BOARD OF REGENTS
BRIEFING PAPER

1. **AGENDA ITEM TITLE:** Purchase of Real Property Located at 4220 South Maryland Parkway, Buildings A, B, and C (La Plaza Business Center), UNLV

   MEETING DATE: September 25, 2026

2. BACKGROUND & POLICY CONTEXT OF ISSUE:

Background Information

Pursuant to Title 4, Chapter 10, Section 1(9), Table 9.1 of the Board of Regents Handbook, UNLV received Chancellor authorization to negotiate the acquisition of the La Plaza Business Center, located at 4220 South Maryland Parkway, as identified in the university's 2021 Comprehensive Maryland Campus Master Plan (the **"Master Plan"**), previously approved by the Board of Regents.

On July 1, 2024, the Chancellor authorized UNLV to negotiate the purchase of Buildings A, B, and C of the La Plaza Business Center, located at 4220 South Maryland Parkway, bearing Clark County Assessor Parcel Numbers 162-23-101-006 and 162-23-101-007 (the **"Property"**). The Property consists of approximately 4.71 acres and includes three two-story office buildings totaling approximately 85,180 square feet, 280 parking spaces, and all associated furniture, fixtures, and equipment. Buildings D and E were sold separately to a private party in 2025 and are not included in this acquisition. The Chancellor's authorization to enter into negotiations is included as **Attachment A.**

The Property was identified in the Master Plan as an "Opportunity Site" because of its strategic location directly across the street from the UNLV Maryland Campus. Following the acquisition, UNLV will evaluate future uses of the Property to support campus space, academic, research, administrative, and infrastructure needs consistent with the Master Plan. The assessment will also evaluate which UNLV programs and activities would be appropriate for occupancy in existing facilities, while considering whether the capital investment required is reasonable given each facility's age, condition, configuration, and capabilities. The initial focus is on cost-effective reuse of the existing facilities, with improvements limited primarily to building systems, technology, safety infrastructure, furnishings, and other modifications necessary to support university operations, rather than major renovations or reconfiguration.

Acquisition of the Property provides UNLV with additional flexibility to support long-term campus growth, fulfill the vision outlined in the Master Plan, and advance the goals of Top Tier 2.0 and the NSHE Strategic Plan. The property location and description, and the applicable Master Plan excerpt are incorporated hereto as **Attachment B** and **Attachment C**, respectively.

Proposed Property Acquisition

If the Board of Regents approves this agenda item, UNLV will enter into a Purchase and Sale Agreement (the **"PSA"**) to purchase the Property for $7.6 million (the **"Purchase Price"**). An independent appraisal dated August 7, 2026, concluded that the Property had a market value of $11.925 million as of July 13, 2026. The purchase price is 36% below the appraised value and satisfies the Board policy requirement that UNLV not acquire the Property for more than its appraised value. The PSA is incorporated hereto as **Attachment D**, and is also included as Exhibit B to the Option Agreement to Purchase Real Property (the **"Option Agreement"** or **"Option"**). The PSA includes its own separately designated exhibits.

UNLV has consulted with the UNLV Foundation and agreed with the Seller that, as the Property has appraised for more than the Purchase Price, the difference between the appraised value and the Purchase Price may be treated as a charitable gift to UNLV. In this instance, UNLV shall have no obligation to incur any additional expense or liability or be responsible for the efficacy of such gift, and such cooperation shall include the execution of an acknowledgment of receipt of the donation and other documents that may be required by the Internal Revenue Service to document the donation. Furthermore, in this circumstance, UNLV and the UNLV Foundation will provide no warranty or guarantee of

any potential or actual taxable benefit to the Seller of such donation or amount stated in any gift acknowledgment letter provided, and UNLV and the UNLV Foundation will provide no tax advice on this matter.

UNLV has conducted required due diligence with respect to the Property that includes title report review and analysis, property inspection, hazardous materials inspection, Phase I Environmental Site Assessment (**"Phase I"**), and an ALTA/ACSM Land Title Survey. The Phase I environmental report includes findings of limited environmental conditions common for a property of this period, which are generally consistent with UNLV buildings of a similar age. When it comes to limited building improvements as contemplated for this property, if acquired by UNLV, UNLV routinely manages these types of existing conditions, and these are not significant barriers to ownership and improvement of the Property.

All due diligence reports will be provided to NSHE Chief General Counsel, or NSHE's real estate counsel for review and final approval.

Due to the strategic importance of the Property, UNLV, in consultation with legal counsel, has entered into the Option Agreement for the purpose of retaining the sole and exclusive option to purchase the Property. As consideration for the exclusive right to purchase the Property, UNLV has deposited $225,000 (the **"Option Payment"**) into an interest-bearing escrow account or other investment medium to secure conditional sole rights to acquire the Property, subject to Board of Regents approval to proceed with the Property acquisition. The Option Payment, which became non-refundable on August 21, 2026 after completion of the due diligence steps, will be credited toward the Purchase Price on the closing date. Additionally, UNLV retains the ability to terminate the Option should there be an objection to matters shown on the title commitment that the Seller elects not to cure, or in the event any eminent domain proceedings take place at the Property prior to the expiration of the Option Period. The Option Agreement and its associated Exhibits are incorporated hereto as part of **Attachment D,** as the PSA and Option Agreement were developed in unison, as their terms required close coordination.

UNLV has identified $7.6 million in available Investment Income funds for the acquisition and an additional $2.5 million for closing costs, demolition, facility improvements, furnishings, equipment, deferred maintenance, and other costs necessary to prepare the Property for future university use, for a total project allocation of $10.1 million, or approximately $1.8 million below the appraised value.

3. SPECIFIC ACTIONS BEING RECOMMENDED OR REQUESTED:

UNLV Interim President Chris Heavey requests approval to purchase the real property and improvements located at 4220 South Maryland Parkway, Buildings A, B and C, commonly known as the La Plaza Business Center, bearing Clark County Assessor Parcel Numbers 162-23-101-006 and 162-23-101-007.

UNLV further requests the Chancellor be authorized to finalize, approve, and execute a Purchase and Sale Agreement and any ancillary agreements required to complete the purchase of the Property, including but not limited to escrow agreements, conveyances, assignments, estoppels, leases, easements, and right of ways (the "Ancillary Documents").

The Purchase and Sale Agreement and the Ancillary Documents shall be reviewed and approved by NSHE Chief General Counsel or, at the Chief General Counsel's request, NSHE Special Real Property Counsel, to ensure compliance with Board of Regents approval to purchase the Property and all other applicable NSHE policies.

4. IMPETUS (WHY NOW?):

- The Property is currently available for purchase, presenting a unique opportunity for UNLV to acquire a strategically located site adjacent to the Maryland Campus.
- Properties of this location and nature do not commonly come up for sale adjacent to the UNLV Maryland Campus and other UNLV properties on Maryland Parkway, so pursuing these property acquisitions when available is important for UNLV.
- In addition to supporting the long-term vision of the Master Plan, portions of the existing facilities may be suitable for near-term university use, subject to further evaluation.

5. CHECK THE NSHE STRATEGIC PLAN GOAL THAT IS SUPPORTED BY THIS REQUEST:

Access (Increase access to higher education)
Success (Improve student success)
Close the Achievement Gap (Close the achievement gap among underserved student populations)
Workforce (Meet workforce needs in Nevada)
Research (Increase solutions-focused research)
Coordination, Accountability, and Transparency (Ensure system coordination, accountability, and transparency)
Not Applicable to NSHE Strategic Plan Goals

INDICATE HOW THE PROPOSAL SUPPORTS THE SPECIFIC STRATEGIC PLAN GOAL

- UNLV's acquisition of the Property will support the university's future Campus development and expansion, providing an opportunity to establish additional facilities that enhance access to higher education for a larger number of students.
- This initiative aligns with the UNLV Maryland Campus Master Plan and supports the growth of academic programs and related services. Any new facilities planned for this Property will be designed to foster educational access and achievement for students from diverse backgrounds, further promoting inclusivity and opportunities for success across all demographics.
- In the near term, UNLV will evaluate whether portions of the existing facilities can be repurposed to address immediate university space needs in a cost-effective manner while longer-term development plans are refined.

6. BULLET POINTS TO SUPPORT REQUEST/RECOMMENDATION:

- The Property is a strategic purchase for UNLV as it is located directly across from the Campus.
- The Property was identified as an "Opportunity Site" in the Master Plan that was approved by the Board of Regents in 2021.
- Based on current and longer-term market trends, property acquisition prices are likely to increase in the future.
- UNLV has identified sufficient Investment Income funds to support the acquisition.

7. POTENTIAL ARGUMENTS AGAINST THE REQUEST/RECOMMENDATION:

The acquisition represents a significant financial investment, and future development or renovation of the Property may require additional funding beyond the purchase price.

8. ALTERNATIVE(S) TO WHAT IS BEING REQUESTED/RECOMMENDED:

Do not purchase the Property.

9. RECOMMENDATION FROM THE CHANCELLOR'S OFFICE:

The Chancellor recommends approval of UNLV's purchase of the La Plaza Business Center at 4220 South Maryland Parkway. The acquisition secures strategically located property below its appraised value using available UNLV investment income.

10. COMPLIANCE WITH BOARD POLICY:

Consistent With Current Board Policy: Title # 4 Chapter # 10 Section # 1(9), Table 9.1
Amends Current Board Policy: Title #_____ Chapter #_____ Section #_____
Amends Current Procedures & Guidelines Manual: Chapter #_____ Section #_____
Other:_____
Fiscal Impact: Yes **X** No_____

Explain: UNLV will fund the acquisition using UNLV Investment Income, including $7.6 million for the purchase, and an estimated $2.5 million for closing costs, demolition, improvements, furnishings, equipment, deferred maintenance, and other costs necessary to prepare the Property for university use, for a total project allocation of $10.1 million. No State General Fund appropriation or additional student fee revenue is required for this acquisition.

ATTACHMENT "A"

CHANCELLOR MEMORANDUM

UNLV Office of THE PRESIDENT

UNIVERSITY OF NEVADA, LAS VEGAS

DATE: July 1, 2024

TO: Patricia Charlton, Chancellor, NSHE

FROM: Keith E. Whitfield, President, UNLV DS KEW

CC: Casey Wyman, Vice President for Finance and Business and CFO, UNLV
Elda L. Sidhu, General Counsel, UNLV DS ES

RE: Notification of Intent to Negotiate Purchase of Real Property located at 4220 S. Maryland Parkway-La Plaza Office Complex

Under the terms of the Board of Regents Handbook Title 4, Chapter 10, Section 9(a), UNLV is granted the ability to negotiate the purchase of real property identified for acquisition pursuant to a campus master plan that has been approved by the Board of Regents.

In September of 2021, UNLV notified Chancellor Rose of its intent to negotiate the possible purchase of 4420 South Maryland Parkway, Building C, Clark County Assessor Parcel Number 162-23-101-007 (the "Building"). See Attachment A Previous Executed Negotiation Memo. However, at that time it was determined purchasing the Building was not a priority as other properties in the area were also being considered for acquisition. For this reason, UNLV did not proceed with purchasing the Building. Please see the attached executed Negotiation to Purchase Real Property memorandum dated September 15, 2021 for reference.

The property owners, ELVI Associates LLC (the "Owners"), recently notified UNLV of its intent to list the La Plaza Business Center for sale, which includes the Building, (collectively the "Property"). The Owners have offered UNLV the opportunity to consider purchasing the Property prior to listing it for sale, therefore UNLV would like to evaluate a possible purchase of the Property, or any combination of Buildings A, B, C, D or E. Please accept this memorandum as notification that UNLV would like to commence negotiations to purchase the Property or Building separately.

In accordance with the Board of Regent approved 2021 Maryland Campus Master Plan, the Property is identified as an Opportunity Site as it is strategically located directly across from the Maryland Campus. Please see Attachments B and C demonstrating the location of the Property and Building, along with its relation to the campus master plan.

Box 451001 • 4505 S. Maryland Parkway • Las Vegas, NV 89154-1001 • Tel: 702-895-3201 • Fax: 702-895-1088

The Property totals 7.79 acres or 339,332 square feet of land that includes 5 buildings. Buildings A through D are 28,468 square feet each and Building E is an industrial type building that is 6,748 square feet. The Property totals 120,620 square feet of building space. The Assessor Parcel Numbers for the Property are 162-22-310-006, 162-22-310-007, 162-22-310-009, and 162-22-310-010.

As per Board policy, the terms of any Purchase and Sale Agreement, including purchase price, would be contingent upon Board approval.

Please contact the UNLV Real Estate Department at cherie.garrity@unlv.edu or 702-895-0426 should additional information be required. Thank you.

ACKNOWLEDGED:

Patricia Charlton, Chancellor
Nevada System of Higher Education

7/1/2024
Date

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ATTACHMENT "A"

PREVOUS CHANCELLOR MEMORANDUM

UNLV Office *of* THE PRESIDENT

UNIVERSITY OF NEVADA, LAS VEGAS

DATE: September 15, 2021

TO: Melody Rose, Chancellor, NSHE

FROM: Keith E. Whitfield, President, UNLV KEW

CC: Jean M. Vock, Vice President for Finance and Business/CFO, UNLV 09/18/2021
Elda L. Sidhu, General Counsel, UNLV

RE: Negotiations to Purchase Real Property Located at 4220 S. Maryland Parkway, Building C

Under the terms of Board of Regents' Handbook Title 4, Chapter 10, Section 1, subsection 9, table 9.1, UNLV is granted the ability to negotiate purchase of real property identified for acquisition pursuant to a campus master plan that has been approved by the Board of Regents. Please accept this memorandum as notification that UNLV will commence negotiations for the purchase of real property located at 4220 S. Maryland Parkway, Building C, and Clark County Assessor parcel number 162-23-101-007. The site is 1.41 acres (61,419.06 square feet) of land along with a 28,468 square foot building. Please see Attachment A that demonstrates the location of the parcel.

The property was designated in the UNLV Maryland Campus Master Plan as a strategic acquisition opportunity due to its location within the Midtown UNLV corridor. This property is also contiguous to 1325 E. Flamingo Road, which is also owned by NSHE/UNLV. Please see Attachment B from the campus master plan that outlines new development opportunities. The Board of Regents approved the above referenced master plan at the September 7-8, 2017 meeting.

As per Board of Regent policy, the terms of any Purchase and Sale Agreement, including purchase price, would be contingent upon Board of Regent approval. It is UNLV's intent to present the property acquisition for consideration by the Board at the March 2022 meeting.

Please contact UNLV Real Estate at 702-895-2537 with any questions or should additional information be required. Thank you.

RECEIVED:

Melody Rose — September 30, 2021

Melody Rose
Chancellor, Nevada System of Higher Education

Date

Box 451001 • 4505 S. Maryland Parkway • Las Vegas, NV 89154-1001 • Tel: 702-895-3201 • Fax: 702-895-1088

ATTACHMENT B

LA PLAZA BUSINESS CENTER
4220 S. Maryland Parkway



Building	Assessor Parcel Number	Square Footage
A	162-22-310-006	28,468
B	162-22-310-006	28,468
C	162-22-310-007	28,468
D	162-22-310-009	28,468
E	162-22-310-010	6,748

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(BUSINESS, FINANCE AND FACILITIES COMMITTEE 09/25/26) Ref. BFF-3, Page 9 of 332

ATTACHMENT C

2021 MARYLAND CAMPUS MASTER PLAN



ATTACHMENT "B"

LA PLAZA BUSINESS COMPLEX
BUILDINGS A, B & C



ATTACHMENT "C"

2021 MARYLAND CAMPUS MASTER PLAN



FIRST AMENDMENT TO
OPTION AGREEMENT TO PURCHASE REAL PROPERTY

4220 SOUTH MARYLAND PARKWAY, LAS VEGAS, NEVADA 89119

This First Amendment to Option Agreement to Purchase Real Property (this "Amendment") is made by and among ELV I ASSOCIATES, LLC, a Delaware limited liability company ("Seller"), BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION, acting on behalf of the University of Nevada, Las Vegas ("Purchaser") and First American Title Insurance Company ("Escrow Agent"). Purchaser and Seller are referred to herein interchangeably as a "Party" and collectively as the "Parties". The Board of Regents of the Nevada System of Higher Education shall be referred to herein as the "Board". The last day of execution here by a Party shall be the effective date (the "Effective Date") of the Agreement.

RECITALS

A. Seller and Purchaser have entered into that certain Option Agreement to Purchase Real Property, dated as of even date herewith, relating to the real property located at 4220 South Maryland Parkway, Las Vegas, Nevada 89119 (the "Option Agreement"). Capitalized terms used but not defined herein shall have the meanings ascribed to them in the Option Agreement.

B. This Amendment is being executed concurrently with the Option Agreement.

C. The parties desire to amend certain terms of the Option Agreement as set forth herein, including the Option Payment amount, the Purchase Price, the Board hearing dates, and the Option Period expiration date.

AMENDMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Option Payment.** Section 2 of the Option Agreement is hereby amended and restated in its entirety to read as follows:

> 2. Option Payment. As consideration for the grant of rights set forth in Section 1 above and for the Option, Purchaser shall deposit the sum of Two Hundred Twenty-Five Thousand Dollars ($225,000.00) (the "Option Payment") in escrow with First American Title Company ("Title Company") no later than five (5) Business Days following the Effective Date. The Option Payment shall be invested in an interest-bearing account or other investment medium reasonably acceptable to the Parties, held in escrow and disbursed by the Title Company strictly in accordance with the terms and provisions of this Agreement. All interest accrued on the Option Payment shall be deemed to be part of the Option Payment. The Option Payment shall be fully refundable to Purchaser upon demand in the event Purchaser terminates this Agreement for any reason on or before August 21, 11:59 PM Pacific Time, 2026 (the "Review Period"). Following the expiration of the Review Period, the Option Payment shall be non-refundable to Purchaser except as expressly stated to the contrary in Section 6.4 (Phase II Environmental), Section 6.5 (Title Matters), Section 22 (Eminent Domain) or Section 32 (Casualty or Condemnation). The Option Payment shall be distributed to Seller upon (a) the expiration of the Option Period

without exercise by Purchaser, or (b) termination of this Agreement after the end of the Review Period for any reason whatsoever except as expressly stated to the contrary herein. Upon the mutual execution of this Agreement, Seller and Purchaser shall provide a fully executed copy to Title Company, who shall also fulfill the duties of escrow agent. Notwithstanding any other provision of this Agreement, upon Purchaser's failure to exercise the Option on or before the expiration of the Option Period, Escrow Agent is hereby authorized and irrevocably directed to immediately release and disburse the Option Payment to Seller without any further instruction, demand, consent, or authorization from Purchaser, and Purchaser hereby irrevocably waives any right to instruct Escrow Agent to withhold, delay, or redirect such disbursement.

2. **Purchase Price.** Section 3 of the Option Agreement is hereby amended and restated in its entirety to read as follows:

3. Purchase Price. The purchase price for the Property (the "Purchase Price") shall be Seven Million Six Hundred Thousand Dollars ($7,600,000.00). The Purchase Price shall be paid at the Closing (as defined below) by wire transfer of immediately available funds. The Option Payment shall be credited toward the Purchase Price at the Closing in the event that Purchaser elects to exercise the Option.

3. **Board Hearing Dates.** Section 4 of the Option Agreement is hereby amended and restated in its entirety to read as follows:

4. Exercise. The Option is exercisable by Purchaser by the delivery of written notice to Seller at any time prior to the expiration of the Option Period of Purchaser's election to purchase the Property on the terms set forth herein and in the Purchase and Sale Agreement attached hereto as Exhibit B (the "PSA"). Notice shall be addressed to the address of Seller, and provided in the manner, set forth in Section 12. The notice of exercise (the "Exercise Notice") shall specify a time and date for performance (the "Closing Date"), which shall be not later than forty-five (45) days after the date of approval by the Board. Provided that Purchaser has not terminated this Agreement on or before the expiration of the Review Period, Purchaser shall timely submit a written request to place the approval of the purchase of the Property on the agenda for a Board public hearing as an action item, targeting a Board Business and Finance Committee (or successor committee) meeting occurring no later than September 30, 2026, and a full Board of Regents meeting occurring no later than October 16, 2026. The closing (the "Closing") shall take place on the Closing Date.

4. **Option Period.** Section 5 of the Option Agreement is hereby amended and restated in its entirety to read as follows:

5. Option Period. The Option Period shall commence on the Effective Date and shall expire on October 23, 2026, unless earlier terminated in accordance with the terms of this Agreement (the "Option Period").

5. **Ratification.** Except as expressly amended by this Amendment, all terms, conditions, covenants, and provisions of the Option Agreement remain in full force and effect and are hereby ratified and confirmed in all respects. In the event of any conflict between the terms of

this Amendment and the terms of the Option Agreement, the terms of this Amendment shall control.

6. **General Provisions.**

(a) **Counterparts.** This Amendment may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

(b) **Electronic Signatures.** This Amendment may be executed by electronic signature, which shall be deemed an original signature for all purposes.

(c) **Governing Law.** This Amendment shall be governed by and construed in accordance with the laws of the State of Nevada, without regard to its conflict of laws principles.

(d) **Integration.** This Amendment, together with the Option Agreement, constitutes the entire agreement of the parties with respect to the subject matter hereof and supersedes all prior negotiations, representations, warranties, commitments, offers, and contracts (whether oral or written) with respect to the subject matter hereof.

[Signature Page Follows]

IN WITNESS WHEREOF, the parties have executed this Amendment as of the date first written above.

SELLER:

ELV I ASSOCIATES, LLC,

a Delaware limited liability company

Signed by:

By: Jonathan Strauss

Name: Jonathan Strauss

Its: Manager

PURCHASER:

Board of Regents of the Nevada System of Higher Education, on behalf of the University of Nevada, Las Vegas

Approved:

DocuSigned by:

By: Christopher Heavey

Chris L. Heavey, Interim President
University of Nevada, Las Vegas

ESCROW AGENT:

FIRST AMERICAN TITLE INSURANCE COMPANY

By: _____

Name: _____

Title: _____

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OPTION AGREEMENT TO PURCHASE REAL PROPERTY
4220 SOUTH MARYLAND PARKWAY, LAS VEGAS, NEVADA 89119

This Option Agreement to Purchase Real Property (this "Agreement") is made by and among the ELV I ASSOCIATES, LLC, a Delaware limited liability company ("Seller"), BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION, acting on behalf of the University of Nevada, Las Vegas ("Purchaser") and First American Title Insurance Company ("Escrow Agent"). Purchaser and Seller are referred to herein interchangeably as a "Party" and collectively as the "Parties". The Board of Regents of the Nevada System of Higher Education shall be referred to herein as the "Board". The last day of execution here by a Party shall be the effective date (the "Effective Date") of the Agreement.

RECITALS

R-1. Seller owns the land located at 4220 South Maryland Parkway, Las Vegas, Nevada, 89119, as depicted and described on **Exhibit A** attached hereto (the "Land"), and Purchaser may desire to purchase the Land along with the buildings commonly known as buildings A, B and C (the "Buildings") together with all other improvements, parking facilities and fixtures located on the Land (the Buildings and any and all other improvements located on the Land are hereinafter referred to collectively as the "Improvements"), and all easements, hereditaments, appurtenances, development rights, and other benefits, if any, pertaining to or affecting the Land (collectively, the "Easements," and together with Land and Improvements, collectively, the "Real Property"), and all furniture, furnishings, fixtures, equipment and other tangible personal property affixed to and/or located at the Real Property owned by Seller and used in connection with the Real Property, or replacements of those items permitted pursuant to this Agreement (the "Personal Property," and together with the Real Property, collectively, the "Property"); and

R-2. Seller is willing to grant to Purchaser an option to purchase the Property and other rights related thereto, on the terms and conditions set forth herein.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by the parties, Seller, Purchaser and Escrow Agent hereby agree as follows:

1. Grant of Option. During the Option Period (as defined below), Seller hereby grants to Purchaser the sole and exclusive option (the "Option") to purchase the Property, free and clear of all liens, claims, and encumbrances, except for the Permitted Exceptions (as defined below) upon the terms and conditions hereinafter set forth. Purchaser may, at its option, record in the real property records of Clark County a memorandum of option substantially in the form attached as Exhibit C hereto. Upon the expiration or earlier termination of this Option for any reason, Purchaser shall, within ten (10) business days after such expiration or termination, execute, acknowledge, and deliver to Seller a release of such memorandum of option substantially in the form attached Exhibit D hereto. The obligations of the parties in this Section 1 shall survive the earlier expiration or termination of this Agreement.

2. Option Payment. As consideration for the grant of rights set forth in Section 1 above and for the Option, Purchaser shall deposit the sum of One Hundred Fifty Thousand Dollars ($150,000.00) (the "Option Payment") in escrow with First American Title Company ("Title Company") no later than five (5) Business Days following the Effective Date. The Option Payment shall be invested in an interest-bearing account or other investment medium reasonably acceptable to the Parties, held in escrow

and disbursed by the Title Company strictly in accordance with the terms and provisions of this Agreement. All interest accrued on the Option Payment shall be deemed to be part of the Option Payment. The Option Payment shall be fully refundable to Purchaser upon demand in the event Purchaser terminates this Agreement for any reason on or before the earlier of thirty (30) days following the Effective Date or August 21, 11:59 PM Pacific Time, 2026 (the "Review Period"). Following the expiration of the Review Period, the Option Payment shall be non-refundable to Purchaser except as expressly stated to the contrary in Section 6.4 (Phase II Environmental), Section 6.5 (Title Matters), Section 22 (Eminent Domain) or Section 32 (Casualty or Condemnation). The Option Payment shall be distributed to Seller upon (a) the expiration of the Option Period without exercise by Purchaser, or (b) termination of this Agreement after the end of the Review Period for any reason whatsoever except as expressly stated to the contrary herein. Upon the mutual execution of this Agreement, Seller and Purchaser shall provide a fully executed copy to Title Company, who shall also fulfill the duties of escrow agent. Notwithstanding any other provision of this Agreement, upon Purchaser's failure to exercise the Option on or before the expiration of the Option Period, Escrow Agent is hereby authorized and irrevocably directed to immediately release and disburse the Option Payment to Seller without any further instruction, demand, consent, or authorization from Purchaser, and Purchaser hereby irrevocably waives any right to instruct Escrow Agent to withhold, delay, or redirect such disbursement.

3. Purchase Price. The purchase price for the Property (the "Purchase Price") shall be Seven Million Five Hundred Thousand Dollars ($7,500,000.00). The Purchase Price shall be paid at the Closing (as defined below) by wire transfer of immediately available funds. The Option Payment shall be credited toward the Purchase Price at the Closing in the event that Purchaser elects to exercise the Option.

4. Exercise. The Option is exercisable by Purchaser by the delivery of written notice to Seller at any time prior to the expiration of the Option Period of Purchaser's election to purchase the Property on the terms set forth herein and in the Purchase and Sale Agreement attached hereto as **Exhibit B** (the "PSA"). Notice shall be addressed to the address of Seller, and provided in the manner, set forth in Section 12. The notice of exercise (the "Exercise Notice") shall specify a time and date for performance (the "Closing Date"), which shall be not later than forty-five (45) days after the date of approval by the Board. Provided that Purchaser has not terminated this Agreement on or before the expiration of the Review Period, Purchaser shall timely submit a written request to place the approval of the purchase of the Property on the agenda for a Board public hearing as an action item, targeting the Board meeting currently scheduled on September 3, 2026 or September 4, 2026, as applicable. The closing (the "Closing") shall take place on the Closing Date.

5. Option Period. The Option Period shall commence on the Effective Date and shall expire on September 11, 2026, unless earlier terminated in accordance with the terms of this Agreement (the "Option Period").

6. Inspections and Title Review.

6.1. Grant of Right of Inspection. Seller hereby grants to Purchaser, for the duration of the Option Period, the sole and exclusive right to come onto the Property and to conduct due diligence on the Property, investigate, sample, drill, and test the Property, including, without limitation, one or more environmental reviews of the Property. Before Purchaser enters the Property to perform inspections, Purchaser shall give Seller forty-eight (48) hours' notice to the Seller's representative and, at Seller's option, a representative of Seller may accompany Purchaser and/or Purchaser's representative. During the

Option Period, Purchaser shall also have the right to interview any and all tenants occupying the Property under the Leases, upon reasonable prior notice to Seller.

6.2. Seller's Delivery of Documents. Seller will assist Purchaser with its due diligence investigations by providing to Purchaser the following within ten (10) Business Days of the Effective Date, to the extent each is in the Seller's possession and control: (i) copies of all Leases (as defined in Section 7.1.4 below), lease amendments, lease guaranties, licenses, parking agreements, and other occupancy agreements affecting the Property (collectively, the "Lease Documents"); (ii) copies of all easements, rights of way and other contracts affecting the Property; (iii) copies of all surveys and environmental assessments performed on the Property; (iv) all service and maintenance records; (v) equipment and personal property lists; (vi) the most recent tax statements and assessments; (vii) current rent rolls showing all Leases including concessions, security deposits, delinquencies, rents, and prepaid rent (if any); (vii) copies of all tenant and vendor correspondence files; and (viii) such other Property Documents as set forth on Schedule 6.2 attached hereto.

6.3. Conduct of Inspections; Indemnification. In conducting such activities, Purchaser will comply with all applicable laws, rules, and regulations. Purchaser shall have the right to delegate and subcontract with others the performance of such activities. All investigations and testing and results thereof, written or otherwise, shall be and remain the property of Purchaser. Purchaser agrees to return the Property to substantially the same condition existing before entry. Purchaser shall indemnify, defend and hold Seller, its members, partners, officers, directors and agents (collectively, "Indemnified Parties") harmless from any loss, injury, liability, damage or expense, including reasonable attorneys' fees and costs, caused by Purchaser, which an Indemnified Party may incur as a result of any act or omission of Purchaser or its agents arising in connection with any inspections, or the failure of Purchaser to restore the Property; provided, however, that Purchaser shall not be required to indemnify Seller if and to the extent caused by the negligence or willful misconduct of Seller. The foregoing shall survive termination of this Agreement. Purchaser's obligations which may arise out of the performance of this Agreement shall be in accordance with NRS 41.0305 to NRS 41.039. Purchaser will assert the defense of sovereign immunity as appropriate in all cases, and its indemnity obligation for actions sounding in tort is limited in accordance with NRS 41.035. If this Agreement is terminated for any reason prior to Closing, or if Purchaser fails to exercise the Option, Purchaser shall, within five (5) Business Days following such termination or expiration, deliver to Seller complete copies of all inspection reports, environmental assessments, surveys, studies, analyses, and other due diligence materials (expressly excluding any Purchaser commissioned property valuation reports or similar) prepared by or for Purchaser in connection with the Property (collectively, "Inspection Reports"), to the extent provision is not prohibited by the terms of such Inspection Reports, at no cost to Seller. Seller acknowledges that such Inspection Reports are provided without representation or warranty by Purchaser as to their accuracy or completeness. This obligation shall survive the termination of this Agreement.

6.4. Phase II Extension. Purchaser may, at Purchaser's sole cost and expense, conduct a Phase I Environmental Site Assessment ("Phase I") of the Property during the Review Period. In the event the Phase I report identifies one or more Recognized Environmental Conditions ("RECs") and recommends that a Phase II Environmental Site Assessment ("Phase II") be conducted with respect to such RECs, Purchaser shall have the right, exercisable prior to the expiration of the Review Period, to either (i) terminate this Agreement by written notice to Seller, in which event the Option Payment shall be promptly refunded to Purchaser and the parties shall have no further obligations hereunder, or (ii) submit a written request to Seller to authorize the Phase II, together with the proposed scope of work and identity

of the environmental consultant (a "Phase II Request"). For the avoidance of doubt, a Phase II Request shall only be permitted where the Phase I has identified RECs; recommendations arising from conditions other than RECs shall not give rise to any Phase II right or any extension of the Review Period. If Purchaser submits a Phase II Request, Seller shall, in Seller's sole and absolute discretion, within five (5) Business Days of Seller's receipt of a Phase II Request either (a) authorize the Phase II, subject to Seller's approval of the scope of work, the consultant, and reasonable access protocols, or (b) decline to authorize the Phase II, in which event either party may terminate this Agreement by written notice to the other, whereupon the Option Payment shall be promptly refunded to Purchaser and the parties shall have no further obligations hereunder. Seller's election not to authorize a Phase II shall not constitute a default by Seller. If Seller authorizes the Phase II, Purchaser shall diligently prosecute and complete the Phase II within thirty (30) calendar days following Seller's written authorization (the "Phase II Extension Period"), and the Review Period shall be extended solely and exclusively by the Phase II Extension Period. If the completed Phase II report recommends remediation or further investigative action at the Property, Purchaser may, no later than the expiration of the Phase II Extension Period, either (i) terminate this Agreement by written notice to Seller, in which event the Option Payment shall be refunded to Purchaser, or (ii) deliver written notice to Seller of Purchaser's election to negotiate in good faith an alternative resolution, whereupon the parties shall have ten (10) days following delivery of such notice to agree upon mutually acceptable written terms; provided that if the parties are unable to reach such agreement within such period, Purchaser may thereafter terminate this Agreement by written notice to Seller, in which event the Option Payment shall be refunded to Purchaser. If Purchaser does not deliver written notice of election or termination within the time period specified in this Section, Purchaser will be considered to have waived its right to terminate this Agreement based on any environmental matter and to have accepted the Property in its then-existing environmental condition. In the event this Agreement remains in effect following the expiration of the Phase II Extension Period (or the Review Period, if no Phase II Extension Period is triggered), the Option Payment will become non-refundable and will not be subject to any claim, offset, or reduction on account of any environmental condition, finding, contamination, or recommendation, and no further extension of the Review Period or Option Period will be available on account of any environmental matter.

6.5. Title and Survey Review.

6.5.1. As soon as reasonably possible after Title Company's receipt of this Agreement, Title Company shall provide to Purchaser a commitment for an ALTA standard owner's policy of title insurance (including copies of all title exceptions) (the "Title Commitment") that sets forth the state of the title of the Property effective as of the date of this Agreement and as of the Closing Date, which will reflect the legal description for the Property.

6.5.2. Purchaser shall also have the right to obtain an ALTA survey of the Property prepared by a registered professional land surveyor in the State of Nevada, selected by Purchaser (the "Survey").

6.5.3. On or before August 20, 2026, Purchaser will provide written notice to Seller of any objections to title shown on the Title Commitment and Survey to which Purchaser objects (the "Objections"). Such written notice of objections delivered by Purchaser pursuant to this Section 6.5 is referred to herein as the "Objection Notice." The exceptions to title or other matters shown on the Title Commitment or Survey that are not Objections shall be included in the Permitted Exceptions. If Purchaser fails to notify Seller in writing of the Objections within the Review Period, title will be deemed accepted.

6.5.4. If, after the expiration of the Review Period and prior to Closing, the Title Company issues any amendment or update to the Title Commitment disclosing any new exception or matter not shown on the original Title Commitment or Survey (a "New Title Matter"), Purchaser shall have five (5) Business Days after receipt of such amendment or update (together with copies of all documents relating to such New Title Matter) to object to any such New Title Matter by written notice to Seller. Purchaser's failure to timely object shall be deemed Purchaser's approval of such New Title Matter, and such New Title Matter shall automatically become a Permitted Exception with no further action required by either party. If Purchaser timely objects to any New Title Matter, Seller shall have ten (10) Business Days to notify Purchaser in writing whether Seller elects, in Seller's sole and absolute discretion, to cure or remove such New Title Matter. Seller shall have no obligation to cure, remove, or expend any sums with respect to any New Title Matter, and Seller's election not to cure shall not constitute a default or breach by Seller under this Agreement, except that Seller shall be obligated to cure and remove any lien, encumbrance, or exception voluntarily placed on the Property by or at the direction of Seller after the Effective Date. If Seller elects not to cure, or fails to deliver written notice of its election within such ten (10) Business Day period, Purchaser's sole and exclusive remedy shall be to either (I) waive the objection in writing and proceed to Closing, with such New Title Matter deemed a Permitted Exception, or (II) terminate this Agreement by written notice to Seller delivered no later than three (3) Business Days following the expiration of Seller's ten (10) Business Day election period, in which event the Option Payment shall be refunded to Purchaser, and neither party shall have any further obligation to the other except those that expressly survive herein. Purchaser's failure to timely deliver a termination notice shall be deemed a waiver of the objection and an election to proceed to Closing. Notwithstanding the foregoing, any lien, encumbrance, or exception placed on the Property by or at the direction of Seller after the Effective Date shall be deemed automatically objected to by Purchaser, and Seller shall be obligated to cure or remove the same at or prior to Closing at Seller's sole cost and expense.

6.5.5. If Purchaser timely delivers an Objection Notice, Seller shall notify Purchaser in writing within five (5) Business Days after delivery of the Objection Notice ("Seller Response Deadline") whether Seller elects, in Seller's sole and absolute discretion, to cure any Objection. Seller shall have no obligation to cure, remove, or modify any Objection, and Seller's election not to cure shall not constitute a default or breach by Seller under this Agreement. If Seller fails to deliver written notice of its election by the Seller Response Deadline, Seller shall be deemed to have elected not to cure any Objections. Seller's cure obligation, if any, shall be limited solely to satisfying and removing of record any monetary lien of a liquidated, ascertainable amount voluntarily and affirmatively placed on the Property by Seller after the Effective Date; Seller shall have no obligation to cure any other Objection regardless of its nature or source. If Seller elects not to cure, or is deemed to have elected not to cure, any Objection, Purchaser's sole and exclusive remedy shall be, by written notice delivered to Seller within five (5) Business Days following the Seller Response Deadline, to either: (I) waive such Objections, in which case all waived Objections shall automatically become Permitted Exceptions, and Purchaser shall proceed to Closing without any reduction in the Purchase Price or other accommodation from Seller; or (II) terminate this Agreement, in which event the Option Payment shall be refunded to Purchaser, and neither party shall have any further obligation to the other except those obligations that expressly survive herein. Purchaser's failure to deliver written notice of its election within such five (5) Business Day period shall be deemed Purchaser's unconditional and irrevocable waiver of all Objections and an election to proceed to Closing, with all such Objections automatically becoming Permitted Exceptions; provided,

however, that Seller shall be obligated to satisfy and remove any deed of trust, lien, or monetary encumbrance placed on the Property by or at the direction of Seller as of the Effective Date.

6.5.6. "Permitted Exceptions" means: (i) any exception to title or other matter shown on or disclosed by the Title Commitment or Survey, or otherwise approved, waived, or deemed approved or waived by Purchaser pursuant to Section 6.5 or any other provision of this Agreement; (ii) real estate taxes, general and special assessments, and other impositions due and payable in the year in which Closing occurs and in all subsequent years, whether or not then due and payable; (iii) building, zoning, subdivision, land use, and other governmental laws, ordinances and any rules, regulations, and restrictions promulgated thereunder; (iv) all easements, rights-of-way, covenants, conditions, restrictions, and other matters of record as of the Effective Date; (v) matters that would be disclosed by a current, accurate ALTA/NSPS survey of the Property; (vi) rights of any party in possession of all or any portion of the Property under any lease or occupancy agreement, recorded or unrecorded; (vii) oil, gas, mineral, and water rights of record, and any reservations or exceptions thereof; (viii) any matter arising from or attributable to the acts or omissions of Purchaser or any of Purchaser's agents, consultants, employees, or contractors; and (ix) any other matter as to which Purchaser has actual knowledge as of the Effective Date. For purposes of this Section 6.5.6 only, "actual knowledge" of Purchaser shall mean the conscious awareness of David Frommer, Associate Vice President of Planning, Construction and Real Estate, University of Nevada, Las Vegas, as of the Effective Date, without any duty of investigation or inquiry, and shall not include constructive, imputed, or inquiry knowledge of any other officer, employee, or agent of Purchaser or the Nevada System of Higher Education.

7. Representations and Warranties.

7.1. By Seller. Seller hereby represents and warrants to Purchaser, as of the Effective Date and as of the Closing:

7.1.1. Seller has the power and authority to enter into this Agreement and to sell the Property. This Agreement has been duly and validly executed by Seller and constitutes a legal, valid and binding obligation of Seller.

7.1.2. Seller is the owner of the Property in fee simple title, free and clear of all liens and encumbrances, subject however, to the Permitted Exceptions (as defined below). To Seller's actual knowledge, there are no pending applications or claims to minerals or mineral rights appurtenant to the Property, except those to be transferred herein. To Seller's actual knowledge, there are no pending applications, permits, certificates of appropriation, adjudicated or unadjudicated water rights, or claims to water or water rights appurtenant to the Property, except those to be transferred herein.

7.1.3. There are no actions, suits, proceedings or investigations pending or threatened against the Property, of which Seller has actual knowledge, awareness or notice, including, without limitation, (i) condemnation or eminent domain claims, actions or proceedings, or (ii) actions to seize any portion of the Property under any civil or criminal law authorizing seizure or forfeiture as a penalty for violation. To Seller's actual knowledge, no tenant has asserted and no tenant has any basis to assert, any claim, defense, deduction, counterclaim, or offset against the payment of rent or other charges under its Lease. To Seller's actual knowledge, there is no action, suit, or proceeding pending or threatened against any tenant relating to bankruptcy, insolvency, reorganization, or assignment for the benefit of creditors. Seller has received no written demand or written notice from any tenant concerning any claim,

defense, deduction, counterclaim or offset. For the avoidance of doubt, routine notices delivered by tenants in the ordinary course under a Lease, including notices of intent to terminate, non-renewal notices, requests for maintenance or repair, and other customary landlord-tenant correspondence, shall not be considered claims, defenses, deductions, counterclaims, or offsets for purposes of this Section 7.1.3.

7.1.4. To Seller's actual knowledge, the Property is subject to the leases, license agreements, and parking use agreements identified on the Rent Roll dated of even date hereof in Schedule 7.1.4 attached hereto (collectively, the "Leases"), which Leases are the only agreements granting any party the right to use or occupy any portion of the Property. Seller has delivered to Purchaser and such copies are, to Seller's actual knowledge, true, correct, and complete copies of each Lease, together with all amendments, modifications, guaranties, subordination and non-disturbance agreements, and side letters relating thereto, and, to Seller's actual knowledge, there are no oral or unwritten agreements or understandings affecting any Lease. Except for the tenants identified in the Leases, to Seller's actual knowledge, there are no other lessees, tenants or other parties in possession (whether adversely or otherwise) of any portion of the Property. The information set forth in the current rent roll delivered by Seller to Purchaser pursuant to Schedule 6.2 is, to Seller's actual knowledge, true and correct in all material respects, including, without limitation, the amounts set forth for security deposits.

7.1.5. Seller has not entered into any other contracts (whether written or oral) for the sale of the Property or any interest therein, nor are there any rights of first refusal or options to purchase the Property or any interest therein or any other rights of others that might prevent the consummation of this Agreement.

7.1.6. To Seller's actual knowledge, Seller has not caused the Property to be in violation of, and Seller has received no written notice from a governmental authority with jurisdiction over the Property that the Property is in violation of, any Environmental Law. For purposes hereof, (i) "Environmental Law" means any Federal, state, local or administrative agency law, rule, regulation, ordinance or order relating to Hazardous Materials (as defined below), including, without limitation, the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. Section 9601 et. seq.) and the Resource Conservation and Recovery Act of 1976, as amended (42 U.S.C. Section 6901 et. seq.); and (ii) "Hazardous Material" means any substance, chemical, waste or other material listed as "hazardous" or "toxic" under any Environmental Law, including, without limitation, petroleum and petroleum byproducts.

7.1.7. To Seller's actual knowledge, no work has been performed or is in progress at the Property, and no materials will have been delivered to the Property that might provide the basis for a mechanic's, materialmen's or other lien against the Property or any portion thereof, and all amounts due for such work and material shall have been paid and all discharged to Purchaser's satisfaction as of the Closing.

7.1.8. To Seller's actual knowledge, the Property has free and unimpeded access to presently existing public highways and/or roads (either directly or by way of perpetual easements); and all approvals necessary therefor have been obtained. To Seller's actual knowledge, no fact or condition exists which would result in the termination of the current access from the Property to any presently existing public highways and/or roads adjoining or situated on the Property.

7.1.9. There are no attachments, executions, assignments for the benefit of creditors, or voluntary or involuntary proceedings in bankruptcy or under any other debtor relief laws contemplated by or, to Seller's actual knowledge, pending or threatened against Seller or the Property.

7.1.10. To Seller's actual knowledge, Seller is not a party to any, and to Seller's actual knowledge, there is presently no pending or threatened, litigation, arbitration or administrative proceeding (i) with any present or former tenant of the Property, (ii) with any person or entity concerning any aspect of the Property or having or claiming any interest in the Property, (iii) which affects or questions Seller's title to the Property or Seller's ability to perform its obligations under this Agreement, or (iv) which otherwise affects or relates to the Property.

7.1.11. Each Lease is in full force and effect. To Seller's actual knowledge, neither Seller nor any tenant is in default under any Lease, and no event has occurred which, with the giving of notice or the passage of time or both, would constitute a default under any Lease by any party thereto. No tenant has prepaid rent for more than one (1) month in advance. All tenant improvement allowances and leasing commissions due under the Leases have been fully paid.

7.1.12. Purchaser's receipt of an estoppel certificate from any tenant shall not be deemed a waiver of, or limitation on, Seller's representations and warranties under this Section 7.1. If any estoppel certificate contains information that is materially inconsistent with Seller's representations set forth in this Section 7.1, Purchaser shall notify Seller in writing within five (5) Business Days following receipt of such estoppel certificate, identifying the inconsistency with reasonable specificity. In the event of such inconsistency, Purchaser may elect either (i) to proceed to Closing, in which event Purchaser's claims against Seller for breach of the applicable representation or warranty shall be deemed waived, or (ii) if the inconsistency, individually or in the aggregate, would have a material adverse effect on the value, use, or operation of the Property, to terminate this Agreement and receive a refund of the Option Payment. Nothing in this Section shall require Purchaser to accept any estoppel certificate that reveals a material breach of Seller's representations as a substitute for Seller's performance of its obligations hereunder.

To the extent a representation and warranty of Seller set forth in this Section 7.1 is made to Seller's actual knowledge, such representation and warranty shall be to Seller's actual knowledge. "Actual knowledge" as used herein means the conscious awareness of Jonathan Strauss as of the date hereof, and shall not be construed to impose any affirmative duty to investigate or inquire.

7.2. By Purchaser. Purchaser represents and warrants to Seller as of the Effective Date that:

7.2.1. Purchaser is a governmental entity of the State of Nevada created by the Constitution of the State of Nevada and is qualified to do business in the jurisdiction in which the Property is located.

7.2.2. Except obtaining Board approval of the purchase of the Property pursuant to this Agreement, Purchaser has taken all requisite action and obtained all requisite consents, releases and permissions in connection with entering into this Agreement and the instruments and documents referenced herein or required under any covenant, agreement, encumbrance, law or regulation with respect to the obligations required hereunder, and no consent of any other party is required for the performance by Purchaser of its obligations hereunder.

7.2.3. This Agreement is, and all agreements, instruments and documents to be executed and delivered by Purchaser pursuant to this Agreement shall be, duly authorized, executed and delivered by Purchaser. This Agreement is, and all agreements, instruments and documents to be executed and delivered by Purchaser pursuant to this Agreement shall be, valid and legally binding upon Purchaser and enforceable in accordance with their respective terms.

7.2.4. The execution of this Agreement and the consummation of the transactions contemplated hereby do not constitute or shall not result in a breach of, or a default under, any agreement, document, instrument or other obligation to which Purchaser is a party or by which Purchaser may be bound, or any law, statute, ordinance, rule, governmental regulation or any writ, injunction, order or decree of any court or governmental body, applicable to Purchaser or to the Property.

7.2.5. There is no Litigation pending or, to the best of the Purchaser's knowledge, contemplated or threatened against Purchaser that could affect the Purchaser's ability to perform its obligations when and as required under the terms of this Agreement.

8. Seller's Obligations During Option Period. Until the earlier of the Closing or the expiration of the Option Period, Seller and/or Seller's agents or representatives shall:

8.1. Keep the Property insured against fire and other hazards and maintain comprehensive public liability insurance.

8.2. Maintain the Property in good condition and make repairs in the ordinary course, and deliver the Property to Purchaser at Closing in the condition existing as of the Effective Date, normal wear and tear and damage by casualty excepted.

8.3. Provide to Purchaser, immediately upon receipt, any written notices relating to the Property received from any governmental instrumentality or other entity which may have a material effect upon the Property.

8.4. Prior to the expiration of the Review Period, Seller shall be permitted to operate the Property in the ordinary course of business, including, without limitation, entering into service contracts, leases, and other occupancy agreements, without the express written consent of Purchaser, provided that (x) such service contract, lease, or other occupancy agreement is either (1) terminable upon sixty (60) days' notice without penalty or with a termination payment not to exceed Five Thousand Dollars ($5,000.00), or (2) subject to Purchaser's prior written consent before becoming effective; and (y) Seller promptly delivers a copy of any such service contract, lease or occupancy agreement to Purchaser. Notwithstanding anything in this Section 8.4, Seller shall not convey or grant any easement, agree to any restrictive covenant, or otherwise encumber the title to the Property without the express written consent of Purchaser, provided that (i) Purchaser's consent shall not be unreasonably withheld, conditioned, or delayed with respect to matters that would not materially and adversely affect the value, use, or development potential of the Property or Purchaser's plans or intent for such items upon completion of closing, and (ii) Purchaser's consent may be withheld in Purchaser's sole and absolute discretion with respect to any new mortgage, deed of trust, or other matter that would materially and adversely affect the value, use, or development potential of the Property. Seller shall promptly notify Purchaser in writing of any action taken pursuant to this Section 8.4. Following the expiration of the Review Period, Seller shall

not convey or grant any easement, enter into service contracts, leases, or other occupancy agreements, or agree to any restrictive covenant or otherwise encumber the title to the Property, without the express prior written consent of Purchaser; provided that (i) Purchaser's consent shall not be unreasonably withheld, conditioned, or delayed with respect to matters that would not materially and adversely affect the value, use, or development potential of the Property or Purchaser's plans or intent for such items upon completion of closing, and (ii) Purchaser's consent may be withheld in Purchaser's sole and absolute discretion with respect to any new mortgage, deed of trust, or other matter that would materially and adversely affect the value, use, or development potential of the Property. Seller shall promptly notify Purchaser in writing of any proposed action following the expiration of the Review Period.

Notwithstanding any other provision of this Agreement, Seller shall have the right to solicit, receive, negotiate, and enter into backup purchase offers or backup option agreements with respect to the Property during the Option Period (collectively, "Backup Offers"), provided that any such Backup Offer shall expressly be subject and subordinate to Purchaser's Option and shall be conditioned upon the prior termination or expiration of this Agreement without the exercise of the Option by Purchaser.

8.5. Prior to the expiration of the Review Period, Seller shall be permitted to operate the Property in the ordinary course of business, including, without limitation, entering into new leases, service contracts, license agreements, parking agreements, or occupancy agreements, or modifications or renewals of existing Leases, without the prior written consent of Purchaser; provided, however, that Seller shall promptly notify Purchaser in writing of any such new agreement or modification, and that any such item includes a provision expressly permitting the landlord to terminate such agreement for convenience upon not more than sixty (60) days' prior written notice, without penalty or with a termination payment not to exceed Five Thousand Dollars ($5,000). Following the expiration of the Review Period, Seller shall not enter into any new lease, license, parking agreement, or occupancy agreement for any portion of the Property, or materially modify, amend, extend, or renew any existing Lease, without the prior written consent of Purchaser; provided that (i) Purchaser's consent shall not be unreasonably withheld, conditioned, or delayed with respect to any new agreement or modification that would not materially and adversely affect the value, use, or occupancy of the Property or Purchaser's plans or intent for such items upon completion of closing, or extend beyond the anticipated Closing Date, and (ii) Purchaser's consent may be withheld in Purchaser's sole and absolute discretion with respect to any new agreement or modification that would materially and adversely affect the value, use, or occupancy of the Property or Purchaser's plans or intent for such items upon completion of closing, or that would extend beyond the anticipated Closing Date. Seller shall promptly notify Purchaser in writing of any proposed new agreement or modification following the expiration of the Review Period.

9. Cooperation with Zoning and Permitting. During the Option Period, Purchaser shall be entitled to conduct due diligence investigations of the Property in accordance with Section 6 of this Agreement. Notwithstanding any other provision of this Agreement to the contrary, Purchaser shall not, without the prior written approval of Seller, which approval may be granted or withheld in Seller's sole and absolute discretion: (a) apply for, seek, or initiate any change in the zoning classification of the Property, or seek any special use permit, variance, conditional use permit, re-platting, or other land use or zoning approval with respect to the Property; (b) file, record, or cause to be recorded any document, instrument, lien, lis pendens, notice of pendency, option memorandum, easement, restriction, covenant, or other encumbrance of any kind against the Property or any portion thereof; or (c) enter into any agreement binding upon the Property. Any action taken by Purchaser in violation of this Section 9 shall, at Seller's

election, be void and of no force or effect, and shall constitute a material default by Purchaser under this Agreement.

10. Adjustments and Expenses. Except as otherwise expressly set forth herein, each party shall bear its own costs and expenses in connection with the purchase and sale of the Property as is customary for commercial real estate transactions of this type. Notwithstanding the foregoing:

10.1. Real estate taxes, utility use charges and other charges that are customarily prorated shall be prorated as of the Closing Date.

10.2. Seller shall pay the cost of the standard or "base" coverage portion of the owner's title insurance policy and the amount of any real property transfer tax imposed by law on the transfer of the title of the Property, as well as all recording costs.

10.3. Purchaser shall pay for the extended coverage portion of the owner's title insurance policy and any required additional title endorsements, the cost of the Survey, the cost of any Phase I or Phase II Environmental Site Assessment and any other inspections or reports, and the cost of an appraisal.

10.4. Purchaser and Seller shall each pay one-half (1/2) of the escrow fees charged by the Title Company in connection with the Closing.

10.5. Purchaser acknowledges that it is a tax exempt entity; therefore, no real estate property transfer tax will be due from Purchaser upon sale.

10.6. Any other costs or charges of closing this transaction not specifically mentioned in this Agreement shall be paid and adjusted in accordance with local custom in Clark County, Nevada. Additional prorations and closing cost details shall be as set forth in the PSA.

11. Closing.

11.1. Upon Purchaser's exercise of the Option in accordance with Section 4, the Closing shall be consummated in accordance with the terms of this Agreement and the PSA. The Closing shall take place through escrow at the offices of the Title Company, or at such other location as the parties may agree in writing.

11.2. No less than one (1) business day prior to the Closing, Purchaser shall deliver to Title Company: (i) the Purchase Price, less the Option Payment and subject to prorations and adjustments; and (ii) such other documents as may be required under the PSA to effectuate the Closing.

11.3. No less than one (1) business day prior to the Closing, Seller shall deliver to Title Company: (i) an original grant, bargain, sale deed conveying title to the Property, free of all encumbrances other than Permitted Exceptions; and (ii) such other documents as may be required under the PSA to effectuate the Closing and issue the title policy, including, without limitation, authority documents and owner's affidavits.

11.4. Upon recordation of the deed and any other conveyance documents required for transfer of ownership of the Property, Purchaser shall be provided possession of the Property, subject to the rights of tenants under the Leases. Seller will verify that the Property is in broom clean condition (exclusive of the tenant-occupied premises) prior to Closing.

