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March 23, 2023

McDonald's Corporation
110 North Carpenter Street
REF Accounting Department #212
Chicago, Illinois 60607-2101

Attn: Mr. Matt Edmiaston and Ms. Debra Lyster
Email: medmiaston@cmgincservices.com
Email: Debra.lyster@us.mcd.com

RE: **Pre-Renovation of Serving Area - Limited Asbestos Survey Report**
McDonald's Site #240295
301 Aaron Drive
Cuba, Missouri 65453
PSI Project Number 0029-5746

Dear Mr. Edmiaston and Ms. Lyster:

In accordance with our agreement dated February 6, 2023, Professional Service Industries, Inc., (PSI), an Intertek company, has conducted a limited asbestos survey for the above-referenced project.

Please find one (1) electronic copy of the report enclosed.

We appreciate the opportunity to provide our services to you on this project and would be pleased to continue our role as your environmental consultant. PSI is prepared to assist in preparing management plans, abatement plans and specifications, in reviewing contractor qualifications, in performing third party air monitoring, or in monitoring abatement activities. If we can be of further assistance to you, please feel free to contact us.

Respectfully submitted,
PROFESSIONAL SERVICE INDUSTRIES, INC.

A handwritten signature in blue ink that reads "Jada VonBokel".

Jada VonBokel
IH/Environmental Services

A handwritten signature in black ink that reads "Greg Chambliss".

Greg Chambliss, RPIH, LEED AP
Department Manager/Principal Consultant

Enclosures



LIMITED ASBESTOS SURVEY REPORT

For the

**McDonald's Site #240295
301 Aaron Drive
Cuba, Missouri 65453**

Prepared for

**MCDONALD'S CORPORATION
110 NORTH CARPENTER STREET
REF ACCOUNTING DEPARTMENT #212
CHICAGO, ILLINOIS 60607-2101**

Prepared by

**Professional Service Industries, Inc.
11826 Borman Drive
St. Louis, Missouri 63146
Telephone (314) 432-8073**

PSI PROJECT NUMBER 0029-5746

March 23, 2023



A handwritten signature in blue ink that reads "Megan Kienker".

Megan Kienker
MDNR Asbestos Inspector
Cert. No.: 7136052722MOI21662

A handwritten signature in black ink that reads "Greg Chambliss".

Greg Chambliss, RPIH, LEED AP
Department Manager
Principal Consultant



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1.0 INTRODUCTION

1.1 GENERAL INFORMATION

PSI was retained by McDonald's Corporation, to conduct a survey for suspect asbestos-containing materials (ACMs) in the serving area of the McDonald's restaurant located at 3301 Aaron Drive in Cuba, Missouri.

This project, the field work for which was conducted on February 28, 2023, encompassed the serving area only of the building.

1.2 AUTHORIZATION

Authorization to perform the assessment was given on February 6, 2023.

Access to the serving area was provided by the store manager.

1.3 DOCUMENTS PROVIDED BY THE CLIENT

No documents of the building were provided by the client during the course of this survey.

1.4 USE BY THIRD PARTIES

This report was prepared pursuant to the contract PSI has with McDonald's Corporation. That contractual relationship included an exchange of information about the property that was unique and between PSI and its client and serves as the basis upon which this report was prepared. Because of the importance of the communication between PSI and its client, reliance, or any use of this report by anyone other than McDonald's Corporation, for whom it was prepared, is prohibited and therefore not foreseeable to PSI.

Reliance or use by any such third party without explicit authorization in the report does not make said third party a third-party beneficiary to PSI's contract with McDonald's Corporation. Any such unauthorized reliance on or use of this report, including any of its information or conclusions, will be at the third party's risk. For the same reasons, no warranties, or representations, expressed or implied in this report, are made to any such third party.

Third party reliance letters may be issued:

- upon timely request;
- subject to the permission by our original client; and
- payment of the then-current fee for such letters.

All third parties relying on our report, by such reliance, agree that such reliance is limited by our proposal and/or General Conditions, as applicable.



2.0 SCOPE OF SERVICES

The survey of the serving area of the facility was conducted in general accordance with the Environmental Protection Agency (EPA) Asbestos Hazard Emergency Response Act (AHERA) and the National Emission Standards for Hazardous Air Pollutants (NESHAP) sampling guidelines to determine the presence and general locations of exposed and/or physically accessible suspect ACM, quantify the amount of ACM identified during the survey, and provide photographic documentation of each identified ACM. Only the serving area was surveyed as part of this project.

