	25237106
Approved by:	KLS	Date:	5/22/23



10625 W. I-70 Frontage Rd. N. Wheat Ridge, Colorado 80033
 PH. (303) 423-3300 FAX. (303) 423-3353

SUSPECT ACM SAMPLE LOCATION DRAWING
MCDONALDS - 50162 10950 SOUTH PARKER ROAD PARKER, COLORADO

Figure
1



Ground Level

LEGEND

- Assumed ACM Ceramic Floor Tile Mortar and Grout
- Assumed ACM Ceramic Wall Tile Mortar and Grout
- Assumed ACM Hard Duct Sealant

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

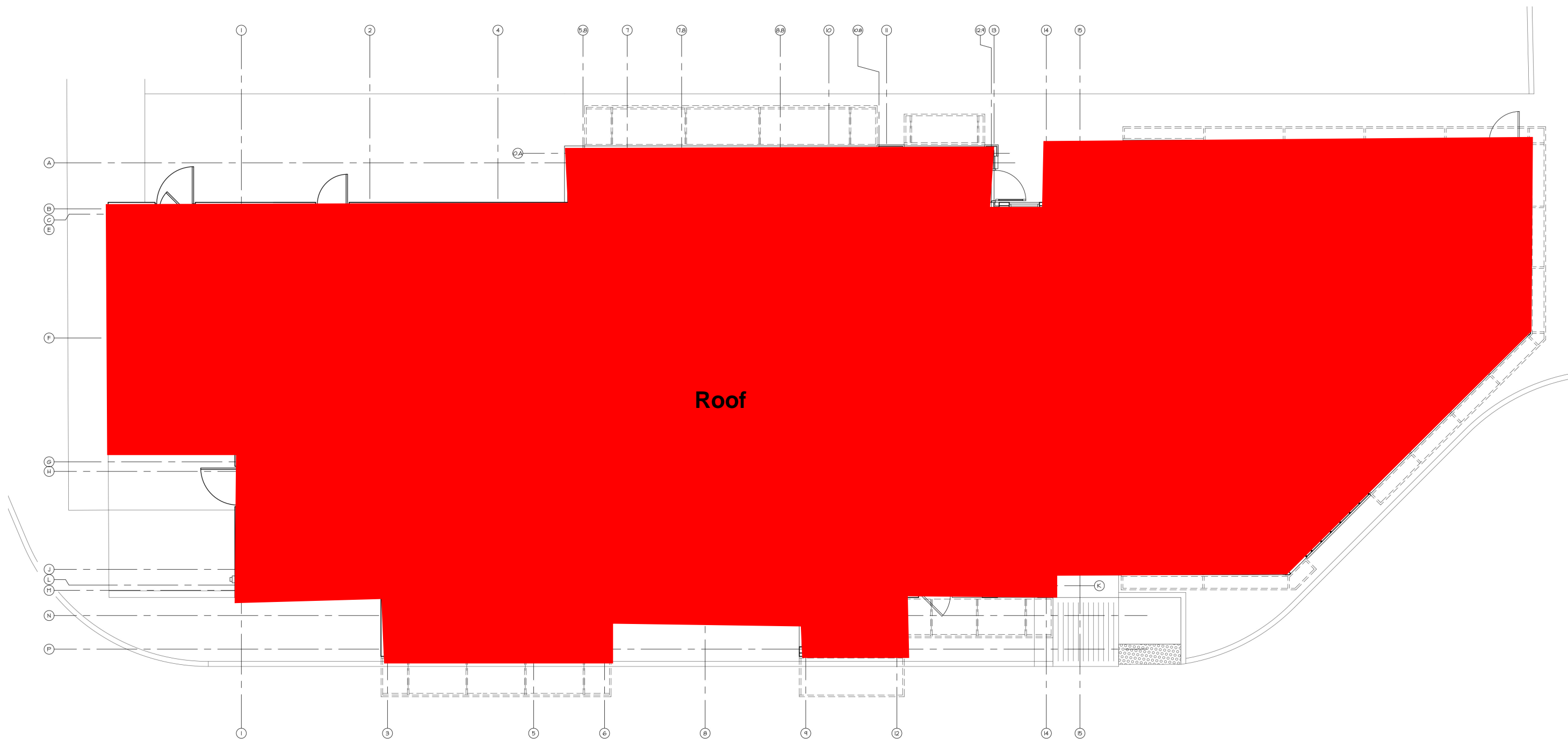


Project Manager: BEH	Project No. 25237106
Drawn by: KTL	Scale: NONE
Checked by: KLS	File Name: 25237106
Approved by: KLS	Date: 5/22/23

10625 W. I-70 Frontage Rd. N. Wheat Ridge, Colorado 80033
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ASSUMED ACM LOCATION DRAWING
MCDONALDS - 50162 10950 SOUTH PARKER ROAD PARKER, COLORADO