11.5. Purchaser's acceptance of the deed from Seller and payment of the Purchase Price to Seller will not constitute Purchaser's waiver or release of any claims due to the breach of any representation, warranty or covenant of Seller set forth in this Agreement.

11.6. Additional closing procedures and deliveries shall be as set forth in the PSA.

12. Notices. Any notice under this Agreement must be in writing and shall be deemed to be given when (a) hand delivered, or (b) one (1) Business Day after pickup by a recognized overnight courier service, or (c) transmitted by electronic mail provided that confirmation of receipt is noted and a counterpart is also delivered pursuant to (a) or (b) above, in any case addressed to the parties at their respective addresses set forth below:

If to Seller:	ELV I Associates, LLC ELV I ASSOCIATES, LLC c/o Panache Productions, Inc. 621 N. Beverly Drive Beverly Hills, California 90210 Attention: Jonathan Strauss E-Mail: jonathan@panacheproductions.net
With a copy to:	Saul Ewing LLP 1888 Century Park East, Suite 1500 Los Angeles, California 90067 Attention: Bruce M. Smiley, Esq. E-Mail: Bruce.Smiley@saul.com
If to Purchaser:	CFO and Vice President for Business Affairs University of Nevada, Las Vegas 4505 S. Maryland Parkway Box 451004 Las Vegas, NV 89154-1004 Attn: Phone: (707) 895-3571 Fax: (702) 895-1090 Email:
With a copy to:	Executive Director for Real Estate University of Nevada, Las Vegas 4505 S. Maryland Parkway Box 451018 Las Vegas, NV 89154-1018 Attn: Cherie Garrity

Phone: (702) 895-2500
Fax: (702) 895-4960
Email: cherie.garrity@unlv.edu

With a copy to:

General Counsel
University of Nevada, Las Vegas
4505 S. Maryland Parkway
Box 451085
Las Vegas, NV 89154-1085
Attn: Elda Sidhu
Phone: (702)895-5185
Fax: (702) 895-5299
Email: elda.sidhu@unlv.edu

If to Escrow Agent:

First American Title Company
8311 W. Sunset Road, Suite 100
Las Vegas, NV 89113
Attn: Brenda Burns
Attn: Amanda Thompson
Phone: (702) 251-5167
Fax: (702) 938-1875
Email: bburns@firstam.com

DocuSigned by:
Christopher Heavey
8E1DF3B044D246D...

If to Title Company:

First American Title Company
8311 W. Sunset Road, Suite 100
Las Vegas, NV 89113
Attn: Brenda Burns
Phone: (702) 251-5167
Fax: (702) 938-1875
Email: bburns@firstam.com

or in each case to such other address as either party may from time to time designate by giving notice in writing pursuant to this Section 12 to the other party. Telephone numbers are for informational purposes only. Effective notice will be deemed given only as provided above, except as otherwise expressly provided in this Agreement.

13. Seller Default; Specific Performance. In the event of a material default by Seller under this Agreement that remains uncured for ten (10) Business Days following written notice from Purchaser specifying such default in reasonable detail, Purchaser's sole and exclusive remedies shall be limited to either: (a) an action for specific performance of Seller's obligation to convey the Property, provided that (i) Purchaser is not then in default under this Agreement, (ii) Purchaser has fully and strictly performed all of its obligations hereunder, and (iii) Purchaser commences such action within sixty (60) days following the expiration of the applicable cure period; or (b) termination of this Agreement, return of the Option Payment, and reimbursement of Purchaser's actual, documented out-of-pocket costs and expenses incurred in connection with this Agreement, including, without limitation, costs of due diligence, legal fees, and survey and title costs) up to a maximum of Seventy Five Thousand Dollars ($75,000.00),

provided that Purchaser shall deliver to Seller reasonable evidence of such documented out-of-pocket costs and expenses prior to reimbursement. Purchaser's election of one remedy shall constitute a waiver of the other. Neither party shall be liable to the other for consequential, indirect, special, exemplary, punitive, or speculative damages in connection with this Agreement.

14. Purchaser Default; Liquidated Damages. If Purchaser materially breaches or defaults in the performance of its material obligations under this Agreement and, for non-monetary breaches or defaults, such breach or default remains uncured for ten (10) Business Days following written notice from Seller specifying such default in reasonable detail, Seller shall have the sole and exclusive remedy to terminate this Agreement and retain the Option Payment as liquidated damages and not as a penalty. The parties agree that the Option Payment is in fact a reasonable estimate of damages that Seller would suffer as a result of Purchaser's default, that actual damages would be impracticable or extremely difficult to ascertain, and that the provision for liquidated damages does not constitute a penalty. Seller hereby expressly waives any right to seek damages from Purchaser in excess of the Option Payment, including without limitation any claim for consequential, incidental, special, or punitive damages, remarketing costs, carrying costs, or any shortfall between the Purchase Price and any subsequent disposition price.

15. Brokers. Purchaser and Seller represent that the only dealings, negotiations, or consultations with any broker, representative, employee, agent or other intermediary in connection with the sale of the Property is Colliers International and Seller shall be responsible for any commissions due for this transaction. Each of Seller and Purchaser shall indemnify and hold the other harmless from any claim, loss or damage arising out of any compensation due or alleged to be due to a broker or other person arising out of such party's breach of its representation and warranty in this Section 15.

16. Governing Law; Jurisdiction. This Agreement (and all claims relating to or arising out of this Agreement, or the breach thereof, whether based in contract, tort, or otherwise) shall be construed as an Nevada contract and shall be governed by, and construed and interpreted in accordance with, the substantive laws of the State of Nevada, without giving effect to any conflict-of-laws statute, rule, regulation, or principle that would result in the application of the laws of another jurisdiction. Each party hereby irrevocably and unconditionally (a) consents to submit to the jurisdiction of the courts of the State of Nevada and of the United States of America located in the State of Nevada for any action, suit or proceeding arising out of or relating to this Agreement (and each party hereby irrevocably and unconditionally agrees not to commence any such action, suit or proceeding except in such courts), (b) waives any objection to the laying of venue of any such action, suit or proceeding in any such courts, and (c) waives and agrees not to plead or claim that any such action, suit or proceeding brought in any such court has been brought in an inconvenient forum.

17. Entire Agreement; Amendment; Counterparts. This Agreement, together with the Exhibit(s) attached hereto (which are incorporated herein), sets forth the entire agreement between the parties hereto and supersedes all prior written or oral and all contemporaneous oral agreements, negotiations, and understandings with respect to the subject matter hereof. This Agreement may be cancelled, modified or amended only by a written instrument executed by both Seller and Purchaser. This Agreement may be executed in two or more counterparts (including by facsimile or portable document format (pdf) for the convenience of the parties hereto), each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument. Facsimile and portable document format (pdf) signatures shall be considered to be as effective as an original signature.

18. Assignment. Purchaser may not assign or transfer any of Purchaser's rights, obligations and interests under this Agreement, to any person or entity without the prior written consent or approval of Seller. Upon any such assignment or other transfer, Purchaser and such assignee or transferee shall be jointly and severally liable for the obligations of Purchaser under this Agreement, which liability shall survive the assignment or transfer and the Closing. This Agreement shall be binding upon and inure to the benefit of Purchaser and Seller and their respective successors and permitted assigns.

19. Covenant Not to Convey. During the Option Period, Seller shall not (a) enter into a binding purchase and sale agreement for, or convey fee simple title to, the Property or any portion thereof to any third party, or (b) encumber the Property with any new mortgage, deed of trust, or other security instrument that would not be discharged at or prior to Closing; provided, however, that Seller may: (i) market the Property to, solicit offers from, and negotiate with third parties, in each case subject and subordinate to Purchaser's rights under this Agreement and conditioned upon the prior termination of this Agreement; (ii) enter into, renew, extend, or modify leases, licenses, or other occupancy agreements with respect to the Property, subject to the consent requirements set forth in Section 8.5; and (iii) transfer the Property or any interest therein to any affiliate, subsidiary, parent, or related entity of Seller, or in connection with any internal reorganization or estate planning transaction involving Seller or its principals, provided that such transferee expressly assumes all of Seller's obligations under this Agreement and Seller remains jointly and severally liable for such obligations. Any backup purchase contract entered into by Seller shall expressly state that it is subject and subordinate to this Agreement. Notwithstanding the foregoing, this covenant shall automatically and immediately terminate and be of no further force or effect upon (i) the expiration of the Option Period without Purchaser's timely and valid exercise of the Option, (ii) any termination of this Agreement for any reason, or (iii) the occurrence of any Purchaser Default.

20. Customary Procedure. If Purchaser shall elect to exercise the Option, the usual and customary procedure for the handling of real estate transactions in Clark County, Nevada shall be followed by the parties, except to the extent expressly otherwise provided in this Agreement.

21. IRC Section 1031 Tax-Free Exchange. If either party desires to effectuate a tax-free exchange pursuant to Section 1031 of the Internal Revenue Code as part of this transaction, the other party shall cooperate so long as the requesting party pays all costs associated with such cooperation and such exchange does not delay the Closing.

22. Eminent Domain. In the event any eminent domain proceedings shall be commenced with respect to the Property prior to the expiration of the Option Period, Purchaser, at its option, may (a) terminate this Agreement, in which event the Option Payment shall be refunded to Purchaser and the parties shall be relieved of all obligations hereunder, or (b) continue this Agreement in force, in which event any condemnation proceeds received by Seller shall be paid over to Purchaser.

23. Confidentiality. Seller and Purchaser agree to keep the terms, conditions, and existence of this Agreement, the identity of the parties, and all information exchanged in connection with the transactions contemplated hereby (collectively, "Confidential Information") strictly confidential and not to disclose any Confidential Information to any third party without the prior written consent of the non-disclosing party, except: (a) to their respective employees, officers, members, attorneys, accountants, lenders, and consultants who have a bona fide need to know such information in connection with the

transactions contemplated hereby and who are bound by confidentiality obligations no less restrictive than those set forth herein; or (b) to the extent disclosure is compelled by applicable law, subject to strict compliance with the procedures set forth below. The parties acknowledge that Purchaser is a public entity subject to the Nevada Public Records Act, NRS Chapter 239, and may receive public records requests or other legal demands seeking disclosure of this Agreement or related documents. In the event Purchaser receives any public records request, judicial order, subpoena, or other demand seeking disclosure of any Confidential Information (a "Disclosure Demand"), Purchaser shall: (i) provide Seller with prompt written notice of such Disclosure Demand no later than five (5) Business Days prior to any required disclosure date; (ii) assert, in good faith, all legally available exemptions under applicable Nevada law, including without limitation any applicable trade secret, proprietary commercial information, or competitive harm exemptions; (iii) cooperate fully with Seller, at Seller's sole cost and expense, in connection with any legal challenge, motion for protective order, or other proceeding to prevent or limit such disclosure; and (iv) disclose only the minimum amount of Confidential Information legally required after exhausting all available exemptions and protections. Seller may designate specific documents or portions thereof as "trade secret" or "confidential commercial information" pursuant to NRS 333.333 or any other applicable Nevada law, and Purchaser shall honor such designations and assert them in response to any Disclosure Demand. Purchaser shall not release any document bearing such a designation without first providing Seller the notice required above and a reasonable opportunity to seek injunctive or other relief. Seller shall indemnify, defend, and hold Purchaser harmless from and against any third-party claims, costs, and expenses arising solely from Purchaser's good-faith withholding of documents properly designated by Seller pursuant to applicable law. The failure of Seller to label any particular document shall not constitute a waiver of Seller's confidentiality rights with respect to such document or any right to claim damages arising from the unauthorized disclosure thereof, provided that Purchaser has otherwise complied with its notice and cooperation obligations set forth herein. Each party acknowledges that any breach of this Section would cause irreparable harm to the other party for which monetary damages would be an inadequate remedy, and each party shall be entitled to seek injunctive or other equitable relief to prevent or remedy any actual or threatened breach of this Section without the requirement of posting any bond or other security. The obligations of this Section shall survive the expiration or earlier termination of this Agreement for a period of three (3) years.

24. Attorneys' Fees. If it becomes necessary for either party to this Agreement to file a suit or other legal action to enforce this Agreement or any provisions contained herein, or to obtain a judicial declaration of the rights and obligations of the parties to this Agreement, each party shall be responsible for its own attorney's fees and costs.

25. Survival of Representations and Warranties; Liability. All representations and warranties made herein shall survive until the date that is one (1) year following the earlier of (a) the termination of this Agreement, (b) the expiration of the Option Period without Purchaser's exercise of the Option, or (c) the Closing (the "Survival Period"), after which all such representations and warranties shall automatically terminate and be of no further force or effect, and no claim or action based thereon may be commenced by Purchaser. Seller's aggregate liability to Purchaser for any and all claims arising out of or relating to any breach of Seller's representations and warranties under this Agreement shall not exceed Five Hundred Thousand Dollars ($500,000) in the aggregate (the "Cap"). Purchaser shall not be entitled to assert any claim for breach of any representation or warranty unless and until the cumulative amount of all such claims exceeds Ten Thousand Dollars ($10,000) (the "Basket"), in which event Purchaser may recover the full amount of such claims (not merely the excess), subject in all events to the Cap. Notwithstanding anything to the contrary contained in this Agreement, no recourse shall be had against

any member, manager, partner, shareholder, principal, officer, director, employee, agent, or affiliate of Seller, whether past, present, or future and whether direct or indirect (collectively, "Seller Parties"), for any obligation, liability, or claim arising out of or relating to this Agreement or the transactions contemplated hereby, whether based in contract, tort, statute, equity, or otherwise; all such claims shall be asserted solely against Seller as an entity and satisfied solely from Seller's assets, and Purchaser hereby irrevocably waives any right to proceed against any Seller Party individually. Seller shall maintain, or cause to be maintained, unrestricted assets in Seller (as an entity) with a value not less than the amount of the Cap at all times from the Closing through the expiration of the Survival Period, and Seller shall not make any distribution, dividend, or other transfer of assets to any Seller Party, or otherwise dissolve, wind up, or diminish its net assets, to the extent doing so would reduce Seller's unrestricted assets below the amount of the Cap during such period. The foregoing Cap, Basket, Survival Period, and non-recourse limitations shall not apply to claims arising from Seller's fraud or intentional misrepresentation.

26. Strict Construction. This Agreement is and shall be deemed and construed to be the joint and collective work product of the parties hereto and, as such, this Agreement shall not be construed against either party, as the otherwise purported drafter of same, by any Court of competent jurisdiction in order to resolve any inconsistency, ambiguity, vagueness or conflict in terms or provisions, if any, contained herein.

27. Business Days. If any date herein set forth for the performance of any obligations by Seller or Purchaser or for the delivery of any instrument or notice as herein provided should fall on a Saturday, Sunday or Legal Holiday, the compliance with such obligations or delivery shall be deemed acceptable on the next Business Day. As used herein, "Business Day" means any day other than a Saturday, Sunday, or any local or federal holiday on which the Courts of the Eighth Judicial District are closed in Las Vegas, Nevada.

28. Severability. If any provision of this Agreement or its application to any party or circumstances shall be determined by any court of competent jurisdiction to be invalid and unenforceable to any extent, the remainder of this Agreement or the application of such provision to such person or circumstances, other than those as to which it is so determined invalid or unenforceable, shall not be affected thereby, and each provision hereof shall be valid and shall be enforced to the fullest extent permitted by law.

29. Waiver. No waiver of any breach of any agreement or provision contained herein shall be deemed a waiver of any preceding or succeeding breach of any other agreement or provision herein contained. No extension of time for the performance of any obligation or act shall be deemed an extension of time for the performance of any other obligation or act.

30. No Partnership. Nothing contained in this Agreement shall be construed to create a partnership or joint venture between the parties or their successors in interest or permitted assigns.

31. Conditions Precedent. The obligation of Purchaser to exercise the Option and consummate the purchase of the Property hereunder is subject to, and Purchaser shall not be permitted to deliver the Exercise Notice unless and until, the approval of the terms and conditions of this Agreement and the PSA by the Board at a duly noticed public meeting, which approval is in the Board's sole and absolute discretion. If the Board (i) does not approve of the transaction before the expiration of the Option Period or (ii) approves the transaction subject to any material condition, comment, or modification, then

Seller shall have the right, within ten (10) Business Days following Purchaser's written notice thereof, to elect in the case of (i) terminate this Agreement, in which event the Option Payment shall be released to Seller or, in the case of (ii) to accept such condition, comment, or modification, in which case the Board's approval, as so conditioned, shall be deemed approval for purposes of this Agreement, or to terminate this Agreement, in which event the Option Payment shall be released to Seller. For purposes of this Section 31, a "material" condition, comment, or modification means one that would alter (a) the Purchase Price, (b) the Closing Date or closing timeframe, (c) either party's termination rights, (d) the refundability or disposition of the Option Payment, (e) the scope of the Permitted Exceptions or the condition of title to be delivered, (f) any obligation of Seller to convey the Property, or (g) the form of Purchase and Sale Agreement attached hereto as Exhibit B. Non-material conditions, comments, or modifications (including, without limitation, administrative corrections, formatting changes, or clarifications that do not alter the economic terms, risk allocation, or obligations of the parties) shall not trigger Seller's right to terminate under this Section. For the avoidance of doubt, the disposition of the Option Payment upon any termination of this Agreement shall be governed by the applicable provisions of this Agreement, including without limitation Section 2 (Review Period refundability), Section 6.4 (Phase II Environmental), Section 6.5 (Title Matters), Section 14 (Purchaser Default), Section 22 (Eminent Domain), and Section 32 (Casualty or Condemnation).

32. Damage, Destruction and Condemnation.

32.1. Except as provided herein, Seller assumes all risk of loss or damage to the Property by fire or other casualty until control of the Property is delivered to Purchaser. If at any time on or prior to Closing Date any portion of the Property is damaged or destroyed by fire or any other cause, Seller shall promptly deliver written notice to Purchaser describing the nature and extent of such damage, Seller's reasonable estimate of the cost to repair, and the estimated amount of available insurance proceeds. If the estimated cost to repair exceeds Five Hundred Thousand Dollars ($500,000.00) or ten percent (10%) of the Purchase Price, whichever is less, as reasonably determined by an independent contractor mutually selected by the parties (and taking into account any applicable prevailing wage or public works requirements that would apply to Purchaser's restoration of the Property), Purchaser shall have the right to terminate this Agreement by written notice to Seller within ten (10) calendar days following the date upon which Purchaser receives Seller's written notice (together with the independent contractor's estimate), in which event the Option Payment shall be refunded to Purchaser. If Purchaser does not timely elect to terminate, or if the estimated cost to repair is equal to or less than such threshold, this Agreement shall remain in full force and effect and the parties shall proceed to Closing; provided that (a) all insurance proceeds paid or payable with respect to such casualty (together with the amount of any deductible) shall be assigned and credited to Purchaser at Closing, and (b) if the insurance proceeds are insufficient to cover the cost of repair (taking into account prevailing wage requirements applicable to Purchaser), the Purchase Price shall be reduced by the amount of such shortfall.

32.2. If at any time on or prior to the expiration of the Option Period any action or proceeding is filed or initiated under which all or any portion of the Property may be taken pursuant to any condemnation or eminent domain authority, Seller shall promptly deliver written notice to Purchaser describing the nature of such proceeding and the portions of the Property affected. If such taking would materially impair Purchaser's intended use of the Property or would affect more than five percent (5%) of the Land area, Purchaser shall have the right to terminate this Agreement by written notice to Seller within ten (10) calendar days following receipt of Seller's notice, in which event the Option Payment shall be refunded to Purchaser and neither party shall have any further obligation to the other except those

obligations that expressly survive herein. If Purchaser does not timely elect to terminate, or if the taking does not trigger Purchaser's termination right as set forth above, this Agreement shall remain in full force and effect, and the parties shall proceed to Closing, with the Purchase Price reduced by the value of the portion of the Property taken, and all condemnation proceeds and awards (whether paid or payable) assigned to Purchaser at Closing..

33. Property Condition. THE PROPERTY IS BEING SOLD "AS IS", "WHERE IS" AND "WITH ALL FAULTS" AS OF CLOSING, WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER AS TO ITS CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY OR ANY OTHER WARRANTY, EXPRESS OR IMPLIED, EXCEPT AS SPECIFICALLY SET FORTH IN THIS AGREEMENT. SELLER SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED, CONCERNING THE PROPERTY, EXCEPT AS SPECIFICALLY SET FORTH IN THIS AGREEMENT. PURCHASER ACKNOWLEDGES THAT PURCHASER IS PURCHASING THE PROPERTY BASED SOLELY UPON PURCHASER'S OWN INDEPENDENT INVESTIGATIONS AND FINDINGS AND NOT IN RELIANCE UPON ANY INFORMATION PROVIDED BY SELLER OR SELLER'S AGENTS OR CONTRACTORS, EXCEPT AS SPECIFICALLY SET FORTH IN THIS AGREEMENT.

34. FIRPTA. If applicable, Seller agrees to complete, sign, and deliver to Purchaser's designee a certificate indicating whether Seller is a foreign person or a nonresident alien pursuant to the Foreign Investment in Real Property Tax Act ("FIRPTA"). If Seller is a foreign person then the Purchaser must withhold a tax in an amount to be determined by Purchaser's designee in accordance with FIRPTA, unless an exemption applies. Seller agrees to sign and deliver to Purchaser's designee the necessary documents to determine if withholding is required.

35. Seller's Donation. The parties acknowledge that if the bona fide appraised value by a qualified Nevada licensed appraiser of the Property is more than the Purchase Price, any amount over the Purchase Price shall be considered a donation by Seller to Purchaser, and Seller will work with the UNLV Foundation to receive a gift acknowledgement letter of the value being received as a gift. Purchaser shall have no obligation to incur any additional expense or liability or be responsible for the efficacy of such gift. Such cooperation shall include the execution of an acknowledgement of receipt of the donation and such other documents that may be required by the Internal Revenue Service to document the donation. Purchaser and the UNLV Foundation provide no warranty or guarantee of any potential or actual taxable benefit to the Seller of such donation or amount stated in any gift acknowledgement letter provided, and Purchaser and the UNLV Foundation will provide no tax advice on this matter.

36. Time of Essence. Time is of the essence with respect to the performance of the obligations of Seller and Purchaser under this Agreement.

37. Escrow Agreement. By executing this Agreement or a counterpart hereof, or by accepting delivery of funds into escrow hereunder, Escrow Agent agrees to be bound by the escrow terms and conditions set forth in this Agreement and agrees to perform its duties as set forth herein. Escrow Agent is hereby authorized and directed to hold and disburse the Option Payment pursuant to the terms and conditions herein. Escrow Agent shall comply with the disbursement instructions without further consent or instruction from the Parties. Escrow Agent may rely on any written instruction, notice, or

document delivered to it that it reasonably believes to be genuine and executed by the proper party or parties.

[*Signature Pages Follow*]

IN WITNESS WHEREOF, Purchaser, Seller and Escrow Agent have executed this Agreement as of the Effective Date.

SELLER:

ELV I ASSOCIATES, LLC,
a Delaware limited liability company

Signed by:
By: Jonathan Strauss
Name: Jonathan Strauss
Its: Manager

PURCHASER:

Board of Regents of the Nevada System of Higher Education, on behalf of the University of Nevada, Las Vegas

Approved:

DocuSigned by:
By: Christopher Heavey
8E1DF3B044D246D...
Chris L. Heavey, Interim President
University of Nevada, Las Vegas

Initial
SO

ESCROW AGENT:

FIRST AMERICAN TITLE INSURANCE COMPANY

By: _____
Name: _____
Its: _____

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Schedule 6.2

Property Documents

To the extent in Seller's possession, custody, or control, Seller shall make the following items available to Purchaser during the Review Period.

1. The most recent survey of the Property in Seller's possession, if any;

2. The most recent title insurance policy in Seller's possession, if any;

3. Copies of real property tax statements or assessment notices for the current tax year and the immediately preceding tax year, if any;

4. Copies of any Environmental reports and engineering studies, including soil reports and feasibility studies, prepared for or on behalf of Seller, if any;

5. Copies of material service and maintenance records relating to the Property that are in Seller's possession, to the extent reasonably available, if any;

6. Copies of all contracts currently in effect and affecting the Property, including property management agreements and operating agreements, if any;

7. Equipment list for the Property;

8. Personal property and fixture list;

9. Copies of any unresolved or outstanding violation or condemnation notices relating to the Property received by Seller within the previous thirty-six (36) months, if any;

10. Copies of any resolved violation or condemnation notices relating to the Property received by Seller within the previous twenty-four (24) months, if any;

11. A current rent roll, if applicable, reflecting all currently effective Leases, including any noted concessions, security deposits, delinquencies, and prepaid rents;

12. Copies of all Leases and other occupancy agreements affecting the Property, together with any amendments thereto, if any; and

13. Copies of the most recent utility bills for the Property in Seller's possession, if any.

14. Any and all other documentation related to the Property, to the extent in Seller's possession or control, which may be reasonably necessary to Purchaser's inspection of the Property.

Purchaser acknowledges and agrees that Seller shall have no obligation to obtain, prepare, or commission any new or updated reports, studies, surveys, or other documentation in connection with the foregoing; provided, however that Seller shall prepare and deliver to Purchaser a current rent roll for the Property that identifies any and all persons or entities occupying, or having a right to occupy or otherwise be present on the Property, regardless of whether such occupancy or right arises under a lease, license, parking agreement, occupancy agreement, or any other written or oral agreement or arrangement between Seller and any such person or entity.

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Docusign Envelope ID: 5B88BC3D-A33C-842F-81B3-3FCD4DD4424D

Schedule 7.1.4

Rent Roll

[To be attached.]

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EXHIBIT A

Legal Description

For APN/Parcel ID: 162-23-101-006 (Buildings A & B)

Parcel 1:

That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Sections 23, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada described as follows: Lot One (1) as shown by map thereof on file in File 7 of Parcel Maps, Page 61, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom that portion of said lot conveyed to the County of Clark by Grant, Bargain, Sale Deed recorded February 18, 2025, in Book 20250218, Instrument No. 0001263, Official Records.

Non-Exclusive easements as set forth in a document entitled Shared Access, Right of Way and Easement Agreement, recorded January 3, 2006, in Book 20060103, Instrument No. 0001238, Official Records, and amended by Amended Shared Access, Right of Way and Easement Agreement dated April 27, 2007, Recorded May 2, 2007, in Book 20070502, Instrument No. 0003169, Official Records.

For APN/Parcel ID: 162-23-101-007 (Building C)

That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 23, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada, described as follows: Lot Two (2) as shown by map thereof on file in File 7 of Parcel Maps, Page 61, in the Office of the County Recorder Clark County, Nevada.

Non-Exclusive easements as set forth in a document entitled Shared Access, Right of Way and Easement Agreement, recorded January 3, 2006, in Book 20060103, Instrument No. 0001238, Official Records, and amended by Amended Shared Access, Right of Way and Easement Agreement dated April 27, 2007, Recorded May 2, 2007, in Book 20070502, Instrument No. 0003169, Official Records.

Docusign Envelope ID: 5B88BC3D-A33C-842F-81B3-3FCD4DD4424D

EXHIBIT B

Form of Purchase and Sale Agreement

PURCHASE AND SALE AGREEMENT
4220 SOUTH MARYLAND PARKWAY

This Purchase and Sale Agreement (this "Purchase Agreement") is entered into and effective as of the date of Purchaser's exercise of the Option (the "PSA Effective Date") pursuant to that certain Option Agreement to Purchase Real Property dated _____, 2026, by and between **ELV I ASSOCIATES, LLC**, a Delaware limited liability company ("Seller"), and the **BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION**, acting on behalf of the University of Nevada, Las Vegas ("Purchaser") (the "Option Agreement"). Capitalized terms used but not defined herein shall have the meanings ascribed to them in the Option Agreement.

RECITALS

A. Pursuant to the Option Agreement, Seller granted to Purchaser an exclusive option to purchase approximately 4.71 acres of land located at 4220 South Maryland Parkway, Buildings A, B and C, Las Vegas, Nevada, 89119, as more particularly described on Exhibit A attached hereto (the "Land"), along with all buildings (the "Buildings") together with all other improvements, parking facilities and fixtures located on the Land (the Buildings and any and all other improvements located on the Land are hereinafter referred to collectively as the "Improvements"), and all easements, hereditaments, appurtenances, development rights, and other benefits, if any, pertaining to or affecting the Land (collectively, the "Easements," and together with the Land and Improvements, collectively, the "Real Property"), and all furniture, furnishings, fixtures, equipment and other tangible personal property affixed to and/or located at the Real Property owned by Seller and used in connection with the Real Property (the "Personal Property"), and that certain Managed Client Agreement between Seller and RGN-MCA LAS VEGAS VI, LLC, a Delaware limited liability company ("IWG"), with a principal address at 15305 North Dallas Parkway, 12th Floor, Addison, Texas 75001, affecting the Real Property (the "IWG Agreement"). Seller shall cause all other of Seller's right, title and interest in and to all leases, lease amendments, lease guaranties, licenses, parking agreements, and other occupancy agreements (each, a "Lease" and collectively, the "Leases") to be terminated and all tenants and occupants (other than IWG) to have vacated the Property on or before the Closing Date (each, a "Tenant" and collectively, the "Tenants"). The Real Property, Personal Property, the IWG Agreement, and all related rights, collectively, are referred to herein as the "Property."

B. Purchaser has exercised the Option and the parties now desire to consummate the purchase and sale of the Property on the terms set forth herein and in the Option Agreement.

C. Purchaser has completed its physical inspections, environmental investigations, title review, lease review, document review, financial analysis, and other due diligence investigations of the Property in accordance with the Option Agreement. Purchaser's exercise of the Option constitutes Purchaser's acknowledgment that the Option Period and Purchaser's inspection, review, and termination rights under the Option Agreement have expired in accordance with their terms; provided, however, that nothing in this Purchase Agreement shall limit, waive, or diminish any of Seller's continuing obligations, representations, warranties, or the conditions to Closing set forth in the Option Agreement or this Purchase Agreement. Purchaser is acquiring the Property in its "AS IS," "WHERE IS," and "WITH ALL

FAULTS" physical condition as of the Closing Date, subject to the express representations and warranties of Seller set forth in the Option Agreement, as qualified by the Cap, Basket, Survival Period, and non-recourse limitations set forth in Section 25 of the Option Agreement; (iii) Purchaser is not relying upon any representation, warranty, statement, or disclosure concerning the Property other than (a) the express representations and warranties of Seller set forth in the Option Agreement and this Purchase Agreement, (b) the documents and materials delivered to Purchaser pursuant to Section 6.2 of the Option Agreement and Schedule 6.2, (c) any estoppel certificates delivered pursuant to Section 4(f) of this Purchase Agreement, and (d) the closing documents executed and delivered at Closing; and (iv) no further due diligence period, investigation right, or contingency exists in Purchaser's favor under this Purchase Agreement except as expressly set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of Ten Dollars ($10.00) and other good and valuable consideration independent of the Option Payment, the receipt and sufficiency of which are hereby acknowledged, and intending to be bound, Seller and Purchaser agree as follows. The parties acknowledge that the consideration provided herein is intended to satisfy the requirements of Nevada law for enforceability of this Purchase Agreement.

1. **Incorporation of Option Agreement**. The Option Agreement and all of its terms, conditions, representations, warranties, covenants, limitations, disclaimers, and liability caps are hereby incorporated into this Purchase Agreement by this reference as though fully set forth herein, including without limitation: (i) the AS IS / WHERE IS / With All Faults disclaimer set forth in Section 33 of the Option Agreement; (ii) the Cap ($500,000), Basket ($10,000), Survival Period (one (1) year), and non-recourse limitations applicable to Seller Parties set forth in Section 25 of the Option Agreement; (iii) the liquidated damages provision set forth in Section 14 of the Option Agreement; (iv) the limitations on Seller's and Purchaser's remedies set forth in Sections 13 and 14 of the Option Agreement; (v) the Permitted Exceptions; (vi) all waivers and deemed approvals arising from Purchaser's failure to timely deliver notices during the Option Period; and (vii) the prohibition on consequential, indirect, special, exemplary, punitive, and speculative damages set forth in Sections 13 and 14 of the Option Agreement. Notwithstanding the foregoing, the conditions to Closing set forth in this Purchase Agreement shall remain in full force and effect and shall not be limited, diminished, or superseded by this incorporation of the Option Agreement. In the event of any conflict between the terms of this Purchase Agreement and the Option Agreement, the Option Agreement shall control.

2. **Agreement to Convey**. Seller agrees to sell and convey, and Purchaser agrees to purchase and accept: (a) fee title to the Land and the Improvements by way of a grant, bargain and sale deed in substantially the form attached hereto as Exhibit B (the "Deed"), to be executed and delivered by Seller, subject only to the Permitted Exceptions; and (b) the remainder of the Property by way of a quitclaim bill of sale in substantially the form attached hereto as Exhibit C (the "Bill of Sale") and such other instruments of conveyance as may be necessary. The conveyance of the Real Property and Personal Property shall in each case be in their AS IS, WHERE IS, and WITH All Faults physical condition as of the Closing Date, without any representation or warranty as to such physical condition except as expressly set forth in the Option Agreement; provided however, that nothing in this Section shall limit, waive, or diminish (i) Seller's title to the Property or authority to convey the same subject to the Permitted

Exceptions (as defined in the Option Agreement), (ii) Seller's express representations and warranties set forth in the Option Agreement, (iii) any claim arising from Seller's fraud or intentional misrepresentation, (iv) the Leases, security deposits, and prorations addressed in this Purchase Agreement, or (v) Seller's closing deliverables required under Section 4 hereof, in each case subject to the limitations, Cap, Basket, and Survival Period set forth in Section 25 of the Option Agreement, except that such Cap, Basket, and Survival Period shall not apply to any claim arising from Seller's fraud or intentional misrepresentation. Purchaser acknowledges that no representation or warranty of Seller shall be deemed expanded, modified, or supplemented by anything contained in the Deed, Bill of Sale, or any other closing document. Purchaser accepts the Personal Property solely on the basis of Purchaser's own independent investigation conducted during the Option Period.

3. **Purchase Price and Payment**. The Purchase Price shall be as set forth in Section 3 of the Option Agreement. The Option Payment shall be credited against the Purchase Price. Purchaser shall pay to Seller the balance of the Purchase Price, subject to prorations and adjustments set forth in Section 10 of the Option Agreement and this Purchase Agreement on the Closing Date, by causing the Title Company to wire the Purchase Price in immediately available funds to such bank account(s) as Seller may designate in writing no fewer than one (1) Business Day prior to the Closing Date. Time is of the essence with respect to Purchaser's funding obligation. If the balance of the Purchase Price is not received by the Title Company in immediately available funds on the Closing Date, Purchaser may elect to extend the Closing Date for up to three (3) Business Days by delivering written notice to Seller, at no cost or penalty to Purchaser, to permit completion of non-substantive administrative or funding processing or delay in funding caused by the Title Company; provided that if the balance of the Purchase Price is not received by the Title Company in immediately available funds on such extended Closing Date, Seller shall be entitled to treat such failure as a Purchaser Default under Section 14 of the Option Agreement, whereupon Seller shall be entitled to retain the Option Payment as liquidated damages as provided therein; provided, however, that Seller shall not be entitled to declare a Purchaser Default under this Section if the delay in funding is caused by Seller. Except as expressly and specifically set forth in the Option Agreement, the Purchase Price shall not be subject to any reduction, credit, offset, or withholding by reason of any condition of the Property, any matter disclosed by or arising from Purchaser's due diligence, or any claim by Purchaser that Seller has breached any representation or warranty; Purchaser's sole remedy for any such alleged breach shall be as set forth in Section 25 of the Option Agreement. Purchaser shall not make payment directly to Seller and shall not comply with any wire instruction delivered by email fewer than two (2) Business Days before the Closing Date without first confirming such instructions by telephone with a known representative of Seller.

4. **Seller's Deliveries at Closing**. At or prior to the Closing, Seller shall deliver to the Title Company:

(a) the Deed, conveying title to Purchaser of the Real Property, subject only to the Permitted Exceptions;

(b) the Bill of Sale, transferring to Purchaser all of Seller's right, title and interest in the Personal Property;

(c) an assignment, without representation or warranty as to the existence, validity, or transferability thereof, of all third-party warranties and guaranties relating to the Property or Improvements as are then in effect and transferable by Seller, if any;

(d) an assignment of all permits, telephone exchange numbers, architectural or engineering plans and specifications, development rights, and other intangible property that exist as of the Closing Date and relate to the Real Property or the Personal Property (the "Intangible Property"), without representation or warranty as to the assignability or continued validity thereof;

(e) an Assignment and Assumption of the IWG Agreement in substantially the form attached hereto as Exhibit D (the "Assignment of IWG Agreement"), duly executed by Seller, assigning to Purchaser all of Seller's right, title and interest under the IWG Agreement;

(f) an Estoppel Certificate from IWG under the IWG Agreement duly executed by IWG, in substantially the form attached hereto as Exhibit E (the "IWG Estoppel Certificate"), confirming the material terms, current status, and absence of defaults under the IWG Agreement. Seller shall use commercially reasonable efforts to obtain the IWG Estoppel Certificate, which shall mean: (a) delivering a written request to IWG no later than ten (10) Business Days after the PSA Effective Date, (b) delivering at least one (1) written follow-up request if IWG has not responded within fifteen (15) days of the initial request, and (c) promptly providing Purchaser with copies of all correspondence with IWG regarding the estoppel request. If, despite such efforts, IWG fails or refuses to deliver the IWG Estoppel Certificate prior to the Closing Date, Seller shall deliver to Purchaser at Closing a landlord estoppel certificate executed by an authorized representative of Seller (the "Landlord Estoppel Certificate") confirming, as of the Closing Date: (i) the material terms of the IWG Agreement (including the Term, Commencement Date, fees, and any modifications), (ii) that to Seller's actual knowledge, neither Seller nor IWG is in material default under the IWG Agreement, (iii) the current financial status of the IWG Agreement including any unpaid operating costs, unpaid platform fee, unpaid management fee, or any other fee owed, and (iv) that Seller has not received any written notice of termination or claim from IWG. The Landlord Estoppel Certificate shall constitute an independent representation and warranty of Seller that survives the Closing for the Survival Period subject to the Cap. Delivery of either the IWG Estoppel Certificate or the Landlord Estoppel Certificate is a condition precedent to Purchaser's obligation to close;

(g) an affidavit pursuant to the Foreign Investment in Real Property Tax Act, if applicable, as required under Section 34 of the Option Agreement;

(h) appropriate evidence of authority, capacity and status of Seller as customarily required by the Title Company for commercial transactions of this type in Clark County, Nevada;

(i) an owner's affidavit in form reasonably acceptable to Seller and the Title Company, sufficient for the Title Company to delete standard exceptions for mechanics' liens, parties in possession (other than IWG under the IWG Agreement), and matters not shown in the public records;

(j) a Declaration of Value as prepared by the Title Company; and

(k) such other documents as are customary and required by the Title Company to issue the title insurance policy contemplated herein and to record the Deed, but not including any document that imposes any obligation, liability, representation, or warranty on Seller beyond those expressly set forth in the Option Agreement and this Purchase Agreement.

Sellers's obligation to deliver the items described in this Section 4 is a condition of Closing.

5. **Purchaser's Deliveries at Closing**. At the Closing, Purchaser shall deliver all documents and instruments required by Nevada law and local practice for the transfer and acceptance of real property in Clark County, Nevada, including but not limited to the following:

(a) pay Seller the Purchase Price as required by Section 3 hereof; and
execute and deliver the following:

(i) the Bill of Sale;

(ii) a certified copy of the Board resolution or other evidence of Board approval authorizing and approving this transaction, together with such other evidence of Purchaser's authority, and the authority of the person executing any documents at Closing on behalf of Purchaser, as the Title Company and Seller may reasonably require;

(iii) the Assignment and Assumption of IWG Agreement in the form of Exhibit D, duly executed by Purchaser, confirming Purchaser's assumption of all obligations arising under the IWG Agreement on and after the Closing Date;

(iv) an assumption of service contracts in form and substance reasonably acceptable to Seller, confirming Purchaser's assumption of all obligations under service contracts relating to the Property that are assignable and not terminated as of the Closing Date;

(v) a Declaration of Value as prepared by the Title Company , in the form required by the Nevada Department of Taxation and Clark County Recorder; and

(vi) such other documents, certificates and other instruments as are customary and required by the Title Company to consummate the transaction contemplated hereby, provided that all such documents comply with Nevada law and local practice.

Purchaser's obligation to deliver the items described in this Section 5 is a condition of Closing.

6. **Escrow Closing**. Purchaser and Seller (or their respective counsel) shall execute escrow closing instructions (the "Closing Instructions") which will provide that, on the Closing Date: (a) Seller and Purchaser shall each deposit with the Title Company the documents described in Sections 4 and 5 above (the "Closing Documents"); and (b) Purchaser shall deposit with the Title Company the balance of the Purchase Price required to be paid after application of the Option Payment thereto and all prorations, adjustments and credits required to be made under the Option Agreement and this Purchase Agreement (the "Adjusted Purchase Price"), all of which shall be set forth on a settlement statement mutually approved and executed by both Purchaser and Seller at or prior to Closing. Upon receipt of the Adjusted Purchase Price and the satisfaction of all conditions set forth in the Closing Instructions, the Title Company shall be authorized and directed to disburse the Adjusted Purchase Price to Seller or its designee(s), record the Deed in the official records of the County Recorder of Clark County, Nevada, and release the remaining Closing Documents to the appropriate parties.

7. **Closing Date Extension**. Notwithstanding Section 4 of the Option Agreement, Purchaser shall have the right to extend the Closing Date by fifteen (15) days, provided that Purchaser provides Seller written notice of its election to extend the Closing Date at least two (2) Business Days prior to the original Closing Date and Purchaser is not in default under the Option Agreement or this Purchase

Agreement at the time of such extension notice or at the time of the extended Closing Date. Purchaser shall have no right to more than one (1) extension of the Closing Date pursuant to this Section, and no further extension shall be available for any reason unless agreed to by Seller in Seller's sole and absolute discretion by written amendment to this Purchase Agreement. If Purchaser fails to close on the extended Closing Date as a result of Purchaser's action, inaction, or failure to perform its obligations, and not as a result of Seller's uncured material default, such failure shall constitute a Purchaser Default under Section 14 of the Option Agreement, and Seller shall be entitled to retain the Option Payment as liquidated damages.

8. **Prorations**. All revenues and expenses, including but not limited to rents, prepaid rents, personal property taxes, installment payments of special assessments, utility charges, and normally prorated operating expenses billed or paid as of the Closing Date shall be prorated as of 11:59 p.m., Pacific time, on the day before the Closing Date (the "Adjustment Time") and shall be adjusted against the Purchase Price due at Closing. The parties shall re-prorate and true-up, within a reasonable time not to exceed one hundred eighty (180) days following the Closing Date (except with respect to real estate tax appeals, which shall be trued up promptly following resolution), any item prorated hereunder that was estimated or that is later determined to have been incorrect, including without limitation real estate taxes, rents, common area maintenance and operating expense reconciliations, utility charges, security deposits, prepaid rent, delinquencies, tenant reconciliations, and other customary prorations, and shall promptly pay to the other party any amount owed as a result of such re-proration or true-up. Notwithstanding the foregoing: (i) rents shall be prorated based upon rents actually received as of the day before Closing; (ii) Seller shall retain the right to seek payment of rents which as of the time of proration are past-due; and (iii) if Seller or Purchaser receives rents attributable to a period when the Property was owned by the other party, then it shall promptly forward such rents to the other party. Rents received by Purchaser following Closing shall first be applied to the payment of current rental obligations, with any excess being paid to Seller for past-due rents accruing prior to Closing. Seller shall transfer to Purchaser at Closing all security deposits held by Seller under the Leases as reflected on the rent roll attached as Schedule 7.1.4 to the Option Agreement. Seller shall remain liable to Purchaser for any shortfall, inaccuracy, or pre-closing misapplication of any security deposit. Purchaser shall indemnify, defend, and hold Seller harmless from any claim by any Tenant arising from Purchaser's handling, disbursement, or return of any security deposit properly transferred to Purchaser, to the extent such claim arises from acts or omissions occurring on or after the Closing Date, which indemnification shall survive the Closing. Purchaser shall assume sole responsibility for all operating expense reconciliations under the Leases attributable to periods following the Closing Date. The purpose and intent of this Section is that Seller shall bear all expenses of ownership and operation of the Property during Seller's period of ownership and shall receive all income therefrom accruing through midnight of the day preceding the Closing, and Purchaser shall bear all such expenses and receive all such income accruing thereafter.

9. **Taxes**. General real estate taxes and special assessments relating to the Property payable during the year in which Closing occurs shall be prorated as of the Closing Date, with Seller being responsible for taxes attributable to Seller's period of ownership and Purchaser being responsible for taxes attributable to the period from and after the Closing Date. If Closing shall occur before the actual taxes payable during such year are known, the apportionment shall be upon the latest available information. Purchaser acknowledges that it is a tax exempt entity; therefore, no real estate property transfer tax will be due from Purchaser upon sale. Seller reserves the right to appeal the assessed valuation of the Property for any tax year prior to or including the Closing Date, which right shall survive the Closing. Purchaser shall reasonably cooperate with Seller in connection with any such appeal to the extent such cooperation is limited to performing ministerial acts, including signing documents, consents,

or authorizations reasonably requested by Seller in connection therewith, provided that such cooperation shall be at no cost to Purchaser and shall not impair Purchaser's tax-exempt status, future tax treatment, ownership records, public reporting obligations, or ability to contest any assessment attributable to periods from and after the Closing Date. Any refund or reduction in taxes attributable to periods prior to the Closing Date shall be paid over to Seller net of the reasonable costs of obtaining such refund, regardless of when received. Any refund attributable to a period straddling the Closing Date shall be apportioned between the parties as of the Closing Date. To the extent Seller is required to complete any documentation evidencing Purchaser's tax-exempt status in connection with the transfer, Purchaser shall promptly provide all necessary certificates, letters of exemption, or other documentation.

10. **Utilities**. Purchaser shall be responsible for contacting utility providers and arranging for the transfer of all utility accounts into Purchaser's name effective as of the Closing Date. Seller shall reasonably cooperate with Purchaser's reasonable requests to facilitate such transfer, including by providing to Purchaser, to the extent in Seller's possession or control, all utility account numbers, capacity information, connection details, and service information relating to the Property. If Purchaser fails to arrange for transfer of any utility account prior to the Closing Date, Purchaser shall indemnify, defend, and hold Seller harmless from any utility charges accruing in Seller's name after the Closing Date, and Seller shall be entitled to terminate any such account in Seller's name immediately following Closing without further notice to Purchaser. Seller and Purchaser shall in good faith attempt to have all usage-based charges billed or read as of a time as close to the Adjustment Time as is reasonable. If a precise reading is not available at Closing, the adjustment shall be made by pro-rating from the latest billing then available. Seller shall close out any accounts with utility companies and shall have the right to receive any deposits held on behalf of Seller by utility companies. Seller makes no representation or warranty regarding the continuity, quality, or capacity of utility services to the Property.

11. **Possession**. Purchaser shall be entitled to possession of the Property upon recordation of the Deed and completion of the Closing, free and clear of all tenants and occupants, except for IWG pursuant to the IWG Agreement.

11.1. **Seller's Indemnification**. Seller agrees to indemnify, defend, and hold harmless Purchaser from and against any and all claims, liabilities, losses, costs, and expenses (including reasonable attorneys' fees) arising out of or relating to: (i) any obligation, liability, breach, or default under any Lease or the IWG Agreement that accrued or arose prior to the Closing Date and that was not disclosed to Purchaser in the Lease Documents delivered pursuant to Section 6.2 of the Option Agreement; (ii) unpaid, unapplied, or misapplied security deposits as shown on Schedule 7.1.4 to the Option Agreement that were not properly credited or transferred to Purchaser at Closing; or (iii) any act or omission of Seller as landlord under any Lease or the IWG Agreement occurring prior to the Closing Date. Seller's indemnification obligation under this Section shall: (A) not apply to any claim arising from Purchaser's own acts or omissions following Closing; (B) be subject to the Cap and Survival Period set forth in Section 25 of the Option Agreement, except that the Cap and Survival Period shall not apply to claims arising from Seller's fraud or intentional misrepresentation; (C) be conditioned upon Purchaser providing Seller written notice of any claim within thirty (30) days of Purchaser's first receipt of written notice thereof from a Tenant or other third party; and (D) be subject to Seller's right to control the defense of any such claim with counsel of Seller's selection, subject to Purchaser's reasonable approval. This indemnification obligation shall survive the Closing for the Survival Period set forth in Section 25 of the Option Agreement and no longer, except as otherwise provided in Section 15.1 hereof.

11.2. **Purchaser's Assumption of Post-Closing Obligations**. From and after the Closing Date, Purchaser shall assume, indemnify, defend, and hold Seller harmless from all obligations arising from and after the Closing Date under the IWG Agreement and other contracts assigned to and accepted by Purchaser at Closing, including without limitation maintenance obligations, operating expense obligations, lease renewal options, and any obligation arising from any act or omission of Purchaser following Closing. Purchaser does not assume, and Seller shall remain solely responsible for, any obligation, liability, default, or claim (a) arising from facts, circumstances, or events occurring or first accruing prior to the Closing Date, (b) not disclosed to Purchaser prior to Closing, or (c) arising under any contract not assigned to and accepted by Purchaser. Purchaser's indemnification obligation shall survive the Closing, subject to the limitations of NRS Chapter 41.

11.3. **Broom Clean Condition**. Seller will verify that the common areas and any vacant portions of the Property are in broom clean condition (exclusive of the tenant-occupied premises, as to which Seller has no condition obligation) prior to Closing.

11.4. **Tenant Notice Letter.** Seller and Purchaser shall execute and deliver a notice letter to IWG (the "Tenant Notice Letter"), the form and content of which shall be agreed upon by the parties prior to the Closing Date, and shall include appropriate instructions relating to the payment of future rents, the giving of future notices, the transfer of security deposits, and management-transition instructions. Seller and Purchaser shall execute and deliver the Tenant Notice to IWG promptly, and in no event later than five (5) Business Days following Closing.

12. **Consents to Transfer**. Seller shall use commercially reasonable efforts to obtain any third-party consent that is required for the transfer to Purchaser of any permit, warranty, or service contract that Purchaser elects to assume. Seller shall not be obligated to pay material fees, institute litigation, or incur material expense in connection therewith. If any such consent is not obtained prior to Closing despite Seller's commercially reasonable efforts, Seller shall cooperate with Purchaser following Closing to obtain such consent or to provide Purchaser with the benefit of the applicable permit, warranty, or service contract to the extent reasonably practicable without such consent. This Section 12 shall survive the Closing for the Survival Period set forth in Section 25 of the Option Agreement.

13. **Title Insurance**. At Closing, the Title Company shall issue to Purchaser an ALTA owner's policy of title insurance in the amount of the Purchase Price, insuring Purchaser's fee simple title to the Real Property, subject only to the Permitted Exceptions. Seller shall pay the cost of the standard coverage portion of the policy, and Purchaser shall pay for the extended coverage portion and any additional endorsements, all as set forth in Section 10 of the Option Agreement. Purchaser acknowledges that all title objections and title matters have been addressed pursuant to Section 6.5 of the Option Agreement during the Option Period, and Purchaser shall have no right to raise any new title objection or object to any Permitted Exception following the PSA Effective Date, except with respect to any New Title Matter arising after the PSA Effective Date, as to which Purchaser shall retain its objection rights under Section 6.5.4 of the Option Agreement. The issuance to Purchaser of the title insurance policy, in a form acceptable to Purchaser and free of any monetary lien, deed of trust, or other monetary encumbrance and any title exception created by Seller, is a condition precedent to Purchaser's obligation to close as set forth in Section 14 hereof. Seller shall have no obligation at or prior to Closing to remove, cure, or modify any Permitted Exception (as defined in Section 6.5.6 of the Option Agreement) or any title matter that (i) was not the subject of a timely Objection Notice under Section 6.5 of the Option Agreement, (ii) was expressly waived or deemed waived by Purchaser under Section 6.5 of the Option Agreement (including any Objection waived or deemed waived under Section 6.5.5 and any New Title Matter waived or deemed

approved under Section 6.5.4), (iii) was accepted or deemed accepted by Purchaser by virtue of Purchaser's failure to timely object during the Review Period or any other applicable objection period, or (iv) otherwise became a Permitted Exception under any provision of the Option Agreement or this Purchase Agreement (collectively, "Resolved Title Matters"). The parties acknowledge and agree that all Resolved Title Matters are final and shall not be reopened, re-examined, or made the basis of any objection, claim, default, offset, termination right, or reduction in the Purchase Price at or after Closing, and Purchaser hereby irrevocably waives any right to assert any such matter as a title defect or condition to Closing; provided, however, that Seller shall, at or prior to Closing and at Seller's sole cost and expense, remove of record any monetary lien, deed of trust, mechanic's lien, tax lien, judgment lien, or other monetary encumbrance affecting the Property, and any other title exception created by Seller, regardless of whether voluntarily placed or caused by Seller. For the avoidance of doubt, Seller's no-cure position under this Section and under Section 6.5.5 of the Option Agreement shall apply with full force and effect to all Permitted Exceptions and Resolved Title Matters notwithstanding any update to the Title Commitment or any other event occurring after the PSA Effective Date, except as expressly provided in Section 6.5.4 of the Option Agreement with respect to New Title Matters arising after the PSA Effective Date. All title endorsements, extended coverage, and special coverage riders are at Purchaser's sole cost and expense and shall not constitute conditions to Closing.

14. **Conditions Precedent to Closing**. The obligation of Purchaser to consummate the purchase of Property hereunder is subject to the full and complete satisfaction or waiver of each of the following conditions precedent:

14.1. The representations and warranties of Seller contained in the Option Agreement and this PSA shall be true, complete and accurate in all material respects on and as of the Closing Date as if made on such date.

14.2. Seller shall have performed each and every material obligation and covenant of Seller to be performed under the Option Agreement and this PSA unless performance thereof is waived by Purchaser.

14.3. There has been no change to the physical condition of the Property since the Effective Date of the Option Agreement that, individually or in the aggregate, has had or would reasonably be expected to have a material adverse effect on the value, use, or operation of the Property (a "Material Adverse Change"), provided that (a) any change in condition due to casualty or condemnation shall be controlled exclusively by Section 32 of the Option Agreement and shall not constitute a Material Adverse Change for purposes of this Section, and (b) none of the following, individually or in the aggregate, shall constitute or be taken into account in determining whether a Material Adverse Change has occurred: (i) changes in general economic, financial, or real estate market conditions, (ii) changes in applicable law or regulation of general applicability, (iii) normal wear and tear, or (iv) any matter arising from or attributable to the acts or omissions of Purchaser or Purchaser's agents.

14.4. Seller shall have caused to be delivered to Purchaser the Property Documents pursuant to Section 6.2 of the Option Agreement.

14.5. Seller shall have delivered to Purchaser a duly executed IWG Estoppel Certificate from IWG under the IWG Agreement, in substantially the form of Exhibit E attached hereto, or, if IWG fails to deliver such certificate, a Landlord Estoppel Certificate executed by Seller in substantially the form of Exhibit F attached hereto. Receipt of a Landlord Estoppel Certificate in lieu of

the IWG Estoppel Certificate shall fully satisfy this condition. For the avoidance of doubt, Seller's delivery of the IWG Estoppel Certificate, or, in the alternative, the Landlord Estoppel Certificate, shall be a condition precedent to Purchaser's obligation to close.