Each suspect material was touched, where possible, to determine the friability of the material. Samples were obtained only from suspect asbestos-containing materials which were readily exposed and/or physically accessible during the survey and if the collection of the sample would not compromise the structural integrity of the material being sampled.

Samples were sent to PSI's National Voluntary Laboratory Accreditation Program (NVLAP) accredited laboratory located in Pittsburgh, Pennsylvania, for analysis. Each sample underwent polarized light microscopy (PLM) analysis for detection of asbestos fibers in the building materials on a "positive stop" basis, which is defined as follows: if the first sample in the sample group has an analysis indicating that the material contains asbestos at a concentration greater than 1%, then the other samples in the group are not analyzed.



3.0 METHODOLOGY

3.1 GENERAL REFERENCES

Survey, sampling, and analysis procedures were performed in general accordance with the guidelines published by the EPA in 40 CFR Part 763 Subpart E, October 30, 1987, and NESHAP regulation (40 CFR Part 61, April 6, 1973, revised 1990).

3.2 VISUAL SURVEY

The visual survey was performed by an EPA accredited and State of Missouri certified inspector, a copy of whose credentials is included in Appendix D. An initial walkthrough of the serving area was conducted to determine the presence and condition of suspect materials which were physically accessible and/or exposed. Materials which were similar in general appearance were grouped into homogeneous areas. In addition, the friability of the suspect material was determined. A material is defined as friable (F) if the material can be reduced to a powder by hand pressure when dry. Non-Friable (NF) materials that are damaged can also be considered friable.

Although PSI made an attempt to identify all areas of ACM within the serving area, an exhaustive investigation of void spaces was not included in the scope of services for this project. There may exist conditions which were unable to be identified within the scope of this study.

3.2.1 Homogeneous Area Classifications

A preliminary walkthrough of the serving area of the building was conducted to determine areas of materials which were visually similar in color, texture, general appearance, and which appeared to have been installed at the same time. Such materials are termed "homogeneous areas" (HA) by the EPA AHERA regulation. During this walkthrough, the approximate locations of these homogeneous areas were also noted. Only materials which were physically accessible and/or exposed and suspected to contain asbestos were identified and placed in homogenous areas.

Following the EPA AHERA inspection protocol, each identified homogeneous area was placed in one of the following AHERA classifications for the purposes of determining the number of samples to collect:

- **Surfacing Materials:** spray or trowel applied to building members;
- **Thermal System Insulation (TSI):** materials generally applied to various mechanical systems; or
- **Miscellaneous Materials:** any materials which do not fit either of the above categories.

Following the EPA NESHAP inspection protocol, each identified suspect homogeneous material that was confirmed as an ACM was also placed in one of the following NESHAP classifications:

- **Friable Materials:** NESHAP defines a friable ACM as any material containing more than one percent asbestos that, when dry, can be crumbled, pulverized, or reduced to powder by hand pressure.



- **Category I Non-Friable (Cat. I NF):** NESHAP defines a Category I non-friable ACM as packing, gaskets, resilient floor covering (except vinyl sheet flooring products which are considered friable), and asphalt roofing products which contain more than one percent asbestos.
- **Category II Non-Friable (Cat. II NF):** NESHAP defines a Category II non-friable ACM as any material, except for a Category I non-friable ACM, which contains more than one percent asbestos and cannot be reduced to a powder by hand pressure when dry.

In the NESHAP regulation, a regulated asbestos-containing material (RACM) is defined as any (a) friable asbestos material; (b) Category I Non-Friable ACM that has become friable; (c) Cat. I NF ACM that will be or has been subjected to sanding, grinding, cutting, or abrading; or (d) Category II Non-Friable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations.

3.3 SAMPLING PROCEDURES

Following the walkthrough, the inspector collected selected samples of exposed and/or physically accessible materials identified as suspect ACM. Sampling was limited to those materials physically accessible to the inspector during the time of the survey, except if the structural integrity of the item being tested would be compromised.

EPA guidelines were used to determine the sampling protocol. Sampling locations were chosen to be representative of the homogeneous area.