Figure
2



Roof

Roof Level



LEGEND

■ Assumed ACM Roof

DIAGRAM IS FOR GENERAL LOCATION ONLY, AND IS NOT INTENDED FOR CONSTRUCTION PURPOSES

Project Manager:	BEH	Project No.	25237106
Drawn by:	KTL	Scale:	NONE
Checked by:	KLS	File Name:	25237106
Approved by:	KLS	Date:	5/22/23



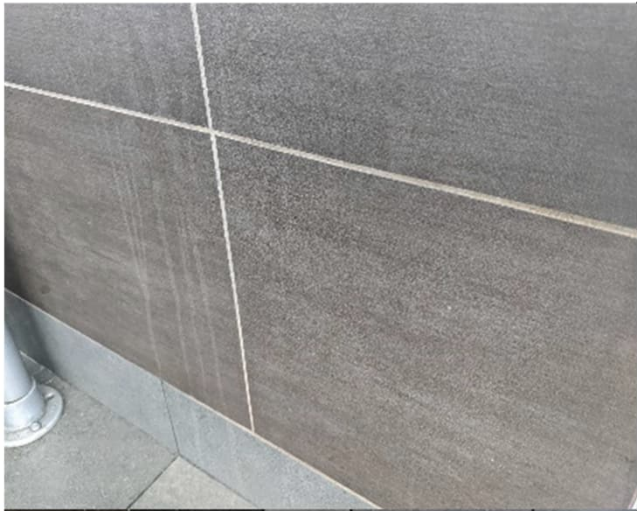
10625 W. I-70 Frontage Rd. N. Wheat Ridge, Colorado 80033
 PH. (303) 423-3300 FAX. (303) 423-3353

ASSUMED ACM LOCATION DRAWING
MCDONALDS - 50162 10950 SOUTH PARKER ROAD PARKER, COLORADO

Figure
3

Appendix E

Photographs



HA# 01 | Brown Grout associated with Ceramic Wall Tile



HA# 02 | Black Grout associated with Ceramic Floor Tile



HA# 03 | White 5/8" Gypsum Wallboard with Joint Compound and Tape



HA# 04 | White with pinholes and sand texture 2' X 2' Ceiling Tile



HA# 05 | Black with pinholes and sand texture 2'x2' Ceiling Tile



HA# 06 | Tan Fiber Reinforced Panel Adhesive



HA# 07 Pink 5/8" Wallboard with Tape and Joint Compound



HA# 08 Mortar associated with Red 6"x6" Ceramic Floor Tile



HA# 09 White Smooth 2'x2' Ceiling Tile (Gypsum Board)



HA# 10 White with divots and pinholes 2'x2' Ceiling Panel



HA# 11 Mortar associated with Ceramic Floor Tile



HA# 12 Mortar associated with Ceramic Wall Tile

Appendix F

Certifications



Colorado Department
of Public Health
and Environment

ASBESTOS CERTIFICATION*

This certifies that

Kyle Leonard

Certification No.: 22871

has met the requirements of 25-7-507, C.R.S. and Air Quality Control
Commission Regulation No. 8, Part B, and is hereby certified by the
state of Colorado in the following discipline:

Building Inspector*

Issued: August 31, 2022

Expires: August 31, 2023

** This certificate is valid only with the possession of a
current Division-approved training course certification
in the discipline specified above.*

Authorized APCD Representative

SEAL



CHC Training
Environmental Compliance Certification Experts

Colorado State Approval No. 22651

www.chctraining.com
303.412.6360
855.60.CERTIFY

1775 W. 55th Avenue
Denver, Colorado 80221
United States of America

CERTIFICATE OF ACHIEVEMENT

This certificate is awarded to:

KYLE LEONARD

22871

In recognition of satisfactory completion of the EPA-approved annual asbestos refresher training in accordance with the Model Accreditation Plan (MAP) (40 CFR Part 763, Subpart E, Appendix C), AHERA of the Toxic Substances Control Act (TSCA), and Colorado Regulation No. 8 entitled:

BUILDING INSPECTOR

COURSE COMPLETION:	AUGUST 19, 2022
EXPIRATION DATE:	AUGUST 19, 2023
COURSE HOURS:	4.0



Verify this Certificate

Danaya N. Wilson
CEO & Training Program Manager

Credential License ID:
56941411



Matthew Valdez
Instructor

CHC Training Certificate No.:
R22-1285-AI-CO-LR-COVID19



Renew this Certificate



Colorado Department
of Public Health
and Environment

ASBESTOS CONSULTING FIRM

This certifies that

Terracon Consultants, Inc.

Registration No.: ACF - 14838

has met the registration requirements of 25-7-507, C.R.S. and the Air Quality Control Commission Regulation No. 8, Part B, and is hereby authorized to perform asbestos consulting activities as required under Regulation No 8, Part B, in the state of Colorado.

Issued: March 22, 2023

Expires: March 30, 2024


Authorized ASCD Representative

SEAL