14.6. The Tenant Notice Letter to IWG required under Section 11.4 hereof shall have been agreed upon by the parties and be ready for delivery upon Closing.

14.7. Waiver; Remedies for Condition Failure. Purchaser may, in its sole discretion, waive any of the conditions set forth in this Section 14 by written notice to Seller; provided, however, that no such waiver shall be effective or binding on Purchaser unless it is in writing and executed by an authorized officer of Purchaser. In the event any condition set forth in this Section 14 is not satisfied or waived on or before the Closing Date, Purchaser may elect either (i) to terminate this Purchase Agreement and the Option Agreement by written notice to Seller, in which event the Option Payment will be refunded to Purchaser and neither party shall have any further obligation to the other except as otherwise expressly provided herein, or (ii) if such condition failure resulted solely from Seller's uncured material default under this Purchase Agreement or the Option Agreement (and not from any Purchaser default, Purchaser failure to cooperate, third-party failure, or event outside Seller's control), Purchaser may, in lieu of termination, pursue the remedies set forth in Section 13 of the Option Agreement.

14A. **Seller's Conditions Precedent**.

The obligation of Seller to consummate the sale of the Property hereunder is conditioned upon each of the following:

(a) Purchaser's Representations True. All representations and warranties of Purchaser set forth in the Option Agreement shall be true and correct in all material respects as of the Closing Date.

(b) Purchaser's Performance. Purchaser shall have performed all material obligations required of Purchaser under the Option Agreement and this Purchase Agreement on or before the Closing Date, including without limitation timely delivery of the Purchase Price balance.

(c) Purchaser's Closing Deliveries. Purchaser shall have deposited or tendered all documents and funds described in Section 5 of this Purchase Agreement with the Title Company on or before the Closing Date.

(d) No Material Purchaser Default. Purchaser shall not be in material default under the Option Agreement or this Purchase Agreement as of the Closing Date, following the expiration of any applicable notice and cure period.

(e) No Unauthorized Liens or Actions. Purchaser shall not have recorded any document, lien, notice, or encumbrance against the Property in violation of Section 9 of the Option Agreement.

(f) Board Approval Not Reversed. Board approval of the purchase shall have been obtained and shall not have been reversed, stayed, or enjoined by any court or governmental authority.

For the avoidance of doubt, Seller shall not have the right to terminate this Purchase Agreement or the Option Agreement, or to retain the Option Payment, on account of any delay in funding described in Section 3 of this Purchase Agreement that does not constitute a Purchaser Default under that Section

(including any delay caused by Seller). In the event any of the foregoing Seller conditions are not satisfied or waived by Seller in writing on or before the Closing Date as a direct result of Purchaser's uncured material default, Seller shall have the right to terminate this Purchase Agreement and the Option Agreement, whereupon Seller shall be entitled to retain the Option Payment as liquidated damages pursuant to Section 14 of the Option Agreement.

15. **Survival; Merger; Limitations**.

15.1. **Representations and Warranties**. The representations and warranties of the parties set forth in the Option Agreement and this Purchase Agreement shall survive the Closing for the Survival Period set forth in Section 25 of the Option Agreement (one (1) year from Closing), after which all such representations and warranties shall automatically terminate and be of no further force or effect, and no claim may be commenced by Purchaser or Seller based thereon; provided, however, that the following shall survive the Closing without limitation as to time (subject to any applicable statute of limitations): (a) Seller's representations and warranties as to title and authority to convey the Property; (b) any claim arising from Seller's fraud or intentional misrepresentation; and (c) Seller's covenants under this Purchase Agreement and the Option Agreement that by their terms are to be performed after the Closing.

15.2. **Cap, Basket, and Non-Recourse**. Except with respect to the matters described in Section 15.1 above, which shall not be subject to the Cap or Basket, all claims for breach of Seller's representations and warranties are subject to the Cap ($500,000), the Basket ($10,000), and the non-recourse limitations applicable to Seller Parties set forth in Section 25 of the Option Agreement, each of which is incorporated herein by this reference and shall apply with full force and effect notwithstanding the Closing, delivery of the Deed, or the passage of time. The Cap, Basket, and non-recourse limitations shall not apply to any claim arising from Seller's fraud or intentional misrepresentation.

15.3. **Merger**. The Deed shall not be deemed to merge or extinguish any representation, warranty, covenant, or indemnity expressly stated to survive the Closing in either the Option Agreement or this Purchase Agreement, including without limitation the matters described in Section 15.1 above. All obligations of the parties that are not expressly stated to survive shall merge into and be extinguished by the Deed and the consummation of the Closing.

15.4. **Covenants and Indemnities**. Post-Closing covenants and indemnities shall survive for the periods expressly set forth herein and in the Option Agreement. If no period is specified, any post-Closing covenant or indemnity shall survive for the Survival Period set forth in Section 25 of the Option Agreement.

15.5. **No Consequential Damages**. Neither party shall be liable to the other for any consequential, indirect, special, exemplary, punitive, or speculative damages in connection with this Purchase Agreement or the Option Agreement, whether based in contract, tort, statute, equity, or otherwise. This limitation applies to all claims, including claims for breach of representations and warranties, breach of covenant, and breach of indemnity.

16. **Further Assurances**. Each party shall, at any time and from time to time after the Closing, upon the request of the other party, execute, acknowledge, and deliver, or cause to be executed, acknowledged, and delivered, such further instruments and documents and take such further actions as may be reasonably required to carry out the intent of the Option Agreement and this Purchase Agreement.

Notwithstanding the foregoing, no further assurance obligation shall require either party to: (i) incur any material cost or expense; (ii) enter into any new agreement that imposes new obligations not contained in the Option Agreement or this Purchase Agreement; (iii) accept any new liability or obligation; or (iv) execute any document that would expand the representations, warranties, or indemnities of such party beyond those expressly set forth in the Option Agreement and this Purchase Agreement. Each party's further assurance obligation shall be limited to documents reasonably necessary to transfer title or record the conveyance

In the event the IWG Agreement is not terminated prior to Closing, Seller shall, during the Survival Period, provide reasonable cooperation and assistance to Purchaser in connection with Purchaser's evaluation, pursuit, and exercise of any termination right under the IWG Agreement, including without limitation any right arising from the "Break Review Point" and "Received Revenue", thresholds as defined in the IWG Agreement. Such cooperation shall be provided at no cost or expense to Seller, and shall include provision of financial information and any other documents evidenced or relating to the Received Revenue, Break Review Point calculations, as well as reasonable analysis and recommendations as to whether the Break Review Point has been met based on the Client Net Revenue (as defined in the IWG Agreement).

17. **Recordation**. Purchaser and Seller agree not to record this Purchase Agreement or any memorandum hereof. The Memorandum of Option recorded pursuant to the Option Agreement shall be released upon Closing or termination of the Option Agreement, as applicable, by Purchaser's recordation of a release of the Memorandum of Option within ten (10) Business Days following Closing or termination, pursuant to Section 1 of the Option Agreement.

18. **Incorporation; Governing Law**. All representations, warranties, covenants, conditions, indemnities, and other provisions of the Option Agreement are incorporated herein by reference. This Purchase Agreement shall be governed by and construed in accordance with the laws of the State of Nevada. The exclusive venue for any action arising hereunder shall be in the courts located in Clark County, Nevada. Any dispute arising under this Purchase Agreement shall be subject to the dispute resolution and remedies provisions set forth in Sections 13, 14, 24, and 25 of the Option Agreement except to the extent this Purchase Agreement contains more specific provisions applicable to such dispute, in which case this Purchase Agreement shall control.

19. **Escrow Agreement**.

19.1. **Escrow Duties**. Title Company agrees to hold and disburse funds deposited hereunder in accordance with the terms of the Option Agreement and this Purchase Agreement. In the event of a dispute between the parties sufficient in the sole discretion of Title Company to justify its doing so, Title Company shall be entitled to tender unto the registry or custody of any court of competent jurisdiction all money or property in its hands held under the terms of the Option Agreement and this Purchase Agreement, together with such legal pleading as it deems appropriate, and thereupon be discharged.

19.2 **Intentionally Deleted**.

19.3. **Limitation of Liability**. Seller and Purchaser covenant and agree that in performing any of its duties hereunder, Title Company shall not be liable for any loss, costs or damage which it may incur, except for any loss, costs or damage arising out of its willful default or gross negligence. Accordingly,

Title Company shall not incur any liability with respect to (i) any action taken or omitted to be taken in good faith upon advice of its counsel given with respect to any questions relating to its duties and responsibilities, or (ii) any action taken or omitted to be taken in reliance upon any document, including any written notice or instruction provided for herein, which Title Company shall in good faith believe to be genuine, to have been signed or presented by a proper person or persons and to conform with the provisions hereof.

19.4. **Indemnification of Title Company**. Seller and Purchaser hereby agree to indemnify and hold harmless Title Company against any and all losses, claims, damages, liabilities and expenses, including without limitation, reasonable costs of investigation and attorneys' fees and disbursements which may be imposed upon or incurred by Title Company in connection with its serving as Title Company hereunder, except for any loss, costs or damage arising out of its willful default or gross negligence. Notwithstanding the foregoing, Title Company acknowledges that NRS 41.031 et seq. shall limit the liability of Purchaser.

20. **Counterparts**. This Purchase Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument. Electronic and PDF signatures shall be deemed originals.

21. **Completion of Due Diligence; AS IS**. THE PROPERTY IS BEING SOLD "AS IS," "WHERE IS," AND "WITH ALL FAULTS" AS TO ITS PHYSICAL CONDITION AS OF THE CLOSING DATE, WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER AS TO SUCH PHYSICAL CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE, MERCHANTABILITY, OR ANY OTHER WARRANTY, EXPRESS OR IMPLIED, EXCEPT AS SPECIFICALLY SET FORTH IN THE OPTION AGREEMENT. Purchaser acknowledges and confirms as a material inducement to Seller: (a) Purchaser has completed all physical inspections, environmental investigations, title review, lease review, document review, financial analysis, and all other due diligence investigations that Purchaser deemed necessary or appropriate during the Option Period; (b) Purchaser is relying upon (i) Seller's express representations and warranties set forth in Section 7.1 of the Option Agreement (collectively, the "Express Representations"), and (ii) the Lease Documents, rent rolls, IWG Estoppel Certificate (or, in the alternative, Landlord Estoppel Certificate), title documents, environmental documents, and Property Documents delivered under Schedule 6.2 to the Option Agreement (collectively, the "Disclosure Documents," and together with the Express Representations, the "Reliance Materials"), Purchaser is not relying upon any other representation, warranty, statement, or disclosure made by Seller or Seller's agents, employees, brokers, or representatives, other than those expressly set forth in the Option Agreement; (c) any claim by Purchaser based upon or arising from the Reliance Materials (other than a claim arising from Seller's fraud or intentional misrepresentation) shall be subject in all respects to the Cap, Basket, and Survival Period set forth in Section 25 of the Option Agreement; (d) no representation, warranty, statement, or disclosure made prior to the Effective Date of the Option Agreement, other than the Reliance Materials, shall be deemed to survive or to be incorporated into the Option Agreement or this Purchase Agreement; (e) all marketing materials, financial projections, leasing projections, pro formas, and similar materials provided by Seller or Seller's agents during the due diligence period, other than the Reliance Materials, were provided as a courtesy only and without any representation or warranty as to their accuracy or completeness; and (f) Purchaser has been represented by sophisticated legal and financial counsel throughout the negotiation of the Option Agreement and this Purchase Agreement. Nothing in this Section shall limit, waive, or diminish any claim arising from Seller's fraud or intentional misrepresentation, which shall not be subject to the Cap, Basket, or Survival Period.

22. **No Financing Contingency**. Purchaser's obligation to consummate the purchase of the Property is not contingent upon Purchaser obtaining financing, appropriations, bond approval, or funding of any kind. Any failure by Purchaser to close as a result of Purchaser's inability to obtain funding, appropriations, or financing shall constitute a Purchaser Default under Section 14 of the Option Agreement, and Seller shall be entitled to retain the Option Payment as liquidated damages.

23. **Risk of Loss Between Exercise and Closing**. From the PSA Effective Date through the Closing Date, the risk of loss or damage to the Property shall be governed exclusively by Section 32 of the Option Agreement, which is incorporated herein by this reference. Purchaser's exercise of the Option shall not create any new risk-of-loss obligation on Seller's part beyond that expressly set forth in Section 32 of the Option Agreement. From the PSA Effective Date through the Closing Date, Seller shall (a) maintain the insurance required under Section 8.1 of the Option Agreement, (b) promptly notify Purchaser in writing of any casualty or condemnation affecting the Property, and (c) assign to Purchaser at Closing all insurance and condemnation proceeds payable with respect to any casualty or condemnation occurring during such period, in each case as further provided in, and without limiting Purchaser's termination rights under, Section 32 of the Option Agreement.

24. **Operating Covenants Between Exercise and Closing**.

Between the PSA Effective Date and the Closing Date:

(a) Seller shall operate and maintain the Property in the ordinary course of business, consistent with Seller's obligations under Section 8 of the Option Agreement;

(b) Seller shall not enter into any new lease, license, occupancy agreement, or material service contract without the prior written consent of Purchaser, which shall not be unreasonably withheld, conditioned, or delayed with respect to matters not adversely affecting the value, use, or development potential of the Property or Purchaser's plans for same upon Closing;

(c) Seller shall promptly notify Purchaser in writing of any material casualty, condemnation proceeding, or material written notice from any governmental authority affecting the Property of which Seller has actual knowledge;

(d) Purchaser shall not enter the Property or contact Tenants without complying with the notice and access requirements of Section 6.1 of the Option Agreement; and

(e) Seller shall not permit any new voluntary lien, encumbrance, or mortgage to be placed on the Property that will not be discharged at or prior to Closing.

Nothing in this Section 24 shall limit or impair Purchaser's remedies for any material adverse change in the physical condition of the Property (subject to Section 32 of the Option Agreement), any undisclosed occupancy or lease default, or any breach by Seller of its covenants under this Purchase Agreement or the Option Agreement.

25. **No Reliance; Integration**. Purchaser acknowledges that: (a) no agent, employee, or representative of Seller has authority to make any representation, warranty, or statement concerning the Property except as expressly set forth in the Option Agreement; (b) except as to the Reliance Materials

described in Section 21 hereof, Purchaser has not relied upon any projection, pro forma, study, estimate, forecast, or opinion of value provided by Seller or Seller's agents or brokers in making its decision to purchase the Property; (c) all marketing materials, financial projections, leasing projections, and similar materials provided during the due diligence period (other than the Reliance Materials) were provided without any representation or warranty as to their accuracy or completeness; (d) any claim by Purchaser based upon or arising from the Reliance Materials (as defined in Section 21 hereof) shall be subject in all respects to the Cap, Basket, and Survival Period set forth in Section 25 of the Option Agreement; and (e) this Purchase Agreement together with the Option Agreement constitutes the entire agreement of the parties with respect to the Property and supersedes all prior and contemporaneous negotiations, representations, warranties, agreements, and understandings relating thereto, except as expressly preserved herein. Nothing in this Section shall limit, waive, or diminish any claim arising from Seller's fraud or intentional misrepresentation.

26. **Purchaser's Pre-Closing Activities Indemnification**. Purchaser's indemnification obligation set forth in Section 6.3 of the Option Agreement for activities conducted during the Option Period shall continue in full force and effect following the Closing with respect to any claim arising from Purchaser's inspections, investigations, sampling, drilling, or other activities conducted at or with respect to the Property during the Option Period, and shall not be merged into or extinguished by the Deed or the Closing. This obligation shall survive the Closing for a period of twenty-four (24) months, except that any third-party claim asserted in writing prior to the expiration of such period shall continue to be subject to this indemnification obligation until finally resolved.

27. **Seller Discharge of Monetary Obligations at Closing**. At Closing, Seller shall cause to be discharged of record all deeds of trust, mortgages, mechanics' liens caused by Seller, tax liens, judgment liens, and other monetary liens or Seller-created title matters affecting the Property. The Title Company is hereby authorized and directed to apply a portion of the Purchase Price proceeds, upon Seller's written instruction, to the payoff of any such monetary lien.

28. **IRS Reporting and FIRPTA**. To the extent required by applicable federal or state law, Seller and Purchaser shall cooperate to complete and timely file any required IRS Form 1099-S or similar report in connection with the sale of the Property. The Title Company is authorized to make any required filing on behalf of the appropriate party. Seller shall complete and deliver to Purchaser the FIRPTA certificate described in Section 34 of the Option Agreement no fewer than three (3) Business Days prior to the Closing Date.

29. **Time of Essence**. Time is of the essence with respect to all dates, deadlines, and time periods specified in this Purchase Agreement, including without limitation the Closing Date, the funding deadline set forth in Section 3, the extension deadline set forth in Section 7, and all notice periods. This provision supplements and does not limit Section 36 of the Option Agreement.

[*Signature Page to Purchase and Sale Agreement Follows*]

IN WITNESS WHEREOF, Purchaser and Seller have executed this Agreement as of the Effective Date.

SELLER:

By:_____

Its:_____

By:_____

Its:_____

PURCHASER:

Board of Regents of the Nevada System of Higher Education, on behalf of the University of Nevada, Las Vegas

Recommended:

By: _____
Chris L. Heavey, Interim President
University of Nevada, Las Vegas

Approved:

By:_____
Matt McNair, Chancellor
Nevada System of Higher Education

FIRST AMERICAN TITLE COMPANY hereby accepts the foregoing Purchase and Sale Agreement and hereby agrees to act as the Title Company hereunder.

TITLE COMPANY:

FIRST AMERICAN TITLE COMPANY

By: _____

Its:_____

Date:_____

Exhibit A to PSA
Legal Description (same as Exhibit A to Option Agreement)

For APN/Parcel ID: 162-23-101-006 (Buildings A & B)

Parcel 1:

That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Sections 23, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada described as follows: Lot One (1) as shown by map thereof on file in File 7 of Parcel Maps, Page 61, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom that portion of said lot conveyed to the County of Clark by Grant, Bargain, Sale Deed recorded February 18, 2025, in Book 20250218, Instrument No. 0001263, Official Records.

Non-Exclusive easements as set forth in a document entitled Shared Access, Right of Way and Easement Agreement, recorded January 3, 2006, in Book 20060103, Instrument No. 0001238, Official Records, and amended by Amended Shared Access, Right of Way and Easement Agreement dated April 27, 2007, Recorded May 2, 2007, in Book 20070502, Instrument No. 0003169, Official Records.

For APN/Parcel ID: 162-23-101-007 (Building C)

That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 23, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada, described as follows: Lot Two (2) as shown by map thereof on file in File 7 of Parcel Maps, Page 61, in the Office of the County Recorder Clark County, Nevada.

Non-Exclusive easements as set forth in a document entitled Shared Access, Right of Way and Easement Agreement, recorded January 3, 2006, in Book 20060103, Instrument No. 0001238, Official Records, and amended by Amended Shared Access, Right of Way and Easement Agreement dated April 27, 2007, Recorded May 2, 2007, in Book 20070502, Instrument No. 0003169, Official Records.

Exhibit B to PSA

Form of Grant, Bargain and Sale Deed

APN Nos: 162-23-101-006; 162-23-101-007

RECORDING REQUESTED BY AND WHEN RECORDED MAIL DOCUMENT TO: Director for Real Estate University of Nevada, Las Vegas 4505 S. Maryland Parkway Box 451018 Las Vegas, NV 89154-1018 MAIL TAX STATEMENT TO: Director for Real Estate University of Nevada, Las Vegas 4505 S. Maryland Parkway Box 451018 Las Vegas, NV 89154-1018	Space Above This Line for Recorder's Use Only

GRANT BARGAIN AND SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **ELV I ASSOCIATES, LLC**, a Delaware limited liability company ("Grantor"), does hereby GRANT BARGAIN, SELL and CONVEY to the **BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION, ON BEHALF OF UNIVERSITY OF NEVADA, LAS VEGAS** ("Grantee"), all of Grantor's right, title and interest in and to the following described real property in the County of Clark, State of Nevada:

See Exhibit A attached hereto and incorporated herein by this reference.

This Grant Deed is made and delivered, and title to the aforesaid real property is conveyed (i) subject to unpaid general taxes for the current tax year, (ii) subject to all matters of record and all matters of which the Grantee has notice, whether actual or constructive and (iii) without representation, warranty or covenants of any kind whatsoever, whether express or implied, contractual or statutory.

Docusign Envelope ID: 5B88BC3D-A33C-842F-81B3-3FCD4DD4424D

DATED as of the ____ day of _____, 20___.

GRANTOR:

By:_____

Its:_____

STATE OF _____)
) ss.
County of _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 20___, by _____, the _____, of _____.

_____
Notary Public
My Commission Expires: _____

Docusign Envelope ID: 5B88BC3D-A33C-842F-81B3-3FCD4DD4424D

Exhibit "A" to Form of Deed

Legal Description

For APN/Parcel ID: 162-23-101-006 (Buildings A & B)

Parcel 1:

That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Sections 23, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada described as follows: Lot One (1) as shown by map thereof on file in File 7 of Parcel Maps, Page 61, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom that portion of said lot conveyed to the County of Clark by Grant, Bargain, Sale Deed recorded February 18, 2025, in Book 20250218, Instrument No. 0001263, Official Records.

Non-Exclusive easements as set forth in a document entitled Shared Access, Right of Way and Easement Agreement, recorded January 3, 2006, in Book 20060103, Instrument No. 0001238, Official Records, and amended by Amended Shared Access, Right of Way and Easement Agreement dated April 27, 2007, Recorded May 2, 2007, in Book 20070502, Instrument No. 0003169, Official Records.

For APN/Parcel ID: 162-23-101-007 (Building C)

That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 23, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada, described as follows: Lot Two (2) as shown by map thereof on file in File 7 of Parcel Maps, Page 61, in the Office of the County Recorder Clark County, Nevada.

Non-Exclusive easements as set forth in a document entitled Shared Access, Right of Way and Easement Agreement, recorded January 3, 2006, in Book 20060103, Instrument No. 0001238, Official Records, and amended by Amended Shared Access, Right of Way and Easement Agreement dated April 27, 2007, Recorded May 2, 2007, in Book 20070502, Instrument No. 0003169, Official Records.

Docusign Envelope ID: 5B88BC3D-A33C-842F-81B3-3FCD4DD4424D

Exhibit C to PSA

Form of Bill of Sale

BILL OF SALE

ELV I Associates, LLC, a Delaware limited liability company (**"Assignor"**), in accordance with the Purchase and Sale Agreement dated _____, 2026 and in consideration of the sum of Ten Dollars ($10.00) (the sufficiency and receipt of which are hereby acknowledged), does hereby quitclaim unto the **Board of Regents of the Nevada System of Higher Education on behalf of the University of Nevada, Las Vegas** (**"Assignee"**), all of Assignor's right, title and interest in and to all of the furniture, furnishings, fixtures, equipment and other tangible personal property that is now affixed to and/or located at the Real Property described in **Exhibit A** and used in connection with the management, operation, or repair of that Real Property, excluding any items listed by Seller as an Exhibit to this Agreement (collectively, **"Personal Property"**).

TO HAVE AND TO HOLD the Personal Property unto Assignee and Assignee's heirs, legal representatives, successors and assigns forever.

THE PERSONAL PROPERTY IS BEING QUITCLAIMED **"AS IS", "WHERE IS",** AND **"WITH ALL FAULTS"** AS OF THE DATE OF THIS BILL OF SALE, WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER AS TO ITS CONDITION, FITNESS FOR ANY PARTICULAR PURPOSE MERCHANTABILITY OR ANY OTHER WARRANTY, EXPRESS OR IMPLIED. ASSIGNOR SPECIFICALLY DISCLAIMS ANY WARRANTY, GUARANTY OR REPRESENTATION, ORAL OR WRITTEN, PAST OR PRESENT, EXPRESS OR IMPLIED, CONCERNING THE PERSONAL PROPERTY OR ASSIGNOR'S TITLE THERETO. ASSIGNEE IS HEREBY THUS ACQUIRING THE PERSONAL PROPERTY BASED SOLELY UPON ASSIGNEE'S OWN INDEPENDENT INVESTIGATIONS AND INSPECTIONS OF THAT PROPERTY AND NOT IN RELIANCE UPON ANY INFORMATION PROVIDED BY ASSIGNOR OR ASSIGNOR'S AGENTS OR CONTRACTORS. ASSIGNOR HAS MADE NO AGREEMENT TO ALTER, REPAIR OR IMPROVE ANY OF THE PERSONAL PROPERTY.

This Bill of Sale may be executed in counterparts and by facsimile or electronic transmission, all of which together shall constitute one and the same instrument.

[SIGNATURE PAGE FOLLOWS]

Docusign Envelope ID: 5B88BC3D-A33C-842F-81B3-3FCD4DD4424D

IN WITNESS WHEREOF, Assignor and Assignee have signed and delivered this Bill of Sale as of the _____ day of _____, 20___.

ASSIGNOR:

By:_____

Its:_____

By:_____

Its:_____

ASSIGNEE:

Board of Regents of the Nevada System of Higher Education, on behalf of the University of Nevada, Las Vegas

Recommended:

By: _____
Chris Heavey
Interim President, UNLV

Approved:

By: _____
Matt McNair
Chancellor, NSHE

Docusign Envelope ID: 5B88BC3D-A33C-842F-81B3-3FCD4DD4424D

EXHIBIT "A" to Form of Bill of Sale

Personal Property
[To be attached]

Docusign Envelope ID: 5B88BC3D-A33C-842F-81B3-3FCD4DD4424D

Exhibit D to PSA

Form of Assignment and Assumption of IWG Agreement

ASSIGNMENT AND ASSUMPTION OF IWG AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION OF IWG AGREEMENT (the "Assignment") dated as of _____, 2026 (the "Effective Date"), is between ELV I Associates, LLC, a Delaware limited liability company ("Assignor"), and the Board of Regents of the Nevada System of Higher Education, acting on behalf of the University of Nevada, Las Vegas ("Assignee").

A. Assignor is the client under that certain Managed Client Agreement dated March 16, 2023 (the "IWG Agreement") with RGN-MCA Las Vegas VI, LLC, a Delaware limited liability company ("IWG"), for approximately 11,764 rentable square feet located on the second (2nd) floor and designated as Suite 200 of Building A of the property commonly known as 4220 South Maryland Parkway, Las Vegas, Nevada 89119 (the "Premises"), being the premises demised under the IWG Agreement and therein described as located in "Building B," which designation the parties acknowledge is a scrivener's error. The Premises are part of the real property more particularly described in **Schedule 1** attached hereto (the " Property").

B. Assignor and Assignee entered into that certain Option Agreement to Purchase Real Property dated _____, 2026 (the "Option Agreement") and that certain Purchase and Sale Agreement (the "Purchase Agreement"), pursuant to which Assignee agreed to purchase the Property from Assignor and Assignor agreed to sell the Property to Assignee.

C. Assignor desires to assign its interest as client under the IWG Agreement to Assignee, and Assignee desires to accept the assignment thereof and assume Assignor's obligations thereunder, on the terms and conditions below.

ACCORDINGLY, the parties hereby agree as follows:

1. Each of the recitals set forth above are hereby incorporated into this Assignment by reference and are made a part hereof.

2. Assignor hereby assigns to Assignee all of its right, title, and interest in and to the IWG Agreement, and Assignee hereby accepts such assignment and assumes all of the client's obligations under the IWG Agreement accruing from and after the Effective Date.

3. Assignor shall indemnify, defend, and hold harmless Assignee from and against any claim, liability, loss, cost, or expense (including reasonable attorneys' fees, but excluding any award of attorneys' fees to a prevailing party) arising from any breach, default, or other obligation under the IWG Agreement occurring or accruing prior to the Effective Date; provided, however, that Assignor's aggregate liability under this Section 3 shall be subject to the Cap set forth in Section 25 of the Option Agreement, except that such Cap shall not apply to claims arising from Assignor's fraud or intentional misrepresentation. Assignee shall indemnify, defend, and hold harmless Assignor from and against any claim, liability, loss, cost, or expense arising from any breach, default, or other obligation under the IWG Agreement first occurring or accruing from and after the Effective Date, subject in all respects to the limitations set forth in NRS Chapter 41.

4. Any payments due under the IWG Agreement shall be prorated between the parties as provided in the Purchase Agreement.

5. This Assignment shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns. This Assignment may be executed in any number of counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument. This Assignment shall be governed by and construed in accordance with the laws of the State of Nevada.

IN WITNESS WHEREOF, Assignor and Assignee have executed this Assignment the day and year first above written.

ASSIGNOR:

By:_____

Its:_____

By:_____

Its:_____

ASSIGNEE:

Board of Regents of the Nevada System of Higher Education, on behalf of the University of Nevada, Las Vegas

Recommended:

By: _____
Chris Heavey
Interim President, UNLV

Approved:

By: _____
Matt McNair
Chancellor, NSHE

Docusign Envelope ID: 5B88BC3D-A33C-842F-81B3-3FCD4DD4424D

Schedule 1 to Assignment

Legal Description

For APN/Parcel ID: 162-23-101-006 (Buildings A & B)

Parcel 1:

That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Sections 23, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada described as follows: Lot One (1) as shown by map thereof on file in File 7 of Parcel Maps, Page 61, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom that portion of said lot conveyed to the County of Clark by Grant, Bargain, Sale Deed recorded February 18, 2025, in Book 20250218, Instrument No. 0001263, Official Records.

Non-Exclusive easements as set forth in a document entitled Shared Access, Right of Way and Easement Agreement, recorded January 3, 2006, in Book 20060103, Instrument No. 0001238, Official Records, and amended by Amended Shared Access, Right of Way and Easement Agreement dated April 27, 2007, Recorded May 2, 2007, in Book 20070502, Instrument No. 0003169, Official Records.

For APN/Parcel ID: 162-23-101-007 (Building C)

That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 23, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada, described as follows: Lot Two (2) as shown by map thereof on file in File 7 of Parcel Maps, Page 61, in the Office of the County Recorder Clark County, Nevada.

Non-Exclusive easements as set forth in a document entitled Shared Access, Right of Way and Easement Agreement, recorded January 3, 2006, in Book 20060103, Instrument No. 0001238, Official Records, and amended by Amended Shared Access, Right of Way and Easement Agreement dated April 27, 2007, Recorded May 2, 2007, in Book 20070502, Instrument No. 0003169, Official Records.

Docusign Envelope ID: 5B88BC3D-A33C-842F-81B3-3FCD4DD4424D

Schedule 2 to Assignment

IWG Agreement

That certain Managed Client Agreement dated March 16, 2023, by and between ELV I Associates, LLC, a Delaware limited liability company, as client, and RGN-MCA Las Vegas VI, LLC, a Delaware limited liability company, as manager, for approximately 11,764 rentable square feet located on the second (2nd) floor and designated as Suite 200 of Building A of the property commonly known as 4220 South Maryland Parkway, Las Vegas, Nevada 89119, being the premises demised under the IWG Agreement and therein described as located in "Building B," which designation the parties acknowledge is a scrivener's error.

Docusign Envelope ID: 5B88BC3D-A33C-842F-81B3-3FCD4DD4424D

Exhibit E TO PSA

Form of IWG Estoppel Certificate

IWG ESTOPPEL CERTIFICATE

This IWG Estoppel Certificate (this "Certificate"), dated as of _____, 2026, is made by RGN-MCA LAS VEGAS VI, LLC, a Delaware limited liability company ("IWG"), pursuant to that certain Managed Client Agreement dated March 16, 2023 (the "Agreement") with ELV I Associates, LLC, a Delaware limited liability company ("Client"), for approximately 11,764 rentable square feet located on the second (2nd) floor and designated as Suite 200 of Building A of the property commonly known as 4220 South Maryland Parkway, Las Vegas, Nevada 89119 (the "Premises"), being the premises demised under the Agreement and therein described as located in "Building B," which designation the parties acknowledge is a scrivener's error.

IWG hereby certifies to the Board of Regents of the Nevada System of Higher Education, on behalf of the University of Nevada, Las Vegas ("Purchaser"), who, in material reliance on the certifications included in this Certificate, is purchasing the property of which the Premises are a party, that as of the date hereof:

1. The Agreement is in full force and effect and has not been modified, supplemented, or amended except as follows (if none, please state ''none"):

_____
_____
_____

The Agreement represents the entire agreement between the parties with respect to the Premises.

2. The Term of the Agreement commenced on March 16, 2023 (the "Commencement Date") and, unless terminated earlier in accordance with its terms, the initial term is ten (10) years from the Commencement Date, automatically extending for successive five (5)-year terms unless either party gives written notice of non-renewal not more than six (6) months and not less than three (3) months prior to the expiration of the then-current term. Neither party has delivered a notice of non-renewal or termination. The Premises first opened for business on August 23, 2023.

3. IWG is currently occupying and operating the Premises as a Regus-branded flexible workspace business center.

4. To IWG's knowledge, neither IWG nor Client is in material default under the Agreement, and no event has occurred which, with the giving of notice or the passage of time, or both, would constitute a material default.

5. As of the date hereof, there are no existing defenses, offsets, claims, or counterclaims that IWG has against Client under the Agreement.

6. All amounts current due and payable between the parties under the Agreement have been paid, and there are no operating costs, platform fees, or management fees outstanding as of the date hereof, except as follows (if none, state "none"):

_____
_____
_____

7. There are no actions pending against IWG under any bankruptcy or similar laws of the United States or any state.

8. IWG acknowledges that this Certificate may be delivered to Purchaser and Purchaser's successors and assigns, and that Purchaser will be relying upon the statements contained herein in acquiring the property of which the Premises are a part, and that receipt by it of this Certificate is a condition of such acquisition.

Executed as of _____, 2026

IWG:

RGN-MCA LAS VEGAS VI, LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

Exhibit F TO PSA

Form of Landlord Estoppel Certificate

LANDLORD ESTOPPEL CERTIFICATE

This Landlord Estoppel Certificate (this "Certificate"), dated as of _____, 2026, is made by ELV I Associates, LLC, a Delaware limited liability company ("Client" or "Landlord"), the client under that certain Managed Client Agreement dated March 16, 2023 (the "Agreement") with RGN-MCA Las Vegas VI, LLC, a Delaware limited liability company ("IWG"), for approximately 11,764 rentable square feet located on the second (2nd) floor and designated as Suite 200 of Building A of the property commonly known as 4220 South Maryland Parkway, Las Vegas, Nevada 89119 (the "Premises"), being the premises demised under the Agreement and therein described as located in "Building B," which designation the parties acknowledge is a scrivener's error.

Landlord hereby certifies to the Board of Regents of the Nevada System of Higher Education, on behalf of the University of Nevada, Las Vegas ("Purchaser"), who, in material reliance on the certifications included in this Certificate, is purchasing the property of which the Premises are a part, that as of the date hereof:

1. The Agreement is in full force and effect and has not been modified, supplemented, or amended except as follows (if none, state "none"):

_____

_____

_____

The Agreement represents the entire agreement between the parties with respect to the Premises.

2. The Term of the Agreement commenced on March 16, 2023 (the "Commencement Date"). The initial term is ten (10) years from the Commencement Date , automatically extending for successive five (5)-year terms unless either party gives written notice of non-renewal not more than six (6) months and not less than three (3) months prior to the expiration of the then-current term. Neither party has delivered a notice of non-renewal or termination. The Premises first opened for business on August 23, 2023.

3. To Landlord's actual knowledge, neither Landlord nor IWG is in material default under the Agreement, and no event has occurred which, with the giving of notice or the passage of time, or both, would constitute a material default.

4. All amounts current due and payable between the parties under the Agreement have been paid, and there are no operating costs, platform fees, or management fees outstanding as of the date hereof, except as follows (if none, state "none"):

_____

_____

_____

5. Landlord has not received any written notice of termination or claim from IWG.

6. Landlord has full authority to execute this Certificate, which has been duly authorized by all necessary action. The certifications contained in this Certificate constitute an independent representation and warranty of Landlord that survives the Closing for the Survival Period set forth in Section 25 of the Option Agreement, subject to the Cap.

Executed as of _____, 2026

LANDLORD:

ELV I Associates, LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

Docusign Envelope ID: 5B88BC3D-A33C-842F-81B3-3FCD4DD4424D

EXHIBIT C

Memorandum of Option

APN: 162-23-101-006; 162-23-101-007

WHEN RECORDED MAIL TO:

University of Nevada, Las Vegas
Attn: Executive Director for Real Estate
4505 S. Maryland Parkway, Box 451018
Las Vegas, Nevada 89154-1018

MEMORANDUM OF OPTION

THIS MEMORANDUM OF OPTION ("Memorandum") is made and entered into as of _____, 2026 (the "Effective Date") between ELV I Associates, LLC, a Delaware limited liability company ("Seller") and the Board of Regents of the Nevada System of Higher Education, acting on behalf of the University of Nevada, Las Vegas ("Purchaser").

RECITALS

A. Seller and Purchaser have entered into that certain unrecorded Option Agreement to Purchase Real Property dated as of the Effective Date ("Agreement"), pursuant to which Seller has granted an Option to Purchaser to purchase that certain real property more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"). Capitalized terms used and not otherwise defined herein shall have the meaning ascribed to them in the Agreement.

B. Seller and Purchaser desire to execute this Memorandum and cause the same to be recorded in the Office of the County Recorder of Clark County, Nevada for the purpose of memorializing the Agreement and to provide third parties with notice of the Agreement.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Purchaser and Seller hereby acknowledge and agree as follows:

1. Grant of Option and Option Term. Seller has granted pursuant to the Agreement and hereby grants to Purchaser an exclusive option (the "Option") to purchase the Property from Seller upon the terms and conditions set forth in the Agreement. The term of the Option ("Option Term"), shall commence on the Effective Date and expires on September 11, 2026 ("Expiration Date"). This Memorandum shall automatically terminate and be of no further force or effect as of the Expiration Date, and no further instrument or recording shall be required to evidence such termination.

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2. Exercise of Option. During the Option Term, the Option may be exercised by Purchaser delivering written notice (the "Option Exercise Notice") to Seller setting forth its intent to exercise the Option with respect to the Property (the "Property").

3. Grant of Inspection. From the Effective Date until the expiration of the Option Term, Purchaser shall have the right to come onto the Property and to conduct due diligence on the Property pursuant to the Agreement.

4. Recording. The parties agree that this Memorandum shall be recorded in the Office of the County Recorder of Clark County, Nevada.

5. Purpose. The sole purpose of this Memorandum is to give notice of the Agreement. In the event of any inconsistencies between the provisions of this Memorandum and the provisions of the Agreement, the provisions of the Agreement shall govern.

6. Counterparts. This Memorandum may be executed in one or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. Signature pages may be detached from the counterparts and attached to a single copy of this Memorandum to physically form one document.

[*Signatures on the following page*]

IN WITNESS WHEREOF, Purchaser and Seller have executed this Agreement as of the Effective Date.
SELLER:

By:_____

Its:_____

By:_____

Its:_____

STATE OF _____)
): ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by _____ as _____ of ELV I Associates, LLC.

_____
NOTARY PUBLIC
Residing at: _____

My Commission Expires:

_____

PURCHASER:

Board of Regents of the Nevada System of Higher Education, on behalf of the University of Nevada, Las Vegas

Recommended:

By: _____
Chris L. Heavey, Interim President
University of Nevada, Las Vegas

Approved:

By:_____
Matt McNair, Chancellor
Nevada System of Higher Education

STATE OF _____)
): ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by _____ as _____ of _____.

_____
NOTARY PUBLIC
Residing at: _____

My Commission Expires:

_____

Docusign Envelope ID: 5B88BC3D-A33C-842F-81B3-3FCD4DD4424D

Exhibit A
to Memorandum of Option

Legal Description of Property

For APN/Parcel ID: 162-23-101-006 (Buildings A & B)

Parcel 1:

That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Sections 23, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada described as follows: Lot One (1) as shown by map thereof on file in File 7 of Parcel Maps, Page 61, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom that portion of said lot conveyed to the County of Clark by Grant, Bargain, Sale Deed recorded February 18, 2025, in Book 20250218, Instrument No. 0001263, Official Records.

Non-Exclusive easements as set forth in a document entitled Shared Access, Right of Way and Easement Agreement, recorded January 3, 2006, in Book 20060103, Instrument No. 0001238, Official Records, and amended by Amended Shared Access, Right of Way and Easement Agreement dated April 27, 2007, Recorded May 2, 2007, in Book 20070502, Instrument No. 0003169, Official Records.

For APN/Parcel ID: 162-23-101-007 (Building C)

That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 23, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada, described as follows: Lot Two (2) as shown by map thereof on file in File 7 of Parcel Maps, Page 61, in the Office of the County Recorder Clark County, Nevada.

Non-Exclusive easements as set forth in a document entitled Shared Access, Right of Way and Easement Agreement, recorded January 3, 2006, in Book 20060103, Instrument No. 0001238, Official Records, and amended by Amended Shared Access, Right of Way and Easement Agreement dated April 27, 2007, Recorded May 2, 2007, in Book 20070502, Instrument No. 0003169, Official Records.

Docusign Envelope ID: 5B88BC3D-A33C-842F-81B3-3FCD4DD4424D

EXHIBIT D

Termination of Memorandum of Option

APN: 162-23-101-006; 162-23-101-007

WHEN RECORDED MAIL TO:

c/o Panache Productions, Inc.
621 N. Beverly Drive
Beverly Hills, California 90210
Attention: Jonathan Strauss

TERMINATION OF MEMORANDUM OF OPTION

This TERMINATION OF MEMORANDUM OF OPTION ("Termination") is executed as of _____, 2026, by the Board of Regents of the Nevada System of Higher Education, acting on behalf of the University of Nevada, Las Vegas ("Purchaser").

RECITALS

A. a Delaware limited liability company ("Seller"), and Purchaser entered into that certain Option Agreement to Purchase Real Property dated _____, 2026 (the "Option Agreement"), pursuant to which Seller granted to Purchaser an option to purchase certain real property more particularly described on Exhibit A attached hereto (the "Property").

B. Pursuant to Section 1 of the Option Agreement, Purchaser recorded a Memorandum of Option in the Office of the County Recorder of Clark County, Nevada, as Document No. _____, recorded on _____, 2026 (the "Memorandum").

C. The Option Agreement has [expired/been terminated] in accordance with its terms, and Purchaser is obligated to release the Memorandum pursuant to Section 1 of the Option Agreement.

TERMINATION

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Purchaser hereby confirms, declares, and certifies as follows:

1. The Option Agreement has [expired/been terminated] and is of no further force or effect.

2. The Memorandum is hereby terminated and released in its entirety. Purchaser releases and relinquishes any and all right, title, interest, claim, or encumbrance in or to the Property arising under or by virtue of the Option Agreement or the Memorandum.

3. The County Recorder of Clark County, Nevada, is hereby authorized and directed to terminate and release of record the Memorandum.

4. This Termination may be recorded in the Office of the County Recorder of Clark County, Nevada, and shall be binding upon Purchaser and its successors and assigns.

IN WITNESS WHEREOF, Purchaser has executed this Termination as of the date first above written.

PURCHASER:

Board of Regents of the Nevada System of Higher Education, on behalf of the University of Nevada, Las Vegas

Recommended:

Chris L. Heavey, Interim President
University of Nevada, Las Vegas

Approved:

By:_____
Matt McNair, Chancellor
Nevada System of Higher Education

STATE OF _____)
): ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2026, by _____ as _____ of _____.

_____
NOTARY PUBLIC
Residing at: _____

My Commission Expires:

_____

Docusign Envelope ID: 5B88BC3D-A33C-842F-81B3-3FCD4DD4424D

Exhibit A
to Termination of Memorandum of Option

Legal Description of Property

For APN/Parcel ID: 162-23-101-006 (Buildings A & B)

Parcel 1:

That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Sections 23, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada described as follows: Lot One (1) as shown by map thereof on file in File 7 of Parcel Maps, Page 61, in the Office of the County Recorder of Clark County, Nevada.

Excepting therefrom that portion of said lot conveyed to the County of Clark by Grant, Bargain, Sale Deed recorded February 18, 2025, in Book 20250218, Instrument No. 0001263, Official Records.

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For APN/Parcel ID: 162-23-101-007 (Building C)

That portion of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) of Section 23, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada, described as follows: Lot Two (2) as shown by map thereof on file in File 7 of Parcel Maps, Page 61, in the Office of the County Recorder Clark County, Nevada.

Non-Exclusive easements as set forth in a document entitled Shared Access, Right of Way and Easement Agreement, recorded January 3, 2006, in Book 20060103, Instrument No. 0001238, Official Records, and amended by Amended Shared Access, Right of Way and Easement Agreement dated April 27, 2007, Recorded May 2, 2007, in Book 20070502, Instrument No. 0003169, Official Records.

MORSE-KRUEGER & ASSOCIATES LLC
REAL ESTATE APPRAISERS AND CONSULTANTS
3140 S. Rainbow Blvd., Suite 402
Las Vegas, Nevada 89146-6234
702/386-0068; FAX 702/386-2616

AN APPRAISAL REPORT

of

The Fee Simple Estate and/or Leased Fee Estate Interests in "La Plaza Business Center", Currently Developed with Three Two-Story Office Buildings Totaling Approximately 85,180 Square Feet and Situated on an Approximate 4.715 Net Acre Potential Redevelopment Site

OWNED BY

ELV I Associates, LLC

LOCATED AT

4220 S. Maryland Parkway,
Las Vegas, Clark County, Nevada 89119

FOR THE PURPOSE OF DEVELOPING AN OPINION OF MARKET VALUE

as of
July 13, 2026

DATE OF REPORT

August 7, 2026

PREPARED FOR

Ms. Connie Gamble, Associate Director
UNLV Real Estate
University of Nevada, Las Vegas
4505 S. Maryland Parkway, Box 451027
Las Vegas, Nevada 89154-1027

APPRAISAL COMPLETED BY

Scott D. Krueger, MAI
Morse-Krueger & Associates
3140 S. Rainbow Boulevard, Suite 402
Las Vegas, Nevada 89146-6234

MORSE-KRUEGER & ASSOCIATES LLC
REAL ESTATE APPRAISERS AND CONSULTANTS
3140 S. Rainbow Blvd., Suite 402
Las Vegas, Nevada 89146-6234
(702) 386-0068

August 7, 2026

Ms. Connie Gamble, Associate Director
UNLV Real Estate
University of Nevada, Las Vegas
4505 S. Maryland Parkway, Box 451027
Las Vegas, NV 89154-1027

File No. 26-132

Re: The fee simple estate and/or leased fee estate interest in "La Plaza Business Center", currently developed with three two-story office buildings totaling approximately 85,180 sq. ft. and situated on an approximate 4.715 net acre potential redevelopment site, located at 4220 S. Maryland Parkway, Las Vegas, Clark County, Nevada 89119
(APNs: 162-23-101-006 and 007)

Dear Ms. Gamble:

In compliance with your recent request and authorization, I have performed the inspection, investigation, and analysis necessary (as appropriate and typical of my profession) to appraise the above referenced property. In consideration of the appraisal problem to be solved, I have determined and performed the scope of work necessary to develop credible assignment results.

I have been engaged by Ms. Connie Gamble, Associate Director-UNLV Real Estate, on behalf of the University of Nevada, Las Vegas which is both the client and the intended user of this appraisal. The intended use is for internal management decision making purposes relating to the potential acquisition of the property. The depth of discussion contained in the attached report is specific to your needs and for the above stated use. I am not responsible for its unauthorized use.

Attached to this letter of transmittal is an Appraisal Report (with 92 pages and 4 additional pages in the Addenda) which is intended to conform/comply with the reporting requirements set forth in the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board of the Appraisal Foundation. It has been further prepared in conformance/compliance with the Code of Professional Ethics and the Standards of Professional Appraisal Practice (which includes the Standards of Valuation Practice (SVP), effective November 12, 2021) as promulgated by the Appraisal Institute, as well as Nevada Revised Statutes and Nevada Administrative Code (Chapter 645C of each – Appraisers of Real Estate and Appraisal Management Companies).

The subject of this appraisal is currently developed with three two-story office buildings totaling approximately 85,180 square feet (originally constructed in 1974) and situated on an approximate 4.715 net acre potential redevelopment site. At the present time and although one of the buildings is partially leased/occupied by multiple tenants, most are occupying on a "month-to-month" basis, with the exception of one suite (consisting of approx. 1,725 sq. ft.) currently leased through October, 2026 and one suite (consisting of approx. 2,126 sq. ft.) leased through December, 2029. Both of the other buildings are currently vacant.

Enclosed within the following report are descriptions of the subject site and the comparable data which was utilized within the scope of work necessary to develop credible appraisal assignment results. The purpose of this appraisal is to develop an opinion of the market value of the fee simple estate and/or leased fee estate interests in the subject property, current as of July 13, 2026, (coinciding with the date of my most recent inspection of the property).

Therefore, as a result of the analysis of and conclusions made from the available market data, based on the general/extraordinary assumptions and limiting conditions set forth in the attached report (i.e. Pages 3-5), I have developed an opinion of the market value (as defined in the attached report on Page 9) of the fee simple estate and/or leased fee estate interests in the subject property, current as of July 13, 2026, to be:

ELEVEN MILLION NINE HUNDRED TWENTY-FIVE THOUSAND DOLLARS
($11,925,000)

Notably, my concluded market value opinion is based on the real estate only and does not include any other tangible (i.e. personal property, inventories, etc.) or intangible (i.e. workforce, goodwill, trademarks, copyrights, contracts, capitalized economic profit, etc.) assets associated with any of the existing occupants who currently utilize the subject's real property as part of going concern operations which are not part of this appraisal. Further and although based on a number of general assumptions and limiting conditions identified in the attached report, my concluded market value opinion is not based on any hypothetical conditions. Nonetheless, it is based on the following extraordinary assumption:

EXTRAORDINARY ASSUMPTION

1. **The site and building areas identified/considered throughout this appraisal are based on those reported on an ALTA/ACSM Land Title Survey prepared by Baughman & Turner, Inc. Although I have also examined other reported sources (i.e. an additional ALTA/NSPS Land Title Survey prepared by GEO Professionals Limited, the Clark County Assessor's Office, and Collier's International) which reflect slightly varying individual/total building and/or site sizes (i.e. with the total building sizes reported by these sources ranging from 85,112 sq. ft. to 85,404 sq. ft. and the site area reported by the Clark County Assessor's Office reported at 4.71 net acres), such variations are relatively minimal. Regardless, this appraisal is based on the extraordinary assumption that the building/site areas reported within this appraisal are accurate.**

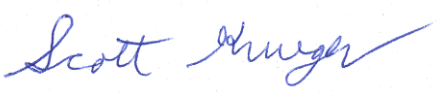
Use of this extraordinary assumption might have affected the assignment results.

Finally, the previously indicated market value opinion is predicated on a reasonable exposure time of 6 12months or less. This is a retrospective estimate of the length of time the property would have been offered on the market prior to a hypothetical sale at market value on the effective date of the appraisal. The exposure time is based upon actual sales in the market, as well as discussions with local real estate brokers and individuals active in the market.

THIS LETTER MUST REMAIN ATTACHED TO THE REPORT IN ORDER FOR THE PREVIOUSLY INDICATED MARKET VALUE OPINION TO BE CONSIDERED VALID.

Thank you for giving me the opportunity of appraising this property for you. If you have any questions or comments pertaining to the report or the valuations, please contact my office.

Sincerely,



Scott D. Krueger, MAI
Certified General Appraiser
State of Nevada License No. A.0001529-CG

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ADDENDA:

Qualifications of Appraiser

CERTIFICATION

I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.

2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial, and unbiased professional analyses, opinions and conclusions.

3. I have no present or prospective interest (financial, ownership, or otherwise) in the property that are the subject of this report and no personal interest with respect to the parties involved.

4. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report, within the three-year period immediately preceding the agreement to perform this assignment.

5. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

6. My engagement in this assignment was not contingent upon developing or reporting predetermined results.

7. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

8. My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice (USPAP), as adopted by the Appraisal Standards Board of the Appraisal Foundation.

9. The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Practice of the Appraisal Institute.

10. My analyses, opinions, and conclusions were developed, and this report complies with the Standards of Valuation Practice (SVP, effective November 12, 2021, as promulgated by the Appraisal Institute).

11. My analyses, opinion, and conclusions were developed, and this report has been prepared, in conformity/compliance with Nevada Revised Statutes and Nevada Administrative Code (Chapter 645C of each – Appraisers of Real Estate and Appraisal Management Companies).

12. I have made a personal inspection of the property that is the subject of this report.

13. No one provided significant real property appraisal assistance to the person signing this certification.

14. The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

15. As of the date of this report, I (Scott D. Krueger, MAI) have completed the continuing education program for Designated Members of the Appraisal Institute.

16. The appraisal assignment (with specific consideration given to current/future employment/compensation prospects) was not based on a requested minimum valuation, a specific valuation, a value within a given range, or the approval of a loan.

Appraiser  Date August 7, 2026

Scott D. Krueger, MAI
Certified General Appraiser
State of Nevada License No. A.0001529-CG

GENERAL ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal report has been made with the following general assumptions:

1. No responsibility is assumed for any legal description provided or for matters pertaining to legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated.

2. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated.

3. Responsible ownership and competent property management are assumed unless otherwise stated.

4. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

5. All engineering studies are assumed to be correct. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.

6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.

7. It is assumed that the property is in full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated, described, and considered.

8. It is assumed that the property conforms to all applicable zoning and use regulations and restrictions unless a nonconformity has been identified, described, and considered.

9. It is assumed that all required licenses, certificates of occupancy, consent, and other legislative or administrative authority from any local, state, or national government or private entity or organization have been or can be obtained or renewed for any use on which the value opinion contained in this report is based.

10. It is assumed that the utilization of the land and improvements is confined within the boundaries or property lines of the property described and that there is no encroachment or trespass unless otherwise stated.

11. I have not observed the existence of hazardous materials, which may or may not be present on the property, unless otherwise stated. Although I am not qualified to detect the existence of such materials on or in the property, I have no knowledge of such existence. The presence of substances such as asbestos, urea-formaldehyde foam insulation, and other potentially hazardous materials may affect the value of the property. My value opinions are predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions or for any expertise or engineering knowledge required to discover them. The intended user is urged to retain an expert in this field, if desired.

12. Although the subject is not known to be located in an area prone to earthquake activity or accumulations of toxic waste material or large scale storage, it is assumed that no such adverse condition affects the property.

13. It is assumed that the site area as included in this report is accurate.

14. It is assumed that the building area(s), as indicated in this report, is/are accurate.

15. It is assumed that all currently existing offsite improvements have been installed and completed in accordance with the local jurisdictional building code requirements and per submitted plans, specifications, and building information.

16. It is assumed that there are no drainage problems associated with this site and I have further assumed that upon future potential development, adequate engineering and site planning will allow for proper drainage and/or retention.

17. Based on a physical inspection of the site, as well as examining the information provided, I have not discovered any significant adverse easements or encroachments affecting the subject property. In addition, it appears to be impacted/encumbered/ benefitted by typical easements for roadways, access, ingress/ egress, utilities, and drainage, which are considered/assumed to have no detrimental impact on utility/value. It is noted that electrical distribution lines were observed along the subject's northern and western boundaries. In this regard, it is assumed that these electrical lines do not pose any environmental threat to the surrounding properties, including the subject. Although their appearance may be considered to have a somewhat negative influence on the property, there is no market data available to indicate any such measurable impact. It is also noted that properties similarly impacted in the immediate area have been developed with no apparent significant/measurable impact on overall utility. Overall and unless otherwise noted, this appraisal assumes that the subject property is free of all defects, liens, encumbrances, adverse claims, or other matters undisclosed to the appraiser. It is also assumed that there are no clouded title issues which would delay any future transactions or development involving this property.