Where possible, samples of surfacing material, if present, were collected in general accordance with the EPA random sampling protocol outlined in the EPA publication, "Asbestos in Buildings: Simplified Sampling Scheme for Friable Surfacing Materials" (EPA 560/5-85-030a, October, 1985). The homogeneous area was divided into a grid of nine (9) sub-areas. If nine samples were taken, one sample was taken from each sub-area. If less than nine samples were taken, the EPA random numbering diagram was used to determine which sub-areas would be sampled. While an effort was made to extract the samples from approximately the middle of the sub-area, samples were taken preferentially from already damaged areas or areas which were the least visible.

Samples of TSI and miscellaneous materials were taken as randomly as possible while again attempting to sample already damaged areas so as to minimize disturbance of the material.

Sampling was performed during normal business hours. After each sample was extracted and as appropriate, a spray encapsulant, silicone-like caulk, and/or tape covering was applied to the sampled area to prevent potential fiber release.

3.4 LABORATORY PROCEDURES

3.4.1 Method of Analysis

Bulk samples were analyzed by PLM with dispersion staining as described by EPA Method 600/R-93-116 (Asbestos in Bulk Building Materials). This is a standard method of analysis in optical mineralogy and the



currently accepted method for the determination of asbestos in bulk samples. The microscopist visually estimated relative amounts of each constituent by determining the volume of each constituent in proportion to the total volume of the sample, using a stereoscope. Then a bulk sample is mounted on a slide, immersed in a solution of known refractive index and subjected to illumination by polarized light. The samples were analyzed for asbestos (chrysotile, amosite, crocidolite, anthophyllite, and actinolite/tremolite), fibrous non-asbestos constituents (mineral wool, paper, etc.) and nonfibrous constituents. Asbestos was identified by refractive indices, morphology, color, pleochroism, birefringence, extinction characteristics, and signs of elongation. The same characteristics were used to identify the non-asbestos constituents.

It should be noted that some ACM may not be accurately identified or quantified by PLM. As an example, the original fabrication of vinyl floor tiles routinely involved milling of asbestos fibers to extremely small sizes. As a result, these fibers may go undetected under the standard PLM method. Transmission Electron Microscopy (TEM) can provide a more definitive analysis of these materials. TEM analysis was not in the scope of this investigation.

3.4.2 Laboratory Quality Control Program

The PSI Laboratory in Pittsburgh, Pennsylvania, maintains an in-house quality control program. This program involves blind reanalysis of ten (10) percent of all samples, precision, and accuracy controls, and use of standard bulk reference materials. In addition, the PSI Laboratory is accredited by NVLAP, which also has quality control procedures inherent in its program.

3.5 QUANTIFICATION

Quantities of physically accessible and/or exposed confirmed asbestos-containing materials were estimated. This estimation was performed by taking approximate measurements in the field. Materials such as pipe insulation and associated mudded joint packing (MJP) were categorized according to the outside diameter of the insulation. Pipe lagging was quantified by linear footage while the actual number of MJPs was counted. Insulation on mechanical equipment such as boilers and ductwork was quantified by the square footage of the surface area of suspect insulation. Similarly, fireproofings, plasters, ceiling, and floor tiles, and transite panels were measured in square feet of surface area. The quantities of ACM that were identified during this investigation are reported in Section 4 of this report.

Quantities are estimates, are intended as order or magnitude information or for general policy discussions and should be confirmed by an abatement contractor since renovation or demolition is being contemplated.

3.6 PHOTOGRAPHY

Photographs of homogenous areas were taken during the course of this investigation. While these photographs were not intended to provide a complete record of the investigation, they do provide a visual description of the homogenous area. Photographs of homogenous areas are intended to depict a representative portion of that homogenous area. Confirmed asbestos-containing homogenous areas were not identified; therefore, photographs are not appended to this report.



4.0 ASBESTOS SURVEY FINDINGS

4.1 GENERAL SUMMARY

Materials confirmed to contain asbestos were not identified in the materials collected from the surveyed area of the subject property. A material is considered by the EPA and State of Missouri to be asbestos-containing if at least one sample collected from the homogenous area contains asbestos in an amount greater than 1%. Bulk Sample Logs are included as Appendix A. Please refer to Appendix B for copies of the laboratory analytical reports and chain-of-custody documentation.