18. The Americans with Disabilities Act (ADA) became effective January 22, 1992. I have not made a specific compliance survey or analysis of the property to determine whether or not it will be in conformity with the various detailed requirements of ADA. It is possible that a compliance survey of the property and a detailed analysis of the requirements of the ADA would reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have an impact upon the value of the property. Since I have no direct evidence relating to this issue, possible non-compliance with the requirements of ADA was not considered in developing an opinion of the market value of the property.

19. It is assumed that all property identifying characteristics, costs, income, expense, and other pertinent information supplied by property ownership/management is accurate. I assume no responsibility for independently verifying this information. If the client of this report has any questions regarding this information, it is their responsibility to seek whatever independent verification is deemed necessary.

This appraisal report has been made with the following general limiting conditions:

1. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.

2. Any allocation of the total value opinion(s) concluded/indicated in this report between the land and improvements applies only under the stated program of utilization. Any such separate value

allocated to the land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.

3. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.

4. I, by reason of this appraisal, am not required to give further consultation or testimony or to be in attendance in court with reference to the property in question unless arrangements have been previously been made.

5. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news, sales, or other media without my prior written consent and approval.

6. My concluded market value opinion is based on the real estate only and does not include any other tangible (i.e. personal property, inventories, etc.) or intangible (i.e. workforce, goodwill, trademarks, copyrights, contracts, capitalized economic profit, etc.) assets associated with any of the existing occupants who currently utilize the subject's real property as part of going concern operations which are not part of this appraisal.

EXTRAORDINARY ASSUMPTIONS AND HYPOTHETICAL CONDITIONS

My concluded market value opinion developed/rendered herein is <u>not</u> based on any hypothetical conditions. Nonetheless, it <u>is</u> based on the following extraordinary assumption:

EXTRAORDINARY ASSUMPTION

1. **The site and building areas identified/considered throughout this appraisal are based on those reported on an ALTA/ACSM Land Title Survey prepared by Baughman & Turner, Inc. Although I have also examined other reported sources (i.e. an additional ALTA/NSPS Land Title Survey prepared by GEO Professionals Limited, the Clark County Assessor's Office, and Collier's International) which reflect slightly varying individual/total building and/or site sizes (i.e. with the total building sizes reported by these sources ranging from 85,112 sq. ft. to 85,404 sq. ft. and the site area reported by the Clark County Assessor's Office reported at 4.71 net acres), such variations are relatively minimal. Regardless, this appraisal is based on the extraordinary assumption that the building/site areas reported within this appraisal are accurate.**

Use of this extraordinary assumption might have affected the assignment results.

The appraiser(s) reserves the right to alter statements, analyses, conclusions, or any opinions of value in the appraisal if any new facts pertinent to the valuation process are discovered which were unknown when the appraisal report was prepared.

THE ACCEPTANCE AND/OR USE OF THE APPRAISAL REPORT BY THE CLIENT OR ANY THIRD PARTY CONSTITUTES ACCEPTANCE OF THE ASSUMPTIONS AND LIMITING CONDITIONS SET FORTH IN THE PRECEDING PARAGRAPHS. THE APPRAISERS' LIABILITY EXTENDS ONLY TO THE SPECIFIED CLIENT, NOT TO SUBSEQUENT PARTIES OR USERS. THE APPRAISERS' LIABILITY IS LIMITED TO THE AMOUNT OF THE FEE RECEIVED FOR THE SERVICES RENDERED.

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS

APPRAISER:	Scott D. Krueger, MAI Morse-Krueger & Associates 3140 S. Rainbow Boulevard, Suite 402 Las Vegas, NV 89146-6234
PROPERTY TYPE:	Existing Office Building Complex/Potential Redevelopment Site
PROPERTY LOCATION:	The east side of Maryland Parkway, north of Rochelle Avenue, within the central portion of the Las Vegas Metropolitan area.
COMMON STREET ADDRESS:	4220 S. Maryland Parkway, Las Vegas, Clark County, Nevada 89119.
TAX ASSESSOR'S PARCEL NOs.:	162-23-101-006 and 007
CURRENT OWNER OF RECORD:	ELV I Associates, LLC
SITE CHARACTERISTICS:	
Site Size:	Approx. 4.715 Net Acres
Zoning:	CG (Commercial General), Clark County
Master Planned Land Use:	CM (Corridor Mixed Use); AE-60 (Airport Environs Overlay District), Winchester/Paradise Land Use Plan, Clark County.
Flood Zone:	Zone "X" ("unshaded", defined as an area determined to be outside the 0.2% annual chance flood plain), National Flood Insurance Program, Flood Insurance Rate Map No. 32003C2557 F, (map revised November 16, 2011).
IMPROVEMENT CHARACTERISTICS:	
Type:	Class "C" masonry office buildings.
No. of Buildings:	3
No. of Stories:	2
Tenancy:	Multiple (Future potential single)
Quality:	Good
Building Area:	
Building A:	28,406 Sq. Ft.
Building B:	28,388 Sq. Ft.
Building C:	28,386 Sq. Ft.
Total Combined:	85,180 Sq. Ft.

Year Constructed:	1974, albeit with several more recent renovations (including in 2000 and 2005).
Condition:	Average
HIGHEST AND BEST USE	
As Though Vacant:	A wide range of potential commercial, residential, institutional/educational, and/or mixed uses.
As Improved:	Continued use of existing buildings for owner/user/campus occupancy (partial, until remaining leases terminate), albeit without precluding the potential for redevelopment to a number of potential commercial, residential, institutional, educational, and/or mixed uses.
PROPERTY RIGHTS APPRAISED:	Fee Simple Estate and/or Leased Fee Estate Interests
DATE OF INSPECTION:	July 13, 2026
EFFECTIVE DATE OF OPINION OF VALUE:	July 13, 2026
DATE OF REPORT:	August 7, 2026
CONCLUDED MARKET VALUE OPINION:	$11,925,000 (based on the extraordinary assumption identified on Page 5)
OPINION OF REASONABLE EXPOSURE TIME:	Less than 12 months.

APPRAISAL REPORTING COMPLIANCE

This is an Appraisal Report which is intended to conform/comply with the Uniform Standards of Professional Appraisal Practice (USPAP) as promulgated by the Appraisal Standards Board of the Appraisal Foundation. It has been further prepared in conformance/compliance with the Code of Professional Ethics and the Standards of Professional Appraisal Practice (which includes the Standards of Valuation Practice (SVP), effective November 12, 2021) as promulgated by the Appraisal Institute, as well as Nevada Revised Statutes and Nevada Administrative Code (Chapter 645C of each – Appraisers of Real Estate and Appraisal Management Companies).

APPRAISAL PROBLEM

Identification and consideration of the appraisal problem to be solved is the first step in determining, performing, and disclosing the scope of work necessary to develop credible assignment results. The problem to be solved is based on an identification of the client and intended users of the appraisal, its intended use of the appraisal, its purpose of the appraisal (including the definition of value), the effective date of opinion of value, the characteristics of the subject of this assignment (including its location, property rights to be valued, and other features), and any assignment conditions (i.e. general/extraordinary assumptions, limiting/hypothetical conditions, supplemental standards, jurisdictional exceptions, and other conditions that affect the scope of work), described as follows:

CLIENT/INTENDED USER/USE OF THE APPRAISAL

I have been engaged by Ms. Connie Gamble, Associate Director-UNLV Real Estate, on behalf of the University of Nevada, Las Vegas which is both the client and the intended user of this appraisal. The intended use is for internal management decision making purposes related to the potential acquisition of the property. The depth of discussion contained herein is specific to your needs and for the above stated use. I am not responsible for its unauthorized use.

PURPOSE OF THE APPRAISAL

The purpose of this appraisal is to develop an opinion of the market value of the fee simple estate and/or leased fee estate interests in the subject property, current as of July 13, 2026 (coinciding with the date of my most recent inspection of the property).

MARKET VALUE DEFINED

"The most widely accepted components of market value are incorporated in the following definition: The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress."

Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th Edition (Chicago, Illinois: Appraisal Institute, 2022)

EXPOSURE TIME DEFINED

One of the implicit conditions of market value is that a reasonable time is allowed for exposure in the open market. This is always assumed to precede the effective date of the appraisal. Specifically, exposure time is defined as the …"an opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal."

(Uniform Standards of Professional Appraisal Practice (USPAP), as promulgated by the Appraisal Standards Board of the Appraisal Foundation)

REAL ESTATE DEFINED

1. "An identified parcel or tract of land, including improvements, if any."

(Uniform Standards of Professional Appraisal Practice (USPAP), as promulgated by the Appraisal Standards Board of the Appraisal Foundation)

2. "Real Estate" includes land, any improvements and fixtures permanently affixed thereon, and every right, interest, or estate therein, whether legal or equitable, whether corporeal or incorporeal, and whether the property is situated in this state or elsewhere, including without limitation freeholds, leaseholds, and interests in condominiums, townhouses, and planned unit developments."

NRS 645C.110, Nevada Revised Statutes

REAL PROPERTY DEFINED

Real Property is defined as … "The interests, benefits, and rights inherent in the ownership of real estate."

(Uniform Standards of Professional Appraisal Practice (USPAP), as promulgated by the Appraisal Standards Board of the Appraisal Foundation)

TANGIBLE PROPERTY DEFINED

Tangible property is defined as . . . "Property that can be perceived with the senses; includes land, fixed improvements, furnishings, equipment and physical supplies, inventory, and merchandise. Some accounting sources indicate that tangible property includes all property not properly classified as identifiable intangible assets or goodwill. On that basis, tangible property includes real estate, personal property, working capital assets such as cash, cash equivalents, accounts receivable, supplies, and inventory, although cash and accounts receivable are not themselves not tangible per se."

Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th Edition (Chicago, Illinois: Appraisal Institute, 2022)

PERSONAL PROPERTY DEFINED

Although not included within the valuation of the subject property, a number of personal property items/assets were observed within the buildings.

Personal property is defined as . . .

1. "Tangible or intangible objects that are considered personal, as opposed to real property. Examples of tangible personal property include furniture, vehicles, jewelry, collectibles, machinery and equipment, and computer hardware. Examples of intangible personal property include contracts, patents, licenses, computer software, and intellectual property. See also trade fixtures.

2. Any tangible or intangible article that is subject to ownership and classified as real property, including identifiable tangible objects that are considered by the general public as being "personal", such as furnishings, artwork, antiques, gems and jewelry, collectibles, machinery and equipment, and intangible property that is created and stored electronically such as plans for installation art, choreography, emails, or designs for digital tokens (USPAP, 2020-2021 Ed)."

Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th Edition (Chicago: Appraisal Institute, 2022)

INTANGIBLE PROPERTY DEFINED

Similar to the exclusion of tangible personal property, other intangible assets associated with the going-concern operations that utilize portions of the subject real estate are also excluded in the valuation of the subject property.

Intangible property is defined as . . . "Nonphysical assets, including but not limited to franchises, trademarks, patents, copyrights, goodwill, equities, securities, and contracts as distinguished from physical assets such as facilities and equipment. (USPAP 2020-2021 Ed.)"

Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th Edition (Chicago, Illinois: Appraisal Institute, 2022)

EFFECTIVE DATE OF VALUATION

The effective date of value is current as of July 13, 2026, coinciding with the date of my most recent inspection of the property.

PROPERTY IDENTIFICATION/LOCATION/LEGAL DESCRIPTION

The subject of this appraisal is the "La Plaza Business Center" which is located at 4220 S. Maryland Parkway, Las Vegas, Clark County, Nevada 89119. This is a location along the east side of Maryland Parkway, north of Rochelle Avenue, within the central portion of the Las Vegas Metropolitan area. The property may be further identified as Clark County Tax Assessor's Parcel Nos. 162-23-101-006 and 007. Its legal description, as extracted from Clark County Public Records, is as follows:

> That portion of the Northwest Quarter (NW ¼) of the Northwest Quarter (NW ¼) of Section 23, Township 21 South, Range 61 East, M.D.M., Clark County, Nevada, described as follows:
>
> Lots One and Two (1 and 2) as shown by map thereof on file in File 7 of Parcel Maps, Page 61, in the Office of the County Recorder of Clark County, Nevada.

As developed, the subject property is currently improved with three two-story office buildings totaling approximately 85,180 square feet (with Building A consisting of approx. 28,406 sq. ft., Building B consisting of 28,388 sq. ft., and Building C consisting of approx. 28,386 sq. ft.). Related site improvements include asphalt paved drive and striped parking areas (including approx. 58 covered spaces), landscaping, and on-premise signage. These improvements are situated on an approximate 4.715 net acre potential redevelopment site.

PROPERTY RIGHTS APPRAISED/DEFINED

At the present time and although one of the buildings is partially leased/occupied by multiple tenants, most are occupying on a "month-to-month" basis, with the exception of one suite (consisting of approx. 1,725 sq. ft.) currently leased through October, 2026 and one suite (consisting of approx. 2,126

sq. ft.) leased through December, 2029. Both of the other buildings are currently vacant. With these considerations, the property rights appraised are of fee simple estate and/or leased fee estate ownership interests in the subject property.

Fee simple estate ownership may be defined as . . . "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat."

Leased fee estate ownership interest may be defined as . . . "The ownership interest held by the lessor, which includes the right to receive the contract rent specified in the lease plus the reversionary right when the lease expires."

Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th Edition (Chicago: Appraisal Institute, 2022)

EXTRAORDINARY ASSUMPTION DEFINED

This appraisal is based on an extraordinary assumption (as identified on Page 5). An extraordinary assumption is defined as … "An assignment-specific assumption as of the effective date regarding uncertain information used in an analysis, which, if found to be false, could alter the appraiser's opinion or conclusions."

> *Comment: "Uncertain information might include physical, legal, or economic characteristics of the subject property; or conditions external to the property, such as market conditions or trends; or the integrity of data used in an analysis."*

(Uniform Standards of Professional Appraisal Practice (USPAP), as promulgated by the Appraisal Standards Board of the Appraisal Foundation)

OTHER ASSIGNMENT CONDITIONS

With the exception of the general/extraordinary assumptions and limiting conditions previously identified on Pages 3-5, there are no other assignment conditions (i.e. hypothetical conditions, supplemental standards, jurisdictional exceptions, or other conditions) that affect the scope of work necessary to develop credible assignment results.

DISCLOSURE OF SCOPE OF WORK

In consideration of the appraisal problem to be solved, I have determined and performed the scope of work necessary to develop credible assignment results. The scope of work is comprehensive in that all

relevant property and market data is considered. Specifically and on July 13, 2026 (with photographs taken), I inspected the subject property, as well as the general market area. In accordance with this assignment, various sources were sought in order to complete an analysis of the property. Area data was compiled from publications, including the Las Vegas Perspective, and from data published by the local Chamber of Commerce and the Center for Business and Economic Research at the University of Nevada Las Vegas. Market area data was collected by a physical inspection of the area as well as from the previously described sources.

Information pertaining to the subject property has been obtained from the client, property owner, Assessor's records, the public offices of the County of Clark, and from a physical inspection of the property.

Information regarding zoning, flood areas, utilities, and other relevant information was obtained from the appropriate agencies as considered necessary. Personal knowledge of the appropriate market area and information contained in supporting files for similar type properties was also considered. In preparing this appraisal, I have investigated numerous improved building sales, as well as vacant and/or redevelopment site sales in the Las Vegas Metropolitan area and more specifically in the subject's market area. Surveys with participants active in the market about market conditions were also conducted. Data pertaining to market research was obtained through both public and private sources. This data was verified with buyers, sellers, brokers, and property developers and other individuals active in the market. Additionally, consideration has been given to the general economy of the area as well as the specifics of the immediate market area.

In order to develop an opinion of the market value of the fee simple estate and leased fee estate interests in the subject property, I have completed a highest and best use analysis, subsequently applying the Sales Comparison Approach to Value (one of the three traditional appraisal approaches) in various capacities. The Cost and Income Capitalization Approaches to Value have not been utilized in my analysis of the subject property, due to their lack of relevance (as the most probable buyer of the subject property is concluded to be either an owner/user (for continued use of the existing buildings) and/or an investor/developer (for potential redevelopment of the site)).

Finally and upon completion of my analysis, I have prepared this Appraisal Report.

OWNER OF RECORD/THREE YEAR SALE HISTORY

According to Clark County Public Records, ownership of the subject property is currently vested in the name of:

ELV I Associates, LLC, A Delaware Limited Liability Company

Based on a further review of public records, no known arm's length transactions have reportedly occurred during the past three years. Further, this property is not known to have been involved in any escrow transactions at any time during the past three years.

Nonetheless, this property has been actively listed/marketed with Collier's International. According to the listing agent (Ms. Patti Dillon), it has more specifically been marketed for approximately one year. In that regard and although marketed with no specifically disclosed asking price, broker "guidance" for a price to be achieved has been reported to be within the relatively broad range of $10M-$13M (with guidance for a more specific sought price of $12.8M).

Reportedly, several offers have been received by both potential owners/users of the existing buildings, including charter school operators (with offers reported to be within the range of approximately $8.6M-$11.6M), and investors/developers considering potential redevelopment (with offers within the reported range of approximately $7.9M-$8.6M).

Additionally and although I have not been provided with any documentation pertaining to execution by both potential buyer/seller parties, I have been provided with a "Non-Binding Letter of Intent" for the purchase of the property by the University of Nevada, Las Vegas which identifies a proposed purchase price of $7,500,000. Notably, the Letter of Intent also identifies the potential for additional consideration of a potential gift/donation which would reflect an amount of the difference between the "appraised value" of the property and the previously identified purchase price of $7,500,000. Again and although executed by the potential buyer, I have not been provided with documentation of any Execution of Agreement and Acceptance by the seller, nor have I been provided with any additional purchase/sale agreements.

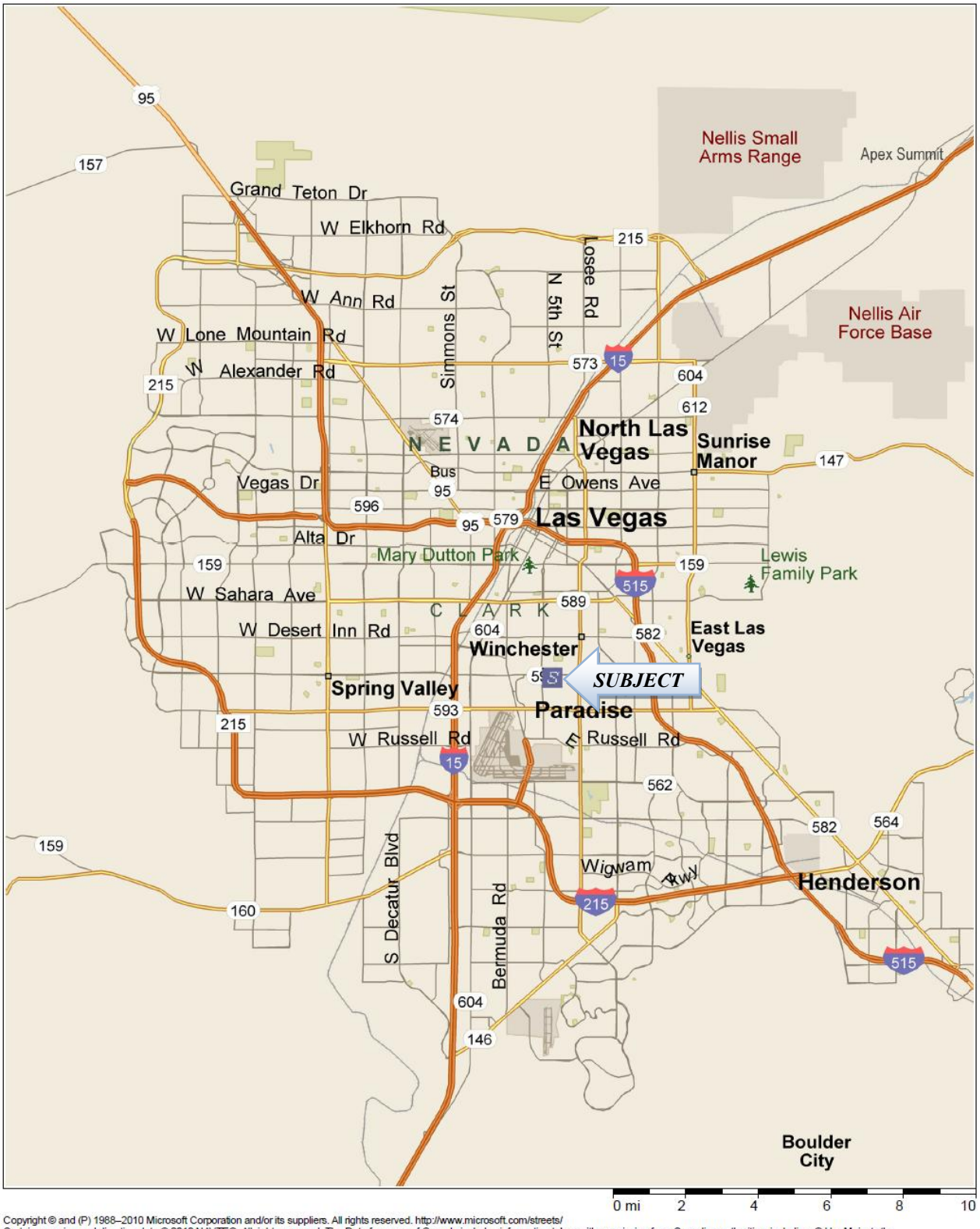
Based on my concluded market value opinion developed herein, it is my opinion that the previously identified "broker guidance" range of target prices include amounts which are reasonably supportable by market data (albeit with portions of the range including amounts which are either somewhat below

or above a market level), while those amounts associated with prior offers and submitted Letter of Intent are below that which I have concluded to be a market value level.

DATE OF REPORT

The date of this report is August 7, 2026. The majority of the market data was collected, verified, and analyzed prior to this date.

AREA/CITY MAP



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Certain mapping and direction data © 2010 NAVTEQ. All rights reserved. The Data for areas of Canada includes information taken with permission from Canadian authorities, including: © Her Majesty the Queen in Right of Canada, © Queen's Printer for Ontario. NAVTEQ and NAVTEQ ON BOARD are trademarks of NAVTEQ. © 2010 Tele Atlas North America, Inc. All rights reserved. Tele Atlas and Tele Atlas North America are trademarks of Tele Atlas, Inc. © 2010 by Applied Geographic Systems. All rights reserved.

GENERAL AREA/CITY DESCRIPTION

The Las Vegas Valley is situated in the southern portion of the State of Nevada and is the county seat for Clark County. Clark County is bounded by California to the southwest and Arizona to the southeast, separated by the Colorado River. The Las Vegas Valley may be defined as that portion of southern Nevada that includes the metropolitan area of the cities of Las Vegas, North Las Vegas, Henderson, Boulder City and unincorporated areas, excluding outlying portions.

The legalization of gaming has created a tourism industry which is currently the number one industry in Las Vegas. In the past several years, it has earned the number one position in tourism, a multi-billion dollar industry with the 15 largest hotels in the United States and with more hotel/motel rooms than any U.S. city; and a leading vacation and convention destination with over 38.5M visitors during 2025. It is one of the lowest taxed metropolitan areas for businesses and families. Its warmer weather has attracted over 3.3M visitors per month (on average) over the past three years. Prior to the on-going pandemic, the economic outlook for the immediate future had been favorable with market conditions continuing to improve due to strong growth in all sectors. The recovery from the prior recession which began in 2008 has continued with increased visitor volume and improvement in the unemployment rate. Household income and population has been expected to continue to grow; however, at a more modest rate than in the past, as part of the recovery.

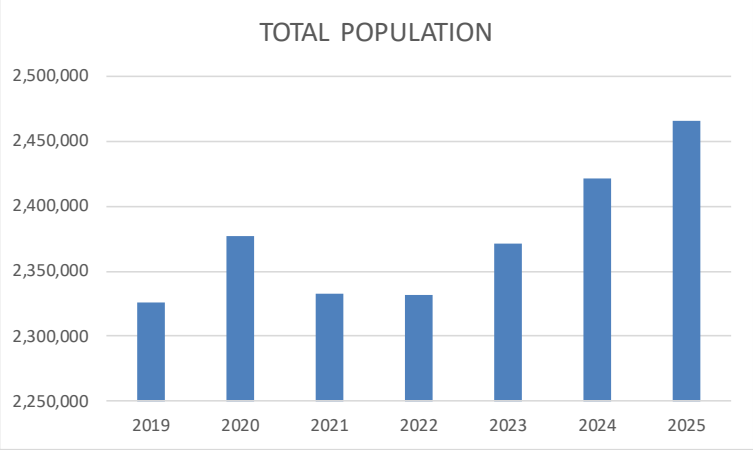
The table below sets forth some important statistics regarding the Clark County/Las Vegas Metropolitan Statistical Area (MSA). Other sources of data include The Las Vegas Perspective, the Las Vegas Convention and Visitors Authority, Harry Reid International Airport, the State of Nevada Department of Employment, Training and Rehabilitation, Nevada Department of Taxation, The Center for Business & Economic Research – University of Nevada Las Vegas (UNLV), and Colliers.

PERTINENT STATISTICS

	2019	2020	2021	2022	2023	2024	2025
TOTAL POPULATION (1)	2,325,798	2,376,683	2,333,092	2,331,934	2,371,586	2,421,684	2,465,431
Employment (2)	1,101,095	958,069	1,100,264	1,225,622	1,186,492	1,218,685	1,142,687
Unemployment Rate (2)	3.5%	14.7%	8.3%	5.2%	5.3%	5.9%	5.2%
# of Hotel/Motel Rooms (1)	150,259	143,117	150,487	150,857	154,662	150,612	150,300
Occupancy Rate (1)	88.9%	42.1%	72.6%	79.2%	83.5%	83.6%	80.3%
Visitor Volume (1)	42,523,700	19,031,100	32,230,600	38,829,300	40,829,900	41,676,300	38,545,700
Convention Attendance (1)	6,649,100	1,727,200	2,206,400	4,991,500	5,986,700	5,994,800	5,988,200
Clark County Gaming Revenues (1)	$10,355,663,000	$6,540,595,000	$11,452,004,000	$12,786,627,000	$13,487,271,000	$13,567,388,000	$13,688,228,000
Taxable Sales (3)	$45,901,464,346	$43,834,781,870	$47,523,973,687	$59,661,911,933	$64,194,178,704	$66,080,221,950	$64,011,618,736
Reid Passengers (1)	51,537,638	22,201,479	39,710,493	52,667,741	57,641,891	58,447,782	54,988,547
Building Permits-Housing (Total Units) (4)	11,460	14,130	16,442	13,081	13,078	13,350	N/A
Apartment Vacancy (5)	4.4%	4.3%	3.20%	4.71%	7.03%	6.21%	5.50%

Sources:
(1) Las Vegas Convention and Visitors' Authority
(2) State of Nevada Department of Employment, Training, and Rehabilitation
(3) Nevada Department of Taxation, fiscal years, ended June 30
(4) The Center for Business & Economic Research – University of Nevada Las Vegas (UNLV)
(5) Colliers

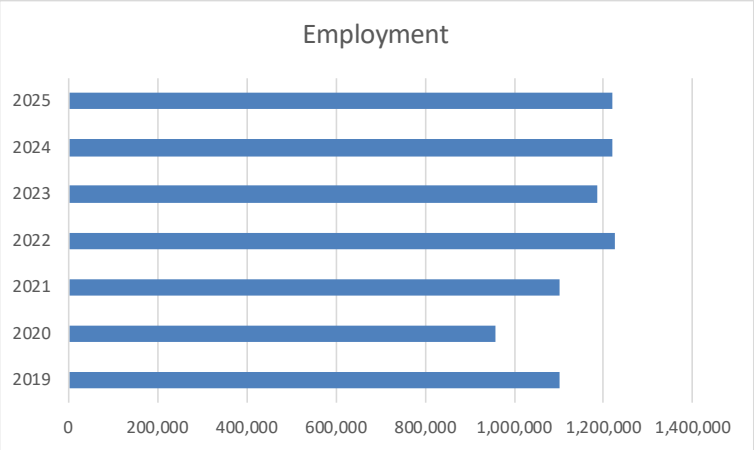
The total population within Clark County increased 6.0% from 2019 to 2025. Historically, the allure of Las Vegas was driven by abundant employment opportunities, a desirable climate, and the availability of new housing developments. The population has increased each year between 2019 and 2020 (increasing by 41,182 in 2019 (1.8%) and 50,885 in 2020 (2.2%)); having then experienced consecutive decreases in 2021 and 2022 (43,591 (-1.8%) and 1,158 (-0.05%)), respectively. The population grew in 2023 and 2024 (increasing 39,652 (1.70%) and 50,098 (2.11%), respectively. In 2025, the population increased by 43,747, representing a 1.81% increase over the prior year. The following chart illustrates population trends between 2019 and 2025.



In 2025, the Las Vegas housing market transitioned from a high-demand seller's market into a more balanced, "normalized" phase characterized by increased inventory, more cautious prices, and slower

sales volume. Population growth and relocations from high-tax states (like California) continued to fuel demand for housing in the Valley.

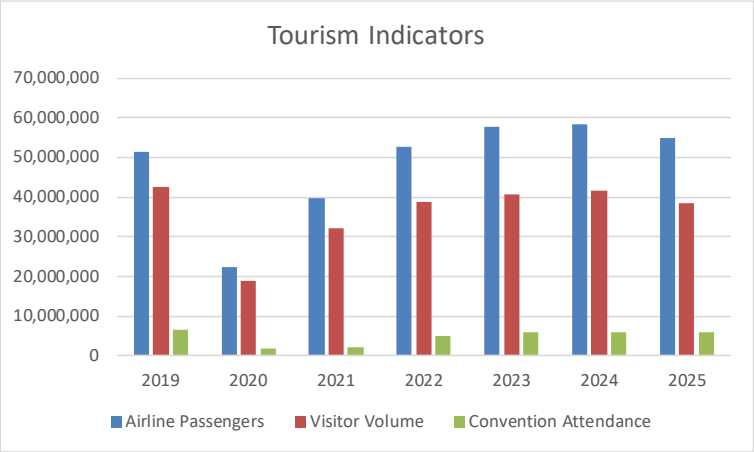
As of year-end 2025, the Clark County unemployment rate was 5.2%, which is a decrease from the 2024 reported unemployment rate of 5.9%. Job growth between 2019 to 2025 has been characterized by a dramatic pandemic-induced decline followed by a strong recovery, with employment levels officially surpassing pre-pandemic peaks in 2025. The following chart illustrates the Clark County employment data.



The 2025 year-end indicator for visitor volume was reported at 38.5M down from year-end 2024 reported at 41.6M. The Citywide total hotel/motel occupancy level for 2025 decreased to 80.3% from the 83.6% reported for 2024. The average room rate decreased to $183.52 in 2025 from $193.16 in 2024. Annual convention attendance decreased slightly to 5.98M visitors in 2025, down from 5.99M visitors in 2024. Total passengers at Harry Reid International Airport decreased to 54.9M in 2025, compared to 58.4M in 2024.

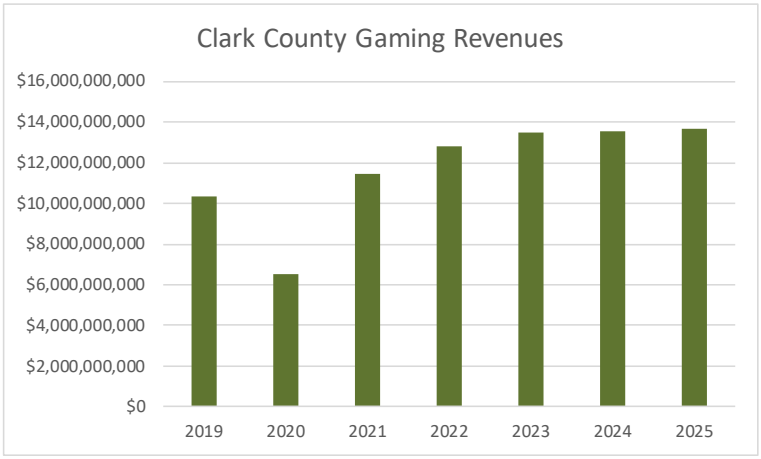
Las Vegas hosted more than 38.5M visitors in 2025. As the result of the pandemic, visitor volume declined substantially to 19.0M in 2020; rebounding in 2021 and 2022 to 32.2M and 38.8M, respectively, while increasing to 40.8M in 2023 and 41.6M in 2024. Occupancy and room rates decreased in 2025, with the destination seeing a decrease in visitation of -7.5% over the prior year.

Illustrated on the following chart are tourism comparisons for convention attendance, visitor volume, and airline passengers.



Gaming revenues in the overall Clark County area increased slightly 0.9% to approximately $13.6B in 2025 compared to approximately $13.5B in 2024. The casinos along the "Strip" reported a very slight increase of 0.03% in 2025 of $8.8B when compared to 2024. Downtown Las Vegas gaming revenues were reported at $951.1M in 2025 compared to $931.2M in 2024, with the Boulder Strip reporting $996.6M in 2025 compared to $959.6M in 2024.

The following chart shows the total Clark County Gaming revenues for 2019 through 2025.



Taxable sales within Clark County decreased between 2019 and 2020, with the 2020 taxable sales decreasing -4.5%, 2021 showing an increase of 8.4%, 2022 increasing 25.5%, 2023 increasing 7.6%, 2024 increasing 2.9%, while 2025 saw a decrease of -3.1% from the prior year.

Since tourism and construction are integral in the economy of Southern Nevada, some of the larger resorts/major projects within and/or most proximate to the Las Vegas "Strip" which will likely continue to drive the economy in the future are identified as follows:

PROJECT	ESTIMATED COST	ESTIMATED COMPLETION	STATUS	DESCRIPTION OF PROPERTY
Palms Casino Resort Phase 2 Phase 3	 Unknown $690M	 Complete Complete	Complete	Property wide renovations; restaurants; casino floor; convention space; nightclub.
Wynn Las Vegas Wynn Convention Center	Unknown	Complete Complete	Complete Complete	Revamped 18-hole Wynn Golf Club. 300,000 Sq. Ft. expanded convention & meeting space.
Las Vegas Convention Center Global Business District	$150M Phase 1 $860M Phase 2 $540M Phase 3	Phases over 5 to 8 yrs. 2020 2023	Complete	Refurbish existing center & create a convention district campus. Addition of 1.8M sq. ft. & at completion, will have 5.7 sq. ft. expansion. The former Riviera Hotel & Casino on the Las Vegas "Strip" has been acquired and demolished.
Caesars Forum Conference Center	$375M	Complete	Complete	550,000 Sq. Ft. conference facility; 3,000 sq. ft. meeting space and 100,000 sq. ft. outdoor plaza.
Downtown Las Vegas Expo Center	$90M	Complete	Complete	315,000 Sq. Ft. exhibit space.
Allegiant Stadium	$1.8B	Complete	Complete	This is a 65,000-seat stadium to be utilized by the Las Vegas Raiders. $750M of the cost was provided by public funding, with $500M incurred by the Raiders, and the balance by a loan from Bank of America.
Circa Resort & Casino	$1B	Complete (Opened 4th Qtr. 2020)	Complete (Opened 4th Qtr. 2020)	A 1.25M sq. ft. 777 room hotel, restaurants, two-level casino, multi-level stadium-style sportsbook; multi-tiered pool amphitheater and 9-story parking structure.
MSG Sphere Arena	$1.9B	September 2023	Complete (Opened 10/6/23)	600,000 Sq. Ft., 18,000 Seat Entertainment Arena
Durango Casino & Resort	$780M (Phase 1) $116M (Phase 2)	2023 (Phase 1) Early 2026 (Phase 2)	Phase 1 Complete (Opened 12/5/23) Phase 2 Proposed (Anticipated completion in early 2026)	Phase 1 includes a 15-Story, 216' hotel tower with 209 hotel rooms, 83,178 sq. ft. of casino space, state of the art race & sportsbook, signature restaurants, bars/lounges and food hall. Convention/meeting space, pool with cabanas, 4,200 parking spaces with 80 electric vehicle charging stations. Phase 2 will include a 25,000 sq. ft. expansion of the casino and the addition of a 2,000 space parking garage.
AC Hotel by Marriott	$95M	Late 2025	Under Construction	Six-story, 322-room hotel, including a restaurant, fitness center, 18,025 sq. ft. of meeting and retail space.

PROJECT	ESTIMATED COST	ESTIMATED COMPLETION	STATUS	DESCRIPTION OF PROPERTY
Resorts World Las Vegas (Genting Group)	$4.3B	Complete (Opened 6/24/21)	Complete (Opened 6/24/21)	This project contains 3,500 rooms, as a luxury experience with Asian-inspired touches. It includes a 110,000 sq. ft. casino (with traditional slot machines, table games, high-limit gaming areas, private gaming salons, a dedicated poker room, and a 14,000 sq. ft. entertainment zone that includes a race and sports book and live entertainment), 350,000 sq. ft. of meeting and banquet space, a 27,000 sq. ft. spa, a 5,000 seat, state-of-the-art theater to host A-list performance residencies and corporate events, a 75,000 sq. ft. night club and day club concept, and a 220,000 sq. ft. pool complex (with 7 different pool experiences, including an 1,800 sq. ft. infinity pool with view of the "Strip").
Fontainebleau	$3.7B (Originally projected at $2.8B, as Fontainebleau, more recently acquired in 2017, as partially complete, for $600M) and most recently acquired in early 2021 through a Deed in Lieu of Foreclosure	Late 2023	Complete (Opened 12/13/23)	A 67-story hotel/casino facility, with 3,644 rooms, a 173,000 sq. ft. casino, 96,500 sq. ft. of retail space, and more than 550,000 sq. ft. of convention and meeting space.
Las Vegas Athletics Ball Park	$1.75B	2028	Proposed	An approx. 33,000 seat baseball stadium to be utilized by the Las Vegas Athletics (following their pending move from Oakland).

The largest local hotels (over 3,000 rooms) based on 2025 room count are as follows:

LOCATION	NO. OF ROOMS
MGM Grand	4,760
Luxor	4,397
Venetian Resort	4,103
Aria Resort	4,002
Excalibur	3,981
Bellagio	3,933
Caesar's Palace	3,794
Circus Circus	3,763
Paris	3,672
Fontainebleau	3,644
Resorts World	3,506
The Flamingo	3,446
Mandalay Bay	3,209
The Palazzo at The Venetian	3,064
The Mirage	3,044
The Cosmopolitan	3,033

PROJECT NEON

Nearly two decades in the making, Project Neon was the largest public works project in Nevada history which, upon completion, widened 3.7 miles of Interstate 15 between Sahara Avenue and the "Spaghetti Bowl" interchange in Downtown Las Vegas. Its highlights and goals are as follows:

Project Highlights

- HOV Direct connect between U.S. 95 and I-15.
- Conversion of express lanes on I-15 to HOV.
- New I-15 HOV interchange; "Neon Gateway".
- Reconstruction of Charleston Boulevard interchange.
- Martin Luther King realignment with flyover at Charleston Boulevard.
- Grand Central Parkway extension to Industrial Road.

Project Goals

- Improved safety.
- Reduce congestion.
- Reduce travel delays.
- Create jobs.
- Improve air quality.
- Improve freeway operations.
- New surface street connections.
- Better access to Downtown.

It's currently the busiest stretch of highway in Nevada, with 300,000 vehicles daily. Traffic through the corridor is expected to double by 2035.

Project Cost:

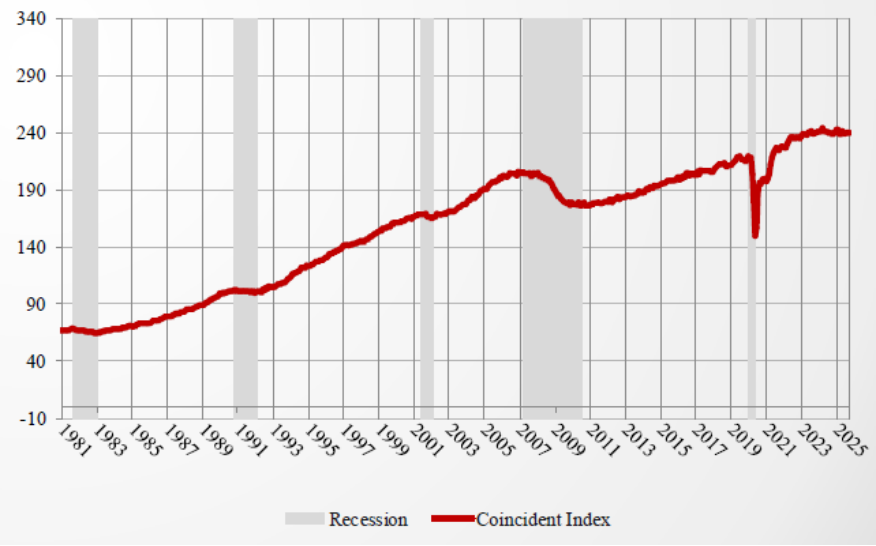
Preliminary Engineering: $25M
Right-of-Way and Utilities: $250M
Construction: $559M
Construction Administration: $60M
Total Project Cost: $900M

After more than three years of road closures, the $900M Project Neon was officially over on August 8, 2019, when the Nevada Department of Transportation held a "grand finale" event.

DATA FROM LEE BUSINESS SCHOOL–CENTER FOR BUSINESS & ECONOMIC RESEARCH

The CBER Southern Nevada coincident and leading indexes use the Department of Commerce index construction method. The coincident index measures the ups and downs of the Southern Nevada economy. The leading index provides a signal about the future direction of the coincident index. The coincident index peaked in February 2007 and then fell dramatically through June 2010. Prior to the Great Recession, identified by the benchmark Southern Nevada coincident index, the Southern Nevada leading index peaked in September 2005, 16 months before the Southern Nevada coincident index peaked. Then the Southern Nevada leading index troughed in May 2009, 13 months before the Southern Nevada coincident indexed troughed. As noted above, the COVID-19 recession differs from typical economic recessions. It provides almost no signal that it is coming. The coincident index peaked in December 2019 while the leading index peaked in January 2020. The big dips in both indexes came with the March data. The Southern Nevada COVID-19 recession began in December 2019. All series are seasonally adjusted.

The following sets forth the most recent graph of the Southern Nevada Coincident Index:



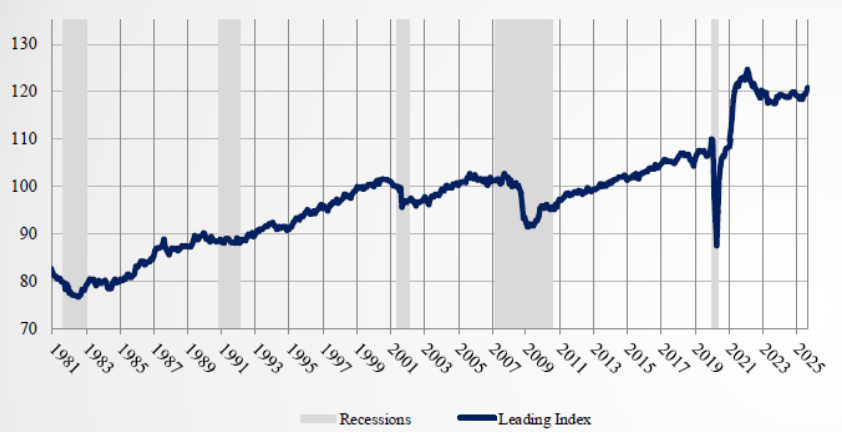
Series	Latest Value	Mo-over-Mo	Yr-over-Yr
Taxable Sales (Real, 2017, SA)	4,155,076,971	-0.3%	2.1%
Gross Gaming Revenue (Real, 2017, SA)	880,999,857	3.8%	2.5%
Nonfarm Employment (SA)	1,145,533	-0.3%	0.1%
Index and % Change	**240.5**	**0.0%**	**0.5%**

The CBER Southern Nevada coincident index remained unchanged month-over-month. Since the previous month, taxable sales and nonfarm employment each fell by 0.3 percent, while gross gaming revenue increased 3.8 percent.

On a year-over-year basis, the index increased 0.5 percent. Taxable sales and gross gaming revenue increased 2.1 and 2.5 percent, respectively. Nonfarm employment gained 0.1 percent.

Since the rapid recovery from the pandemic recession, the Southern Nevada coincident index has stalled over the past two years

The following sets forth the most recent graph of the Southern Nevada Leading Index:



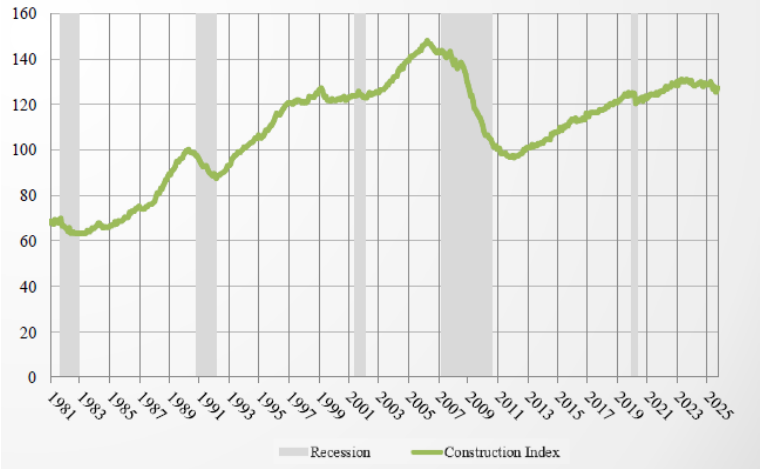
Date	Index	Month-Over-Month	Year-Over-Year
Oct-24	119.4	0.4%	1.6%
Nov-24	119.7	0.2%	1.8%
Dec-24	119.9	0.2%	0.9%
Jan-25	119.9	-0.1%	1.0%
Feb-25	119.2	-0.5%	0.1%
Mar-25	118.8	-0.3%	-0.5%
Apr-25	118.5	-0.3%	-0.6%
May-25	118.9	0.3%	-0.2%
Jun-25	118.2	-0.5%	-0.5%
Jul-25	119.1	0.7%	0.2%
Aug-25	119.4	0.2%	0.3%
Sep-25	119.8	0.3%	0.7%
Oct-25	**120.9**	**1.0%**	**1.3%**

The CBER Southern Nevada leading index rose 1.0 percent month-over-month in the latest period, signaling modest improvement in forward-looking conditions. Initial claims for unemployment insurance (inverted) rose 3.2 percent, the 10-year real Treasury yield (inverted) rose 0.3 percent,

housing permits increased by 91.1 percent, and the S&P 500 index gained 3.8 percent. Airline passengers, however, fell 1.1 percent from the previous month.

On a year-over-year basis, the leading index increased 1.3 percent. Initial claims (inverted) and airline passengers decreased by 4.5 and 7.5 percent, respectively, from last year. Housing permits, the 10-year real Treasury yield (inverted), and the S&P 500 index, however, climbed by 163.2, 0.4, and 13.1 percent, respectively. After peaking in March 2022, the index declined to a low in October 2023 and has since hovered in a narrow range, without any recession observed so far. We are closely monitoring this movement.

The following sets forth the most recent graph of the Southern Nevada Construction Index:

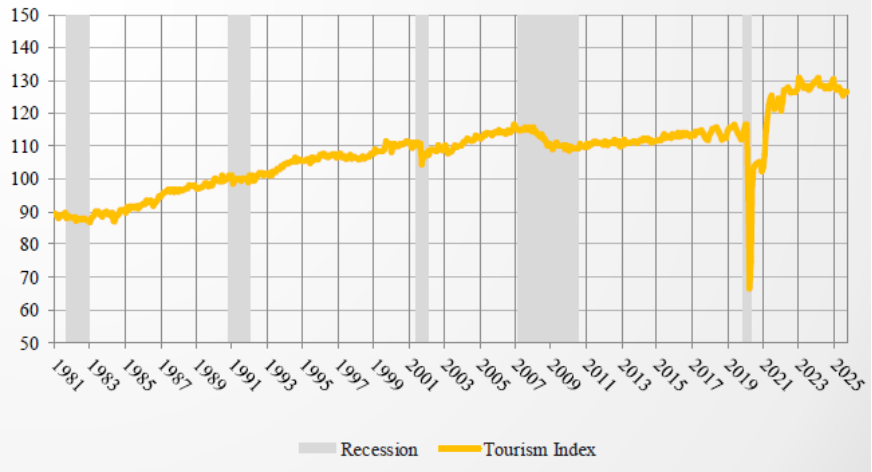


Series	Latest Period	Mo-over-Mo	Yr-over-Yr
Construction Employment (SA)	73,182	0.1%	-6.5%
Housing Permits (SA)	1,987	91.1%	163.2%
Index and % Change	127.3	1.2%	-0.6%

The CBER Southern Nevada construction index increased 1.2 percent month-over-month. Construction employment increased 0.1 percent, and housing permits increased 91.1 percent from the prior month.

On a year-over-year basis, the construction index decreased 0.6 percent. Construction employment fell 6.5 percent, while housing permits increased 163.2 percent compared to a year earlier.

The following sets forth the most recent graph of the Southern Nevada Tourism Index:



Series	Latest Value	Mo-over-Mo	Yr-over-Yr
Harry Reid Passengers (SA)	4,405,353	-1.1%	-7.5%
Gross Gaming Revenue (SA)	880,999,857	3.8%	2.5%
LV Hotel/Motel Occupancy Rate (SA)	79.8%	1.5%	-1.5%
Index and % Change	126.5	0.4%	-0.9%

The CBER Southern Nevada tourism index increased 0.4 percent month-over-month. Gross gaming revenue increased 3.8 percent and the Las Vegas hotel/motel occupancy rate increased 1.5 percent, while Harry Reid International Airport passenger counts fell 1.1 percent. The index remains below its February 2024 peak, when major events such as the Super Bowl boosted regional tourism activity.

On a year-over-year basis, the tourism index decreased 0.9 percent. Harry Reid passengers fell 7.5 percent and the occupancy rate declined 1.5 percent, while gross gaming revenue increased 2.5 percent compared to a year earlier.

In regard to environmental forces and as of early 2026, the operational situation at Lake Mead remains critical, with the reservoir serving as the primary water source for approximately 90% of Southern Nevada's population. Despite slight, temporary rises in water levels due to intense, targeted

conservation efforts, long-term projections indicate that Lake Mead is on a path toward historic lows by 2027, creating significant, ongoing environmental and economic impacts for the Las Vegas Valley.

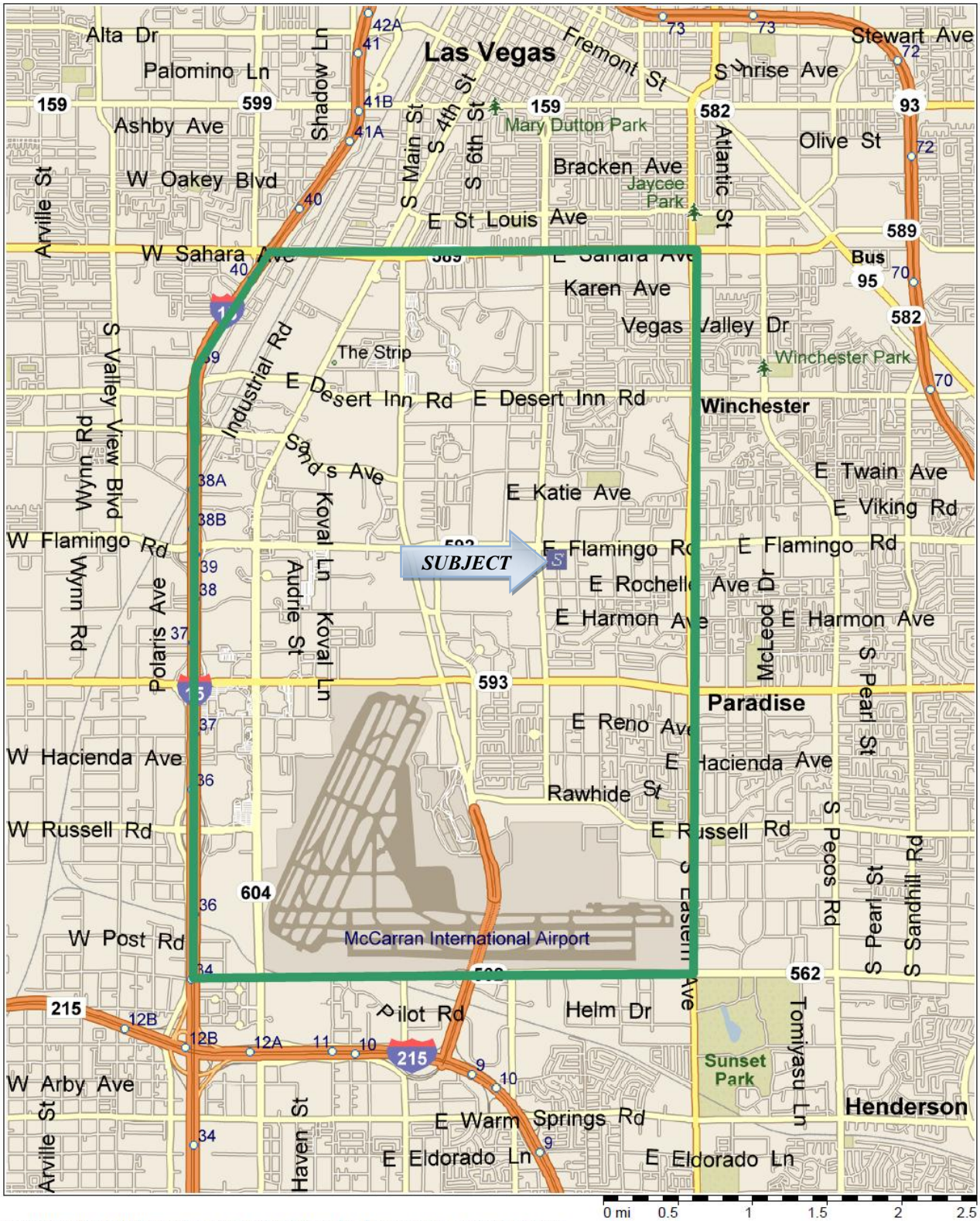
EFFECT OF GENERAL AREA ON SUBJECT

The current economic outlook for the immediate future is more positive than the past and the overall market has essentially continued its recovery from the effects of the Coronavirus (COVID-19) pandemic. Over the long-term, the outlook is also generally considered favorable. Population and household income are expected to continue to grow.

Overall, it is anticipated that the Las Vegas Valley will continue to attract visitors as well as new residents. Continued growth is anticipated due to the warm climate and the continued expansion of major resorts. Accessibility to the area has continued to improve with expansions at Harry Reid International Airport as well as improvements to the major highways serving the area. The anticipated trend is generally favorable and Las Vegas is recognized throughout the world as the Entertainment Capital. Recreation is also a major draw to the area as it is within close proximity to Lake Mead Recreational Area, Toiyabe National Forest, and the Red Rock Canyon Conservation Area. Another major positive impact is the introduction of major professional sports (with Las Vegas now home to the Vegas Golden Knights and the Las Vegas Raiders, with the pending relocation of the A's Major League Baseball team). There is an abundance of golf courses throughout the valley as well as operated in conjunction with several major resorts that attract visitors to the area. The proximity to major California urban centers continues to feed population and business opportunities.

In conclusion, Las Vegas will continue to depend on the tourism and construction industries for continued growth. The most recent statistics reflect an increase in the valley's primary industry in terms of visitor volume and convention attendance, with an improvement in the unemployment rate. Major resorts have favorable results in terms of revenue categories with increases in occupancies and average daily room rates which have increased EBITDA. The strength of the tourism sector of the economy is anticipated to continue throughout 2026. The most recent data suggests the overall economic outlook remains positive, despite recent inflation and rising interest rates.

MARKET AREA MAP



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MARKET AREA DESCRIPTION

LOCATION

The subject property is located within/proximate to the central portion of the Las Vegas Metropolitan area, within an area commonly referred to as the Las Vegas "Strip". More specifically and based upon an inspection and analysis of the area and considering the existing/potential use of the subject property, the market area may be generally described as being bounded by Sahara Avenue on the north, Eastern Avenue on the east, Sunset Road on the south, and Interstate 15 on the west. The subject property is located within the central portion of this defined market area.

ACCESSIBILITY

This market area is considered to have excellent accessibility to/from all portions of the Las Vegas Metropolitan area. The major north/south thoroughfares consist of Interstate 15 (westerly boundary of the market area), Las Vegas Boulevard, Paradise Road, Maryland Parkway, and Eastern Avenue. The major east/west travel routes are Sahara Avenue, Desert Inn Road, Spring Mountain Road/Twain Avenue, Flamingo Road, Tropicana Avenue, and Sunset Road.

Accessibility of this market area to/from the surrounding portions of the Las Vegas Metropolitan area is enhanced by the primary freeway infrastructure, with Interstate 15 interchanges with Sahara Avenue, Spring Mountain Road, Flamingo Road, and Tropicana Avenue.

The Monorail Transit System which services this market area was completed in 1993 and expanded in 2004. The route is 4 miles in length, extending between the intersection of Paradise Road and Sahara Avenue on the north, to the MGM Grand Hotel & Casino to the south (near Tropicana Ave., east of Las Vegas Blvd. South and west of Koval Ln.). Potential extensions to the Downtown Business & Gaming District, Harry Reid International Airport, and the Excalibur/Luxor/Mandalay Bay Hotel/Casino facilities along the southerlymost portion of the Las Vegas "Strip" have previously been or are currently considered; however, the current status of such plans is uncertain.

Perhaps the most significant impact on the overall accessibility of the defined market area is the inclusion of Harry Reid International Airport located adjacent to the southern boundary of the defined market area. As indicated previously within the General Area/City Description section of this report,

the passenger count of this airport had been steadily increasing to nearly 58.5M during 2024, albeit decreasing to just under 55M during 2025.

DEVELOPMENT INFLUENCES (LAND USES)

The market area includes a mixture of major land uses: Tourist (Hotel/Gaming), Office, Industrial, Residential, and Recreational development.

Major land uses include large resort hotel/casinos, Harry Reid International Airport, the University of Nevada Las Vegas (UNLV), the Hughes Center Business Park, Sands Expo and Las Vegas Convention Centers, several golf course/country clubs and the Fashion Show regional shopping mall. Additional tourist related shopping venues include the Forum Shoppes at Caesar's, Showcase Mall, the Grand Canal Shoppes, Desert Passage at the Aladdin, Mandalay Place, and the Las Vegas Premium Outlet Mall. Most of the larger resorts also include shopping facilities as this has become an emerging trend and major source of revenues for these properties.

The Las Vegas "Strip" is primarily resort in orientation, including several major gaming properties. Historically, the overall trend has been for the continued expansion of major resort facilities. In that regard, the market has reacted very favorably to the facilities that have been completed, including, but not limited to, the following:

LAS VEGAS "STRIP" HOTEL/CASINO FACILITIES (OVER 1,000 ROOMS)			
PROPERTY NAME	***NO. OF ROOMS***	***PROPERTY NAME***	***NO. OF ROOMS***
MGM Grand	4,997	Treasure Island	2,884
Luxor	4,400	Westgate	2,812
The Venetian	4,029	Wynn Las Vegas	2,716
Aria	4,002	Park MGM	2,605
Excalibur	3,981	Harrah's	2,541
Bellagio	3,933	Planet Hollywood	2,496
Caesar's Palace	3,794	The Linq	2,236
Circus Circus	3,763	Horseshoe	2,056
Paris	3,672	Encore	2,034
Fontainebleau	3,644	New York New York	2,024
Resorts World	3,506	Sahara	1,613
Flamingo	3,446	Virgin Hotels	1,502
Mandalay Bay	3,209	Vadara	1,395
Palazzo	3,064	Elara by Hilton	1,200
The Mirage	3,044	Delano	1,117
Cosmopolitan	3,033		
TOTAL NUMBER OF ROOMS:			**90,748**

The most significant recent mega resort completion is the "Fontainebleau" which is included in the above chart (opened in December, 2023). As shown, this $3.7B project contains 3,644 rooms within a 67-story tower, with a 173,000 square foot casino, 96,500 square feet of retail space, and more than 550,000 square feet of convention and meeting space.

Another significant recent mega resort completion is the "Resorts World Las Vegas" which is also included in the above chart (completed in June, 2021). As shown, this $4.3B project contains 3,506 rooms, as a luxury experience with Asian-inspired touches. It includes a 110,000 square foot casino (with traditional slot machines, table games, high-limit gaming areas, private gaming salons, a dedicated poker room, and a 14,000 sq. ft. entertainment zone that will include a race and sports book, and live entertainment), 350,000 square feet of meeting and banquet space, a 27,000 square foot spa, a 5,000 seat, state-of-the-art theater to host A-list performance residences and corporate events, a 75,000 square foot nightclub and day club concept, and a 220,000 square foot pool complex (with seven different pool experiences, including an 1,800 sq. ft. infinity pool with view of the "Strip").

Wynn Las Vegas is in control of the former Frontier Hotel/Casino site which was previously planned to be redeveloped with the 1,100 room Elan Las Vegas project by Crown Resorts. A 2,000-3,000 room hotel/casino facility is reportedly planned but no other details have been made public.

Other notable hotel/casino facilities within/proximate to the defined market area include the following:

MISCELLANEOUS HOTEL/CASINO FACILITIES (OVER 300 ROOMS)	
NAME	***NO. OF ROOMS***
The Orleans	1,885
The Palms	766
Tuscany	716
Gold Coast	712
Oyo	657
Palace Station	575
Silver Sevens	328
Mardi Gras	309
TOTAL:	**5,948**

Notably non-gaming hotel facilities within the market area include the following:

NON-GAMING HOTEL FACILITIES	
NAME	***NO. OF ROOMS***
Trump International	940
The Westin Las Vegas	826
Renaissance Las Vegas	548
Alexis Park	496
The Berkley	395
Emerald Suites Convention Center	359
Embassy Suites Convention Center	286
Desert Rose Resorts	283
The Platinum	237
TOTAL:	**4,370**

The demand for retail space in this area is primarily fueled by the annual visitors who, despite a decline, continue to be attracted to the major "mega" resorts of the area. The historic visitor volume has resulted in some of the highest pedestrian traffic and revenue (inclusive of taxable sales) in the United States. This also translates into some of the highest rental rates (which are generated for landlords) in the country, substantially higher than those typically incurred within the suburban Las Vegas retail market.

The historic strength of the retail market within the Las Vegas "Strip" had resulted in a substantial amount of new construction/retail development. Specifically and in addition to the completed expansion of the Fashion Show Mall (approximately 1.9M sq. ft.) and completion of Mandalay Place (approximately 100,000 sq. ft.), and Phase II of the Forum Shoppes at Caesar's Palace (approximately 250,000 sq. ft.).

Secondary land uses within the market area boundaries include industrial (west of the Union Pacific Railroad tracks) and residential uses. Single-family residences in this area range widely from approximately $100,000 for older properties to in excess of $1M for custom homes situated within one of the several golf course/country clubs. However, due to the maturity of this area, most of the single and multi-family developments are in excess of 10 years old. Notable exceptions include several luxury high-rise condominium/hotel projects (i.e. Park Towers, Turnberry Towers/Turnberry Place, Panorama Towers, Trump International, Metropolis, Allure, Planet Hollywood Westgate Tower, and Sky Las Vegas).

Residential development within the downtown area includes multi-family apartments, weekly hotel/apartments, and single-family residences, as well as the current trend of high-rise condominium projects.

The majority of multi-family apartments are generally older facilities that have a high concentration of studio and one-bedroom units. Low income tenants typically occupy these facilities.

The daily/weekly motels/apartments within the market area are generally in excess of 25 years old and are rented on a weekly basis. A number of these properties are older motels that no longer cater to tourists. Primary tenancy for these properties is typically the hotel/casino service employees. The trend in the apartment and weekly hotel/apartment segments of the market indicates stabilization at a higher occupancy rate than typical for the valley. Rental rates combined with land values have discouraged new development in this area. At the current time, several medium density and high density weekly apartment complexes exist within this market area.

The single-family residences located within the market area are among the oldest in the Valley. The majority of these residences have been converted to small professional offices; however, there remain some owner-occupied and rental units. Older single-family residences are continuing to be converted to professional offices. These conversions may slow with the anticipated temporary increase in the supply of office space.

One of the prior trends in property uses along and proximate to the "Strip" was the proliferation of time-share properties. Additionally, the Fairfield Grand Resorts finished a $65M expansion located along Harmon Avenue (329 units).

Recently, the $375M, 20,000-seat, "T-Mobile Arena" was completed between the New York-New York and Monte Carlo Resorts, as previously described. In addition to a wide range of events accommodated by this facility, it also serves as the home ice arena for the "Las Vegas Golden Knights" hockey team.

A recent major development to impact the market area is the Raiders Stadium. Located in close proximity (to the southwest) of the previously defined market area, the 62 acre site is between Hacienda Avenue and Russell Road and between Dean Martin Drive and Polaris Avenue. Construction of the $1.8B stadium began in September 2017 and was completed in time for the 2020 NFL season. The budget for development of the stadium was estimated at $1.8B, as follows: $78M to purchase land;

$1.33B construction, $123M furniture, fixtures and equipment; $234M on design and engineering; $31M on utilities and infrastructure. The stadium serves as home for both the Raiders and UNLV Rebels football program. In addition, it hosts the annual Las Vegas Bowl, as well as serving as the venue for concerts and other entertainment events.

The Oakland A's major league baseball franchise is relocating to Las Vegas and will play in a proposed 33,000 seat stadium which is currently being developed on the approximate 35-acre former "Tropicana" site at the southeast corner of Las Vegas Boulevard South and Tropicana Avenue. This stadium is expected to be completed for the 2028 season.

An additional impacting factor is the continually expanding Las Vegas Convention Center. The center opened in 1959 with 90,000 square feet of exhibition space. It is one of the largest meeting facilities in the nation and most recently opened the $1B, 1.4M square foot "West Hall" expansion. One of the busiest convention facilities in the world, this facility now includes a total of 4.6M square feet.

Also located within the defined market area boundaries are two golf courses (Wynn Las Vegas and Bali Hai). Notably, however, both are reportedly planned for redevelopment (i.e. the Wynn golf course for a hotel/casino mega resort and Bali Hai for mixed-use industrial and retail).

OPPORTUNITY ZONE

A portion of the market area is located within an Opportunity Zone. The Opportunity Zone program, established in the Tax Cuts and Jobs Act of 2017, is a tax incentive, designed to encourage long-term private investment in low-income communities. The goal of this program is to encourage investment in economically struggling neighborhood nationwide by offering investors the opportunity to defer on, decrease, and potentially eliminate their capital gains tax.

PUBLIC SERVICES AND AMENITIES

Public services including utilities, transportation, fire and police protection, are considered adequate and available throughout the area. Hospitals, churches, and other services are also available or located within close proximity.

The main Metropolitan Police Station, the Clark County Detention Center, a fire station, post office, library, and other inner city facilities are all located within or proximate to the subject market area.

Medical services within the market area include the Sunrise Hospital located along the east side of Maryland Parkway, north of Desert Inn Road. Additional medical services are located approximately ½ mile west of the subject market area at University Medical Center on Charleston Boulevard.

All necessary utilities for development are available within the area.

DEMOGRAPHICS

The 2025 Las Vegas Perspective provides demographic information by Zip codes for the Las Vegas Metropolitan area. The subject's market area is primarily influenced by the demographics of Zip code areas 89109, 89119, and 89169 which are summarized as follows:

MARKET AREA DEMOGRAPHICS

	Zip Code 89109	*Zip Code 89119*	*Zip Code 89169*	*Clark County*
No. of Housing Units	10,166	22,070	12,505	954,421
Population	6,782	48,668	25,194	2,421,685
Age				
Under 18	10.6%	19.3%	22.2%	21.4%
18-24	5.9%	10.5%	8.9%	8.8%
25-34	13.3%	17.5%	15.3%	14.1%
35-44	15.8%	15.3%	17.2%	14.4%
45-54	14.6%	12.8%	13.6%	12.9%
55-64	15.5%	12.7%	11.1%	11.9%
65+	24.3%	19.3%	11.6%	16.6%
Median Age	48.9	41.4	37.7	39.2
Education of Adults				
Less than 9th Grade	6.6%	6.7%	4.5%	5.5%
Some High School	6.0%	8.4%	7.5%	7.2%
High School Degree	20.8%	34.5%	28.0%	28.9%
Some College	19.9%	23.9%	21.3%	22.5%
Associate Degree	8.9%	7.0%	10.1%	8.7%
Bachelor's Degree	21.9%	13.6%	20.1%	18.0%
Graduate Degree	15.8%	6.0%	8.5%	9.2%
Type of Dwelling				
Single Family	2.6%	17.0%	14.9%	N/A
Condominiums	80.7%	14.3%	19.2%	N/A
Townhouses	0.7%	2.0%	1.3%	N/A
Plexes (2-4 Units)	0.0%	5.6%	5.4%	N/A
Mobile Homes	0.0%	0.0%	0.0%	N/A
Apartments	15.9%	61.1%	59.3%	N/A
Household Income				
Under $15,000	13.0%	12.8%	11.1%	8.6%
$15,000 - $24,999	10.6%	93.8%	8.7%	6.0%
$25,000 - $34,999	12.1%	12.9%	8.1%	7.3%
$35,000 - $49,999	12.0%	17.8%	11.0%	11.2%
$50,000 - $74,999	11.6%	19.5%	17.1%	17.4%
$75,000 - $99,999	7.8%	11.1%	11.1%	13.7%
$100,000 - $149,999	11.5%	10.5%	15.9%	17.9%
$150,000 - $199,999	7.0%	3.3%	7.2%	8.3%
$200,000 and Over	14.4%	2.3%	9.8%	9.7%
Median	$54,778	$46,709	$40,269	$75,416
Occupancy				
Owner	41.0%	19.6%	44.8%	N/A
Renter	59.0%	80.4%	55.2%	N/A

Source: 2025 Las Vegas Perspective

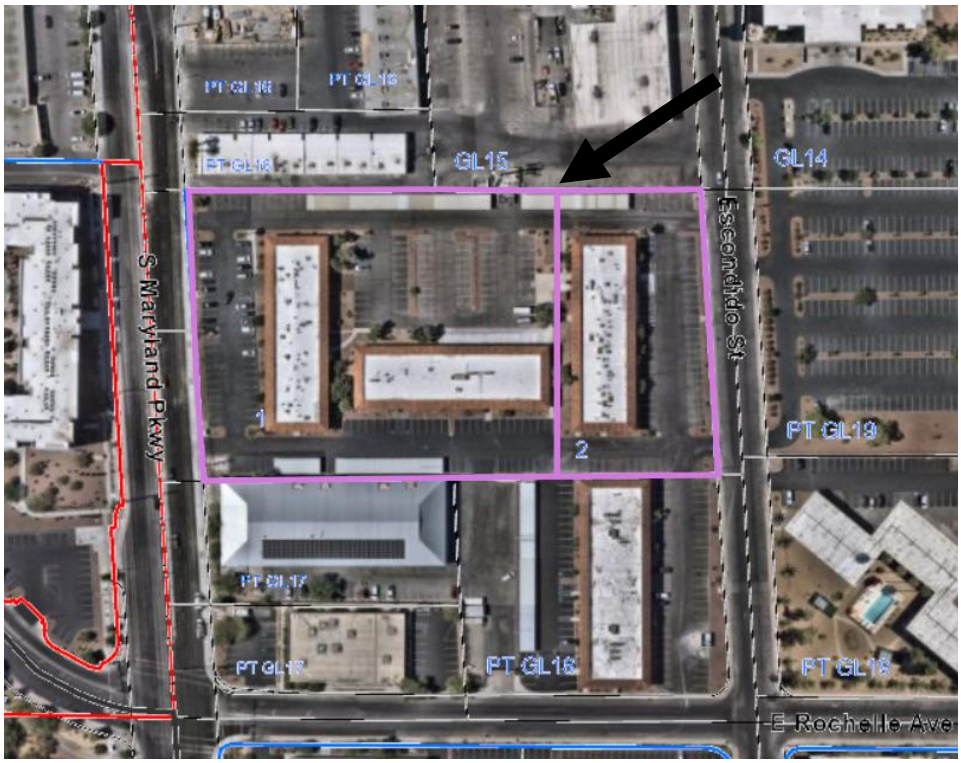
As indicated in the previous chart, the median household incomes for the market area range from $40,269 to $54,778. The median household income within the subject's zip code area 89119 is below the valleywide median income of $75,416. This zip code area has a high percentage of condominiums.

EFFECT OF THE MARKET AREA ON SUBJECT

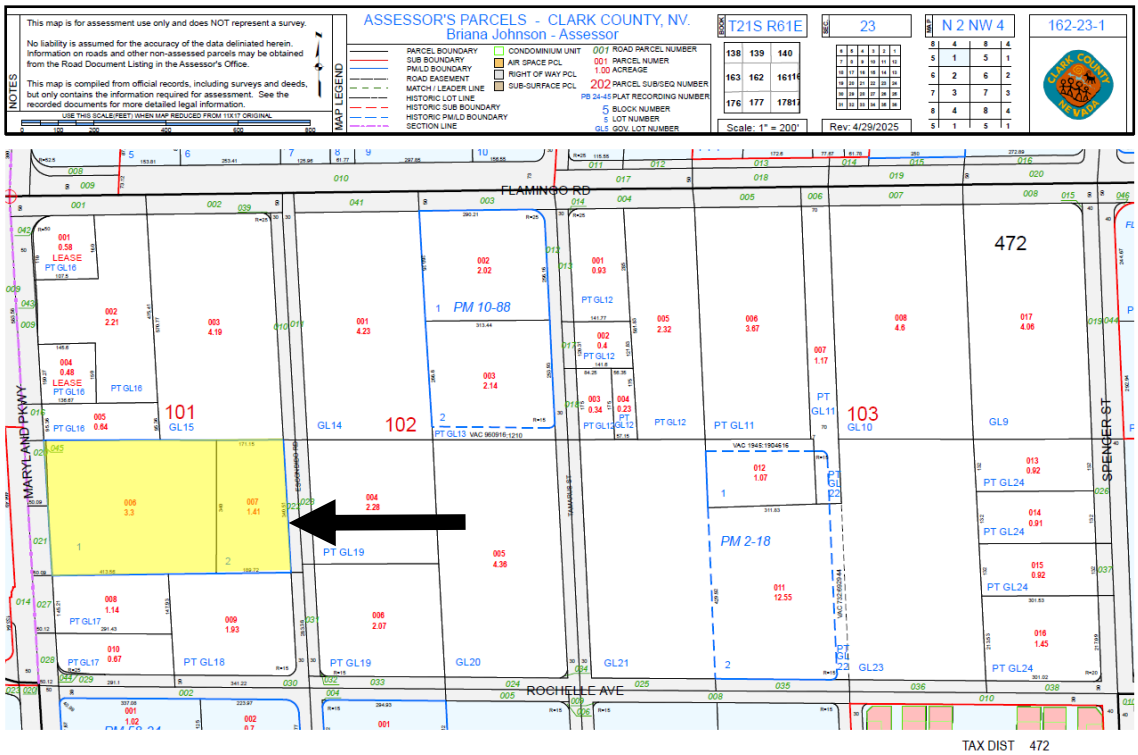
Overall, with diversification of entertainment opportunities combined with the increased utilization of the Las Vegas Convention Center, property compatibility within the area should remain within the foreseeable future.

In summary, the immediate market area has adequate public services available, including shopping, motels, hotels, and resort/casino facilities. Properties in this area benefit from the proximity to the major resorts, hotels/casinos and the area has excellent accessibility with several other major projects being constructed to improve traffic flow. Overall, this area is primarily dominated by the tourist industry and the "Strip" which is world renowned for its gaming/entertainment venues, including some of the largest and most famous resorts in the world. As a result, this area is considered to be one of the highest value areas in the entire Las Vegas Valley.

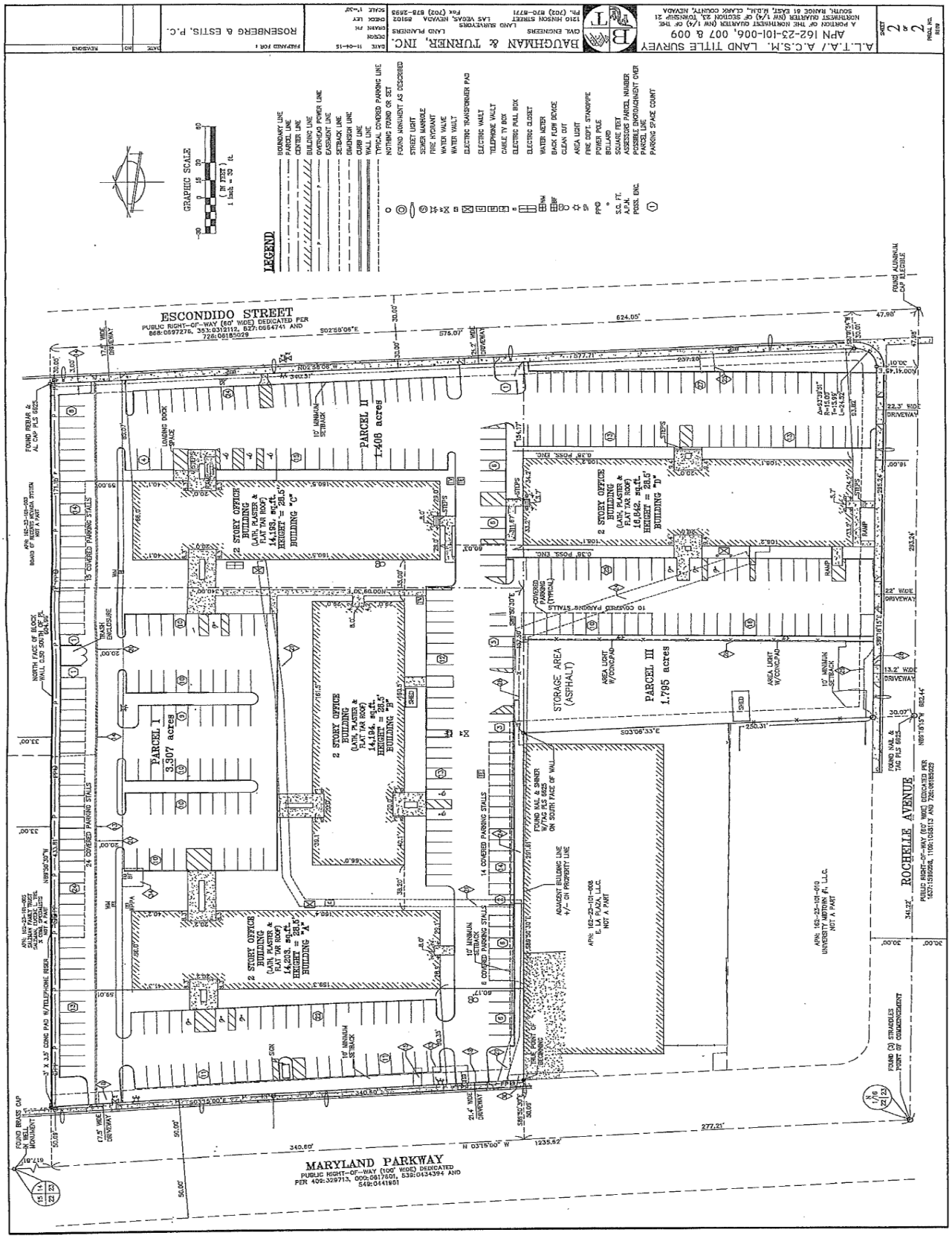
AERIAL PHOTOGRAPH



ASSESSOR'S PARCEL MAP



A.L.T.A/A.C.S.M LAND TITLE SURVEY



SITE DESCRIPTION

ASSESSOR'S PARCEL NOs: 162-23-101-006 and 007

LOCATION: The east side of Maryland Parkway, north of Rochelle Avenue, within the central portion of the Las Vegas Metropolitan area.

COMMON STREET ADDRESS: 4220 S. Maryland Parkway, Las Vegas, Clark County, Nevada 89119

SHAPE: Generally Rectangular

SITE AREA: Approx. 4.175 Net Acres

TOPOGRAPHY AND DRAINAGE: Generally Level/Engineered/Adequate

FLOOD ZONE DESIGNATION: Zone "X" ("unshaded", defined as an area determined to be outside the 0.2% annual chance flood plain), National Flood Insurance Program, Flood Insurance Rate Map No. 32003C2557 F, (map revised November 16, 2011).

SOILS CONDITIONS: Assumed adequate, with no known adverse surface or sub-surface conditions noted.

NUISANCES/HAZARDS: None noted.

UTILITIES: Available/Proximate, by the following providers:

Electricity:	NV Energy
Water:	Las Vegas Valley Water District
Sanitation:	Clark County Water Reclamation District
Telephone:	CenturyLink or Cox Communications
Natural Gas:	Southwest Gas Corporation
Trash Collection:	Republic Services
Cable:	Cox Communications
Overall Utility Capacity:	Adequate

STREET IMPROVEMENTS AND ACCESSIBILITY: The subject site includes frontage along its westerly boundary (via Maryland Parkway) and its easterly boundary (Escondido Street).

Maryland Parkway is a major arterial roadway corridor serving the market area. As it bypasses the subject, it is fully improved with all offsites (including two lanes of travel in either direction, right storage lanes, concrete curbs, gutters, sidewalks, and streetlights). Although there is a raised center concrete median (with no direct ingress to the subject available for southbound traffic), indirect egress to southbound traffic is available via a left

turn cut at/near the alignment of the subject's northern boundary. Escondido Street is a collector roadway which, as it bypasses the subject, is also fully improved (albeit with asphalt paving allowing for one lane in either direction, complete with concrete curbs, gutters, sidewalks, and streetlights).

Overall, accessibility to and from the subject property is considered to be good as compared to other parcels in the market area. Its access and ingress/egress are generally sufficient and conducive to a wide range of potential uses.

ZONING: CG (Commercial General), Clark County.

This district is established to accommodate traditional, auto-oriented commercial uses while allowing the transition over time to a mix of retail, commercial, and mixed-use development.

COMPREHENSIVE/MASTER PLANNED LAND USE DESIGNATIONS/OVERLAYS: CM (Corridor Mixed-Use); AE-60 (Airport Environs Overlay), Winchester/Paradise Land Use Plan, Clark County.

The characteristics of the CM (Corridor Mixed-Use) designation are to provide opportunities for moderate density mixed-use development that serve adjacent neighborhoods as well as the broader community. Concentrating higher intensity uses and a vertical mix of uses near transit-stops is encouraged to support regional transit investments (transit oriented development) and area-specific plans. Continuous pedestrian, bicycle, and vehicular connections should be provided along corridors and to adjacent neighborhoods. Multi-family residential may not always be appropriate, but when provided should be integrated as a component of corridor mixed-use developments to support the expansion of housing options within close proximity of services and amenities. Reinvestment in or redevelopment of existing single-use, auto-oriented centers is encouraged to diversify the mix and intensity of uses along major corridors over time. The mix and intensity of uses will vary by location. The primary uses within this district are intended to include a mix of retail, restaurants, offices, service commercial, entertainment, and professional services. Supporting land uses include moderate density multi-family residential dwellings, as well as public facilities such as civic and government uses, plazas, pocket parks, places of assembly, schools, libraries, and other complimentary uses. Residential density of less than 18 dwelling units per acre is intended but may be higher within one-quarter mile of high-frequency transit stations.

ENTITLEMENTS: As approved by a Notice of Final Action by the Clark County Commission, the subject property "as improved" is entitled (by use permit) for a school. This was reportedly in conjunction with a previously intended use of the property by an operator of such. However, the specific previously intended use was reportedly abandoned and, although the potential for such use remains, there are no current specific plans for such.

EASEMENTS AND ENCROACHMENTS: Based on a physical inspection of the site, as well as examining the information provided, I have not discovered any significant adverse easements or encroachments affecting the subject property. In addition, it appears to be impacted/encumbered/ benefitted by typical easements for roadways, access, ingress/ egress, utilities, and drainage, which are considered/assumed to have no detrimental impact on utility/value. It is noted that electrical distribution lines were observed along the subject's northern and western boundaries. In this regard, it is assumed that these electrical lines do not pose any environmental threat to the surrounding properties, including the subject. Although their appearance may be considered to have a somewhat negative influence on the property, there is no market data available to indicate any such measurable impact. It is also noted that properties similarly impacted in the immediate area have been developed with no apparent significant/measurable impact on overall utility. Overall and unless otherwise noted, this appraisal assumes that the subject property is free of all defects, liens, encumbrances, adverse claims, or other matters undisclosed to the appraiser. It is also assumed that there are no clouded title issues which would delay any future transactions or development involving this property.

SURROUNDING PROPERTY USES:

North: Existing retail/commercial development ("La Plaza Shopping Center") and office building (owned/occupied by UNLV).

East (Across Escondido St.): Portion of existing parking lot (associated with the Clark County Library).

South: Existing office and warehouse buildings.

West (Across Maryland Pkwy.): University of Nevada Las Vegas (existing "The Degree" student housing development).

FUNCTIONAL UTILITY: Typical/Adequate, with overall locational/physical characteristics conducive to a wide range of potential development.

IMPROVEMENT DESCRIPTION

The existing building improvements consist of three good quality, two-story office buildings (with related site improvements). Based on a physical inspection of the property, as well as a review of other information obtained from the property owner representative and the Clark County Assessor's Office, the following is a construction summary and general description of the building and site improvements. It is also noted that this description and the value opinion concluded in this report are based on the real estate only and do not include any personal property/trade fixture items, nor other tangible/intangible assets associated with any of the existing occupants who currently utilize the subject's real property as part of going concern operations which are not part of this appraisal.

Construction Type:	Class "C" masonry office buildings.
No. of Buildings:	3
Tenancy:	Single and/or multiple (each building and/or entire complex)/ (existing and/or future potential).
Quality of Construction:	Good
Year Built:	1974 and renovated in 2000 and 2005
Actual Age:	52 Years
Condition:	Average
Estimated Effective Age:	35 Years
Number of Stories:	2
Building Area:	
Building A:	28,406 Sq. Ft.
Building B:	28,388 Sq. Ft.
Building C:	28,386 Sq. Ft.
Total Combined:	85,180 Sq. Ft.
Exterior Wall Height:	Approx. 20 feet (10 feet per story)
Foundation:	Poured reinforced concrete slab.
Exterior Walls:	Primarily painted masonry and glass
Exterior Doors/Windows:	Single pane explosion proof glass, encased in aluminum frames.
Roof Cover:	Generally a built-up composition, with concrete tile covered mansards.

Insulation and Sound Proofing: The insulation is unknown but is assumed to consist of fiberglass batt materials to typical standards with ceiling/wall ratings of R-30/R-19. Overall, the temperature and sound proofing insulation is assumed to be average and typical of other office building improvements throughout the Las Vegas Metropolitan area of similar age.

HVAC: Roof mounted units, assumed to be of adequate capacity.

Electrical Service: Assumed to be adequate with an apparent sufficient supply of electrical outlets located throughout the building, of commercial grade capacity.

Fire Sprinkling: This facility is fire sprinklered.

Floor Covering: Primarily textured ceramic tile and sheet vinyl with commercial-grade carpet in office areas and ceramic tile in restrooms.

Interior Walls: The interior walls are constructed of wood or metal studs, covered with gypsum board (textured and painted).

Interior Doors: Solid or hollow core wood.

Ceilings: The ceilings consist of a mixture of painted/textured drywall and dropped acoustical panels.

Lighting: A mixture of recessed or canned/spot fixtures and fluorescent tube lighting.

Plumbing/Restroom Facilities: Each building includes a minimum of both a men's room (inclusive of two water closets, one urinal, and three lavatories) and a women's (inclusive of three water closets, one of which is handicap accessible, and three lavatories) on each floor. In addition, each building has additional break rooms, with one of the buildings also including plumbing within former classrooms.

Miscellaneous: Within each building, there are two stairways and an elevator along with a couple of conference rooms and copy room with built-in cabinets with formica countertops.

Site Coverage: 41%

Land:Building Ratio: 2.4:1

Parking: There are 280 parking spaces, 58 of which are covered and 9 are handicap, within the subject's lot boundary, indicating a parking ratio of 3.29 spaces per 1,000 square feet of building area. Further and as part of a larger complex (with a reciprocal agreement reportedly in place), the subject property (as

developed) is also reportedly in conformance/compliance with current parking regulations/requirements.

Landscaping: Modest consisting of trees, shrubs and decorative rock.

Functional Utility: After comparing the subjects existing building improvements with market area properties performing the same function, I have concluded that the architectural style, quality of construction, size, floor plan, accessibility, and overall layout, as well as parking ratio and tenant appeal are adequate when compared to competing properties. This facility exhibits adequate functional utility and will be sufficiently desirable to be accepted by the market. Overall, the property, as existing, is considered to have no measurable functional obsolescence.

REAL ESTATE TAXES AND ASSESSMENTS

Property taxes are based upon an appraisal of the property performed by the Clark County Tax Assessor's Office. An appraisal is conducted every year on all properties located within Clark County. According to information provided by the Assessor's Office, property values are appraised for the taxable value based upon the Cost Approach. This approach to value is performed by estimating the replacement cost new for property less depreciation of 1.5% per year of the effective age up to a maximum of 75%. State Statute 361.227 indicates that the taxable value of the property must not exceed current market value. Since the Cost Approach in some instances may provide an indication higher than the current market value, the Sales Comparison Approach and/or Income Approach may be used to establish the taxable value of the property.

The subject property is located within the Paradise Town Tax District #470 which has a current 2026/2027 tax year rate of $2.9328/$100 of assessed value. The property is identified as Clark County Tax Assessor's Parcel Nos. 162-23-101-006 and 007 and is assessed and taxed for the current 2026/2027 tax year as follows:

Tax Assessor's Parcel Nos.:	162-23-101-006 & 007
Taxable Value:	
Land:	$2,585,117
Improvements:	$3,943,554
Total Taxable Value:	$6,528,671
Assessed Valuation (35% of Taxable Value):	
Land:	$ 904,791
Improvements:	$1,380,244
Total Assessed Valuation:	$2,285,035
Tax Rate:	x $2.9328/$100
Total Real Estate Taxes (As Assessed):	$67,015.53
Less Tax Cap Reduction:	N/A
Net Real Estate Taxes:	$67,015.53

Notably and as shown, the total real estate tax amount indicated above for the 2026/2027 tax year is not impacted by the tax cap mandated by State Law. Further and as will be shown later in this report, the total taxable value for the current 2026/2027 tax year is significantly below my concluded market value opinion developed herein. As such, an appeal is not likely to reduce the assessed value. Conversely and in accordance with State Law, any potential sale of the property would not result in an increase in taxable/assessed value; rather it is determined by the method identified above. Further and

based on my review of other properties in the area, the current assessment is concluded to be reasonably supported.

Finally and according to the Clark County Treasurer's website, there are no past due delinquent taxes associated with this property.

HIGHEST AND BEST USE

The term "Highest and Best Use" as used in this appraisal report is defined as follows:

1. "The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity.
2. The use of an asset that maximizes its potential and that is possible, legally permissible, and financially feasible. The highest and best use may be for continuation of an asset's existing use or for some alternative use. This is determined by the use that a market participant would have in mind for the asset when formulating the price that it would be willing to bid (IVS).
3. [The] highest and most profitable use for which the property is adaptable and needed or likely to be needed in the reasonably near future. (Uniform Appraisal Standards for Federal Land Acquisitions)."

Appraisal Institute, The Dictionary of Real Estate Appraisal, 7th Edition (Chicago, Illinois: Appraisal Institute, 2022).

The procedure of the highest and best use analysis involves the following three major steps:

1. Develop an opinion of the highest and best use of the site as though vacant, considering the four criteria identified in the preceding definition;

2. Develop an opinion of the ideal improvement (if opinion as though vacant is to improve the site); and,

3. Develop an opinion of the highest and best use as improved/proposed, also utilizing the four criteria identified in the definition, and compare to the ideal improvements. A determination must then be made whether it should be maintained/developed as it is or proposed, or to modify (for example, renovate, expand, partially/completely demolish, re-develop, etc.).

HIGHEST AND BEST USE "AS THOUGH VACANT"

As previously indicated, the subject property is currently zoned and master planned to allow for a wide range of commercial, residential, institutional/educational, and/or mixed uses, with very few restrictions which would deter development of the site to a use which would be compatible with other developments in the area.

The size, shape, and topographical features of the site, as though vacant, are considered sufficient to develop the land into the uses allowed under the zoning and master plan land use designations and with readily marketable improvements. With these considerations, the site has adequate access and there is a sufficient amount of site depth and width to accommodate numerous types of improvements. All public utilities are available and there is sufficient capacity to accommodate potential development. The soils conditions appear adequate. Therefore, the subject site is physically adaptable and readily

developable with a number of possible uses, and there do not appear to be any constraints on development to its highest and best use.

The determination of the financially feasible uses of this site requires an analysis of the use which would have the greatest potential and is both physically possible and legally permissible. As previously indicated, the physically possible and legally permissible uses are primarily toward a wide range of commercial, residential, institutional/educational, and/or mixed-uses. Such uses would complement the surrounding area/uses.

A wide variety of potential commercial, residential, institutional/educational, and/or mixed uses is concluded to be consistent with other developments that have been well-received by the market. The subject is within an established portion of the Las Vegas Metropolitan area which, despite the prior recession which had severely impacted the Las Vegas economy following the 2008 collapse, has more recently provided signs of improvement (also despite the effects of the COVID-19 pandemic, inflation, and rising interest rates). Evidence of the previous improvement and associated financial feasibility exists as a result of a number of similar sites in the market area which have more recently been developed/re-developed with numerous and various commercial, residential, institutional/educational, and/or mixed use facilities.

To test the financial feasibility of various types of commercial uses that would be legally permissible and physically possible, I have consulted and analyzed the Market Research Reports (2025 Q2 and 2026 Q2), relative to both the subject's market area and the metropolitan area as a whole, published by Collier's. According to this source, the subject is specifically located within the "University East" retail submarket, "East Las Vegas" office submarket, and "University/The Strip" multi-family submarket. Pertinent statistics from these market areas, as well as the total Metropolitan area for consideration in this analysis, are contained on the following tables:

RETAIL MARKET

	2nd QUARTER 2025		2nd QUARTER 2026	
Market Area:	**University East**	**Las Vegas Valley**	**University East**	**Las Vegas Valley**
Total Inventory (Sq. Ft.)	10,034,608	70,427,333	9,881,545	70,642,943
Vacancy Rate	7.0%	4.3%	8.1%	4.5%
New Inventory (YTD)	0	284,671	0	243,712
Net Absorption (YTD)	9,645	13,698	10,612	369,898
Under Construction	0	395,368	12,766	584,041
Average Lease Rate	$1.71	$1.85	$1.68	$2.12

OFFICE MARKET

	2nd QUARTER 2025		2nd QUARTER 2026	
Market Area:	**East Las Vegas**	**Las Vegas Valley**	**East Las Vegas**	**Las Vegas Valley**
Total Inventory (Sq. Ft.)	5,151,264	46,608,662	5,219,125	45,993,609
Vacancy Rate	28.5%	12.1%	31.2%	10.8%
Availability Rate	29.5%	13.3%	31.6%	11.5%
New Inventory (YTD)	0	0	0	0
Net Absorption (YTD)	(361,856)	(126,047)	34,194	462,549
Under Construction	0	111,497	0	133,262
Average Lease Rate/Sq. Ft.	$2.51	$2.63	$2.46	$2.79

MULTI-FAMILY MARKET

	2nd QUARTER 2025		2nd QUARTER 2026	
Market Area:	**University/ The Strip**	**Las Vegas Valley**	**University/ The Strip**	**Las Vegas Valley**
Total Inventory (No. of Units)	34,213	238,173	34,213	242,995
Vacancy Rate	4.40%	5.30%	5.10%	5.50%
YTD New Inventory	384	2,448	0	1,369
Under Construction	0	4,630	0	4,206
Average Rental Rate/Sq. Ft.	$1.51	$1.58	$1.40	$1.54
Average Rental Rate/Unit	$1,206	$1,477	$1,118	$1,431

In analyzing this data and despite the effects of the prior pandemic and, more recently, inflation and rising interest rates, it is evident that the retail commercial/residential markets are no longer in a state of recession, rather have recently been receptive to a wide range of potential retail commercial/residential uses. Nonetheless and in consideration of potential office development and although the Las Vegas Metropolitan area as a whole has also been recently receptive for a wide range of potential uses, it is noted that the specific office submarket which the subject is located has been and continues to struggle (particularly with overall vacancy rates substantially exceeding those of all other submarkets). With these considerations and based on the anticipated potential net operating income which could be generated at the subject for most retail commercial/multi-family residential uses, I have concluded that there would be sufficient income to cover any projected potential expenses, as well as those for reasonable debt service. With this consideration, it is likely that a number of potential users would be attracted to this property.

Further and in consideration of other types of institutional/educational and/or other similar type uses and although specific market indicator data is substantially limited, it is noted that a number of charter schools have opened throughout the Las Vegas Metropolitan area during the past several years and the feasibility of such type of uses is evidenced by apparent demand reflected by potential purchasers of the subject property as reported by the broker who has been actively marketing the subject property.

Based on the attitudes of buyers and sellers of properties in this market area, as well as consideration of the previous statistics/discussion, I have concluded that the financially feasible use for the subject "as though vacant" would be for a wide range of potential commercial, residential, institutional/educational, and/or mixed use facilities.

The maximally productive use is that use among the possible competing alternatives which would yield the greatest return to the land. Generally, this would be determined by the economic rents that could be produced by competing uses. The maximally productive use is selected among the remaining financially feasible uses. This would produce the highest value consistent with a rate of return warranted by the market and is the highest and best use of the site.

Since land values are related to rents that are to be generated from the improvements, development demanding the highest rent would be the most maximally productive use. Potential highest and best uses of land are usually long-term uses or uses that are expected to remain on the site for the normal economic (useful) life of the improvement. Most commercial/residential/institutional/educational

and/or mixed use developments are expected to have an economic life in excess of 50 years. Based on the preceding discussion of financial feasibility, the maximally productive use of the site would most likely best be satisfied by a wide range of potential commercial, residential, institutional/educational, and/or mixed use development.

Overall and based on the above considerations (with specific consideration given to those uses which are concluded to be legally permissible, physically possible, financially feasible, and maximally productive), I have concluded that the highest and best use of the subject site, as vacant, would be for a wide range of potential commercial, residential, institutional/educational, and/or mixed use development.

Conclusion Of Highest and Best Use "As Though Vacant"/Description of the Ideal Improvement

Based on the preceding analysis of the site as though vacant, I am unable to develop an opinion of the specific ideal improvement, as such an improvement is concluded to include a substantially wide range of potential commercial, residential, institutional/educational, and/or mixed uses. Nonetheless, any such use should be new with a maximum intensity, as well as be functionally designed and of good quality (similar to the wide range of properties most recently developed within the immediate market area).

HIGHEST AND BEST USE "AS IMPROVED"

The final step in the highest and best use analysis compares the existing improvement(s) with the ideal improvement(s), utilizing the same four tests to determine what (if anything) should be done with the improvement. The existing improvement(s) are compared to the previously identified ideal improvements (i.e. maximally productive use) as follows:

	IDEAL IMPROVEMENTS	**EXISTING IMPROVEMENTS**
Type of Development	Commercial, Residential, Institutional, Educational, and/or Mixed-Uses	A Three-Building Office Complex*
Age	New	35 Years**
Quality	Good	Good
Size	Speculative	85,180 Sq. Ft.

** Two buildings are currently vacant and could be utilized for either single or multi-tenant occupancy; one of the buildings is partially occupied by multiple tenancy, albeit with most tenants on a month-to-month basis with the exception of two suites (ranging in size from 1,725-2,126 sq. ft.) leased through October, 2026 or December, 2029.*

***Estimated Effective Age*

The existing building/site improvements generally conform with the ideal improvements in most respects.

Essentially, the existing building/site improvements meet or exceed all existing requirements of the current CG (Commercial General) zoning classification and CM (Corridor Mixed-Use) master land use plan designation. It is also recalled/noted that legal permissibility also allows for the use of the subject property as a school (associated with an approved use permit).

In consideration of the existing development, there are no known physical constraints limiting its potential.

In consideration of financial feasibility, I have considered the gross potential income, vacancy and credit loss, and operating expenses associated with the existing building improvements based on market supported data to obtain the most likely anticipated net operating income anticipated to be generated from this facility. Although the subject building complex is currently designed primarily for multi-tenant use (as historically utilized), it could also allow for single tenant use. In that regard and although the continued financial feasibility of multi-tenant usage is, at best, questionable (based on current, recent historic, and future anticipated occupancy and rental rate levels within this submarket for such use), I have concluded that the potential projected net operating income from single tenant/campus type use would and could be of sufficient quantity, durability, and quality to compete with other real estate investments. Therefore, the continued operation of the existing improvements is considered to be financially feasible.

Further and in consideration of the financial feasibility of the potential for the redevelopment of this site, my preceding analysis of highest and best use of the site "as though vacant" suggests that a wide range of potential commercial, residential, institutional, educational, and/or mixed uses could potentially be feasible.

In consideration of maximum productivity, however, and the previous comparison of the existing improvements to the ideal improvement(s), further recognizing the legal permissibility, physical possibility, and financial feasibility, the continued use of the property (albeit primarily for single tenant/campus type occupancy) is concluded to also be that use which is maximally productive (rather than the potential redevelopment of the site).

More specifically and in consideration of whether to maintain the existing improvements or to demolish (allowing for potential redevelopment), I have considered the contributory value of the existing building in supporting site improvements, if any, when compared to the value of the underlying site. In that regard, the long-term continued operation of the existing improvements is concluded to be maximally productive, with an apparent contributory value of improvements, when compared to the value of the underlying site (less potential redevelopment cost).

More specifically and in support of this contention (as will be concluded later in the valuation of this property), an analysis of several improved building sales has resulted in my opinion of the current market value of the subject property to be $11,925,000. This conclusion, “as improved”, reflects a value of approximately $58.06/square foot of net site area.

As a comparison and in consideration of a reasonably supportable market value opinion of the subject property based on consideration of potential redevelopment, I have researched and analyzed a number of sales of vacant/redevelopment sites located within and/or proximate to the subject’s market area which are concluded to be relatively similar and pertinent to the valuation of the subject property under this type of use scenario. More specifically and for such consideration, the following is a summary of those sales which I feel are most reasonably comparable for such analysis:

COMPARABLE VACANT/REDEVELOPMENT SITE SALE SUMMARY CHART

SALE NO./ LOCATION/ APN/ RECORDING DATA	DATE OF SALE	SALE PRICE	SITE AREA (NET ACRES)	INDICATED UNIT OF COMPARISON (SALE PRICE/ SQ. FT. OF NET SITE AREA)	PERTINENT COMPARATIVE CHARACTERISTICS
1. 5032 Palo Verde Rd. (East side of Palo Verde Rd. & west side of University Center Dr., south of the align. of Bell Dr.) APN: 162-27-102-010 GTOR: Monarch Enterprises, Inc. GTEE: Object Dash LLC Doc. No.: 20250918:01623	09/25	$5,955,726	1.72 Net Ac. or 74,923 Sq. Ft.	$79.49	Property Rights Conveyed: Fee Simple Estate Financing Terms: Cash to Seller Conditions of Sale: Atypical Buyer Motivation Utilities/Offsites: Available/ Complete Zoning/Master Plan: CG (Commercial General)/CM (Corridor Mixed-Use) Site Conditions: Improved with small office building (likely to be demolished by the purchaser).
2. 4412 S. Maryland Pkwy. (NEC Maryland Pkwy. & University Ave.) APN: 162-23-201-004 GTOR: University United Methodist Church GTEE: Board of Regents of the Nevada System of Higher Education, on behalf of University of Nevada, Las Vegas Doc. No.: 20250925:00659	09/25	$10,920,000	4.01 Net Ac. or 174,676 Sq. Ft.	$62.52	Property Rights Conveyed: Fee Simple Estate Financing Terms: Cash to Seller Conditions of Sale: Atypical Buyer Motivation Utilities/Offsites: Available/ Complete Zoning/Master Plan: RS 5.2 (Residential Single-Family)/PU (Public Use) Site Conditions: Improved with a church facility (subsequently demolished by the purchaser).
3. 4990 Paradise Rd. (East side of Paradise Rd., west side of Palo Verde Rd., and north side of Bell Dr.) APN: 162-27-110-005 GTOR: Bell Real Estate LLC GTEE: Arville Investment LLC Doc. No.: 20251114:00570	11/25	$2,578,415	0.95 Net Ac. or 41,382 Sq. Ft.	$62.31	Property Rights Conveyed: Fee Simple Estate Financing Terms: Cash to Seller Conditions of Sale: Typical Utilities/Offsites: Available/ Complete Zoning/Master Plan: CG (Commercial General)/CM (Corridor Mixed-Use) Site Conditions: Improved with small office building (likely to be demolished by the purchaser).
4. North side of Spring Mountain Rd., south side of Pioneer Ave., and east side of Wynn Rd. APNs: 162-18-506-001 & 008 GTOR: OS Holdco, LLC GTEE: Spring Mountain Promenade, LLC Doc. No.: 20260106:00701	01/26	$16,658,630	7.56 Net Ac. or 329,133 Sq. Ft.	$50.61	Property Rights Conveyed: Fee Simple Estate Financing Terms: Cash to Seller Conditions of Sale: Typical Utilities/Offsites: Available/ Complete Zoning/Master Plan: C-G (Commercial General)/EM (Entertainment Mixed-Use) Site Conditions: Asphalt paved parking lot.

COMPARABLE VACANT/REDEVELOPMENT SITE SALE SUMMARY CHART (Con't)

SALE NO./ LOCATION/ APN/ RECORDING DATA	DATE OF SALE	SALE PRICE	SITE AREA (NET ACRES)	INDICATED UNIT OF COMPARISON (SALE PRICE/ SQ. FT. OF NET SITE AREA)	PERTINENT COMPARATIVE CHARACTERISTICS
5. 3520 Spring Mountain Rd. (SWC Spring Mountain Rd. & Polaris Ave. & SEC Spring Mountain Rd. & Procyon St.) APNs: 162-17-202-001 thru 004 GTOR: Spring Mountain Procyon LLC et al GTEE: Pacific of Vegas, LLC Doc. No.: 20260107:01593	01/26	$9,500,000	3.20 Net Ac. or 139,392 Sq. Ft.	$68.15	Property Rights Conveyed: Fee Simple Estate Financing Terms: Cash to Seller Conditions of Sale: Typical Utilities/Offsites: Available/ Complete Zoning/Master Plan: CG (Commercial General)/EM (Entertainment Mixed-Use) Site Conditions: Typical

For comparative analysis and in consideration of the potential adjustment factors of property rights conveyed, financing terms, conditions of sale, buyer expenditures, market conditions, location, and overall physical characteristics, the following reflects a summary of appropriate adjustment considerations:

COMPARABLE SALES ADJUSTMENT CHART				
	Subject	**SALE 1**	**SALE 2**	**SALE 3**
LOCATION	4220 S. Maryland Pkwy. (E. Side of Maryland Pkwy., N. of Rochelle Ave.)	5032 Palo Verde Dr. (E. Side of Palo Verde Dr. & W. Side of University Ctr. Dr., S. of Bell Dr.)	4412 S. Marylynd Pkwy. (NEC of Maryland Pkwy./ University Ave.)	4990 Paradise Rd. (NEC of Paradise Rd./ Bell Dr.)
DATE OF SALE		Sep-25	Sep-25	Nov-25
PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple	Fee Simple	Fee Simple
SALE PRICE		$5,955,726	$10,920,000	$2,578,415
SITE AREA (Net Ac.)	4.715	1.72	4.01	0.95
SALE PRICE/NET ACRE		$79.49	$62.52	$62.31
MARKET ADJUSTMENT CONSIDERATIONS				
PROPERTY RIGHTS CONVEYED	Fee Simple	Similar	Similar	Similar
FINANCING TERMS	Cash	Similar	Similar	Similar
CONDITIONS OF SALE	Typical	Superior	Superior	Similar
BUYER EXPENDITURES	None	Inferior	Inferior	Inferior
MARKET CONDITIONS	Current	Inferior	Inferior	Inferior
LOCATIONAL/PHYSICAL ADJUSTMENT CONSIDERATIONS				
LOCATION	Typical	Similar	Similar	Similar
FRONTAGE/EXPOSURE	Typical	Similar	Superior	Similar
SHAPE	Generally Rectangular	Similar	Similar	Similar
SIZE	4.715 Net Ac.	Superior	Similar	Superior
UTILITIES/OFFSITE IMPS.	Available/Complete	Similar	Similar	Similar
TOPOGRAPHY	Level	Similar	Similar	Similar
LEGAL USES	Com., Res., Inst., Ed., &/or Mixed	Similar	Inferior	Similar
OVERALL LOCATIONAL/PHYSICAL COMPARISON		**Superior**	**Similar**	**Superior**
OVERALL COMPARISON		**Superior**	**Similar**	**Similar**

	Subject	**SALE 4**	**SALE 5**
LOCATION	4220 S. Maryland Pkwy. (E. Side of Maryland Pkwy., N. of Rochelle Ave.) 0	N. Side of Spring Mtn. Rd., S. Side of Pioneer Ave., & E. Side of Wynn Rd.	3520 Spring Mtn Rd. (SWC Spring Mtn Rd./ Polaris Ave.)
DATE OF SALE		Jan-26	Jan-26
PROPERTY RIGHTS CONVEYED	Fee Simple	Fee Simple	Fee Simple
SALE PRICE		$16,658,630	$9,500,000
SITE AREA (Net Ac.)	4.715	7.56	3.20
SALE PRICE/NET ACRE		$50.61	$68.15
MARKET ADJUSTMENT CONSIDERATIONS			
PROPERTY RIGHTS CONVEYED	Fee Simple	Similar	Similar
FINANCING TERMS	Cash	Similar	Similar
CONDITIONS OF SALE	Typical	Similar	Similar
BUYER EXPENDITURES	None	Similar	Similar
MARKET CONDITIONS	Current	Inferior	Inferior
LOCATIONAL/PHYSICAL ADJUSTMENT CONSIDERATIONS			
LOCATION	Typical	Similar	Similar
FRONTAGE/EXPOSURE	Typical	Inferior	Superior
SHAPE	Generally Rectangular	Inferior	Similar
SIZE	4.715 Net Ac.	Inferior	Similar
UTILITIES/OFFSITE IMPS.	Available/Complete	Similar	Similar
TOPOGRAPHY	Level	Similar	Similar
LEGAL USES	Com., Res., Inst., Ed., &/or Mixed	Similar	Similar
OVERALL LOCATIONAL/PHYSICAL COMPARISON		**Inferior**	**Superior**
OVERALL COMPARISON		**Inferior**	**Superior**

All of the preceding comparables utilized are considered to be the best available at this time to develop an opinion of the market value for the subject site (as though vacant). As identified previously and prior to comparative adjustment considerations, the sales utilized in this analysis indicate a unit price indicator range from $50.61 to $79.49 per square foot. Following a comparative analysis, all of the sales required varying consideration of adjustments. More specifically, Sales 1 and 5 (with unadjusted unit prices ranging from $68.15 to $79.49/sq. ft.) are concluded to be superior overall, requiring downward overall net adjustment consideration. Conversely, Sale 4 (with an unadjusted unit price

indicator of $50.61/sq. ft.) is concluded to be comparatively inferior overall, requiring upward overall net adjustment consideration. Sales 2 and 3 (with unadjusted unit price indicators ranging from $62.31 to $62.52/sq. ft.) are concluded to be most comparatively similar overall, requiring little, if any, overall net adjustment consideration.