4.2 DETAILED FINDINGS AND OBSERVATIONS

4.2.1 Summary of Sampled Suspect Building Materials

The following suspect asbestos-containing materials were sampled during the course of this survey and submitted for laboratory analysis. This table is a summary of the analytical results of this survey. Materials in **bold** in the table are confirmed to be ACM.

HA	Sample Numbers	Description	Location	Asbestos, % and type	F/NF	NESHAP Category	Estimated Quantity
DW-A	1 2 3	Drywall System	Serving Area	NAD	NF	NA	NA
CT-B	1 2 3	2' by 2' Ceiling Tile, gypsum	Serving Area	NAD	NF	NA	NA

NOTES: NAD=No Asbestos Detected; N/A=Not Applicable; CH=Chrysotile; AM=Amosite; CR=Crocidolite; SF=Square Feet; LF=Linear Feet; EA=Each

In addition, the following observations were made during this survey:

- Walls and floors were non-suspect ceramic tile

4.2.2 Unaccessed Areas

PSI was generally able to access all areas of the serving area.

4.3 Other Considerations

If additional suspect materials not documented in this report are encountered during work activities, the material should be considered asbestos-containing unless bulk sampling is performed, and laboratory analysis proves otherwise.

If materials that were assumed to be ACM are to be impacted during renovation or demolition activities, and those materials cannot be removed intact, then those materials should be sampled and analyzed prior to the renovation or demolition activity or treated as ACM. Based on the analysis of previously assumed ACM, further action may be required per the EPA NESHAP regulations.



The client should consult the Environmental Protection Agency's NESHAP standard, the State of Missouri's asbestos regulations, and local regulations, if any, for additional details regarding asbestos-related demolition/renovation procedures and requirements.

4.4 Recommendations

PSI has no further recommendations regarding asbestos at this time.



5.0 WARRANTY

Professional Service Industries, Inc. warrants that the findings contained herein have been prepared in general accordance with accepted professional practices as applied by similar professionals in the community at the time of its preparation. Changes in the state of the art, site conditions, or in applicable Federal, State, and local regulations cannot be anticipated and have not been addressed in this report.

The field and laboratory results reported herein are considered sufficient in detail and scope to determine the presence of physically accessible and/or exposed suspect asbestos-containing materials in the facility at the time of the survey. Test results are valid only for the material tested at the time of the sample collection during the survey. PSI also recognizes that raw laboratory test data are not usually sufficient to make all abatement and management decisions.

There is a distinct possibility that conditions may exist which could not be identified within the scope of work, or which were not apparent during the site visit. This survey covered only those areas which were exposed and/or physically accessible to the inspector. The study is also limited to the information available from the client at the time it was conducted. The report may not represent all conditions at the subject site as it only reflects the information gathered from specific locations.

As directed by the client, PSI did not provide any service to investigate or detect the presence of moisture, mold, or other biological contaminants in or around any structure, or any service that was designed or intended to prevent or lower the risk of the occurrence of the amplification of the same. The sampling methods utilized by PSI in performing its services may result in the disturbance or dispersal of mold spores. The client acknowledges that mold is ubiquitous to the environment with mold amplification occurring when building materials are impacted by moisture. Client further acknowledges that site conditions are outside of PSI's control, and that mold amplification will likely occur, or continue to occur, in the presence of moisture. As such, PSI cannot and shall not be held responsible for the occurrence or reoccurrence of mold amplification.

No other warranties are implied or expressed.



APPENDIX A BULK SAMPLE LOG

BULK SAMPLE LOG

Client: McDonald's

Work Order Number: 0029-5746

Inspector: Megan Kienker

Date: February 28, 2023

HA #	SAMPLE #	MATERIAL DESCRIPTION (include type of material, color, size)	MATERIAL LOCATION (all areas where material is present)	SAMPLE LOCATION	F/NF	COND (G,F,P)
DW	1 2 3	Drywall System	Kitchen and Serving Area	Serving Area (x3)	NF	G
CT	1 2 3	Ceiling Tile, 2'x2' gypsum	Kitchen and Serving Area	Serving Area (x3)	NF	G

The following observations were made during the survey:

- Ceramic wall and floor tiles are not suspect.