In conclusion and based on the preponderance of all available market data, I have developed an opinion of the market value (as defined herein on Page 9) of the fee simple estate interest in the subject property, "as though vacant", based on the general/extraordinary assumptions and limiting conditions identified herein (i.e. Pages 3-5), as of July 13, 2026, to be best supported (as "most probable") and reconciled at:

SIXTY-TWO DOLLARS FIFTY CENTS PER SQ. FT. OF NET SITE AREA
($62.50/Sq. Ft.)

CONCLUDED SITE VALUE OPINION ("AS THOUGH VACANT")

Site Area:	Approx. 4.715 Net Ac. or Approx. 205,385 Sq. Ft.
Concluded Unit Value Opinion:	x $62.50/Sq. Ft.
Concluded Site Value Opinion:	**$12,840,000***

*Rounded, "as though vacant".

Notably and as shown, this value reflects an opinion associated with the subject site "as though vacant". Also notably and although this reflects an amount which is higher than my concluded market value opinion developed herein for the subject property "as improved", this is prior to consideration of demolition cost associated with the removal of the existing improvements to allow for redevelopment. In that regard and as typically incurred throughout the Las Vegas Metropolitan area and although varying, demolition cost associated with these types of improvements are typically found to be within the range of approximately $10.00-$20.00 per square foot of building area. For the purpose of this analysis, I have considered an approximate demolition cost to be based on amount of $15.00 per square foot. This, when applied to the subject's total combined building area of 85,180 square feet, reflects an amount of $1,277,700. However, this does not include/consider entrepreneurial incentive/profit which would be required by any developer for undertaking this type of redevelopment. For such consideration and in this market, profit typically ranges from 10%-15% (as required by most developers). For the purpose of this analysis, I have considered an appropriate amount for such entrepreneurial incentive/profit to be approximately 12.5% which, when applied to the estimated direct demolition cost of $1,277,700, reflects an additional amount of approximately $159,713. Therefore, this reflects a total combined amount of approximately $1,437,413 or approximately $1,440,000 (rounded).

Therefore, deducting the estimated cost associated with demolition ($1,440,000) from the indication of the subject's underlying site value ($12,840,000, "as though vacant"), this reflects a value indication of $11,400,000 for the subject property ("as is"), based on consideration of potential redevelopment.

When compared to my conclusion of the market value of the subject property "as improved" ($11,925,000), it can therefore be reasonably concluded that the continued use of the existing improvements does contribute to the market value of the subject property (albeit as a relatively slight contribution).

Based on this analysis, the maximally productive use of the subject property "as improved" is concluded to be for the continued use of the existing building improvements for owner/user/campus occupancy (partial, until remaining leases terminate). Nonetheless, this does not necessarily preclude the potential for redevelopment to a number of potential commercial, residential, institutional, educational, and/or mixed uses.

In conclusion, this is therefore concluded to be the highest and best use of the subject property "as improved".

MOST PROBABLE BUYER

Based on the preceding discussion and conclusion of highest and best use, it is my opinion that the most probable buyer is an owner/user and/or developer/investor.

METHOD OF ANALYSIS AND VALUATION

It is recalled that the purpose of this appraisal is to develop an opinion of the current market value of the fee simple and leased fee estate interests in the subject property. There are three approaches which may be used to value the property; the Cost Approach, Income Capitalization Approach and Sales Comparison Approach. The approaches selected depend upon the purpose of the appraisal, the type of property being appraised and the availability/reliability of the market data. Each of the three approaches use market derived data. The appraiser analyzes this data to develop an indication of value for the property. The final opinion is the result of reconciling the value indicators, placing the greatest emphasis on those approaches found to be most relevant in the valuation process.

Typically, all three approaches to value can be applied to the analysis of data to derive a well-supported value conclusion. Although the approaches are inter-related, the property type and use will determine which approach or approaches are most appropriate. The final reconciliation considers the applicability of each approach. The three methods of valuation are briefly described as follows:

- In the Cost Approach, the replacement cost of the building and land improvements as of the date of appraisal would be estimated. Accrued depreciation in the form of physical deterioration, functional inadequacies, and/or external influences would then be deducted from the cost new of the improvements. To this depreciated cost, entrepreneurial incentive and the opinion of value of the land would be added to provide a value indication by this approach.

- The Sales Comparison Approach to Value is based upon the principle of substitution in that a buyer will not pay more for a property than the cost of acquiring a comparable property of similar utility. In this approach, the subject would be compared to similar properties which have been recently sold. The transactions and the properties involved are then discussed with the principals or brokers involved in the transactions in order to determine the factors which may have affected the sale prices. The appropriate units of comparison are abstracted from the market sales and applied to the physical and economic characteristics of the subject. Adjustments are then made to the sales prices of the comparable properties for significant characteristics which are different from those of the subject. The result is a change of adjusted values which indicates what the comparable properties would have sold if they were identical to the subject in all significant respects. The value of the subject property is then indicated from this range; the reconciliation of all comparative units demonstrates a probable price at which the subject property could be sold if offered in the marketplace.

- The Income Capitalization Approach, which involves projecting/capitalizing the net operating income by application of an appropriate ratio (based on a typically required market rate of return) is utilized in the valuation of the subject property. This approach is based upon the principle of anticipation. An investor in an income producing

property is essentially trading a sum of present dollars for a stream of future monetary benefits. In this appraisal, the direct capitalization technique has been utilized.

After assembling the basic research, it has been concluded that there is sufficient information within the marketplace to employ the Sales Comparison Approach to Value in order to develop an opinion of the market value of the property. This is the most relevant approach when considering the property rights appraised (i.e. essentially a fee simple estate, or similar to such) and the most probable buyer (i.e. an owner/user).

The Cost Approach to Value has not been applied due to the difficulty in accurately determining those factors necessary for this approach and its results would therefore not likely have a material impact on my final opinion of value concluded herein. More specifically, typical buyers/sellers of this type of property give little or no consideration to the Cost Approach, rather relying primarily on the Income Capitalization and/or Sales Comparison Approaches to Value. In this case, a reasonable estimate of depreciation would be difficult due to the age of the improvements and an opinion of site value (as though vacant) would not be reasonably supportable due to a limited availability of recent comparable vacant land sales occurring in the market area. Further, utilization of the Income Capitalization Approach to Value would not provide for any reasonably supported/meaningful indication of value. This also considers the subject's most probable buyer (again an owner/user).

SALES COMPARISON APPROACH TO VALUE

The Sales Comparison Approach, or the market approach, involves the gathering of data pertinent to sale of properties similar to the subject. The data is analyzed with consideration made for significant physical and economic differences. From the units of comparison, indications of value are applied to the subject property and an opinion of value is derived.

This approach is based upon the principle of substitution which implies that a property's value tends to be set at the cost of acquiring an equally desirable substitute property, assuming that no costly delay is encountered in making the substitution.

In the Sales Comparison Approach, an opinion of market value is developed by comparing the subject property to similar properties which have sold recently, or for which offers to purchase have been made. The major premise of the Sales Comparison Approach is that the market value of a property is directly related to the prices of competitive properties. The comparative analysis in the Sales Comparison Approach focuses on differences in physical, locational, and economic characteristics of similar properties, and on differences in real property rights conveyed, the dates of sale, the motivations of buyers and sellers, and the financing arrangements for each sale transactions, which can account for variations in prices. In this market, the price per square foot (building area) unit of comparison is most typically employed in applying the Sales Comparison Approach as part of the valuation of properties similar to the subject.

The sales data used in this appraisal was gathered through a search of public records, interviews with brokers, developers and other appraisers. The specific terms, conditions and motivation of sales of real property are not a matter of public record. Comparable sales in this report have been verified with either the buyer, seller, broker or other source considered reliable (whenever possible).

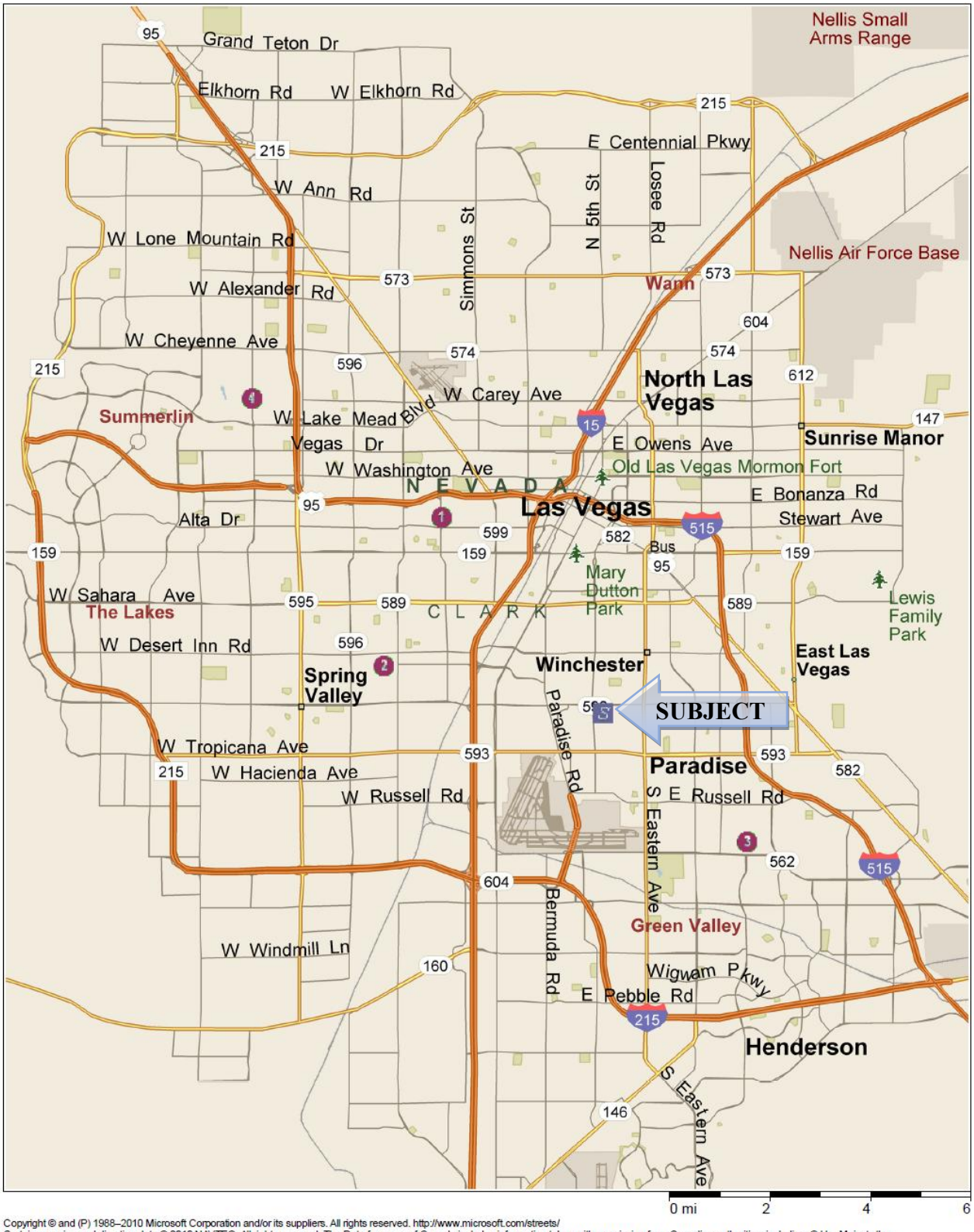
In developing opinions of the market value of the subject property via the Sales Comparison Approach to Value, the following improved sales were considered to be the best available for analysis at this time. These will be identified and analyzed on the following pages.

In analyzing the following sale comparables, I have considered the property rights conveyed, terms of sale, conditions of sale, buyer expenditures (made immediately after purchase), market conditions, locational characteristics, age, condition, quality, features/amenities, site coverage/improvements,

parking, etc., overall design and appeal, and other physical/economic characteristics. Consideration is given to the differences between the comparables and the subject property.

Sales of comparable improved building facilities considered most pertinent to the valuation of the subject property have been included in this analysis. Although no recent closed sale transactions of reasonably comparable properties located within the subject's specific market area have been found through the normal course of business, I have expanded my search to consider the most recent sale transactions of properties concluded to be most reasonably similar in terms of overall physical characteristics that are located throughout the Las Vegas Metropolitan area. With this consideration and although the availability of reasonably comparable improved sale data is limited, I have included the most recent relevant comparables which I have concluded to be the most reasonable for comparative analysis. In regard to the comparable sales which were researched, the following page contain a map of the sales (including the location of each sale in relation to the subject), followed by a chart summarizing the most pertinent/relevant characteristics of each sale, individual data sheets (with photographs/maps), and a discussion, analysis, and reconciliation of the respective unit/market value indicators concluded by this approach.

COMPARABLE IMPROVED SALE LOCATION MAP



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COMPARABLE IMPROVED SALE IDENTIFICATION/ CHARACTERISTIC CHART

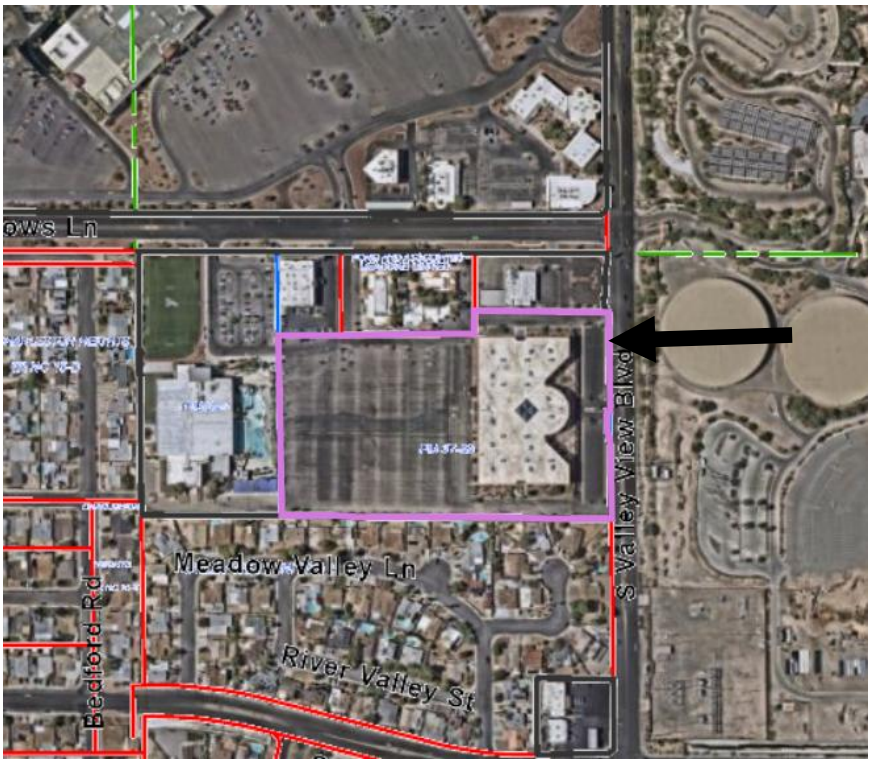
SALE/ESCROW NO./ LOCATION/APN/ RECORDING DATA	DATE OF SALE	SALE PRICE	BLDG. AREA (SQ. FT.)	INDICATED UNIT OF COMPARISON (SALE PRICE/SQ. FT.)	PERTINENT COMPARATIVE CHARACTERISTICS
1. 330 S. Valley View Blvd. APN: 139-31-601-004 GTOR: Meadow View Associates LLC, et al GTEE: The Las Vegas Valley Water District Doc. No.: 20240102:000814	01/24	$21,250,000	166,409	$127.70	Property Rights Conveyed: Fee Simple Conditions of Sale: Typical Financing Terms: Cash to Seller Year Built (Condition):1983 (Below Avg.) Quality/Design & Appeal: Average Office Build-Out: Average Parking Ratio: 5.24:1,000 Site Coverage/Land:Building Ratio: 38%/2.6:1
2. 5241-5451 Spring Mountain Rd. APNs:163-13-601-001 thru 004 GTOR: Southwest Gas Corporation GTEE: Culinary Workers Union, Local 226 Doc. No.: 20240130:00035	01/24	$22,350,000	213,650	$104.61	Property Rights Conveyed: Fee Simple Conditions of Sale: Typical Financing Terms: Cash to Seller Year Built (Condition): 1974-1988 (Avg.) Quality/Design & Appeal: Good Office Build-Out: Good Parking Ratio: 2.8:1,000 Site Coverage/Land:Building Ratio: 29%/3.4:1
3. 2920 N. Green Valley Pkwy.-Bldg 5 APNs: 161-32-310-010 and 161-32-301-006 GTOR: LASR LLC GTEE: 2920 Green Valley 5 LLC Doc. No.: 20260313:0000504	03/26	$3,675,000	27,584	$133.23	Property Rights Conveyed: Leased Fee Conditions of Sale: Typical Financing Terms: Cash to Seller Year Built(Condition): 2007(Below Avg.) Quality/Design & Appeal: Good Office Build-Out: Below Avg. Parking Ratio: 4.5:1,000 Site Coverage/Land:Building Ratio: 44%/2.3:1
4. 2500 N. Buffalo Dr. APN:138-15-410-023 GTOR: W Buffalo, LLC GTEE: GPS LV Business Park, LLC Doc. No.: 20260410:00908	04/26	$16,000,000	88,118	$181.57	Property Rights Conveyed: Fee Simple Conditions of Sale: Typical Financing Terms: Cash to Seller Year Built (Condition): 2002(Avg.) Quality/Design & Appeal: Good Office Build-Out: Good Parking Ratio: 5.0:1,000 Site Coverage/Land:Building Ratio: 33%/3.1:1

IMPROVED SALE COMPARABLE 1

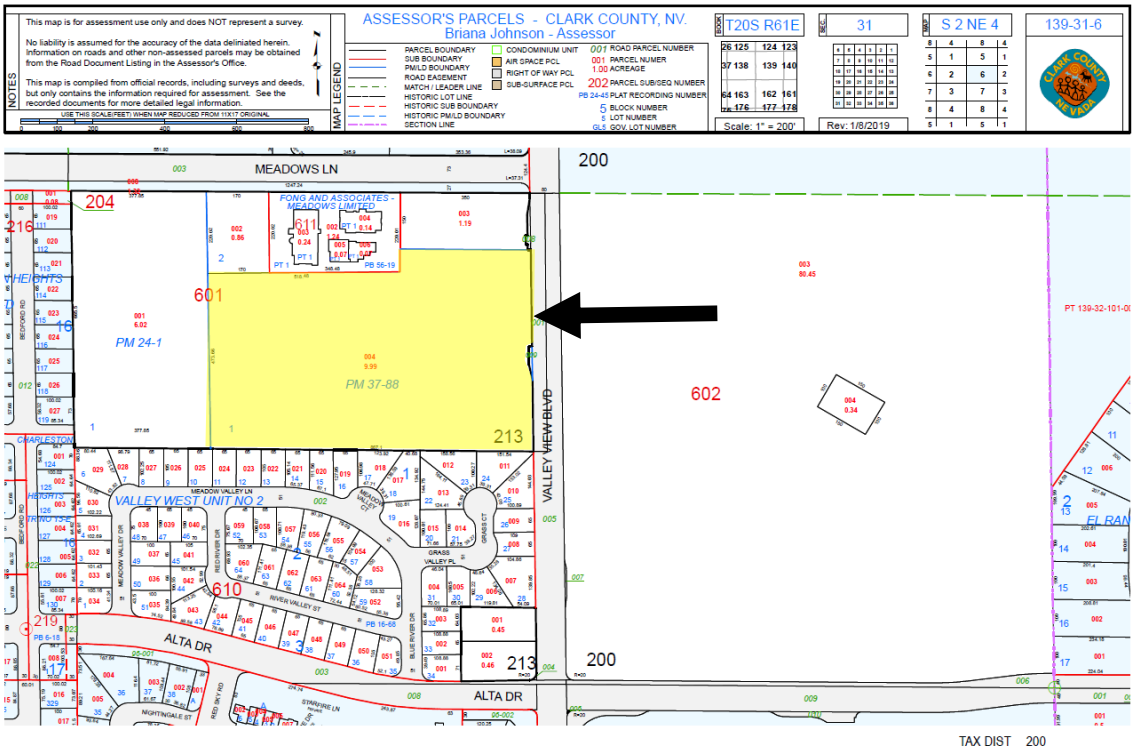


NAME/LOCATION:	330 S. Valley View Boulevard, Las Vegas, Nevada 89107		
APN:	139-31-601-004	**PHYSICAL CHARACTERISTICS:**	
GRANTOR:	Meadow View Associates LLC, et al	**Site Size/Shape:**	9.99 Net Ac./ Generally Rectangular
		Zoning:	C-1 (Limited Commercial)
GRANTEE:	The Las Vegas Valley Water District	**Year Built (Age)/Condition:**	1983 /Below Average
		Type/Quality of Construction:	Concrete/Steel/Good
RECORDING DATE:	01/02/24	**Building Size:**	166,409 Sq. Ft.
DOCUMENT NO.:	20240102:000814	**Tenancy:**	Single
		Parking Ratio:	5.24 Spaces:1,000 S.F.
EXPOSURE TIME:	More than 12 months.	**Site Coverage Ratio:**	38%
		Land:Building Ratio:	2.6:1
SALE PRICE:	$21,250,000		
SALE CONDITIONS:	Typical		
		INDICATED UNIT OF COMPARISON:	
FINANCING TERMS:	Cash to seller	**Sale Price/Sq. Ft. of Bldg. Area:**	$127.70
PROPERTY RIGHTS CONVEYED:	Fee Simple		
VERIFICATION:	Public records (including Declaration of Value) and Marlene Fujita, Listing Agent with CBRE (702-796-7900).		

AERIAL PHOTOGRAPH OF COMPARABLE SALE 1



PARCEL MAP OF COMPARABLE SALE 1



IMPROVED SALE COMPARABLE 2

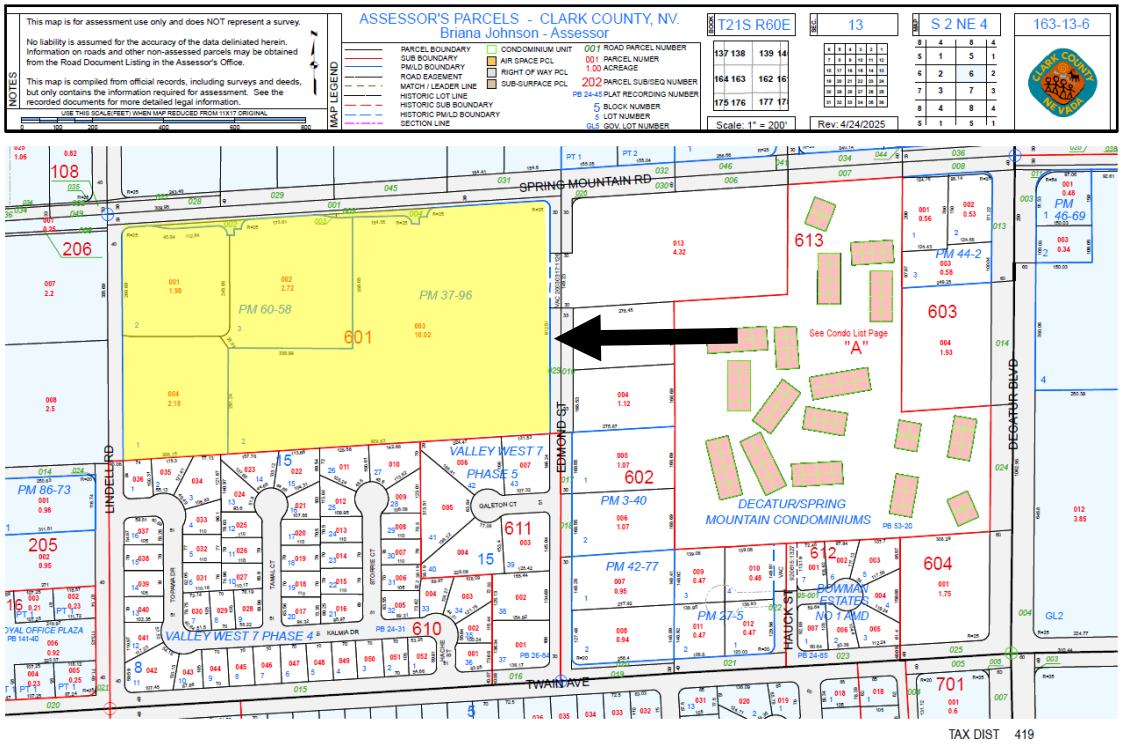


NAME/LOCATION:	5241-5451 Spring Mountain Road, Las Vegas, Nevada 89103		
APNs:	163-13-601-001 thru 004	**PHYSICAL CHARACTERISTICS:**	
		Site Size/Shape:	16.9 Net Ac./ Generally Rectangular
GRANTOR:	Southwest Gas Corporation	**Zoning:**	CG (Commercial General)
		Year Built (Age)/Condition:	1974-1988 /Average
GRANTEE:	Culinary Workers Union, Local 226	**Type/Quality of Construction:**	Steel/Concrete/Good
RECORDING DATE:	01/30/24	**Building Size:**	213,650 Sq. Ft.
		Tenancy:	Single
DOCUMENT NO.:	20240130:00035	**Parking Ratio:**	2.8 Spaces:1,000 S.F.
		Site Coverage Ratio:	29%
EXPOSURE TIME:	Approx. 3 Years	**Land:Building Ratio:**	3.4:1
SALE PRICE:	$22,350,000		
SALE CONDITIONS:	Typical	**INDICATED UNIT OF COMPARISON:**	
FINANCING TERMS:	Cash to seller	**Sale Price/Sq. Ft. of Bldg. Area:**	$104.61
PROPERTY RIGHTS CONVEYED:	Fee Simple		
VERIFICATION:	Public records (including Declaration of Value) and Hayim Mizrachi, Listing Broker with MDL Group (702-388-1800).		

AERIAL PHOTOGRAPH OF COMPARABLE SALE 2



PARCEL MAP OF COMPARABLE SALE 2

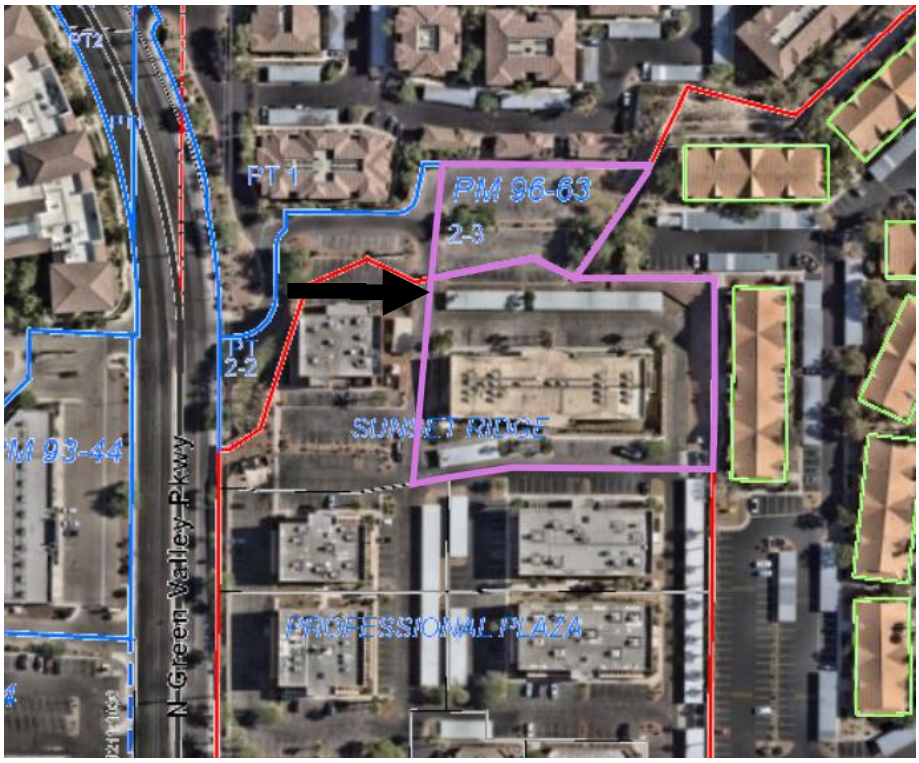


IMPROVED SALE COMPARABLE 3

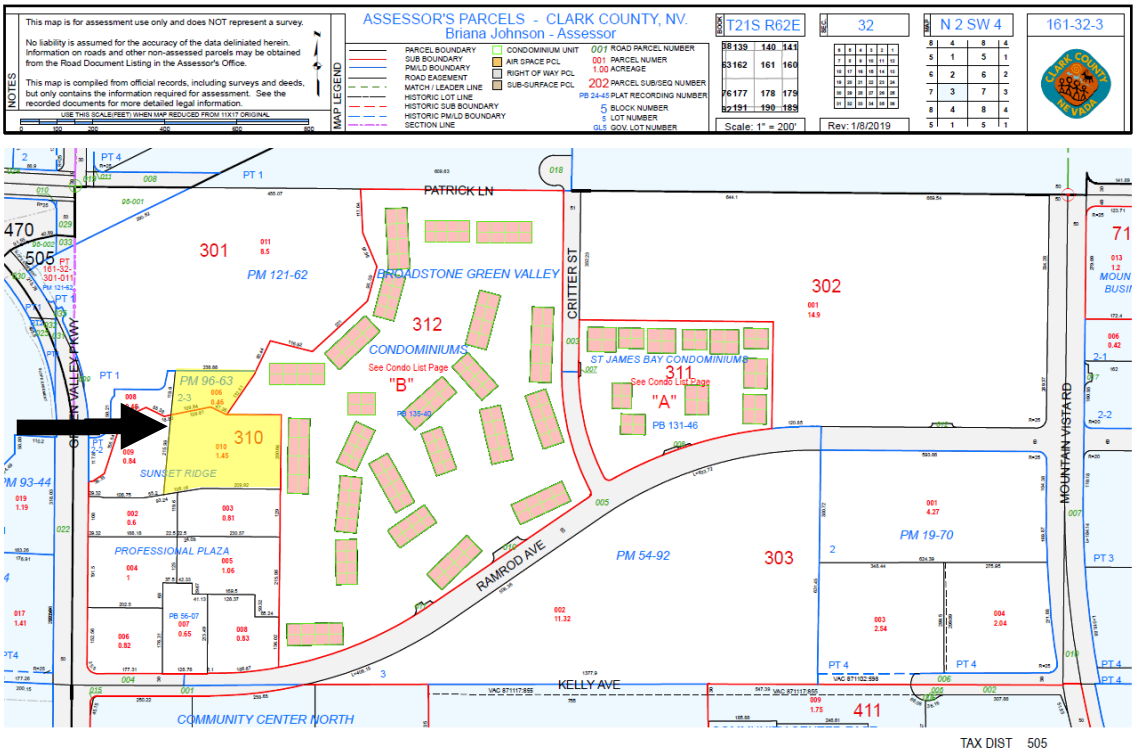


NAME/LOCATION:	2920 N. Green Valley Parkway, Henderson, Nevada 89014		
APNs:	161-32-310-010 and 161-32-301-006	**PHYSICAL CHARACTERISTICS:**	
		Site Size/Shape:	1.45 Net Ac./Irregular
GRANTOR:	LASR LLC	**Zoning:**	CC (Community Commercial)/CN (Neighborhood Commercial)
GRANTEE:	2920 Green Valley 5 LLC	**Year Built (Age)/Condition:**	2007 /Below Average
RECORDING DATE:	03/13/26	**Type/Quality of Construction:**	Frame/Stucco/Good
DOCUMENT NO.:	20260313:0000504	**Building Size:**	27,584 Sq. Ft.
		Tenancy:	Multiple
EXPOSURE TIME:	Less than 12 months.	**Parking Ratio:**	4.5 Spaces:1,000 S.F.
		Site Coverage Ratio:	44%
SALE PRICE:	$3,675,000	**Land:Building Ratio:**	2.3:1
SALE CONDITIONS:	Typical		
FINANCING TERMS:	Cash to seller	**INDICATED UNIT OF COMPARISON:**	
		Sale Price/Sq. Ft. of Bldg. Area:	$133.23
PROPERTY RIGHTS CONVEYED:	Leased Fee		
VERIFICATION:	Public records (including Declaration of Value) and David Bauman, Listing Broker with Lee & Associates Commercial Real Estate Service (702-460-7013).		

AERIAL PHOTOGRAPH OF COMPARABLE SALE 3



PARCEL MAP OF COMPARABLE SALE 3



IMPROVED SALE COMPARABLE 4

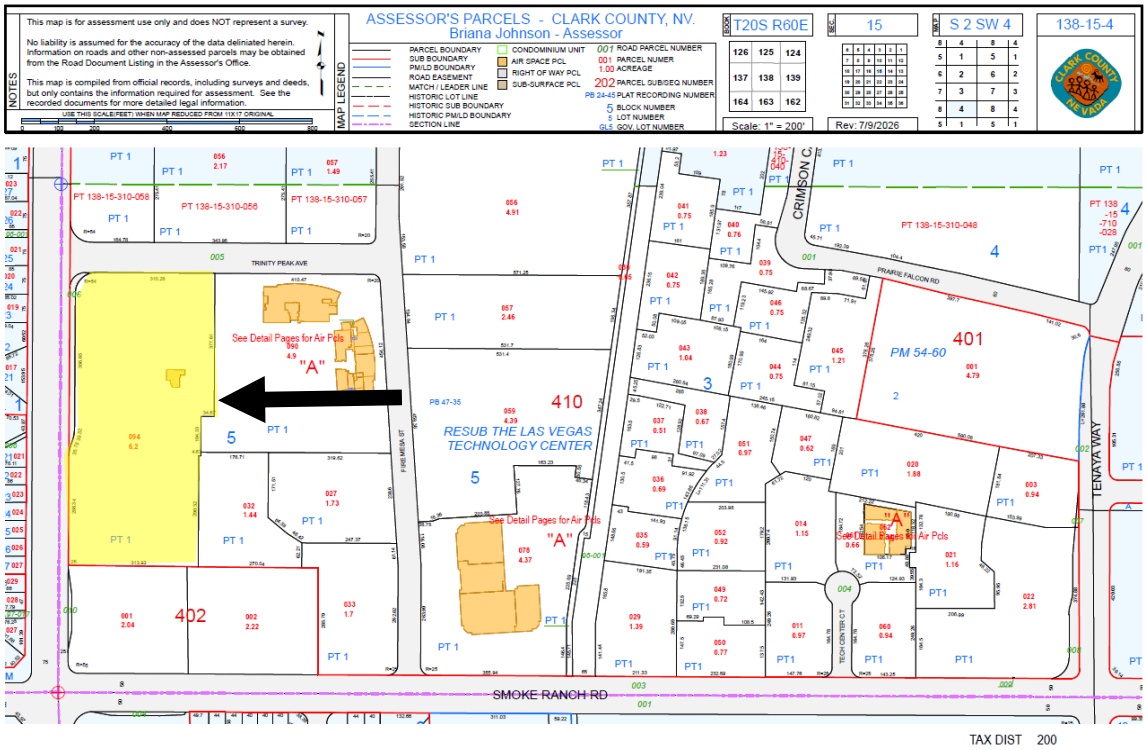


NAME/LOCATION:	2500 N. Buffalo Drive, Las Vegas, Nevada 89128		
APN:	138-15-410-094 (Formerly 138-15-410-023)	**PHYSICAL CHARACTERISTICS:**	
		Site Size/Shape:	6.2 Net Ac./ Irregular
		Zoning:	C-PB (Planned Business Park)
GRANTOR:	W Buffalo, LLC		
		Year Built (Age)/Condition:	2002 /Average
GRANTEE:	GPS LV Business Park, LLC		
		Type/Quality of Construction:	Concrete/Steel/Good
RECORDING DATE:	04/10/26	**Building Size:**	88,118 Sq. Ft.
		Tenancy:	Single or Multiple
DOCUMENT NO.:	20260410:00908	**Parking Ratio:**	5.0 Spaces:1,000 S.F.
		Site Coverage Ratio:	33%
EXPOSURE TIME:	Unknown	**Land:Building Ratio:**	3.1:1
SALE PRICE:	$16,000,000		
		INDICATED UNIT OF COMPARISON:	
SALE CONDITIONS:	Typical		
		Sale Price/Sq. Ft. of Bldg. Area:	$181.57
FINANCING TERMS:	Cash to seller		
PROPERTY RIGHTS CONVEYED:	Fee Simple		
VERIFICATION:	Public records (including Declaration of Value).		

AERIAL PHOTOGRAPH OF COMPARABLE SALE 4



PARCEL MAP OF COMPARABLE SALE 4



Analysis of Improved Sale Comparables

The preceding improved sales have been analyzed and are considered the best data available for analysis at this time. Again, the sales are located throughout the Las Vegas Metropolitan area. The preceding Comparable Improved Sale Map, Photographs, and Sale Identification/Characteristic Chart set forth the basic physical and economic characteristics of each of the transactions and their locations. Each have been confirmed through public records and, whenever possible, with either the buyer, seller, or agent/broker involved in the transaction. As previously indicated, the price per square foot unit of comparison has been utilized to develop an opinion of the market value of the subject.

Prior to comparative adjustments, the comparables utilized in my analysis of the subject indicate a sale price per square foot of building area range from $104.61 to $181.57. These comparable buildings range in size from approximately 27,584 to 213,650 square feet. All sales are considered to be the most recent and reasonably comparable, occurring between January, 2024 through April, 2026.

The comparables identified differ somewhat from the subject property; however, they are considered to be the best sales available for analysis. In my analysis, I have considered the potential adjustment factors of property rights conveyed, terms of sale, conditions of sale, buyer expenditures, market conditions, location, and overall physical characteristics. In making the adjustments and whenever possible, I have attempted to extract appropriate adjustments based on the available market data and these adjustments have been made in my analysis of the magnitude of difference between the comparables and the subject.

In this analysis and although quantitative (either dollar or percentage amount) adjustments may be preferred, an adequacy of reasonably supportable market data is not available. More specifically and in the market area impacting the subject, no adjustments could be quantified from any paired sale analysis due to apparent influence by multiple impacting factors, all or most of which could not be quantified. As a result, the indications of any so-called paired sales can and most typically vary so significantly as to render them unreliable. Finally, my experience (with discussions) with typical purchasers indicates that a direct comparison on an overall basis is more typically employed. Accordingly, and in an attempt to gain a better understanding of the market, I have not utilized quantitative adjustments, rather I have relied on a qualitative (i.e. similar, inferior, or superior comparison) adjustment analysis based on the market data presented and my professional judgment.

It is recalled that two of the subject's buildings are currently vacant and although one of the buildings is partially leased/occupied by multiple tenants, most are occupying on a "month-to-month" basis, with the exception of one suite (consisting of approx. 1,725 sq. ft.) currently leased through October, 2026 and one suite (consisting of approx. 2,126 sq. ft.) leased through December, 2029. As such, the property rights appraised include both fee simple and leased fee estate interests. Nonetheless and as only a small portion of one of the buildings is currently encumbered by lease agreements, it is my opinion that the relatively short remaining lease term associated with each does not likely have any measurable impact on the fee simple estate property rights in the subject. In comparison, three of the four sales are representative of transfers of fee simple estate interest (therefore with no adjustments warranted). Further and although Sale 3 is representative of the transfer of a leased fee estate interest that was only partially occupied, the purchaser had already secured a tenant to occupy the remaining portion of the building. Regardless, the negotiated sale price was not based on such status, rather a building that included significant vacancy and below market rents. As the purchaser was reportedly an investor, some upward adjustment consideration has been applied.

All of the sales were reportedly based on cash payments or terms equivalent to cash; therefore, no adjustments are necessary for financing terms.

When conditions of sale (motivations of buyer and/or seller) are atypical, the result may be a sale price that is higher or lower than a normal market transaction. Examples of atypical transactions are those that occur between related parties, distressed sales (atypical motivation of seller for an accelerated sale), tenant purchases, or for an assemblage with the plottage value expected to result from greater utility of them to the assembled site (atypical motivation of buyer). In comparison, all of the sales were reported to be representative of arm's length transactions (negotiated between typically motivated parties and therefore requiring no adjustments for atypical sale conditions).

Knowledgeable purchasers should consider any necessary expenditures that will have to be made upon the purchase of a particular property, as this could essentially affect the price willing to be paid. None of the comparable sales occurred with any known necessary buyer expenditures (made immediately after purchase). As such, no adjustments have been applied.

The sales are also compared for market condition (i.e. inflation, deflation, and changes in supply/demand) which may change between the time of sale and the effective date of the appraisal. For

such comparison, it is recalled that Sales 1 and 2 are more dated (with each occurring in January, 2024, approx. 2½ years prior to the current effective date of this appraisal), while Sales 3 and 4 are more recent (occurring in 2026, between March and April). Although all of the comparable sales were considered to be the most recent transactions, and office market conditions within the greater Las Vegas Metropolitan area office market had been previously improving following the Covid 19 (Coronavirus) pandemic, trends have been more recently reflective of a slowing and/or declining trend (with little, if any, evidence of measurable recent changes). Further and in consideration of the subject's specific market area, it is recalled that office market conditions have remained sluggish, specifically declining within the past 12 months. The reader is referred to the previous market area and highest and best use sections of this report for general market conditions. Overall and based on analysis of all available market data, I have applied some slight upward adjustment consideration to Sales 1 and 2, while no measurable adjustments appear to be warranted for either of the two remaining sales.

Despite a thorough search of the market and as stated previously, no reasonably comparable recent transactional sale data involving properties within the subject's specific immediate market area have been found for comparative analysis. In consideration of the overall locational characteristics of each of the comparable sales utilized, all are concluded to be superior to the subject (albeit in varying degrees). As such, downward adjustment consideration has been applied to all of the sales when considering overall locational characteristics. Further and when comparing specific frontage, access, visibility, etc. (i.e. overall exposure) and although most of the sales are concluded to be most reasonably similar to the subject (warranting little, if any, adjustment consideration), Sale 3 is concluded to be inferior (warranting upward adjustment consideration).

In consideration of physical and remaining economic characteristics, varying adjustments are necessary, primarily when comparing age, condition, size, build-out, site coverage/land:building ratio, and parking. Although no quantifiable adjustments can be reasonably extracted through a paired sale analysis, I have applied varying adjustments based on my professional judgment.

More specifically, in consideration of overall age and condition and although Sale 2 is concluded to be most reasonably similar to the subject (warranting little, if any, adjustment consideration), Sale 1 is concluded to be inferior (warranting upward adjustment consideration). Conversely, Sales 3 and 4 are each concluded to be superior (with each warranting downward adjustment consideration).

In regard to overall quality, design, and appeal and although Sales 1 and 2 are each concluded to be most reasonably similar to the subject (warranting little, if any, adjustment consideration), Sale 3 is concluded to be inferior (warranting upward adjustment consideration). Conversely, Sale 4 is concluded to be superior (warranting downward adjustment consideration).

In consideration of size and although Sale 4 is concluded to be most reasonably similar, Sales 1 and 2 are each much larger, while Sale 3 is much smaller. In this market, supply/demand factors generally benefit smaller buildings than those which are larger. As such and with this consideration, I have applied upward adjustment consideration to Sales 1 and 2 while, conversely, I have applied downward adjustment consideration to Sale 3.

In regard to interior office build-out and although Sale 2 is concluded to be most reasonably similar to the subject (warranting little, if any, adjustment consideration), Sales 1 and 3 are concluded to be inferior (warranting upward adjustment consideration). Conversely, Sale 4 is concluded to be superior, warranting downward adjustment consideration.

Finally, in consideration of remaining physical/economic characteristics and although most of those associated with each of the comparables are concluded to be reasonably similar to the subject, some varying adjustments are necessary when giving particular consideration to site coverage/land:building ratios and onsite parking (including overall ratio and inclusion/exclusion of covered spaces). Specifically and when comparing site coverage/land:building ratios and although Sales 1 and 3 are each concluded to be most reasonably similar to the subject, each of the two remaining sales include lower building coverages (higher land:building ratios). As such, I have applied downward adjustment consideration to Sales 2 and 4. Additionally and when comparing parking, all of the sales vary when compared to the subject, requiring some adjustment considerations. Specifically, Sales 1, 3, and 4 are each concluded to be superior (warranting downward adjustment consideration), while Sale 2 is concluded to be inferior (warranting upward adjustment consideration).

Other remaining physical/economic characteristics of the comparable sales are concluded to be reasonably similar to the subject, warranting little, if any, additional adjustment consideration. Essentially, and although additional minor variances are recognized, there is no market-based evidence/support that suggests any additional measurable impact on the sale pricing.

Reconciliation of Comparative Adjustment Analysis

An adjustment chart reflecting the appropriate elements of comparison has been completed. The following is an adjustment chart summary associated with the previously identified/discussed adjustment considerations:

IMPROVED SALES COMPARABLE ADJUSTMENT CHART					
	SUBJECT	**SALE 1**	**SALE 2**	**SALE 3**	**SALE 4**
LOCATION	4220 S. Maryland Pkwy.	330 S. Valley View Blvd.	5241-5451 Spring Mtn. Rd.	2920 N. Green Valley Pkwy.	2500 N. Buffalo Dr.
DATE OF SALE		Jan-24	Jan-24	Mar-26	Apr-26
YEAR BUILT	1974	1983	1974-1988	2007	2002
PROPERTY RIGHTS	Fee Simple/Leased Fee*	Fee Simple	Fee Simple	Leased Fee	Fee Simple
SALE PRICE		$21,250,000	$22,350,000	$3,675,000	$16,000,000
BUILDING AREA	85,180 Sq. Ft.	166,409	213,650	27,584	88,118
SALE PRICE/SQ. FT.		$127.70	$104.61	$133.23	$181.57
MARKET ADJUSTMENT CONSIDERATIONS					
PROPERTY RIGHTS	Fee Simple/Leased Fee*	Similar	Similar	Inferior	Similar
FINANCING TERMS	Cash	Similar	Similar	Similar	Similar
CONDITIONS OF SALE	Typical	Similar	Similar	Similar	Similar
BUYER EXPENDITURES	None	Similar	Similar	Similar	Similar
MARKET CONDITIONS	Current	Inferior	Inferior	Similar	Similar
LOCATIONAL/PHYSICAL ADJUSTMENT CONSIDERATIONS					
LOCATION	Average	Superior	Superior	Superior	Superior
EXPOSURE	Average/Typical	Similar	Similar	Inferior	Similar
AGE/CONDITION	35 Yrs. (Effective)/Average	Inferior	Similar	Superior	Superior
QUALITY/DESIGN/APPEAL	Good	Similar	Similar	Inferior	Superior
SIZE	85,180 Sq. Ft.	Inferior	Inferior	Superior	Similar
OFFICE BUILD-OUT	Average	Inferior	Similar	Inferior	Superior
TENANCY	Single or Multiple	Similar	Similar	Similar	Similar
ECONOMIC CHARACTERISTICS	Typical	Similar	Similar	Similar	Similar
LEGAL CHARACTERISTICS	Typical	Inferior	Similar	Inferior	Inferior
NON-REALTY COMPONENTS	None	Similar	Similar	Similar	Similar
SITE COVERAGE/LAND:BLDG RATIO	41%/2.4:1	Similar	Superior	Similar	Superior
PARKING	3.29/1,000 sq. ft. (open/covered)	Superior	Inferior	Superior	Superior
OVERALL COMPARISON		**Inferior**	**Inferior**	**Inferior**	**Superior**

Again and prior to comparative adjustments, the comparables utilized to develop opinions of the market value of the subject property provided unadjusted unit prices ranging from $104.61 to $181.57 per square foot of building area. Following a comparative analysis, all of the sales required varying consideration of adjustments for each appropriate element of comparison.

In conclusion, based on analysis of all available sales/comparable data and after comparing the appropriate comparables to the subject under each valuation scenario, adjusting for property rights conveyed, financing terms, conditions of sale, buyer expenditures (made immediately after purchase), market conditions, and various locational, physical, and economic characteristics, I have developed an opinion of the unit value (per sq. ft. of building area) appropriate for the market value of the fee simple estate and leased fee estate interests in the subject property to be best supported/reconciled, based on the general/extraordinary assumptions and limiting conditions contained herein (i.e. Pages 3-5), current

as of July 13, 2026, based on the Sales Comparison Approach to Value, within the range of $135 to $145 per square foot, reconciled as follows:

ONE HUNDRED FORTY DOLLARS PER SQUARE FOOT OF BUILDING AREA
($140.00/Sq. Ft. of Building Area)

Therefore, the indicated market value of the fee simple estate and leased fee estate interests in the subject property, based on the general/extraordinary assumptions and limiting conditions contained herein (i.e. Pages 3-5), current as of July 13, 2026, based on the Sales Comparison Approach to Value, is developed as follows:

SUMMARY OF SALES COMPARISON APPROACH TO VALUE	
Total Building Area:	85,180 Sq. Ft.
Concluded Unit Value Opinion:	x $140.00/Sq. Ft.
Final Concluded Market Value Indication:	$11,925,000*

*Rounded

REASONABLE EXPOSURE TIME

The definition of exposure time has been included previously in this report. Since exposure time is a "retrospective marketing period," it is necessary to examine past market conditions, prior to the effective date of value. Support for this opinion can be obtained by an analysis of the exposure time associated with comparable properties, sales which have occurred prior to the effective date of this appraisal and broker interviews.

In an attempt to support an opinion of the appropriate exposure time for the subject, I have reviewed the sale comparables utilized herein to support the opinion of value. In examining the sales, exposure time was not available for several of the comparables; however, the remaining comparables indicated exposure times of less than 12 months. Since all of the sales occurred prior to the effective date of value rendered herein and the opinion of market value is largely based on these sales, this source of support for a reasonable exposure time is considered to be fairly reliable.

The second source of support for my opinion of a reasonable exposure time for the subject is information from brokers knowledgeable in the subject's submarket. While each individual was reluctant to specifically quote an exact length of time, all brokers indicated that a time frame of no more than 12 months would have been reasonable to achieve a market based sale price as of the effective date of this appraisal.

Therefore, based on an analysis of the sales as reported herein, and a broker's survey, it is my opinion that an appropriate exposure time that would have been associated with the subject property is no more than 12 months.

SUBJECT PHOTOGRAPHS



1. Maryland Parkway looking in a northerly direction, subject property at right.



2. Maryland Parkway looking in a southerly direction, subject property at left.



3. Escondido Street looking in a northerly direction, subject property at left.



4. Escondido Street looking in a southerly direction, subject property at right.



5. View of northerlymost ingress/egress drive, looking in an easterly direction from Maryland Parkway.



6. View of southerlymost ingress/egress drive, looking in an easterly direction from Maryland Parkway.

SUBJECT PHOTOGRAPHS



7. View of northerlymost ingress/egress drive, looking in a westerly direction from Escondido Street.



8. View of southerlymost ingress/egress drive, looking in a westerly direction from Escondido Street.



9. View of westerlymost drive/parking area, looking in a northerly direction, Building A at right and Maryland Parkway at left.



10. View of westerlymost drive/parking area, looking in a southerly direction, Building C at right and Escondido Street at left.



11. View of central drive/parking area (with portion being fenced), looking in a southerly/southeasterly direction, Building B in background.



12. View of a portion of northerlymost covered parking area, looking in a northwesterly direction.

SUBJECT PHOTOGRAPHS



13. View of southerlymost covered parking area, looking in a southwesterly direction.



14. View of one of the subject's buildings (Building A), looking in a southeasterly direction at west and north elevations from Maryland Parkway.



15. View of one of the subject's buildings (Building A), looking in a southwesterly direction at south and north elevations from drive area.



16. View of one of the subject's buildings (Building B), looking in a southwesterly direction at north elevation from drive area.



17. View of one of the subject's buildings (Building B), looking in a northwesterly direction at south elevation from drive area.



18. View of one of the subject's buildings (Building C), looking in a northwesterly direction at east and south elevations from Escondido Street.

SUBJECT PHOTOGRAPHS



19. View of one of the subject's buildings (Building C), looking in a southeasterly direction at south and north elevations from drive area.



20. View of landscaped courtyard area (located between Buildings A and B), looking in a northerly direction from drive/parking area.



21. View of landscaped courtyard area (located between Buildings B and C), looking in a northerly direction from drive/parking area.



22. Interior view of Building A, viewing first floor main lobby area.



23. Interior view of Building A, viewing first floor corridor.



24. Interior view of Building A (large open office area within Suite 100).

SUBJECT PHOTOGRAPHS



25. Interior view of Building A (break room within Suite 100).



26. Interior view of Building A (large conference room within Suite 100).



27. Interior view of Building A (typical interior private office within Suite 100).



28. Interior view of Building A (large open office area within Suite 102).



29. Interior view of Building A (reception area within Suite 200A).



30. Interior view of Building A (large open office area within Suite 200A).

SUBJECT PHOTOGRAPHS



31. Interior view of Building A (break room within Suite 200A).



32. Interior view of Building A (viewing general office area within Unit 205).



33. Interior view of Building A (viewing property manager's office located within Unit 210).



34. Interior view of Building B (viewing first floor lobby area).



35. Interior view of Building B (viewing corridor).



36. Interior view of Building B (viewing reception area).

SUBJECT PHOTOGRAPHS



37. Interior view of Building B (viewing break room).



38. Interior view of Building B (viewing typical large open office/classroom area).



39. Interior view of Building B (viewing typical large open office/classroom area).



40. Interior view of Building B (viewing large open office/cafeteria area).



41. Interior view of Building B (viewing unfinished vanilla shell area).



42. Interior view of Building B (viewing typical common restroom).

SUBJECT PHOTOGRAPHS



43. Interior view of Building C (viewing first floor lobby area).



44. Interior view of Building C (viewing corridor).



45. Interior view of Building C (viewing typical large open office area).



46. Interior view of Building C (viewing typical large open office area).



47. Interior view of Building C (viewing large private office).



48. Interior view of Building C (viewing break room).

SUBJECT PHOTOGRAPHS



49. Interior view of Building C (viewing production/copy room).



50. Interior view of Building C (viewing typical restroom).

QUALIFICATIONS OF APPRAISER

QUALIFICATIONS OF APPRAISER

Scott D. Krueger, MAI
3140 South Rainbow Boulevard, Suite 402
Las Vegas, Nevada 89146

Professional Certification, Designation, and Affiliation

Certified General Appraiser, State of Nevada, License No. A.0001529-CG

MAI Designated Member (No. 12476), Appraisal Institute
Las Vegas Chapter President, 2008
Las Vegas Chapter Second Vice President, 2006-2007
Las Vegas Chapter Director, 2005
Las Vegas Chapter Secretary, 2004

Member, Commission of Appraisers of Real Estate, State of Nevada, 9/1/20 – Present
President, Commission of Appraisers of Real Estate, State of Nevada, 2022 Fiscal Year

Education

Bachelor of Science - Real Estate, Arizona State University, 1989

Partial List of Professional/Continuing Appraisal Education Courses/Seminars:

Market Disturbances – Appraisals in Atypical Markets and Cycles, 2022
The Income Approach: An Overview, 2022
Laws for Nevada Appraisers, 2022
7-Hour National USPAP Update Course, 2024, 2022, 2020, 2018, 2016, 2014, 2012, 2010, 2008, 2006
Las Vegas Market Symposium, 2025, 2024, 2022, 2019, 2018, 2017, 2015, 2014, 2013, 2012, 2011
The Sales Comparison Approach, 2022
Business Practices and Ethics, 2020, 2017, 2012
IRS Valuation Symposium – Valuation of Donated Real Estate, Including Conservation Easements and Other IRS Valuation Assignments, 2019
Supervisor – Trainee Course for Nevada, 2019
Introduction to Expert Witness Testimony for Appraisers: To Do or Not To Do, 2018
Land and Site Valuation, 2024, 2017
The Cost Approach, 2016
The Dirty Dozen, 2014
Fundamentals of Separating Real Property, Personal Property, & Intangible Assets, 2012
Litigation Appraising: Specialized Topics and Applications, 2010
What Commercial Clients Would Like Appraisers to Know, 2010
Appraisal Policy Changes, Challenges, and Opportunities Seminar, 2010
Spotlight on Common Errors & Confidentiality USPAP Issues, 2008
Office Building Valuation: A Contemporary Perspective, 2008
Maintaining Control: Dealing with Client Pressure, Appraiser Identity Theft & Appraisal Report Tampering, 2008
Analyzing Operating Expenses, 2008
Maintaining Control: Dealing with Client Pressure, 2008
Spotlight on Common Errors & Confidentiality USPAP Issues, 2008
General Demonstration Report Writing Seminar, 2006
Report Writing and Valuation Analysis, 2004
15-Hour National USPAP Course, 2004
Condemnation Appraising: Basic Principals and Applications, 2003
Income Capitalization – Virtual Classroom, 2002
The Impact of Real Estate Financing on Appraisals, 2002

Partial List of Professional/Continuing Appraisal Education Courses/Seminars (Con't):

Professional & Technical Compliance with USPAP I, 2002
USPAP 2000 Revisions, 2000
Partial Interest Valuation Divided, 2000
Subdivision Analysis, 2000
Real Estate Appraisal, 2002, 2000, 1996
Real Estate Appraisal, 2000, 1996
Standards of Professional Practice, Part B, 1996
Standards of Professional Practice, Part A, 1992
Real Estate Appraisal Principles, 1991
Basic Valuation Procedures, 1991

Appraisal Experience

2016 - Present	Independent Fee Appraiser and Real Estate Consultant Morse-Krueger & Associates LLC, Las Vegas, Nevada
1994 – 2016	Independent Fee Appraiser and Real Estate Consultant Timothy R. Morse & Associates, Las Vegas, Nevada
1993	Appraisal Associate Sun West Appraisal Group, Inc., Phoenix, Arizona
1992	Associate Appraiser Gladstone & Company, Inc., Phoenix, Arizona
1989 – 1992	Associate Appraiser McFadden & Associates, Inc., Scottsdale, Arizona
1987 – 1989	Research Assistant COMPS of Arizona, Phoenix, Arizona

Types of Properties Appraised

Appraisal work experience includes the analysis and valuation of interest (fee simple estate, leased fee estate or leasehold estate) in the following existing or proposed property types:

Airplane Hangers
Apartment Complexes
Automobile Dealerships
Automobile Repair Facilities
Bar/Nightclub Buildings
Children's Day Care Facilities
Condominium Development Projects
Convenience Store Buildings
Golf Courses
Hotel/Casino & Motel Facilities
Industrial Facilities
Master Planned Communities
Mixed Use Development Projects
Mobile Home Parks
Office (Professional and Medical) Buildings/Complexes
Office/Warehouse Facilities
Off-Premise Advertising Billboard Signs/Sites
Restaurant Buildings
Retail Buildings
Schools
Self-Storage Facilities
Shopping Centers
Single Family Residential
Vacant Land Parcels

August 7, 2026 26-43171-01

Ms. Connie Gamble
Senior Real Estate Property Manager
UNLV Real Estate
University of Nevada, Las Vegas
Box 451018
4505 South Maryland Parkway
Las Vegas, NV 89154-1027

Subject: **Hazardous Materials Survey**
3 Buildings
4220 South Maryland Parkway
Las Vegas, Nevada

Dear Ms. Gamble:

In accordance with your request and our *Agreement and Authorization for Services* dated June 17, 2026, Converse Consultants (Converse) collected two-hundred-twenty (220) samples of suspect asbestos containing materials and two-hundred-five (205) XRF lead paint scans at the subject site from July 15, 2026 through July 20, 2026.

REGULATORY REQUIREMENTS

Asbestos (EPA and Nevada OSHA)
Current State and Federal standards define an asbestos-containing material (ACM) as…*"any material containing asbestos in excess of one percent by weight*." Per the National Emissions Standard for Hazardous Air Pollutants (NESHAP) for Asbestos found in 40 CFR Part 61, Subpart M, a thorough asbestos inspection must be conducted before demolition or renovation of a structure (regardless of age) and any Regulated ACM (RACM) (friable or can become friable during renovation/demolition) must be properly removed (no visible emissions, kept wet, and disposed of properly) before the demolition or renovation can occur. The Nevada OSHA asbestos construction standard (29 CFR 1926.1101(k)(2)(i)) states "…owners shall determine the presence, location, and quantity of ACM and/or Presumed ACM (PACM) at the work site…".

Inorganic Lead (EPA and Nevada OSHA)

The EPA Lead-Based Paint Poisoning Prevention regulations (40 CFR Part 745) under the Residential Lead-Based Paint Hazard Reduction Act of 1992 apply when there are children 5 and under living in or visiting target housing (built before 1978). As such, this regulation does not apply to this project. However, the EPA Lead in Water, Lead in Air, and Lead in Waste Disposal regulations do apply. Debris that remains from the removal of materials is considered a solid waste, 40 CFR 262.11 states "a person who generates a solid waste (generator)…must determine if that waste is a hazardous waste (per 40 CFR Part 261 Subpart C)". In the case of potentially lead contaminated construction debris, Section 261.24 applies, which involves testing the waste using the Toxicity Characteristic Leaching Procedure (TCLP). State of Nevada law (NAC 459.9704) requires that this hazardous waste determination be done by a Nevada Certified Environmental Manager (CEM).

In addition to EPA laws pertaining to lead, the Nevada OSHA Inorganic Lead in construction standard (29 CFR 1926.62) applies to all construction work where an employee may be occupationally exposed to lead. The standard states "the employer shall assure that no employee is exposed to lead at concentrations greater than fifty micrograms per cubic meter of air (50 ug/m3) averaged over an 8-hour period". This entails exposure monitoring of the employees while disturbing lead materials. While the employees are being monitored, exposure must be assumed and they must wear appropriate personal protective equipment and respirators, as identified in the standard, until data shows this is not required. The work must be done wet with dust generation minimized as much as practical. Medical surveillance (i.e., blood lead testing) shall be made available (not required unless workers are exposed more than 30 days within a year) to the employees before and after the project. The employees must also be trained on lead hazards and exposure prevention, as specified in the regulation, before work begins. There are various other requirements of the Nevada OSHA inorganic lead standard that must be followed. In addition, any damaged (flaking, powdery, crushed, etc.) surfaces with lead containing coatings should be stabilized (scrape off loose or flaking paint and coat edges with non-lead coating to prevent detachment during disturbance) before the demolition/renovation activities begin.

SCOPE OF WORK

Mr. James Jimenez and Ms. Katelyn Heyl, Nevada-licensed Asbestos Abatement Consultant Inspectors, conducted a visual assessment of suspect asbestos containing materials (ACM) to determine homogeneous areas (HAs). HAs refer to building materials that are similar in texture and color. They then collected samples to help determine if asbestos was present in those HAs.

Asbestos Homogeneous Areas (HAs) Assessed

The asbestos survey followed U.S. Environmental Protection Agency (EPA) and Nevada OSHA requirements and guidelines within the limitations of the scope of this survey. The building material sampling included the following fifty-two (52) HA building materials (number of samples and the associated sample ID numbers [last two-digit number of sample ID number] are identified in parentheses):

HA #s:

Building A

1. 1'x1' Ceramic Floor Tile Beige from Electrical Room NW Entrance, N Storage Closet Entrance, Storage Closet Under Stairs Entrance, RM 102 Entrance, and RM 211 Entrance (5 samples, 01 - 05)
2. 1'x1' Ceramic Floor Tile Dark Brown from Entrance to RM 120, Entrance to RM 122, and Entrance to RM 100 (3 samples, 06 – 08)
3. Yellow Mastic Underneath 16"x16" Gray Carpet Squares from RM 122 (3 samples, 09 – 11)
4. Brown Vinyl Cove Base from RM 122 (3 samples, 12 – 14)
5. 1'x1' Vinyl Floor Tile Pink from RM 120 (3 samples, 15 – 17)
6. Light Brown Vinyl Cove Base from RM 120 (3 samples, 18 – 20)
7. 2'x4' Ceiling Tile White from RM 120, 1st Floor Hallway, RM 122, and 2nd Floor Hallway (7 samples, 21 – 27)
8. Wall Insulation Brown RM 120 (3 samples, 28 – 30)
9. Ceiling Insulation Yellow from RM 120 (3 samples, 31 – 33)
10. Drywall Systems from RM 121, 2nd Floor Closet Next to RM 222, and 2nd Floor Closet Next to RM 214 (7 samples, 34 – 40)
11. 2'x4' Ceiling Tile Textured from 1st Floor South Wing (7 samples, 41 – 47)
12. Gray Vinyl Cove Base from RM 121 (3 samples, 48 – 50)
13. Yellow Mastic Underneath 12"x12" Blue Carpet Square from RM 121 and RM 100 (5 samples, 51 – 55)
14. 12"x12" Ceramic Tile Tan from Bathrooms (5 samples, 56 – 60)
15. 18"x18" Ceramic Tile Dark Brown from Bathrooms (5 samples, 61 – 65)
16. 2'x2' Insulated Ceiling Tile from 2nd Floor Closet Next to RM 214 (3 samples, 66 – 68)
17. 12"x12" Ceramic Tile Tan from 2nd Floor Entrance to RM 205 (3 samples, 69 – 71)
18. 3"x16" CMU from Interior and Exterior of the Building (7 samples, 72 – 78)
19. 24"x6" Ceramic Floor Tile Brown from 2nd Floor Hallway (3 samples, 79 – 81)

Building B

1. Drywall Systems from 2nd Floor E Hallway, 2nd Floor RM 3, 2nd Floor RM 5, 2nd Floor RM 6, 2nd Floor Closet, and 2nd Floor RM 4 (7 samples, 1 – 7)
2. Vinyl Sheet Flooring from 2nd Floor Lunchroom (7 samples, 8 – 14)
3. Vinyl Cove Base Gray from 2nd Floor Hallway Closet (3 samples, 15 – 17)
4. Carpet Adhesive Blue Underneath Carpet from 2nd Floor RM 6 (3 samples, 18 – 20)
5. 2'x4' Ceiling Tile from 2nd Floor (7 samples, 21 – 27)
6. 6"x24" Ceramic Floor Tile Tan from 2nd Floor Hallway in Front of Elevators (3 samples, 28 – 30)
7. Vinyl Coated Sheetrock Ceiling Tile from 2nd Floor Kitchen (3 samples, 31 – 33)
8. 12"x12" Ceramic Floor Tile Tan from 2nd Floor Hallway in Front of Elevators (3 samples, 34 – 36)
9. 6"x24" Ceramic Floor Tile Brown from 2nd Floor Hallway in Front of Elevators (3 samples, 37 – 39)
10. 12"x12" Ceramic Wall Tile Tan from 2nd Floor Bathrooms (3 samples, 40 – 42)
11. 18"x18" Ceramic Floor Tile Dark Brown from 2nd Floor Bathrooms (3 samples, 43 – 45)
12. 24"x16" Ceramic Wall Tile Gray from 2nd Floor Bathrooms (3 samples, 46 – 48)
13. 24"x12" Ceramic Floor Tile Dark Gray from 2nd Floor Bathrooms (3 samples, 49 – 51)
14. 3"x16" CMU from Interior and Exterior of the Building (7 samples, 52 – 58)
15. Pink Ceiling Insulation from 2nd Floor (3 samples, 59 – 61)
16. Yellow Wall Insulation from 2nd Floor (3 samples, 62 – 64)
17. 12"x12" Ceramic Floor Tile from 1st Floor (3 samples, 65 – 67)

Building C

1. Drywall Systems from 1st and 2nd Floors (7 samples, 1 – 7)
2. 3"x16" CMU from Interior and Exterior of the Building (7 samples, 8 – 14)
3. 12"x12" Ceramic Floor Tile Beige from 1st Floor Lobby, Hallway, and in Front of Elevators (5 samples, 15 – 19)
4. 9"x9" Ceramic Floor Tile Beige from Storage Room Next to Elevator Hydraulic Room (5 samples, 20 – 24)
5. Vinyl Cove Base Beige from 1st Floor Storage Room (3 samples, 25 – 27)
6. Vinyl Cove Base Light Gray from 1st Floor Office (3 samples, 28 – 30)
7. Vinyl Cove Base Black from 1st Floor Lobby (3 samples, 31 – 33)
8. 4"x4" Ceramic Wall Tile Tan from Bathrooms (3 samples, 34 – 36)
9. 1.5"x1.5" Ceramic Floor Tile White from Bathrooms (3 samples, 37 – 39)
10. 12"x12" Ceramic Floor Tile Tan from 2nd Floor Hallway (3 samples, 40 – 42)

11. 2'x4' Ceiling Tile from 1st Floor (7 samples, 43 – 49)
12. 2'x4' Textured Ceiling Tile from 2nd Floor (5 samples, 50 – 54)
13. Ceiling Insulation Pink from 2nd Floor (3 samples, 55 – 57)
14. Vinyl Sheet Flooring Gray from 1st Floor W Office (3 samples, 58 – 60)
15. 12"x12" Vinyl Floor Tile Beige from 1st Floor E Office (5 samples, 61 – 65)
16. Carpet Mastic Yellow from 1st and 2nd Floors (7 samples, 66 – 72)

X-Ray Fluorescence Analysis for Lead Content

Two-hundred and five (205) painted surfaces of the in-scope areas of the structure were scanned with an XRF gun to assess for lead content. The lead survey followed U.S. Environmental Protection Agency (EPA) and Nevada OSHA requirements and guidelines within the limitations of the scope of this survey.

The survey followed U.S. Environmental Protection Agency (EPA) and Nevada OSHA requirements and guidelines within the limitations of the scope of this survey.

LABORATORY ANALYTICAL METHODS

The 220 bulk samples of suspect homogeneous ACMs collected from the survey were submitted to EMLab P&K (EML) located in Las Vegas, Nevada. The samples were analyzed by Polarized Light Microscopy (PLM – US EPA Method 600/R-93/116). EML is accredited by the U.S. Department of Commerce, National Institute for Standards and Technology (NIST) under the National Voluntary Laboratory Accreditation Program (NVLAP) for bulk asbestos analysis. Copies of the laboratory analytical chain-of-custody record are attached to the analytical report presented in Attachment A. A summary of the materials sampled and the analytical results are also presented in Attachment A. Photographs of the materials are provided in Attachment B and a diagram of the sample locations is provided in Attachment C. The Nevada licenses of the inspectors are presented in Attachment D.

No samples were re-analyzed by 400-point count because all had no detectable asbestos found and none of the materials sampled were considered non-friable organically bound materials (NOBs). As such, no samples were re-analyzed by Transmission Electron Microscopy (TEM) using gravimetric reduction.

Asbestos Containing Materials (ACMs)

The PLM laboratory results returned with **2% - 3% asbestos fibers** in eighteen (18) of the two-hundred-twenty (220) bulk samples collected from the subject areas.

Building A

Material	Location	Sample No.	Result	EPA Category	Nevada OSHA ACM Work Class
Drywall Systems	RM 121	A-34	<1% Off-White Texture 2% Off-White Joint Compound	RACM	I
Drywall Systems	RM 121	A-35	2% Off-White Texture 2% Off-White Joint Compound	RACM	I
Drywall Systems	RM 121	A-36	<1% Off-White Texture 2% Off-White Joint Compound	RACM	I
Gray Vinyl Cove Base	RM 121	A-48	2% Off-White Texture (part of drywall HA)	RACM	I
Gray Vinyl Cove Base	RM 121	A-49	2% Off-White Texture (part of drywall HA)	RACM	I
Gray Vinyl Cove Base	RM 121	A-49	2% Off-White Texture (part of drywall HA)	RACM	I

*Note: Sample A-12 (brown vinyl cove base from RM 122) results showed trace amounts of asbestos (<1%) from being attached with mastic to the surface texture of the drywall system.

Building B

Material	Location	Sample No.	Result	EPA Category	Nevada OSHA ACM Work Class
Drywall Systems	2nd Floor RM 6	A-04	2% Off-White Texture 2% Off-White Joint Compound	RACM	I
Drywall Systems	2nd Floor RM 6	A-05	2% Off-White Joint Compound	RACM	I
Drywall Systems	2nd Floor E Hallway Closet	A-06	2% Off-White Texture 2% Off-White Joint Compound 1 2% Off-White Joint Compound 2	RACM	I
Yellow Vinyl Flooring Mastic	2nd Floor E Hallway Closet	A-14	2% Off-White Texture (part of drywall HA)	RACM	I
6”x24” Tan Ceramic Floor Tile	2nd Floor Hallway in Front of Elevators	A-29	2% Off-White Texture (part of drywall HA)	RACM	I

Building C

Material	Location	Sample No.	Result	EPA Category	Nevada OSHA ACM Work Class
Drywall Systems	1st Floor Lobby Near Stairs	A-01	2% Off-White Joint Compound 1 2% Off-White Joint Compound 2	RACM	I
Drywall Systems	1st Floor Storage Room Near Elevator Room	A-04	2% Off-White Joint Compound 1 2% Off-White Joint Compound 2	RACM	I
Drywall Systems	2nd Floor S Office Area	A-06	2% Off-White Joint Compound	RACM	I
Drywall Systems	2nd Floor E Office Area	A-07	2% Off-White Joint Compound	RACM	I
Exterior CMU Wall	Exterior N Side of Building	A-12	2% Off-White Compound	RACM	I
12”x12” Beige Vinyl Floor Tile	1st Floor E Office Area	A-64	3% Black/Yellow Mastic	CAT II	II
12”x12” Beige Vinyl Floor Tile	1st Floor E Office Area	A-65	3% Black/Yellow Mastic	CAT II	II

*Note: Samples A-08 through A-11 and A-13 through 14 (Interior and Exterior CMU) results showed trace amounts of asbestos (<1%). Samples A-21 through A-24 (9”x9” Beige Ceramic Tile) results showed trace amounts of asbestos (<1%). Sample A-26 (Beige Vinyl Cove Base) results showed trace amounts of asbestos (<1%).

Lead Containing Paint

The lead XRF scan results indicated **no detectable lead** in one-hundred-seventy-five (175) of the two-hundred and five (205) painted surfaces analyzed with the XRF gun. The remaining thirty (30) analyzed surfaces resulted in 1.8 mg/cm^2 to 163 mg/cm^2. The U.S. Department of Housing and Urban Development (HUD) and the U.S. Environmental Protection Agency (EPA) currently define LBP as a paint or other surface coating which contains lead equal to or greater than 1 milligram per square centimeter (1.0 mg/cm^2) using the XRF analyzer or 0.5% (or 5,000 parts per million) for bulk samples analyzed using laboratory methods outlined in 40 CFR 745.103. However, Nevada OSHA regulates potential exposure of workers to lead at any concentration in paint or other lead containing materials.

The following table summarizes LBP that has been identified on the building at the site that require special consideration regarding work activities and safety procedures.

SUMMARY OF LBP

Building A

No.	Building Component	Paint Color	Lead Content mg/cm^2 (XRF)	Location
16	CMU Wall	White	25.5	SE Closet on E Side of Building
17	CMU Wall	White	12.5	SE Closet on E Side of Building
18	Drywall	White	7.8	SE Closet on E Side of Building
19	Drywall	White	42	SE Closet on E Side of Building
28	CMU Wall	White	13.1	Exterior E Side of Building
31	Metal Door	Gray	19.8	Fire Sprinkler Room Door on E Side of Building
33	CMU Wall	White	48	Exterior E Side of Building
35	CMU Wall	White	5.0	1st Floor RM 211 E Wall
52	CMU Wall	White	3.3	1st Floor EPA Offices E Wall
53	CMU Wall	White	163	1st Floor EPA Offices E Wall
54	CMU Wall	White	66	1st Floor EPA Offices E Wall
55	CMU Wall	White	8.4	1st Floor EPA Offices E Wall
56	CMU Wall	White	112	1st Floor EPA Offices E Wall
57	CMU Wall	White	82	1st Floor EPA Offices E Wall
58	CMU Wall	White	35	1st Floor EPA Offices E Wall
59	CMU Wall	White	74	1st Floor EPA Offices E Wall

Building B

No.	Building Component	Paint Color	Lead Content mg/cm^2 (XRF)	Location
65	CMU Wall	White	99	Exterior N Side of Building
66	CMU Wall	White	27.7	Exterior N Side of Building
67	CMU Wall	White	46	Exterior N Side of Building by Doors
68	CMU Wall	White	15.4	Exterior N Side of Building by Doors
71	CMU Wall	White	7.1	Exterior N Side of Building by Doors

No.	Building Component	Paint Color	Lead Content mg/cm^2 (XRF)	Location
97	Drywall	Pink	49	2nd Floor Lunchroom E Wall
98	Drywall	Pink	12.7	2nd Floor Lunchroom E Wall
106	CMU Wall	White	37	2nd Floor E Wall
107	CMU Wall	White	37	2nd Floor E Wall
123	Drywall	Light Blue	5.8	2nd Floor Women's Bathroom

Building C

No.	Building Component	Paint Color	Lead Content mg/cm^2 (XRF)	Location
190	Drywall	Light Blue	4.3	2nd Floor NW Room N Wall
192	CMU Wall	White	8.9	2nd Floor RM 605 N Wall Arch
194	CMU Wall	White	4.7	2nd Floor RM 605 N Wall Arch
210	CMU Wall	White	1.8	2nd Floor W Wall

The paints were observed to be in fair to intact condition. Refer to the enclosed photographs for further information on damage.

RECOMMENDATIONS

On the basis of the laboratory analysis and our survey, Category II non-friable ACMs were identified. The non-friable ACMs may either be properly removed by asbestos abatement workers and disposed of in the event of demolition or renovation of the building or left in place during demolition provided Nevada OSHA Class II work procedures are followed and properly trained workers perform the work.

Friable ACMs were identified during the course of our investigation. The friable ACM must be properly removed by asbestos abatement workers and disposed of in the event of demolition or renovation of the building.

Lead containing paints were identified on the interior and exterior of the building. **All workers must be properly trained and protected using appropriate methods per Nevada OSHA regulation 29 CFR 1926.62** (see Regulatory Requirements section [paragraph 3] at beginning of this report). If workers are to conduct the work and they don't have lead awareness training or proper

respirators or protective clothing, then the paint should be removed by a qualified lead abatement contractor before welding, cutting, scraping, sanding, or other fume or dust generating activities are conducted involving these painted areas. Regardless of work to be done on the lead containing painted surfaces, they should be stabilized (remove damaged, flaking paint) or have the damaged paint removed by properly trained and protected workers before removal.

LIMITATIONS

This report is for the use of UNLV Real Estate as it applies to the materials sampled from the subject areas. This project was conducted using the current standard of care exercised by professionals practicing asbestos surveys. Converse is not responsible for any claims or damages associated with interpretation of available information. This assessment should not be regarded as a guarantee that no further asbestos or lead, beyond that which was suspected to be present (and sampled) during our investigation, is present at the property. In addition, asbestos is usually not distributed uniformly throughout a material and Converse cannot guarantee that the areas sampled are exactly as represented throughout the facility. There is a possibility that additional suspect ACM or LCM may be found during renovation. Converse recommends that, if additional suspect materials not sampled or assessed in this report be uncovered during renovation or demolition, samples of suspect materials should be collected for laboratory analysis and all activities which may impact the materials should cease until laboratory analysis is completed or the materials should be assumed to require special handling.

We thank you for this opportunity to be of continuing service. If you have any questions regarding this letter, please call the undersigned at 702-269-8336.

Respectfully Submitted,

CONVERSE CONSULTANTS



James Jimenez, CEM
Senior Project Manager
Asbestos Abatement Consultant License IJPM-1959
EPA LBP Risk Assessor LBP-R-183964-1

JAJ:ls

Encl: Attachment A – EMLab P&K Asbestos Reports and Chain of Custodies and XRF Data Sheets
Attachment B – Photos
Attachment C – Sample Location Map
Attachment D – Asbestos & Lead Licenses

Distribution: (2) Addressee / email: connie.gamble@unlv.edu

Attachment A

Laboratory Reports

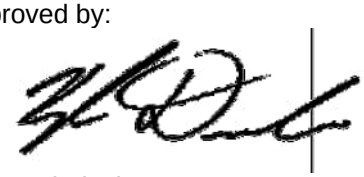
eurofins | Built Environment Testing

Report for:

James Jimenez
Converse Consultants, Las Vegas
6610 West Arby Avenue, Suite 104
Las Vegas, NV 89118

Regarding: Eurofins Aerotech Built Environment Testing, LLC
Project: 26-43171-01; UNLV Building A ACM Survey
EML ID: 4622560

Approved by:



Technical Manager
Kyle Demsko

Dates of Analysis:
Asbestos PLM: 07-15-2026 and 07-16-2026

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA 600/R-93-116, EBET-PLM-SOP83921)
NVLAP Lab Code 500056-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested.

Eurofins Aerotech Built Environment Testing, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Eurofins Aerotech Built Environment Testing, LLC
2545 Chandler Ave., Suite #2, Las Vegas, NV 89120
(800) 651-4802 www.eurofinsus.com/Built

Client: Converse Consultants, Las Vegas
C/O: James Jimenez
Re: 26-43171-01; UNLV Building A ACM Survey

Date of Sampling: 07-15-2026
Date of Receipt: 07-15-2026
Date of Report: 07-16-2026

ASBESTOS PLM REPORT

Total Samples Submitted:	81
Total Samples Analyzed:	81
Total Samples with Layer Asbestos Content > 1%:	6

Location: A-01, 1'x1' CRM 4 Tile Beige Lab ID-Version‡: 23319600-1

Sample Layers	Asbestos Content
Beige Ceramic Tile	ND
Tan Cementitious Material	ND
Gray Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-02, 1'x1' CRM 4 Tile Beige Lab ID-Version‡: 23319601-1

Sample Layers	Asbestos Content
Beige Ceramic Tile	ND
Tan Cementitious Material	ND
Gray Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-03, 1'x1' CRM 4 Tile Beige Lab ID-Version‡: 23319602-1

Sample Layers	Asbestos Content
Beige Ceramic Tile	ND
Tan Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

The test report shall not be reproduced except in full, without written approval of the laboratory. The 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. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

All components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.
‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

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Re: 26-43171-01; UNLV Building A ACM Survey

Date of Sampling: 07-15-2026
Date of Receipt: 07-15-2026
Date of Report: 07-16-2026

ASBESTOS PLM REPORT

Location: A-04, 1'x1' CRM 4 Tile Beige

Lab ID-Version‡: 23319603-1

Sample Layers	Asbestos Content
Beige Ceramic Tile	ND
Tan Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-05, 1'x1' CRM 4 Tile Beige

Lab ID-Version‡: 23319604-1

Sample Layers	Asbestos Content
Beige Ceramic Tile	ND
Tan Cementitious Material	ND
Gray Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

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Date of Sampling: 07-15-2026
Date of Receipt: 07-15-2026
Date of Report: 07-16-2026

ASBESTOS PLM REPORT

Location: A-06, 1'x1' CRM Floor Tile Dark Brown Lab ID-Version‡: 23319605-1

Sample Layers	Asbestos Content
Brown Ceramic Tile	ND
White Cementitious Material (Trace)	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Moderate

Location: A-07, 1'x1' CRM Floor Tile Dark Brown Lab ID-Version‡: 23319606-1

Sample Layers	Asbestos Content
Brown Ceramic Tile	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Good

Location: A-08, 1'x1' CRM Floor Tile Dark Brown Lab ID-Version‡: 23319607-1

Sample Layers	Asbestos Content
Brown Ceramic Tile	ND
White Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Moderate

Location: A-09, 1'x1' CRM Floor Tile Dark Brown Lab ID-Version‡: 23319608-1

Sample Layers	Asbestos Content
Yellow Mastic with Gray Fibrous Material	ND
Composite Non-Asbestos Content:	3% Synthetic Fibers
Sample Composite Homogeneity:	Moderate

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Date of Sampling: 07-15-2026
Date of Receipt: 07-15-2026
Date of Report: 07-16-2026

ASBESTOS PLM REPORT

Location: A-10, 16"x16" Grey Carpet & Yellow M Lab ID-Version‡: 23319609-1

Sample Layers	Asbestos Content
Yellow Mastic with Gray Fibrous Material	ND
Composite Non-Asbestos Content:	3% Synthetic Fibers
Sample Composite Homogeneity:	Moderate

Location: A-11, 16"x16" Grey Carpet & Yellow M Lab ID-Version‡: 23319610-1

Sample Layers	Asbestos Content
Yellow Mastic with Gray Fibrous Material	ND
Composite Non-Asbestos Content:	3% Synthetic Fibers
Sample Composite Homogeneity:	Moderate

Location: A-12, Brown VCB Lab ID-Version‡: 23319611-1

Sample Layers	Asbestos Content
Black Cove Base	ND
Yellow Mastic	ND
Off-White Texture (Trace) with Paint	< 1%* Chrysotile
Brown Paper	ND
Composite Non-Asbestos Content:	5% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-13, Brown VCB Lab ID-Version‡: 23319612-1

Sample Layers	Asbestos Content
Black Cove Base	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

* Due to the nature of standard PLM analysis and visual estimation technique, the addition of point count analysis may provide increased quantitative accuracy and confirmation of reported percentage.

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Date of Report: 07-16-2026

ASBESTOS PLM REPORT

Location: A-14, Brown VCB

Lab ID-Version‡: 23319613-1

Sample Layers	Asbestos Content
Black Cove Base	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: A-15, Pink 1'x1' VFT

Lab ID-Version‡: 23319614-1

Sample Layers	Asbestos Content
Pink Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: A-16, Pink 1'x1' VFT

Lab ID-Version‡: 23319615-1

Sample Layers	Asbestos Content
Pink Floor Tile	ND
Yellow Mastic	ND
White Cementitious Material (Trace)	ND
Sample Composite Homogeneity:	Moderate

Location: A-17, Pink 1'x1' VFT

Lab ID-Version‡: 23319616-1

Sample Layers	Asbestos Content
Pink Floor Tile	ND
Yellow Mastic	ND
White Cementitious Material (Trace)	ND
Sample Composite Homogeneity:	Moderate

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Re: 26-43171-01; UNLV Building A ACM Survey

Date of Sampling: 07-15-2026
Date of Receipt: 07-15-2026
Date of Report: 07-16-2026

ASBESTOS PLM REPORT

Location: A-18, Light Brown VCB Lab ID-Version‡: 23319617-1

Sample Layers	Asbestos Content
Brown Cove Base	ND
Off-White Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: A-19, Light Brown VCB Lab ID-Version‡: 23319618-1

Sample Layers	Asbestos Content
Brown Cove Base	ND
Off-White Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: A-20, Light Brown VCB Lab ID-Version‡: 23319619-1

Sample Layers	Asbestos Content
Brown Cove Base	ND
Off-White Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: A-21, 2'x4' Ceiling Tile White Lab ID-Version‡: 23319620-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 10% Glass Fibers
Sample Composite Homogeneity:	Good

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Re: 26-43171-01; UNLV Building A ACM Survey

Date of Sampling: 07-15-2026
Date of Receipt: 07-15-2026
Date of Report: 07-16-2026

ASBESTOS PLM REPORT

Location: A-22, 2'x4' Ceiling Tile White Lab ID-Version‡: 23319621-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 10% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-23, 2'x4' Ceiling Tile White Lab ID-Version‡: 23319622-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 10% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-24, 2'x4' Ceiling Tile White Lab ID-Version‡: 23319623-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 10% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-25, 2'x4' Ceiling Tile White Lab ID-Version‡: 23319624-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 10% Glass Fibers
Sample Composite Homogeneity:	Good

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C/O: James Jimenez
Re: 26-43171-01; UNLV Building A ACM Survey

Date of Sampling: 07-15-2026
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Date of Report: 07-16-2026

ASBESTOS PLM REPORT

Location: A-26, 2'x4' Ceiling Tile White

Lab ID-Version‡: 23319625-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 10% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-27, 2'x4' Ceiling Tile White

Lab ID-Version‡: 23319626-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 10% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-28, Wall Insulation Brown

Lab ID-Version‡: 23319627-1

Sample Layers	Asbestos Content
Tan Insulation	ND
Brown Paper	ND
Composite Non-Asbestos Content:	90% Glass Fibers 5% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-29, Wall Insulation Brown

Lab ID-Version‡: 23319628-1

Sample Layers	Asbestos Content
Tan Insulation	ND
Composite Non-Asbestos Content:	95% Glass Fibers
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: A-30, Wall Insulation Brown Lab ID-Version‡: 23319629-1

Sample Layers	Asbestos Content
Tan Insulation	ND
Composite Non-Asbestos Content:	95% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-31, Ceiling Insulation Yellow Lab ID-Version‡: 23319630-1

Sample Layers	Asbestos Content
Yellow Insulation	ND
Composite Non-Asbestos Content:	95% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-32, Ceiling Insulation Yellow Lab ID-Version‡: 23319631-1

Sample Layers	Asbestos Content
Yellow Insulation	ND
Gray Insulation	ND
Composite Non-Asbestos Content:	90% Glass Fibers 5% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-33, Ceiling Insulation Yellow Lab ID-Version‡: 23319632-1

Sample Layers	Asbestos Content
Yellow Insulation	ND
Gray Insulation	ND
Composite Non-Asbestos Content:	90% Glass Fibers 5% Cellulose
Sample Composite Homogeneity:	Poor

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ASBESTOS PLM REPORT

Location: A-34, DW & JC

Lab ID-Version‡: 23319633-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
Off-White Texture with Paint	< 1%* Chrysotile
Beige Tape	ND
Off-White Joint Compound	2%* Chrysotile
White Drywall with Brown Paper	ND
Composite Asbestos Fibrous Content:	< 1%* Asbestos
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

Comments: Composite asbestos content provided is only for Drywall/Joint Compound. Composite content provided for this analysis has been performed by following the NESHAP guidelines.

Location: A-35, DW & JC

Lab ID-Version‡: 23319634-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
Off-White Texture with Paint	2%* Chrysotile
Beige Tape	ND
Off-White Joint Compound	2%* Chrysotile
White Drywall with Brown Paper	ND
Brown Fibrous Material	ND
Composite Asbestos Fibrous Content:	< 1%* Asbestos
Composite Non-Asbestos Content:	25% Cellulose
Sample Composite Homogeneity:	Poor

Comments: Composite asbestos content provided is only for Drywall/Joint Compound. Composite content provided for this analysis has been performed by following the NESHAP guidelines.

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ASBESTOS PLM REPORT

Location: A-36, DW & JC

Lab ID-Version‡: 23319635-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
Blue Tape (Mesh)	ND
White Texture with Paint 2	ND
Off-White Texture with Paint	< 1%* Chrysotile
Beige Tape	ND
Off-White Joint Compound	2%* Chrysotile
White Drywall with Brown Paper	ND
Composite Asbestos Fibrous Content:	< 1%* Asbestos
Composite Non-Asbestos Content:	15% Cellulose 2% Glass Fibers
Sample Composite Homogeneity:	Poor

Comments: Composite asbestos content provided is only for Drywall/Joint Compound. Composite content provided for this analysis has been performed by following the NESHAP guidelines.

Location: A-37, DW & JC

Lab ID-Version‡: 23319636-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
Beige Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose < 1% Glass Fibers
Sample Composite Homogeneity:	Poor

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ASBESTOS PLM REPORT

Location: A-38, DW & JC

Lab ID-Version‡: 23319637-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
Beige Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose < 1% Glass Fibers
Sample Composite Homogeneity:	Poor

Location: A-39, DW & JC

Lab ID-Version‡: 23319638-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
Beige Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose < 1% Glass Fibers
Sample Composite Homogeneity:	Poor

Location: A-40, DW & JC

Lab ID-Version‡: 23319639-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
Beige Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose < 1% Glass Fibers
Sample Composite Homogeneity:	Poor

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ASBESTOS PLM REPORT

Location: A-41, Ceiling Tile 2'x4' Textured

Lab ID-Version‡: 23319640-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	50% Cellulose 15% Glass Fibers
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: A-42, Ceiling Tile 2'x4' Textured Lab ID-Version‡: 23319641-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	50% Cellulose 15% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-43, Ceiling Tile 2'x4' Textured Lab ID-Version‡: 23319642-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	50% Cellulose 15% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-44, Ceiling Tile 2'x4' Textured Lab ID-Version‡: 23319643-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	50% Cellulose 15% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-45, Ceiling Tile 2'x4' Textured Lab ID-Version‡: 23319644-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	50% Cellulose 15% Glass Fibers
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: A-46, Ceiling Tile 2'x4' Textured Lab ID-Version‡: 23319645-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	50% Cellulose 15% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-47, Ceiling Tile 2'x4' Textured Lab ID-Version‡: 23319646-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	50% Cellulose 15% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-48, Grey VCB Lab ID-Version‡: 23319647-1

Sample Layers	Asbestos Content
Gray Cove Base	ND
Off-White Mastic	ND
Off-White Texture with Paint	2%* Chrysotile
Sample Composite Homogeneity:	Poor

Location: A-49, Grey VCB Lab ID-Version‡: 23319648-1

Sample Layers	Asbestos Content
Gray Cove Base	ND
Off-White Mastic	ND
Off-White Texture with Paint	2%* Chrysotile
Sample Composite Homogeneity:	Poor

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ASBESTOS PLM REPORT

Location: A-50, Grey VCB Lab ID-Version‡: 23319649-1

Sample Layers	Asbestos Content
Gray Cove Base	ND
Off-White Mastic	ND
Off-White Texture with Paint	2%* Chrysotile
Sample Composite Homogeneity:	Poor

Location: A-51, 1'x1' Blue Carpet & Yellow M Lab ID-Version‡: 23319650-1

Sample Layers	Asbestos Content
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: A-52, 1'x1' Blue Carpet & Yellow M Lab ID-Version‡: 23319651-1

Sample Layers	Asbestos Content
Yellow Mastic	ND
Sample Composite Homogeneity:	Good

Location: A-53, 1'x1' Blue Carpet & Yellow M Lab ID-Version‡: 23319652-1

Sample Layers	Asbestos Content
Green Mastic	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: A-54, 1'x1' Blue Carpet & Yellow M Lab ID-Version‡: 23319653-1

Sample Layers	Asbestos Content
Green Mastic	ND
Sample Composite Homogeneity:	Good

Location: A-55, 1'x1' Blue Carpet & Yellow M Lab ID-Version‡: 23319654-1

Sample Layers	Asbestos Content
Green Mastic	ND
Sample Composite Homogeneity:	Good

Location: A-56, 12"x12" CRM Tan Lab ID-Version‡: 23319655-1

Sample Layers	Asbestos Content
Tan Ceramic Tile	ND
Tan Cementitious Material	ND
Gray Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-57, 12"x12" CRM Tan Lab ID-Version‡: 23319656-1

Sample Layers	Asbestos Content
Tan Ceramic Tile	ND
Tan Cementitious Material	ND
Gray Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

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ASBESTOS PLM REPORT

Location: A-58, 12"x12" CRM Tan

Lab ID-Version‡: 23319657-1

Sample Layers	Asbestos Content
Tan Ceramic Tile	ND
Tan Cementitious Material	ND
Gray Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-59, 12"x12" CRM Tan

Lab ID-Version‡: 23319658-1

Sample Layers	Asbestos Content
Tan Ceramic Tile	ND
Tan Cementitious Material	ND
Gray Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-60, 12"x12" CRM Tan

Lab ID-Version‡: 23319659-1

Sample Layers	Asbestos Content
Tan Ceramic Tile	ND
Sample Composite Homogeneity:	Good

Location: A-61, 18"x18" CRM Drk Brwn

Lab ID-Version‡: 23319660-1

Sample Layers	Asbestos Content
Dark Brown Ceramic Tile	ND
Gray Cementitious Material	ND
Dark Brown Grout	ND
Sample Composite Homogeneity:	Moderate

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Eurofins Aerotech Built Environment Testing, LLC
2545 Chandler Ave., Suite #2, Las Vegas, NV 89120
(800) 651-4802 www.eurofinsus.com/Built

Client: Converse Consultants, Las Vegas
C/O: James Jimenez
Re: 26-43171-01; UNLV Building A ACM Survey

Date of Sampling: 07-15-2026
Date of Receipt: 07-15-2026
Date of Report: 07-16-2026

ASBESTOS PLM REPORT

Location: A-62, 18"x18" CRM Drk Brwn Lab ID-Version‡: 23319661-1

Sample Layers	Asbestos Content
Dark Brown Ceramic Tile	ND
Gray Cementitious Material	ND
Sample Composite Homogeneity:	Moderate

Location: A-63, 18"x18" CRM Drk Brwn Lab ID-Version‡: 23319662-1

Sample Layers	Asbestos Content
Dark Brown Ceramic Tile	ND
Gray Cementitious Material	ND
Sample Composite Homogeneity:	Moderate

Location: A-64, 18"x18" CRM Drk Brwn Lab ID-Version‡: 23319663-1

Sample Layers	Asbestos Content
Dark Brown Ceramic Tile	ND
Gray Cementitious Material	ND
Tan Cementitious Material	ND
Dark Brown Grout	ND
Sample Composite Homogeneity:	Moderate

Location: A-65, 18"x18" CRM Drk Brwn Lab ID-Version‡: 23319664-1

Sample Layers	Asbestos Content
Dark Brown Ceramic Tile	ND
Gray Cementitious Material	ND
Dark Brown Grout	ND
Sample Composite Homogeneity:	Moderate

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C/O: James Jimenez
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Date of Sampling: 07-15-2026
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ASBESTOS PLM REPORT

Location: A-66, Insulated CT Lab ID-Version‡: 23319665-1

Sample Layers	Asbestos Content
Yellow Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	85% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-67, Insulated CT Lab ID-Version‡: 23319666-1

Sample Layers	Asbestos Content
Yellow Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	85% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-68, Insulated CT Lab ID-Version‡: 23319667-1

Sample Layers	Asbestos Content
Yellow Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	85% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-69, 12"x12" Tan CRM FT Lab ID-Version‡: 23319668-1

Sample Layers	Asbestos Content
Tan Ceramic Tile	ND
Tan Grout (Trace)	ND
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: A-70, 12"x12" Tan CRM FT Lab ID-Version‡: 23319669-1

Sample Layers	Asbestos Content
Tan Ceramic Tile	ND
Sample Composite Homogeneity:	Good

Location: A-71, 12"x12" Tan CRM FT Lab ID-Version‡: 23319670-1

Sample Layers	Asbestos Content
Tan Ceramic Tile	ND
White Cementitious Material	ND
Sample Composite Homogeneity:	Moderate

Location: A-72, INT/Ext CMU 3"x16" Lab ID-Version‡: 23319671-1

Sample Layers	Asbestos Content
Brown Cementitious Material with Paint	ND
Gray Cementitious Material with Paint	ND
Sample Composite Homogeneity:	Moderate

Location: A-73, INT/Ext CMU 3"x16" Lab ID-Version‡: 23319672-1

Sample Layers	Asbestos Content
Brown Cementitious Material with Paint	ND
Sample Composite Homogeneity:	Moderate

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Date of Report: 07-16-2026

ASBESTOS PLM REPORT

Location: A-74, INT/Ext CMU 3"x16" Lab ID-Version‡: 23319673-1

Sample Layers	Asbestos Content
Brown Cementitious Material with Paint	ND
Gray Cementitious Material with Paint	ND
Sample Composite Homogeneity:	Moderate

Location: A-75, INT/Ext CMU 3"x16" Lab ID-Version‡: 23319674-1

Sample Layers	Asbestos Content
Brown Cementitious Material with Paint	ND
Gray Cementitious Material with Paint	ND
Sample Composite Homogeneity:	Moderate

Location: A-76, INT/Ext CMU 3"x16" Lab ID-Version‡: 23319675-1

Sample Layers	Asbestos Content
Brown Cementitious Material with Paint	ND
Sample Composite Homogeneity:	Moderate

Location: A-77, INT/Ext CMU 3"x16" Lab ID-Version‡: 23319676-1

Sample Layers	Asbestos Content
Brown Cementitious Material with Paint	ND
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: A-78, INT/Ext CMU 3"x16" Lab ID-Version‡: 23319677-1

Sample Layers	Asbestos Content
Brown Cementitious Material with Paint	ND
Sample Composite Homogeneity:	Moderate

Location: A-79, 24"x6" Brwn CRM FT Lab ID-Version‡: 23319678-1

Sample Layers	Asbestos Content
Dark Brown Ceramic Tile	ND
Sample Composite Homogeneity:	Good

Location: A-80, 24"x6" Brwn CRM FT Lab ID-Version‡: 23319679-1

Sample Layers	Asbestos Content
Dark Brown Ceramic Tile	ND
Sample Composite Homogeneity:	Good

Location: A-81, 24"x6" Brwn CRM FT Lab ID-Version‡: 23319680-1

Sample Layers	Asbestos Content
Dark Brown Ceramic Tile	ND
Sample Composite Homogeneity:	Good

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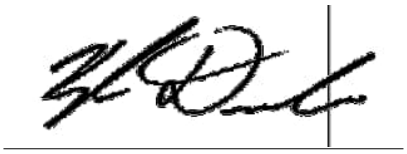
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ASBESTOS PLM REPORT

PROJECT ANALYSTS AND SIGNATORY REPORT

Project Analysts



Analyst: Kyle Demsko



Analyst: Liliveth Nunez

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Converse Consultants
6610 West Arby Avenue, Suite 104
Phone: (702) 269-8336 FAX: (702) 269-8353

MATERIAL SURVEY DATA

Converse Inspectors: James Jimenez	Project Name: UNLV Building A ACM Survey	Project Number: 26-43171-01	Date Sampled: 7/15/26
Converse Contact: James Jimenez	Project Location: 4220 S. Maryland Pkwy	Asbestos Analysis Type: Bulk (PLM)	Instructions:
E-Mail: jjimenez@converseconsultants.com			104622560

Turn-Around Time: (Circle) RUSH **24 Hours** 2 Days 3 Days Requested: **E-MAIL** Verbal

HA	SAMPLE #	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX QNTY	COND	FRIABLE YES/NO	COMMENTS	ASBESTOS %
1	A-01	1'x1' CRM 4 Tile beige	Electrical Room NW Entrance					
	A-02		North Storage Closet Entr.					
	A-03		Storage Closet Under Stairs Entr.					
	A-04		Rm 102 Entrance					
	A-05		Rm 211 Entr.					
2	A-06	1'x1' CRM Floor tile Dark brown	Infront of Rm 120 Entrance					
	A-07		Infront of 122 Entr.					
	A-08		Infront of 100 Entr.					
3	A-09	[illegible] JC						
	A-10	16"x16" Grey Carpet & Yellow M	Rm 122					

MATERIAL			CONDITION	UNITS	ASBESTOS %
PFI - Pipe Fitting Insulation PPI - Pipe Part Insulation DI - Duct Insulation TI - Tank Insulation TSI Thermal System Insulation EJ - Expansion Joint BI - Boiler Isulation	FT - Floortile M - Mastic CB - Core Basic/Mastic CT - Ceiling Tile AS - Acoustic Spray WP - Wall Plaster	GA – Gasket D - Debris RM - Roofing Material DW - Drywall JC - Joint Compound Wt Wall Texture	G - Good (No maintenance is required currently) <10% D - Damaged (Some repair needed) SD - Significantly Damaged (Repair or replace ASAP)	LF - Linear Feet SF - Square Feet CF - Cubic Feet	A- Amosite Asbestos C- Crysotile Asbestos ND No Asbestos Detected

Relinquished By: [signature]	Relinquished By:	Relinquished By:	Relinquished By:
Date/ Time: 7/15/26	Date/ Time:	Date/ Time:	Date/ Time:
Received By: [signature]	Received By:	Received By:	Received By:
Date/ Time: 07/15/26 1143	Date/ Time:	Date/ Time:	Date/ Time:

Converse Consultants
6610 West Arby Avenue, Suite 104

MATERIAL SURVEY DATA

Phone: (702) 269-8336 FAX: (702) 269-8353

Converse Inspectors: James Jimenez	Project Name: UNLV Building A ACM Survey	Project Number: 26-43171-01	Date Sampled: 7/15/26
Converse Contact: James Jimenez	Project Location: 4220 S. Maryland Pkwy	Asbestos Analysis Type: Bulk (PLM)	Instr
E-Mail: jjimenez@converseconsultants.com			

Turn-Around Time: (Circle) RUSH [24 Hours] 2 Days 3 Days Requested: [E-MAIL] Verbal

)04622560

HA	SAMPLE #	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX QNTY	COND	FRIABLE YES/NO	COMMENTS	DS %
1	A-11	1	1					
4	A-12	Brown VCB ~~Rm 122~~	Rm 122					
1	A-13	1	1					
1	A-14	1	1					
5	A-15	PINK 1'x1' VFT	Rm 120					
1	A-16	1	1					
1	A-17	1	1					
6	A-18	Light Brown VCB	Rm 120					
1	A-19	1	1					
1	A-20	1	1					

MATERIAL			CONDITION	UNITS	ASBESTOS %
PFI - Pipe Fitting Insulation	FT - Floortile	GA – Gasket	G - Good (No maintenance is required currently) <10%	LF - Linear Feet	A- Amosite Asbestos
PPI - Pipe Part Insulation	M - Mastic	D - Debris	D - Damaged (Some repair needed)	SF - Square Feet	C- Crysotile Asbestos
DI - Duct Insulation	CB - Core Basic/Mastic	RM - Roofing Material	SD - Significantly Damaged (Repair or replace ASAP)	CF - Cubic Feet	ND No Asbestos Detected
TI - Tank Insulation	CT - Ceiling Tile	DW - Drywall			
TSI Thermal System Insulation	AS - Acoustic Spray	JC - Joint Compound			
EJ - Expansion Joint	WP - Wall Plaster	Wt Wall Texture			
BI - Boiler Isulation					

Relinquished By:	Relinquished By:	Relinquished By:	Relinquished By:
Date/ Time: 7/15/26	Date/ Time:	Date/ Time:	Date/ Time:
Received By:	Received By:	Received By:	Received By:
Date/ Time: 07/15/26 1143	Date/ Time:	Date/ Time:	Date/ Time:

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6610 West Arby Avenue, Suite 104

MATERIAL SURVEY DATA

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Converse Inspectors: James Jimenez	Project Name: UNLV Building A ACM Survey	Project Number: 26-43171-01	Date Sampled: 7/15/26
Converse Contact: James Jimenez	Project Location: 4220 S. Maryland Pkwy	Asbestos Analysis Type: Bulk (PLM)	Instructions:
E-Mail: jjimenez@converseconsultants.com			

Turn-Around Time: (Circle) RUSH [24 Hours] 2 Days 3 Days Requested: [E-MAIL] Verbal



HA	SAMPLE #	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX QNTY	COND	FRIABLE YES/NO	COMMENTS	STOS %
7	A-21	2'x4' ceiling tile white	Rm 120 SE corner					
1	A-22	〃	〃					
1	A-23	〃	〃					
1	A-24	〃	〃					
1	A-25	〃	〃					
1	A-26	〃	〃					
1	A-27	〃	〃					
8	A-28	Wall insulation Brown	Rm 120					
1	A-29	〃	〃					
1	A-30	〃	〃					

MATERIAL			CONDITION	UNITS	ASBESTOS %
PFI - Pipe Fitting Insulation	FT - Floortile	GA - Gasket	G - Good (No maintenance is required currently) <10%	LF - Linear Feet	A- Amosite Asbestos
PPI - Pipe Part Insulation	M - Mastic	D - Debris	D - Damaged (Some repair needed)	SF - Square Feet	C- Crysotile Asbestos
DI - Duct Insulation	CB - Core Basic/Mastic	RM - Roofing Material	SD - Significantly Damaged (Repair or replace ASAP)	CF - Cubic Feet	ND No Asbestos Detected
TI - Tank Insulation	CT - Ceiling Tile	DW - Drywall			
TSI Thermal System Insulation	AS - Acoustic Spray	JC - Joint Compound			
EJ - Expansion Joint	WP - Wall Plaster	Wt Wall Texture			
BI - Boiler Isulation					

Relinquished By:	Relinquished By:	Relinquished By:	Relinquished By:
Date/ Time: 7/15/26	Date/ Time:	Date/ Time:	Date/ Time:
Received By:	Received By:	Received By:	Received By:
Date/ Time: 07/15/26 1143	Date/ Time:	Date/ Time:	Date/ Time:

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Converse Inspectors: James Jimenez	Project Name: UNLV Building A ACM Survey	Project Number: 26-43171-01	Date Sampled: 7/15/26
Converse Contact: James Jimenez	Project Location: 4220 S. Maryland Pkwy	Asbestos Analysis Type: Bulk (PLM)	Instructions:
E-Mail: jjimenez@converseconsultants.com			

Turn-Around Time: (Circle) RUSH [24 Hours] 2 Days 3 Days Requested: [E-MAIL] Verbal

)04622560

HA	SAMPLE #	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX QNTY	COND	FRIABLE YES/NO	COMMENTS	DS %
9	A-31	Ceiling insulation Yellow	Rm 120					
1	A-32	1	1					
1	A-33	1	1					
10	A-34	DW&JC	Rm 121 NW Corner					
1	A-35	1	X Rm 121 1st office SE corner					
1	A-36	1	X Rm 121 3rd office NW corner					
1	A-37	1	2nd Floor Closet Next to 222 SE corner					
1	A-38	1	2nd Floor Closet Next to 222 NE Corner					
1	A-39	1	2nd Floor Closet by 214 NE Corner					
1	A-40	1	2nd Floor Closet by 214 SE Corner					