APPENDIX B

LABORATORY ANALYTICAL REPORT AND CHAIN-OF-CUSTODY DOCUMENTATION



REPORT OF BULK SAMPLE ANALYSIS FOR ASBESTOS

TESTED FOR: PSI, Inc
11826 Borman Drive
St. Louis, MO 63146
Attn: Greg Chambliss

Project ID: 0029-5746
McDonald's Restaurant
Asbestos Survey
301 Aaron Dr., Cuba, MO 65453

Date Received: 3/1/2023

Date Completed: 3/7/2023

Date Reported: 3/7/2023

Analyst: Dan Anderson

Work Order: 2303023

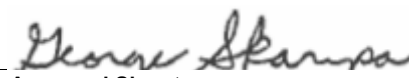
Page: 1 of 1

Client ID	Lab ID (Layer)	Sample Description (Color, Texture, Etc.) <i>Analyst's Comment</i>	Asbestos Content (Percent and Type)	Non-asbestos Fibers (Percent and Type)
MCC-DW-A-1	001A	(1) Gray, Drywall, Homogeneous (2) White, Joint Compound, Homogeneous	NO ASBESTOS DETECTED NO ASBESTOS DETECTED	15% Cellulose Fiber None Reported
MCC-DW-A-2	002A	(1) Gray, Drywall, Homogeneous (2) White, Joint Compound, Homogeneous	NO ASBESTOS DETECTED NO ASBESTOS DETECTED	15% Cellulose Fiber None Reported
MCC-DW-A-3	003A	(1) Gray, Drywall, Homogeneous (2) White, Joint Compound, Homogeneous	NO ASBESTOS DETECTED NO ASBESTOS DETECTED	15% Cellulose Fiber None Reported
MCC-CT-B-1	004A	(1) Gray, Ceiling Tile, Homogeneous	NO ASBESTOS DETECTED	45% Cellulose Fiber
MCC-CT-B-2	005A	(1) Gray, Ceiling Tile, Homogeneous	NO ASBESTOS DETECTED	45% Cellulose Fiber
MCC-CT-B-3	006A	(1) Gray, Ceiling Tile, Homogeneous	NO ASBESTOS DETECTED	45% Cellulose Fiber

Report Notes: (PT) Point Count Results

Quantitation is based on a visual estimation of the relative area of bulk sample components, unless otherwise noted in the "Comments" section of this report. The results are valid only for the item tested as received. This report may not be used to claim product endorsement by NVLAP or any agency of the U.S. Government. Method used: E.P.A. Interim Method for the Determination of Asbestos in Bulk Insulation Samples (EPA 600/M4-82-020). Polarized Light Microscopy is not consistently reliable in detecting asbestos in floor coverings and similar non-friable organically bound materials. Quantitative Transmission Electron Microscopy is currently the only method that can be used to determine if the material can be considered or treated as non-asbestos containing. Samples will be disposed of within 30 days unless notified in writing by the client. No part of this report may be reproduced, except in full, without written permission of the laboratory. The reporting limit is 1% by weight. NVLAP Lab Code 101350-0.

Respectfully submitted,
PSI, Inc.


Approved Signatory
George Skarupa

2303023

**Information
To Build On**
Engineering • Consulting • Testing

IH Laboratory

Send Invoice To:	
Company:	Professional Service Industries, Inc. (PSI)
Attn:	Greg Chambliss
Address:	11826 Borman Drive; St., Louis, Missouri 63146
Telephone:	314-432-8073
Email:	greg.chambliss@intertek.com

Stop at First Positive	Y	<input checked="" type="checkbox"/>
	N	<input type="checkbox"/>

Laboratory Use Only		Y	N
All Samples In Acceptable Condition:			
Comments:			
Shipping Charges Apply:			

[illegible]

Relinquished by	Date/Time	Received by	Date/Time
Mr. Kink	2/28/23	J. Green	3/1/23

Analyst Name:	Analyst Signature:
---------------	--------------------

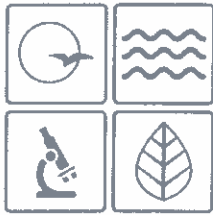
Special Instructions / Comments:	



**APPENDIX C
PHOTOGRAPHS
(not applicable)**



APPENDIX D ACCREDITATIONS



MISSOURI
DEPARTMENT OF
NATURAL RESOURCES

Michael L. Parson
Governor

Dru Buntin
Director

May 31, 2022

Megan Kienker
11826 Borman Dr.
St Louis, MO 63132

CERTIFICATION NUMBER:
7136052722MOII21662

THIS CERTIFIES
Megan Kienker
HAS COMPLETED THE CERTIFICATION
REQUIREMENTS FOR
Inspector



APPROVED: **05/31/2022**

TRAINING DATE: **05/27/2022**

EXPIRES: **05/31/2023**


Director of Air Pollution Control Program

RE: Missouri Asbestos Occupation Certification Card

Enclosed is your certification card for Asbestos Inspector, as issued by the Asbestos Unit of the Missouri Department of Natural Resources' Air Pollution Control Program.

Missouri Certification Number: 7136052722MOII21662

Course Training Date: May 27, 2022

Missouri Certification Approval Date: May 31, 2022

Missouri Certification Expiration Date: May 31, 2023

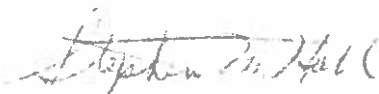
Note:

- All Missouri-certified asbestos personnel must comply with the following statutes and regulations:
 - Sections 643.225 to 643.250, RSMo;
 - 10 CSR 10-6.241 *Asbestos Projects-Registration, Abatement, Notification, Inspection, Demolition, and Performance Requirements; and*
 - 10 CSR 10-6.250 *Asbestos Projects-Certification, Accreditation and Business Exemption Requirements.*
- To keep your occupation certification up-to-date, you must complete an annual refresher course and submit a renewal application each year.
- In order to be eligible to renew your certification, you must successfully complete a refresher course with a Missouri-accredited training provider within 12 months of the expiration date of your current training certificate. If you exceed this grace period, you will be required to retake a Missouri-accredited initial course in order to be eligible for Missouri certification.

To obtain a copy of the certification renewal application, or review regulations and requirements, please visit our website at <http://dnr.mo.gov/cnv/apcp/asbestos/index.htm>.

If you have any questions please call the Air Pollution Control Program at 573-751-4817.

AIR POLLUTION CONTROL PROGRAM



Director of Air Pollution Control Program

PO Box 176, Jefferson City, MO 65102-0176 • dnr.mo.gov



United States Department of Commerce
National Institute of Standards and Technology



Certificate of Accreditation to ISO/IEC 17025:2017

NVLAP LAB CODE: 101350-0

Intertek-PSI, Inc.

Pittsburgh, PA

*is accredited by the National Voluntary Laboratory Accreditation Program for specific services,
listed on the Scope of Accreditation, for:*

Asbestos Fiber Analysis

*This laboratory is accredited in accordance with the recognized International Standard ISO/IEC 17025:2017.
This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality
management system (refer to joint ISO-ILAC-IAF Communiqué dated January 2009).*

2022-07-01 through 2023-06-30

Effective Dates



A handwritten signature in blue ink, reading "Peter S. Lander".

For the National Voluntary Laboratory Accreditation Program

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2017

Intertek-PSI, Inc.
PSI, Inc.
850 Poplar Street
Pittsburgh, PA 15220
Ms. Catherine McNamee
Phone: 412-922-4010 x286 Fax: 412-922-4014
Email: cathy.mcnamee@intertek.com
<http://www.intertek.com>

ASBESTOS FIBER ANALYSIS

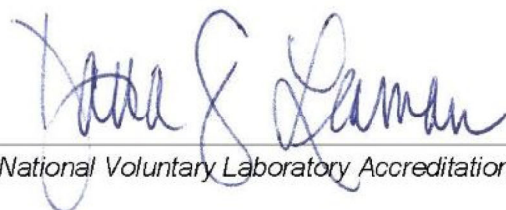
NVLAP LAB CODE 101350-0

Bulk Asbestos Analysis

<u>Code</u>	<u>Description</u>
18/A01	EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples
18/A03	EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials

Airborne Asbestos Analysis

<u>Code</u>	<u>Description</u>
18/A02	U.S. EPA's "Interim Transmission Electron Microscopy Analytical Methods-Mandatory and Nonmandatory-and Mandatory Section to Determine Completion of Response Actions" as found in 40 CFR, Part 763, Subpart E, Appendix A.



For the National Voluntary Laboratory Accreditation Program