MATERIAL

PFI - Pipe Fitting Insulation
PPI - Pipe Part Insulation
DI - Duct Insulation
TI - Tank Insulation
TSI Thermal System Insulation
EJ - Expansion Joint
BI - Boiler Isulation
FT - Floortile
M - Mastic
CB - Core Basic/Mastic
CT - Ceiling Tile
AS - Acoustic Spray
WP - Wall Plaster
GA – Gasket
D - Debris
RM - Roofing Material
DW - Drywall
JC - Joint Compound
Wt Wall Texture

CONDITION

G - Good (No maintenance is required currently) <10%
D - Damaged (Some repair needed)
SD - Significantly Damaged (Repair or replace ASAP)

UNITS

LF - Linear Feet
SF - Square Feet
CF - Cubic Feet

ASBESTOS %

A- Amosite Asbestos
C- Crysotile Asbestos
ND No Asbestos Detected

Relinquished By:	Relinquished By:	Relinquished By:	Relinquished By:
Date/ Time: 7/15/26	Date/ Time:	Date/ Time:	Date/ Time:
Received By:	Received By:	Received By:	Received By:
Date/ Time: 07/15/26 1143	Date/ Time:	Date/ Time:	Date/ Time:

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MATERIAL SURVEY DATA

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Converse Contact: James Jimenez	Project Location: 4220 S. Maryland Pkwy	Asbestos Analysis Type: Bulk (PLM)	Ins'
E-Mail: jjimenez@converseconsultants.com			

Turn-Around Time: (Circle) RUSH **24 Hours** 2 Days 3 Days Requested: **E-MAIL** Verbal

04622560

HA	SAMPLE #	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX QNTY	COND	FRIABLE YES/NO	COMMENTS	OS %
11	A-41	Ceiling Tile 2'x4' Textured	Southside 1st Floor Wing					
|	A-42	|	|					
|	A-43	|	|					
|	A-44	|	|					
|	A-45	|	|					
|	A-46	|	|					
|	A-47	|	|					
12	A-48	Grey VCB	Rm 121					
|	A-49	|	|					
|	A-50	|	|					

MATERIAL			CONDITION	UNITS	ASBESTOS %
PFI - Pipe Fitting Insulation	FT - Floortile	GA – Gasket	G - Good (No maintenance is required currently) <10%	LF - Linear Feet	A- Amosite Asbestos
PPI - Pipe Part Insulation	M - Mastic	D - Debris	D - Damaged (Some repair needed)	SF - Square Feet	C- Crysotile Asbestos
DI - Duct Insulation	CB - Core Basic/Mastic	RM - Roofing Material	SD - Significantly Damaged (Repair or replace ASAP)	CF - Cubic Feet	ND No Asbestos Detected
TI - Tank Insulation	CT - Ceiling Tile	DW - Drywall			
TSI Thermal System Insulation	AS - Acoustic Spray	JC - Joint Compound			
EJ - Expansion Joint	WP - Wall Plaster	Wt Wall Texture			
BI - Boiler Isulation					

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Date/ Time: 7/15/26	Date/ Time:	Date/ Time:	Date/ Time:
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Date/ Time: 07/15/26 1143	Date/ Time:	Date/ Time:	Date/ Time:

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Converse Contact: James Jimenez	Project Location: 4220 S. Maryland Pkwy	Asbestos Analysis Type: Bulk (PLM)	Instructions:
E-Mail: jjimenez@converseconsultants.com			

Turn-Around Time: (Circle) RUSH 24 Hours 2 Days 3 Days Requested: E-MAIL Verbal



HA	SAMPLE #	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX QNTY	COND	FRIABLE YES/NO	COMMENTS	TOS %
13	A-51	1'x1' Blue Carpet & Yellow M	Rm 121					
	A-52		Rm 100 Entr. Area					
~~13~~	A-53		Rm 100 East side					
	A-54		Rm 100 NE Corner					
	A-55		Rm 100 SE Corner					
14	A-56	12"x12" CRM tan	Bathrooms					
	A-57							
	A-58							
	A-59							
	A-60							

MATERIAL			CONDITION	UNITS	ASBESTOS %
PFI - Pipe Fitting Insulation	FT - Floortile	GA - Gasket	G - Good (No maintenance is required currently) <10%	LF - Linear Feet	A- Amosite Asbestos
PPI - Pipe Part Insulation	M - Mastic	D - Debris	D - Damaged (Some repair needed)	SF - Square Feet	C- Crysotile Asbestos
DI - Duct Insulation	CB - Core Basic/Mastic	RM - Roofing Material	SD - Significantly Damaged (Repair or replace ASAP)	CF - Cubic Feet	ND No Asbestos Detected
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EJ - Expansion Joint	WP - Wall Plaster	Wt Wall Texture			
BI - Boiler Isulation					

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Date/ Time: 7/15/26	Date/ Time:	Date/ Time:	Date/ Time:
Received By:	Received By:	Received By:	Received By:
Date/ Time: 07/15/26 1143	Date/ Time:	Date/ Time:	Date/ Time:

Converse Consultants
6610 West Arby Avenue, Suite 104
Phone: (702) 269-8336 FAX: (702) 269-835

MATERIAL SURVEY DATA

Converse Inspectors: James Jimenez	Project Name: UNLV Building A ACM Survey	Project Number: 26-43171-01	Date Sampled: 7/15/26
Converse Contact: James Jimenez	Project Location: 4220 S. Maryland Pkwy	Asbestos Analysis Type: Bulk (PLM)	Instructions:
E-Mail: jjimenez@converseconsultants.com			

Turn-Around Time: (Circle) RUSH [24 Hours] 2 Days 3 Days Requested: [E-MAIL] Verbal

)04622560

HA	SAMPLE #	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX QNTY	COND	FRIABL YES/NO	COMMENTS	BESTOS %
15	A-61	18"x18" CRM Drk. Brwn	Bathrooms					
"	A-62	"	"					
"	A-63	"	"					
"	A-64	"	"					
"	A-65	"	"					
16	A-66	Insulated CT ~~2nd Floor~~	2nd Floor Closet by 214					
"	A-67	"	"					
"	A-68	"	"					
17	A-69	12"x12" tan CRM FT	2nd Floor Rm 205 Entr.					
1	A-70	1	1					

MATERIAL			CONDITION	UNITS	ASBESTOS %
PFI - Pipe Fitting Insulation	FT - Floortile	GA - Gasket	G - Good (No maintenance is required currently) <10%	LF - Linear Feet	A- Amosite Asbestos
PPI - Pipe Part Insulation	M - Mastic	D - Debris	D - Damaged (Some repair needed)	SF - Square Feet	C- Crysotile Asbestos
DI - Duct Insulation	CB - Core Basic/Mastic	RM - Roofing Material	SD - Significantly Damaged (Repair or replace ASAP)	CF - Cubic Feet	ND No Asbestos Detected
TI - Tank Insulation	CT - Ceiling Tile	DW - Drywall			
TSI Thermal System Insulation	AS - Acoustic Spray	JC - Joint Compound			
EJ - Expansion Joint	WP - Wall Plaster	Wt Wall Texture			
BI - Boiler Isulation					

Relinquished By:	Relinquished By:	Relinquished By:	Relinquished By:
Date/ Time: 7/15/26	Date/ Time:	Date/ Time:	Date/ Time:
Received By:	Received By:	Received By:	Received By:
Date/ Time: 07/15/26 1143	Date/ Time:	Date/ Time:	Date/ Time:

Converse Consultants
6610 West Arby Avenue, Suite 104

MATERIAL SURVEY DATA

Phone: (702) 269-8336 FAX: (702) 269-8353

Converse Inspectors: James Jimenez	Project Name: UNLV Building A ACM Survey	Project Number: 26-43171-01	Date Sampled: 7/15/26
Converse Contact: James Jimenez	Project Location: 4220 S. Maryland Pkwy	Asbestos Analysis Type: Bulk (PLM)	Instructions:
E-Mail: jjimenez@converseconsultants.com			

Turn-Around Time: (Circle) RUSH [24 Hours] 2 Days 3 Days Requested: [E-MAIL] Verbal

)04622560

HA	SAMPLE #	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX QNTY	COND	FRIABLE YES/NO	COMMENTS	OS %
1	A-71	1	1					
18	A-72	INT/Ext CMU 3"x16"						
|	A-73	|						
|	A-74	|						
|	A-75	|						
|	A-76	|						
|	A-77	|						
|	A-78	|						
19	A-79	24"x6" Brwn CRM FT ~~2nd flr hallway~~	2nd floor hallway					
1	A-80	1	1					

MATERIAL			CONDITION	UNITS	ASBESTOS %
PFI - Pipe Fitting Insulation	FT - Floortile	GA – Gasket	G - Good (No maintenance is required currently) <10%	LF - Linear Feet	A- Amosite Asbestos
PPI - Pipe Part Insulation	M - Mastic	D - Debris	D - Damaged (Some repair needed)	SF - Square Feet	C- Crysotile Asbestos
DI - Duct Insulation	CB - Core Basic/Mastic	RM - Roofing Material	SD - Significantly Damaged (Repair or replace ASAP)	CF - Cubic Feet	ND No Asbestos Detected
TI - Tank Insulation	CT - Ceiling Tile	DW - Drywall			
TSI Thermal System Insulation	AS - Acoustic Spray	JC - Joint Compound			
EJ - Expansion Joint	WP - Wall Plaster	Wt Wall Texture			
BI - Boiler Isulation					

Relinquished By:	Relinquished By:	Relinquished By:	Relinquished By:
Date/ Time: 7/15/26	Date/ Time:	Date/ Time:	Date/ Time:
Received By:	Received By:	Received By:	Received By:
Date/ Time: 07/15/26 1143	Date/ Time:	Date/ Time:	Date/ Time:

Converse Consultants
6610 West Arby Avenue, Suite 104

MATERIAL SURVEY DATA

Phone: (702) 269-8336 FAX: (702) 269-8353

Converse Inspectors: James Jimenez	Project Name: UNLV Building ___ ACM Survey	Project Number: 26-43171-01	Date Sampled: 7/___/26
Converse Contact: James Jimenez	Project Location: 4220 S. Maryland Pkwy	Asbestos Analysis Type: Bulk (PLM)	Instructions:
E-Mail: jjimenez@converseconsultants.com			

Turn-Around Time: (Circle) RUSH [24 Hours] 2 Days 3 Days Requested: [E-MAIL] Verbal

104622560

HA	SAMPLE #	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX QNTY	COND	FRIABLE YES/NO	COMMENTS	%
1	A-01	1	1					

MATERIAL

PFI - Pipe Fitting Insulation
PPI - Pipe Part Insulation
DI - Duct Insulation
TI - Tank Insulation
TSI Thermal System Insulation
EJ - Expansion Joint
BI - Boiler Isulation
FT - Floortile
M - Mastic
CB - Core Basic/Mastic
CT - Ceiling Tile
AS - Acoustic Spray
WP - Wall Plaster
GA - Gasket
D - Debris
RM - Roofing Material
DW - Drywall
JC - Joint Compound
Wt Wall Texture

CONDITION

G - Good (No maintenance is required currently) <10%
D - Damaged (Some repair needed)
SD - Significantly Damaged (Repair or replace ASAP)

UNITS

LF - Linear Feet
SF - Square Feet
CF - Cubic Feet

ASBESTOS %

A- Amosite Asbestos
C- Crysotile Asbestos
ND No Asbestos Detected

Relinquished By:	Relinquished By:	Relinquished By:	Relinquished By:
Date/ Time: 7/15/26	Date/ Time:	Date/ Time:	Date/ Time:
Received By:	Received By:	Received By:	Received By:
Date/ Time: 07/15/26 1143	Date/ Time:	Date/ Time:	Date/ Time:

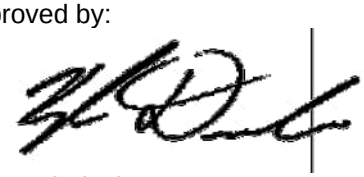
eurofins | Built Environment Testing

Report for:

James Jimenez
Converse Consultants, Las Vegas
6610 West Arby Avenue, Suite 104
Las Vegas, NV 89118

Regarding: Eurofins Aerotech Built Environment Testing, LLC
Project: 26-43171-01; UNLV Building B ACM Survey
EML ID: 4624643

Approved by:



Technical Manager
Kyle Demsko

Dates of Analysis:
Asbestos PLM: 07-16-2026 and 07-17-2026

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA 600/R-93-116, EBET-PLM-SOP83921)
NVLAP Lab Code 500056-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested.

Eurofins Aerotech Built Environment Testing, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Eurofins Aerotech Built Environment Testing, LLC
2545 Chandler Ave., Suite #2, Las Vegas, NV 89120
(800) 651-4802 www.eurofinsus.com/Built

Client: Converse Consultants, Las Vegas
C/O: James Jimenez
Re: 26-43171-01; UNLV Building B ACM Survey

Date of Sampling: 07-16-2026
Date of Receipt: 07-16-2026
Date of Report: 07-17-2026

ASBESTOS PLM REPORT

Total Samples Submitted:	67
Total Samples Analyzed:	67
Total Samples with Layer Asbestos Content > 1%:	5

Location: A-01, DW & JC

Lab ID-Version‡: 23331398-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
Beige Tape	ND
White Joint Compound	ND
Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose < 1% Glass Fibers
Sample Composite Homogeneity:	Poor

Location: A-02, DW & JC

Lab ID-Version‡: 23331399-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
Beige Tape	ND
White Joint Compound	ND
White Texture with Paint 2	ND
Beige Tape 2	ND
White Joint Compound 2	ND
White Texture with Paint 3	ND
Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose < 1% Glass Fibers
Sample Composite Homogeneity:	Poor

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All components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

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‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

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Client: Converse Consultants, Las Vegas
C/O: James Jimenez
Re: 26-43171-01; UNLV Building B ACM Survey

Date of Sampling: 07-16-2026
Date of Receipt: 07-16-2026
Date of Report: 07-17-2026

ASBESTOS PLM REPORT

Location: A-03, DW & JC

Lab ID-Version‡: 23331400-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
Beige Tape	ND
White Joint Compound	ND
White Texture with Paint 2	ND
White Texture with Paint 3	ND
White Drywall with Brown Paper and Paint	ND
Composite Non-Asbestos Content:	15% Cellulose < 1% Glass Fibers
Sample Composite Homogeneity:	Poor

Location: A-04, DW & JC

Lab ID-Version‡: 23331401-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
Off-White Texture with Paint	2%* Chrysotile
Beige Tape	ND
Off-White Joint Compound	2%* Chrysotile
White Drywall with Brown Paper	ND
Composite Asbestos Fibrous Content:	< 1%* Asbestos
Composite Non-Asbestos Content:	15% Cellulose < 1% Glass Fibers
Sample Composite Homogeneity:	Poor

Comments: Composite asbestos content provided is only for Drywall/Joint Compound. Composite content provided for this analysis has been performed by following the NESHAP guidelines.

* Due to the nature of standard PLM analysis and visual estimation technique, the addition of point count analysis may provide increased quantitative accuracy and confirmation of reported percentage.

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Client: Converse Consultants, Las Vegas
C/O: James Jimenez
Re: 26-43171-01; UNLV Building B ACM Survey

Date of Sampling: 07-16-2026
Date of Receipt: 07-16-2026
Date of Report: 07-17-2026

ASBESTOS PLM REPORT

Location: A-05, DW & JC

Lab ID-Version‡: 23331402-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
Beige Tape	ND
White Joint Compound	ND
Off-White Texture with Paint	2%* Chrysotile
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-06, DW & JC

Lab ID-Version‡: 23331403-1

Sample Layers	Asbestos Content
Off-White Texture with Paint	2%* Chrysotile
Beige Tape 1	ND
Off-White Joint Compound 1	2%* Chrysotile
Beige Tape 2	ND
Off-White Joint Compound 2	2%* Chrysotile
White Drywall with Brown Paper	ND
Composite Asbestos Fibrous Content:	< 1%* Asbestos
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

Comments: Composite asbestos content provided is only for Drywall/Joint Compound. Composite content provided for this analysis has been performed by following the NESHAP guidelines.

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Client: Converse Consultants, Las Vegas
C/O: James Jimenez
Re: 26-43171-01; UNLV Building B ACM Survey

Date of Sampling: 07-16-2026
Date of Receipt: 07-16-2026
Date of Report: 07-17-2026

ASBESTOS PLM REPORT

Location: A-07, DW & JC

Lab ID-Version‡: 23331404-1

Sample Layers	Asbestos Content
White Texture with Paint 1	ND
White Texture with Paint 2	ND
White Texture with Paint 3	ND
White Texture with Paint 4	ND
Beige Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-08, Vinyl Flooring M

Lab ID-Version‡: 23331405-1

Sample Layers	Asbestos Content
Yellow Mastic with Pink Non-Fibrous Material	ND
Gray Cementitious Material	ND
White Compound	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

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C/O: James Jimenez
Re: 26-43171-01; UNLV Building B ACM Survey

Date of Sampling: 07-16-2026
Date of Receipt: 07-16-2026
Date of Report: 07-17-2026

ASBESTOS PLM REPORT

Location: A-09, Vinyl Flooring M

Lab ID-Version‡: 23331406-1

Sample Layers	Asbestos Content
Yellow Mastic with Pink Non-Fibrous Material	ND
Gray Cementitious Material	ND
White Compound	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-10, Vinyl Flooring M

Lab ID-Version‡: 23331407-1

Sample Layers	Asbestos Content
Yellow Mastic with Pink Non-Fibrous Material	ND
Gray Cementitious Material	ND
White Compound	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-11, Vinyl Flooring M

Lab ID-Version‡: 23331408-1

Sample Layers	Asbestos Content
Yellow Mastic	ND
Gray Cementitious Material with White Compound	ND
Brown Wood	ND
Composite Non-Asbestos Content:	3% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-12, Vinyl Flooring M

Lab ID-Version‡: 23331409-1

Sample Layers	Asbestos Content
Yellow Mastic with White Cementitious Material	ND
Sample Composite Homogeneity:	Poor

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Date of Sampling: 07-16-2026
Date of Receipt: 07-16-2026
Date of Report: 07-17-2026

ASBESTOS PLM REPORT

Location: A-13, Vinyl Flooring M Lab ID-Version‡: 23331410-1

Sample Layers	Asbestos Content
Yellow Mastic with White Cementitious Material	ND
Sample Composite Homogeneity:	Poor

Location: A-14, Vinyl Flooring M Lab ID-Version‡: 23331411-1

Sample Layers	Asbestos Content
Yellow Mastic with White Cementitious Material	ND
Off-White Texture with Paint (Trace)	2%* Chrysotile
Sample Composite Homogeneity:	Poor

Location: A-15, Grey Cove Base & M Lab ID-Version‡: 23331412-1

Sample Layers	Asbestos Content
Dark Brown Cove Base	ND
Yellow Mastic	ND
Tan Paper	ND
Composite Non-Asbestos Content:	3% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-16, Grey Cove Base & M Lab ID-Version‡: 23331413-1

Sample Layers	Asbestos Content
Dark Brown Cove Base	ND
Yellow Mastic	ND
Tan Paper	ND
Composite Non-Asbestos Content:	3% Cellulose
Sample Composite Homogeneity:	Poor

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C/O: James Jimenez
Re: 26-43171-01; UNLV Building B ACM Survey

Date of Sampling: 07-16-2026
Date of Receipt: 07-16-2026
Date of Report: 07-17-2026

ASBESTOS PLM REPORT

Location: A-17, Grey Cove Base & M

Lab ID-Version‡: 23331414-1

Sample Layers	Asbestos Content
Dark Brown Cove Base	ND
Yellow Mastic	ND
Tan Paper	ND
Composite Non-Asbestos Content:	3% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-18, Blue Carpet Adhesive

Lab ID-Version‡: 23331415-1

Sample Layers	Asbestos Content
Blue Adhesive with Fibrous Material	ND
Composite Non-Asbestos Content:	2% Cellulose 2% Synthetic Fibers
Sample Composite Homogeneity:	Good

Location: A-19, Blue Carpet Adhesive

Lab ID-Version‡: 23331416-1

Sample Layers	Asbestos Content
Blue Adhesive with Fibrous Material	ND
Composite Non-Asbestos Content:	2% Cellulose 2% Synthetic Fibers
Sample Composite Homogeneity:	Good

Location: A-20, Blue Carpet Adhesive

Lab ID-Version‡: 23331417-1

Sample Layers	Asbestos Content
Blue Adhesive with Fibrous Material	ND
Composite Non-Asbestos Content:	2% Cellulose 2% Synthetic Fibers
Sample Composite Homogeneity:	Good

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Client: Converse Consultants, Las Vegas
C/O: James Jimenez
Re: 26-43171-01; UNLV Building B ACM Survey

Date of Sampling: 07-16-2026
Date of Receipt: 07-16-2026
Date of Report: 07-17-2026

ASBESTOS PLM REPORT

Location: A-21, 2'x4' White CT

Lab ID-Version‡: 23331418-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-22, 2'x4' White CT

Lab ID-Version‡: 23331419-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-23, 2'x4' White CT

Lab ID-Version‡: 23331420-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-24, 2'x4' White CT

Lab ID-Version‡: 23331421-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Good

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2545 Chandler Ave., Suite #2, Las Vegas, NV 89120
(800) 651-4802 www.eurofinsus.com/Built

Client: Converse Consultants, Las Vegas
C/O: James Jimenez
Re: 26-43171-01; UNLV Building B ACM Survey

Date of Sampling: 07-16-2026
Date of Receipt: 07-16-2026
Date of Report: 07-17-2026

ASBESTOS PLM REPORT

Location: A-25, 2'x4' White CT

Lab ID-Version‡: 23331422-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-26, 2'x4' White CT

Lab ID-Version‡: 23331423-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-27, 2'x4' White CT

Lab ID-Version‡: 23331424-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-28, 6"x24" Tan CRM FT

Lab ID-Version‡: 23331425-1

Sample Layers	Asbestos Content
Tan Ceramic Tile	ND
Gray Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: A-29, 6"x24" Tan CRM FT Lab ID-Version‡: 23331426-1

Sample Layers	Asbestos Content
Tan Ceramic Tile	ND
Gray Cementitious Material	ND
White Mastic	ND
Off-White Texture with Paint (Trace)	2%* Chrysotile
Tan Paper	ND
Composite Non-Asbestos Content:	2% Cellulose
Sample Composite Homogeneity:	Moderate

Location: A-30, 6"x24" Tan CRM FT Lab ID-Version‡: 23331427-1

Sample Layers	Asbestos Content
Tan Ceramic Tile	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Good

Location: A-31, Vinyl Covered Sheetrock Lab ID-Version‡: 23331428-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper and Paint	ND
Composite Non-Asbestos Content:	10% Cellulose < 1% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-32, Vinyl Covered Sheetrock Lab ID-Version‡: 23331429-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper and Paint	ND
Composite Non-Asbestos Content:	10% Cellulose < 1% Glass Fibers
Sample Composite Homogeneity:	Good

* Due to the nature of standard PLM analysis and visual estimation technique, the addition of point count analysis may provide increased quantitative accuracy and confirmation of reported percentage.

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ASBESTOS PLM REPORT

Location: A-33, Vinyl Covered Sheetrock Lab ID-Version‡: 23331430-1

Sample Layers	Asbestos Content
White Drywall with Brown Paper and Paint	ND
Composite Non-Asbestos Content:	10% Cellulose < 1% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-34, 12"x12" Tan CRM FT Lab ID-Version‡: 23331431-1

Sample Layers	Asbestos Content
Tan Ceramic Tile	ND
Sample Composite Homogeneity:	Good

Location: A-35, 12"x12" Tan CRM FT Lab ID-Version‡: 23331432-1

Sample Layers	Asbestos Content
Tan Ceramic Tile	ND
Sample Composite Homogeneity:	Good

Location: A-36, 12"x12" Tan CRM FT Lab ID-Version‡: 23331433-1

Sample Layers	Asbestos Content
Tan Ceramic Tile	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: A-37, 6"x24" Brown CRM FT Lab ID-Version‡: 23331434-1

Sample Layers	Asbestos Content
Dark Brown Ceramic Tile	ND
Sample Composite Homogeneity:	Good

Location: A-38, 6"x24" Brown CRM FT Lab ID-Version‡: 23331435-1

Sample Layers	Asbestos Content
Dark Brown Ceramic Tile	ND
Sample Composite Homogeneity:	Good

Location: A-39, 6"x24" Brown CRM FT Lab ID-Version‡: 23331436-1

Sample Layers	Asbestos Content
Dark Brown Ceramic Tile	ND
Sample Composite Homogeneity:	Good

Location: A-40, 12"x12" Tan CRM Wall Tile Lab ID-Version‡: 23331437-1

Sample Layers	Asbestos Content
Tan Ceramic Tile	ND
Gray Cementitious Material	ND
White Compound	ND
Sample Composite Homogeneity:	Poor

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ASBESTOS PLM REPORT

Location: A-41, 12"x12" Tan CRM Wall Tile Lab ID-Version‡: 23331438-1

Sample Layers	Asbestos Content
Tan Ceramic Tile	ND
Tan Cementitious Material	ND
Gray Cementitious Material	ND
White Compound	ND
Sample Composite Homogeneity:	Poor

Location: A-42, 12"x12" Tan CRM Wall Tile Lab ID-Version‡: 23331439-1

Sample Layers	Asbestos Content
Tan Ceramic Tile	ND
Gray Cementitious Material	ND
White Compound	ND
Sample Composite Homogeneity:	Poor

Location: A-43, 18"x18" Dark Brown CRM FT Lab ID-Version‡: 23331440-1

Sample Layers	Asbestos Content
Dark Brown Ceramic Tile	ND
Sample Composite Homogeneity:	Good

Location: A-44, 18"x18" Dark Brown CRM FT Lab ID-Version‡: 23331441-1

Sample Layers	Asbestos Content
Dark Brown Ceramic Tile	ND
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: A-45, 18"x18" Dark Brown CRM FT Lab ID-Version‡: 23331442-1

Sample Layers	Asbestos Content
Dark Brown Ceramic Tile	ND
Sample Composite Homogeneity:	Good

Location: A-46, 24"x16" Grey CRM Wall Tile Lab ID-Version‡: 23331443-1

Sample Layers	Asbestos Content
Light Gray Ceramic Tile	ND
White Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: A-47, 24"x16" Grey CRM Wall Tile Lab ID-Version‡: 23331444-1

Sample Layers	Asbestos Content
Light Gray Ceramic Tile	ND
White Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: A-48, 24"x16" Grey CRM Wall Tile Lab ID-Version‡: 23331445-1

Sample Layers	Asbestos Content
Light Gray Ceramic Tile	ND
White Mastic	ND
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: A-49, 24"x12" Dark Grey CRM FT Lab ID-Version‡: 23331446-1

Sample Layers	Asbestos Content
Dark Gray Ceramic Tile	ND
Sample Composite Homogeneity:	Moderate

Location: A-50, 24"x12" Dark Grey CRM FT Lab ID-Version‡: 23331447-1

Sample Layers	Asbestos Content
Dark Gray Ceramic Tile	ND
Sample Composite Homogeneity:	Moderate

Location: A-51, 24"x12" Dark Grey CRM FT Lab ID-Version‡: 23331448-1

Sample Layers	Asbestos Content
Dark Gray Ceramic Tile	ND
Gray Grout	ND
Sample Composite Homogeneity:	Moderate

Location: A-52, White CMU Lab ID-Version‡: 23331449-1

Sample Layers	Asbestos Content
Gray Cementitious Material with Paint	ND
Brown Cementitious Material with Paint	ND
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: A-53, White CMU

Lab ID-Version‡: 23331450-1

Sample Layers	Asbestos Content
Gray Cementitious Material with Paint	ND
Brown Cementitious Material	ND
Sample Composite Homogeneity:	Moderate

Location: A-54, White CMU

Lab ID-Version‡: 23331451-1

Sample Layers	Asbestos Content
Brown Cementitious Material with Paint	ND
Sample Composite Homogeneity:	Moderate

Location: A-55, White CMU

Lab ID-Version‡: 23331452-1

Sample Layers	Asbestos Content
Brown Cementitious Material with Paint	ND
Sample Composite Homogeneity:	Moderate

Location: A-56, White CMU

Lab ID-Version‡: 23331453-1

Sample Layers	Asbestos Content
Brown Cementitious Material with Paint	ND
Sample Composite Homogeneity:	Moderate

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ASBESTOS PLM REPORT

Location: A-57, White CMU Lab ID-Version‡: 23331454-1

Sample Layers	Asbestos Content
Brown Cementitious Material with Paint	ND
Sample Composite Homogeneity:	Moderate

Location: A-58, White CMU Lab ID-Version‡: 23331455-1

Sample Layers	Asbestos Content
Brown Cementitious Material with Paint	ND
Sample Composite Homogeneity:	Moderate

Location: A-59, Pink Insulation Lab ID-Version‡: 23331456-1

Sample Layers	Asbestos Content
Pink Insulation	ND
Composite Non-Asbestos Content:	90% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-60, Pink Insulation Lab ID-Version‡: 23331457-1

Sample Layers	Asbestos Content
Pink Insulation	ND
Composite Non-Asbestos Content:	90% Glass Fibers
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: A-61, Pink Insulation Lab ID-Version‡: 23331458-1

Sample Layers	Asbestos Content
Pink Insulation	ND
Composite Non-Asbestos Content:	90% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-62, Yellow Insulation Lab ID-Version‡: 23331459-1

Sample Layers	Asbestos Content
Yellow Insulation	ND
Pink Insulation (Trace)	ND
Composite Non-Asbestos Content:	90% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-63, Yellow Insulation Lab ID-Version‡: 23331460-1

Sample Layers	Asbestos Content
Yellow Insulation	ND
Composite Non-Asbestos Content:	90% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-64, Yellow Insulation Lab ID-Version‡: 23331461-1

Sample Layers	Asbestos Content
Yellow Insulation	ND
Composite Non-Asbestos Content:	90% Glass Fibers
Sample Composite Homogeneity:	Good

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ASBESTOS PLM REPORT

Location: A-65, 12"x12" Tan CRM FT

Lab ID-Version‡: 23331462-1

Sample Layers	Asbestos Content
Tan Ceramic Tile	ND
Yellow Mastic	ND
Gray Grout	ND
Sample Composite Homogeneity:	Moderate

Location: A-66, 12"x12" Tan CRM FT

Lab ID-Version‡: 23331463-1

Sample Layers	Asbestos Content
Tan Ceramic Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: A-67, 12"x12" Tan CRM FT

Lab ID-Version‡: 23331464-1

Sample Layers	Asbestos Content
Tan Ceramic Tile	ND
Sample Composite Homogeneity:	Good

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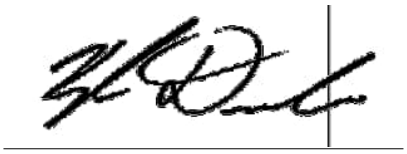
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ASBESTOS PLM REPORT

PROJECT ANALYSTS AND SIGNATORY REPORT

Project Analysts



Analyst: Kyle Demsko



Analyst: Liliveth Nunez

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Converse Consultants
6610 West Arby Avenue, Suite 104

MATERIAL SURVEY DATA

Phone: (702) 269-8336 FAX: (702) 269-8353

Converse Inspectors: James Jimenez	Project Name: UNLV Building B ACM Survey	Project Number: 26-43171-01	Date Sampled: 7/16/26
Converse Contact: James Jimenez	Project Location: 4220 S. Maryland Pkwy	Asbestos Analysis Type: Bulk (PLM)	Inst...
E-Mail: jjimenez@converseconsultants.com			

Turn-Around Time: (Circle) RUSH [24 Hours] 2 Days 3 Days Requested: [E-MAIL] Verbal

104624643

HA	SAMPLE #	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX QNTY	COND	FRIABLE YES/NO	COMMENTS	...OS %
1	A-01	DW & JC	2nd Floor E Hallway N Wall					
	-02		2nd Floor RM 3 LHS NE Corner					
	-03		2nd Floor RM 5 LHS E Side Wall					
	-04		2nd Floor RM 6 LHS NE Corner					
	-05		2nd Floor RM 6 LHS NW Corner					
	-06		2nd Floor E Hallway End Closet					
	-07		2nd Floor RM 4 RHS SW Corner					
2	A-08	~~VAV~~ Vinyl Flooring M	2nd Floor W Lunchroom E Side					
	-09		2nd Floor W Lunchroom					
	-10		2nd Floor W Lunchroom SE					

MATERIAL

PFI - Pipe Fitting Insulation
PPI - Pipe Part Insulation
DI - Duct Insulation
TI - Tank Insulation
TSI Thermal System Insulation
EJ - Expansion Joint
BI - Boiler Isulation
FT - Floortile
M - Mastic
CB - Core Basic/Mastic
CT - Ceiling Tile
AS - Acoustic Spray
WP - Wall Plaster
GA - Gasket
D - Debris
RM - Roofing Material
DW - Drywall
JC - Joint Compound
Wt Wall Texture

CONDITION

G - Good (No maintenance is required currently) <10%
D - Damaged (Some repair needed)
SD - Significantly Damaged (Repair or replace ASAP)

UNITS

LF - Linear Feet
SF - Square Feet
CF - Cubic Feet

ASBESTOS %

A- Amosite Asbestos
C- Crysotile Asbestos
ND No Asbestos Detected

Relinquished By: Katelyn Hyde	Relinquished By:	Relinquished By:	Relinquished By:
Date/ Time: 7/16/26 12:52	Date/ Time:	Date/ Time:	Date/ Time:
Received By:	Received By:	Received By:	Received By:
Date/ Time: 07/16/26 1256	Date/ Time:	Date/ Time:	Date/ Time:

Converse Consultants
6610 West Arby Avenue, Suite 104

MATERIAL SURVEY DATA

Phone: (702) 269-8336 FAX: (702) 269-8353

Converse Inspectors: James Jimenez	Project Name: UNLV Building B ACM Survey	Project Number: 26-43171-01	Date Sampled: 7/16/26
Converse Contact: James Jimenez	Project Location: 4220 S. Maryland Pkwy	Asbestos Analysis Type: Bulk (PLM)	Instr
E-Mail: jjimenez@converseconsultants.com			

Turn-Around Time: (Circle) RUSH **24 Hours** 2 Days 3 Days Requested: **E-MAIL** Verbal

)04624643

HA	SAMPLE #	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX QNTY	COND	FRIABLE YES/NO	COMMENTS	OS %
2	A-11	Vinyl Flooring M	2nd Floor Kitchen N side					
"	-12	"	2nd Floor E Hallway End closet E					
"	-13	"	" W					
"	-14	"	" N					
3	A-15	Grey COV Base & M	2nd Floor E Hallway End closet E					
"	-16	"	" W					
"	-17	"	" N					
4	A-18	Blue Carpet Adhesive	2nd Floor RM 6 LHS SE Corner					
	-19	"	2nd Floor RM 6 LHS S Side					
	-20	"	2nd Floor RM 6 LHS E Side					

MATERIAL			CONDITION	UNITS	ASBESTOS %
PFI - Pipe Fitting Insulation	FT - Floortile	GA - Gasket	G - Good (No maintenance is required currently) <10%	LF - Linear Feet	A- Amosite Asbestos
PPI - Pipe Part Insulation	M - Mastic	D - Debris	D - Damaged (Some repair needed)	SF - Square Feet	C- Crysotile Asbestos
DI - Duct Insulation	CB - Core Basic/Mastic	RM - Roofing Material	SD - Significantly Damaged (Repair or replace ASAP)	CF - Cubic Feet	ND No Asbestos Detected
TI - Tank Insulation	CT - Ceiling Tile	DW - Drywall			
TSI Thermal System Insulation	AS - Acoustic Spray	JC - Joint Compound			
EJ - Expansion Joint	WP - Wall Plaster	Wt Wall Texture			
BI - Boiler Isulation					

Relinquished By: Kathy Heyl	Relinquished By:	Relinquished By:	Relinquished By:
Date/ Time: 7/14/26 12:52	Date/ Time:	Date/ Time:	Date/ Time:
Received By:	Received By:	Received By:	Received By:
Date/ Time: 07/16/26 1256	Date/ Time:	Date/ Time:	Date/ Time:

Converse Consultants
6610 West Arby Avenue, Suite 104

MATERIAL SURVEY DATA

Phone: (702) 269-8336 FAX: (702) 269-8353

Converse Inspectors: James Jimenez	Project Name: UNLV Building B ACM Survey	Project Number: 26-43171-01	Date Sampled: 7/16/26
Converse Contact: James Jimenez	Project Location: 4220 S. Maryland Pkwy	Asbestos Analysis Type: Bulk (PLM)	Instructions:
E-Mail: jjimenez@converseconsultants.com			

Turn-Around Time: (Circle) RUSH [24 Hours] 2 Days 3 Days Requested: [E-MAIL] Verbal

HA	SAMPLE #	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX QNTY	COND	FRIABLE YES/NO	COMMENTS	ASBESTOS %
5	A-21	2"x4" White CT	2nd Floor E Hallway					
|	-22	|	2nd Floor N					
|	-23	|	2nd Floor S					
|	-24	|	2nd Floor SE					
|	-25	|	2nd Floor E					
|	-26	|	2nd Floor W					
|	-27	|	2nd Floor NW					
6	A-28	6"x24" Tan CRM FT	2nd Floor Elevator Hall W					
|	-29	|	2nd Floor Elevator Hall N					
|	-30	|	2nd Floor Elevator Hall S					

MATERIAL			CONDITION	UNITS	ASBESTOS %
PFI - Pipe Fitting Insulation	FT - Floortile	GA – Gasket	G - Good (No maintenance is required currently) <10%	LF - Linear Feet	A- Amosite Asbestos
PPI - Pipe Part Insulation	M - Mastic	D - Debris	D - Damaged (Some repair needed)	SF - Square Feet	C- Crysotile Asbestos
DI - Duct Insulation	CB - Core Basic/Mastic	RM - Roofing Material	SD - Significantly Damaged (Repair or replace ASAP)	CF - Cubic Feet	ND No Asbestos Detected
TI - Tank Insulation	CT - Ceiling Tile	DW - Drywall			
TSI Thermal System Insulation	AS - Acoustic Spray	JC - Joint Compound			
EJ - Expansion Joint	WP - Wall Plaster	Wt Wall Texture			
BI - Boiler Isulation					

Relinquished By: Katelyn Burk	Relinquished By:	Relinquished By:	Relinquished By:
Date/ Time: 7/16/26 12:52	Date/ Time:	Date/ Time:	Date/ Time:
Received By:	Received By:	Received By:	Received By:
Date/ Time: 07/16/26 1256	Date/ Time:	Date/ Time:	Date/ Time:

Converse Consultants
6610 West Arby Avenue, Suite 104

MATERIAL SURVEY DATA

Phone: (702) 269-8336 FAX: (702) 269-8353

Converse Inspectors: James Jimenez	Project Name: UNLV Building B ACM Survey	Project Number: 26-43171-01	Date Sampled: 7/16/26
Converse Contact: James Jimenez	Project Location: 4220 S. Maryland Pkwy	Asbestos Analysis Type: Bulk (PLM)	Instructions:
E-Mail: jjimenez@converseconsultants.com			

Turn-Around Time: (Circle) RUSH **24 Hours** 2 Days 3 Days Requested: **E-MAIL** Verbal

104624643

HA	SAMPLE #	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX QNTY	COND	FRIABLE YES/NO	COMMENTS	%
7	A-31	Vinyl Covered Sheetrock	2nd Floor Kitchen N					
1	-32	1	2nd Floor Kitchen W					
1	-33	1	2nd Floor Kitchen E					
8	A-34	12"x12" Tan CRM FT	2nd Floor Elevator Hall W					
1	-35	1	2nd Floor Elevator Hall S					
1	-36	1	2nd Floor Elevator Hall N					
9	A-37	6"x24" Brown CRM FT	2nd Floor Elevator Hall W					
1	-38	1	2nd Floor Elevator Hall S					
1	-39	1 wall tile	2nd Floor Elevator Hall N					
10	A-40	12"x12" Tan CRM FT	2nd Floor Womens Rstrm S					

MATERIAL			CONDITION	UNITS	ASBESTOS %
PFI - Pipe Fitting Insulation	FT - Floortile	GA - Gasket	G - Good (No maintenance is required currently) <10%	LF - Linear Feet	A- Amosite Asbestos
PPI - Pipe Part Insulation	M - Mastic	D - Debris	D - Damaged (Some repair needed)	SF - Square Feet	C- Crysotile Asbestos
DI - Duct Insulation	CB - Core Basic/Mastic	RM - Roofing Material	SD - Significantly Damaged (Repair or replace ASAP)	CF - Cubic Feet	ND No Asbestos Detected
TI - Tank Insulation	CT - Ceiling Tile	DW - Drywall			
TSI Thermal System Insulation	AS - Acoustic Spray	JC - Joint Compound			
EJ - Expansion Joint	WP - Wall Plaster	Wt Wall Texture			
BI - Boiler Insulation					

Relinquished By: [signature]	Relinquished By:	Relinquished By:	Relinquished By:
Date/ Time: 7/16/26 12:52	Date/ Time:	Date/ Time:	Date/ Time:
Received By: [signature]	Received By:	Received By:	Received By:
Date/ Time: 07/16/26 1256	Date/ Time:	Date/ Time:	Date/ Time:

Converse Consultants
6610 West Arby Avenue, Suite 104

MATERIAL SURVEY DATA

Phone: (702) 269-8336 FAX: (702) 269-8353

Converse Inspectors: James Jimenez	Project Name: UNLV Building B ACM Survey	Project Number: 26-43171-01	Date Sampled: 7/16/26
Converse Contact: James Jimenez	Project Location: 4220 S. Maryland Pkwy	Asbestos Analysis Type: Bulk (PLM)	Instructions:
E-Mail: jjimenez@converseconsultants.com			

Turn-Around Time: (Circle) RUSH 24 Hours 2 Days 3 Days Requested: E-MAIL Verbal

)04624643

HA	SAMPLE #	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX QNTY	COND	FRIABLE YES/NO	COMMENTS	%
10	A-41	12" x 12" Tan CRM wall tile	2nd Floor Womens Rstrm E					
1	-42	1	1 W					
11	A-43	18" x 18" Dark Brown CRM FT	2nd Floor Womens Rstrm S					
1	-44	1	1 E					
1	-45	1	1 W					
12	A-46	24" x 16" Grey CRM wall tile	2nd Floor Mens School Rstrm S					
1	-47	1	1 E					
1	-48	1	1 W					
13	A-49	24" x 12" Dark Grey CRM FT	2nd Floor Mens School Rstrm S					
1	-50	1	1 E					

MATERIAL

PFI - Pipe Fitting Insulation
PPI - Pipe Part Insulation
DI - Duct Insulation
TI - Tank Insulation
TSI Thermal System Insulation
EJ - Expansion Joint
BI - Boiler Isulation
FT - Floortile
M - Mastic
CB - Core Basic/Mastic
CT - Ceiling Tile
AS - Acoustic Spray
WP - Wall Plaster
GA – Gasket
D - Debris
RM - Roofing Material
DW - Drywall
JC - Joint Compound
Wt Wall Texture

CONDITION

G - Good (No maintenance is required currently) <10%
D - Damaged (Some repair needed)
SD - Significantly Damaged (Repair or replace ASAP)

UNITS

LF - Linear Feet
SF - Square Feet
CF - Cubic Feet

ASBESTOS %

A- Amosite Asbestos
C- Crysotile Asbestos
ND No Asbestos Detected

Relinquished By: Katelyn Hyl	Relinquished By:	Relinquished By:	Relinquished By:
Date/ Time: 7/14/26 12:50	Date/ Time:	Date/ Time:	Date/ Time:
Received By:	Received By:	Received By:	Received By:
Date/ Time: 07/14/26 1256	Date/ Time:	Date/ Time:	Date/ Time:

Converse Consultants
6610 West Arby Avenue, Suite 104

MATERIAL SURVEY DATA

Phone: (702) 269-8336 FAX: (702) 269-8353

Converse Inspectors: James Jimenez	Project Name: UNLV Building B ACM Survey	Project Number: 26-43171-01	Date Sampled: 7/16/26
Converse Contact: James Jimenez	Project Location: 4220 S. Maryland Pkwy	Asbestos Analysis Type: Bulk (PLM)	Instructions:
E-Mail: jjimenez@converseconsultants.com			

Turn-Around Time: (Circle) RUSH [24 Hours] 2 Days 3 Days Requested: [E-MAIL] Verbal

104624643

HA	SAMPLE #	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX QNTY	COND	FRIABLE YES/NO	COMMENTS	%
13	A-51	24"x12" Dark Grey CRM FT	2nd Floor Mens School Restroom W					
14	A-52	White CMU	2nd Floor S side					
|	-53	|	2nd Floor N side					
|	-54	|	2nd Floor NW					
|	-55	|	2nd Floor NE					
|	-56	|	2nd Floor SW					
|	-57	|	Exterior NW					
⊥	-58	⊥	Exterior NE					
15	A-59	Pink Insulation	2nd Floor S					
1	-60	1	2nd Floor N					

MATERIAL			CONDITION	UNITS	ASBESTOS %
PFI - Pipe Fitting Insulation	FT - Floortile	GA - Gasket	G - Good (No maintenance is required currently) <10%	LF - Linear Feet	A- Amosite Asbestos
PPI - Pipe Part Insulation	M - Mastic	D - Debris	D - Damaged (Some repair needed)	SF - Square Feet	C- Crysotile Asbestos
DI - Duct Insulation	CB - Core Basic/Mastic	RM - Roofing Material	SD - Significantly Damaged (Repair or replace ASAP)	CF - Cubic Feet	ND No Asbestos Detected
TI - Tank Insulation	CT - Ceiling Tile	DW - Drywall			
TSI Thermal System Insulation	AS - Acoustic Spray	JC - Joint Compound			
EJ - Expansion Joint	WP - Wall Plaster	Wt Wall Texture			
BI - Boiler Isulation					

Relinquished By: Kolby Hyl	Relinquished By:	Relinquished By:	Relinquished By:
Date/ Time: 7/16/26 12:52	Date/ Time:	Date/ Time:	Date/ Time:
Received By:	Received By:	Received By:	Received By:
Date/ Time: 07/16/26 1256	Date/ Time:	Date/ Time:	Date/ Time:

Converse Consultants
6610 West Arby Avenue, Suite 104

MATERIAL SURVEY DATA

Phone: (702) 269-8336 FAX: (702) 269-835

Converse Inspectors: James Jimenez	Project Name: UNLV Building 3 ACM Survey	Project Number: 26-43171-01	Date Sampled: 7/16/26
Converse Contact: James Jimenez	Project Location: 4220 S. Maryland Pkwy	Asbestos Analysis Type: Bulk (PLM)	Instructions:
E-Mail: jjimenez@converseconsultants.com			

Turn-Around Time: (Circle) RUSH **24 Hours** 2 Days 3 Days Requested: **E-MAIL** Verbal

)04624643

HA	SAMPLE #	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX QNTY	COND	FRIABLE YES/NO	COMMENTS	TOS %
15	A-61	Pink Insulation	2nd Floor W					
16	A-62	Yellow Insulation	2nd Floor S					
"	-63	"	2nd Floor N					
"	-64	"	2nd Floor E					
17	A-65	12" x 12" Tan CRM FT	1st Floor N					
"	-66	"	1st Floor S					
"	-67	"	1st Floor W					

MATERIAL

PFI - Pipe Fitting Insulation
PPI - Pipe Part Insulation
DI - Duct Insulation
TI - Tank Insulation
TSI Thermal System Insulation
EJ - Expansion Joint
BI - Boiler Isulation
FT - Floortile
M - Mastic
CB - Core Basic/Mastic
CT - Ceiling Tile
AS - Acoustic Spray
WP - Wall Plaster
GA - Gasket
D - Debris
RM - Roofing Material
DW - Drywall
JC - Joint Compound
Wt Wall Texture

CONDITION

G - Good (No maintenance is required currently) <10%
D - Damaged (Some repair needed)
SD - Significantly Damaged (Repair or replace ASAP)

UNITS

LF - Linear Feet
SF - Square Feet
CF - Cubic Feet

ASBESTOS %

A- Amosite Asbestos
C- Crysotile Asbestos
ND No Asbestos Detected

Relinquished By: Robert Hyde	Relinquished By:	Relinquished By:	Relinquished By:
Date/ Time: 7/16/26 12:52	Date/ Time:	Date/ Time:	Date/ Time:
Received By:	Received By:	Received By:	Received By:
Date/ Time: 07/16/26 1258	Date/ Time:	Date/ Time:	Date/ Time:

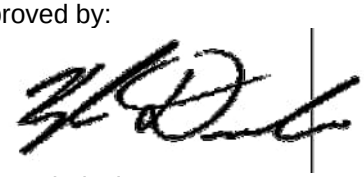
eurofins | Built Environment Testing

Report for:

James Jimenez
Converse Consultants, Las Vegas
6610 West Arby Avenue, Suite 104
Las Vegas, NV 89118

Regarding: Eurofins Aerotech Built Environment Testing, LLC
Project: 26-43171-01; UNLV Building C ACM Survey / 4220 S. Maryland Pkwy
EML ID: 4628870

Approved by:



Technical Manager
Kyle Demsko

Dates of Analysis:
Asbestos PLM: 07-20-2026 to 07-22-2026

Service SOPs: Asbestos PLM (EPA 40CFR App E to Sub E of Part 763 & EPA 600/R-93-116, EBET-PLM-SOP83921)
NVLAP Lab Code 500056-0

All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested.

Eurofins Aerotech Built Environment Testing, LLC ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Eurofins Aerotech Built Environment Testing, LLC
2545 Chandler Ave., Suite #2, Las Vegas, NV 89120
(800) 651-4802 www.eurofinsus.com/Built

Client: Converse Consultants, Las Vegas
C/O: James Jimenez
Re: 26-43171-01; UNLV Building C ACM Survey / 4220 S. Maryland Pkwy

Date of Sampling: 07-20-2026
Date of Receipt: 07-20-2026
Date of Report: 07-22-2026

ASBESTOS PLM REPORT

Total Samples Submitted:	72
Total Samples Analyzed:	72
Total Samples with Layer Asbestos Content > 1%:	7

Location: A-01, DW/JC - 1st Floor N Lab ID-Version‡: 23357427-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
Beige Tape 1	ND
White Joint Compound 1	ND
Beige Tape 2	ND
White Joint Compound 2	ND
Beige Tape 3	ND
Off-White Joint Compound 1	2%* Chrysotile
Beige Tape 4	ND
Off-White Joint Compound 2	2%* Chrysotile
White Drywall with Brown Paper	ND
Composite Asbestos Fibrous Content:	< 1%* Asbestos
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

Comments: Composite asbestos content provided is only for Drywall/Joint Compound. Composite content provided for this analysis has been performed by following the NESHAP guidelines.

Location: A-02, DW/JC - 1st Floor S Lab ID-Version‡: 23357428-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	10% Cellulose < 1% Glass Fibers
Sample Composite Homogeneity:	Poor

* Due to the nature of standard PLM analysis and visual estimation technique, the addition of point count analysis may provide increased quantitative accuracy and confirmation of reported percentage.

The test report shall not be reproduced except in full, without written approval of the laboratory. The 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. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

All components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.
‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Eurofins Aerotech Built Environment Testing, LLC
2545 Chandler Ave., Suite #2, Las Vegas, NV 89120
(800) 651-4802 www.eurofinsus.com/Built

Client: Converse Consultants, Las Vegas
C/O: James Jimenez
Re: 26-43171-01; UNLV Building C ACM Survey / 4220 S. Maryland Pkwy

Date of Sampling: 07-20-2026
Date of Receipt: 07-20-2026
Date of Report: 07-22-2026

ASBESTOS PLM REPORT

Location: A-03, DW/JC - 1st Floor E

Lab ID-Version‡: 23357429-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
Beige Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose < 1% Glass Fibers
Sample Composite Homogeneity:	Poor

Location: A-04, DW/JC - 1st Floor W

Lab ID-Version‡: 23357430-1

Sample Layers	Asbestos Content
Off-White Texture with Paint	2%* Chrysotile
Beige Tape	ND
Off-White Joint Compound	2%* Chrysotile
White Drywall with Brown Paper	ND
Composite Asbestos Fibrous Content:	< 1%* Asbestos
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

Comments: Composite asbestos content provided is only for Drywall/Joint Compound. Composite content provided for this analysis has been performed by following the NESHAP guidelines.

* Due to the nature of standard PLM analysis and visual estimation technique, the addition of point count analysis may provide increased quantitative accuracy and confirmation of reported percentage.

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All components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.
‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Eurofins Aerotech Built Environment Testing, LLC
2545 Chandler Ave., Suite #2, Las Vegas, NV 89120
(800) 651-4802 www.eurofinsus.com/Built

Client: Converse Consultants, Las Vegas
C/O: James Jimenez
Re: 26-43171-01; UNLV Building C ACM Survey / 4220 S. Maryland Pkwy

Date of Sampling: 07-20-2026
Date of Receipt: 07-20-2026
Date of Report: 07-22-2026

ASBESTOS PLM REPORT

Location: A-05, DW/JC - 2nd Floor N

Lab ID-Version‡: 23357431-1

Sample Layers	Asbestos Content
White Texture with Paint	ND
Beige Tape	ND
White Joint Compound	ND
White Drywall with Brown Paper	ND
Composite Non-Asbestos Content:	15% Cellulose < 1% Glass Fibers
Sample Composite Homogeneity:	Poor

Location: A-06, DW/JC - 2nd Floor S

Lab ID-Version‡: 23357432-1

Sample Layers	Asbestos Content
White Texture with Paint 1	ND
Beige Tape 1	ND
White Joint Compound	ND
White Texture with Paint 2	ND
Beige Tape 2	ND
Off-White Joint Compound	2%* Chrysotile
White Drywall with Brown Paper	ND
Composite Asbestos Fibrous Content:	< 1%* Asbestos
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Poor

Comments: Composite asbestos content provided is only for Drywall/Joint Compound. Composite content provided for this analysis has been performed by following the NESHAP guidelines.

* Due to the nature of standard PLM analysis and visual estimation technique, the addition of point count analysis may provide increased quantitative accuracy and confirmation of reported percentage.

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All components not quantified as asbestos content and non-asbestos content are considered to be non-fibrous matrix components. Matrix components may include, but are not limited to, gypsum, paint, silicate minerals, vinyl, binder, calcium carbonate, tar, and foam.

Inhomogeneous samples are separated into homogeneous subsamples and analyzed individually. ND means no fibers were detected. When detected, the minimum detection and reporting limit is less than 1% unless point counting is performed. Floor tile samples may contain large amounts of interference material and it is recommended that the sample be analyzed by gravimetric point count analysis to lower the detection limit and to aid in asbestos identification.
‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

Eurofins Aerotech Built Environment Testing, LLC
2545 Chandler Ave., Suite #2, Las Vegas, NV 89120
(800) 651-4802 www.eurofinsus.com/Built

Client: Converse Consultants, Las Vegas
C/O: James Jimenez
Re: 26-43171-01; UNLV Building C ACM Survey / 4220 S. Maryland Pkwy

Date of Sampling: 07-20-2026
Date of Receipt: 07-20-2026
Date of Report: 07-22-2026

ASBESTOS PLM REPORT

Location: A-07, DW/JC - 2nd Floor E

Lab ID-Version‡: 23357433-1

Sample Layers	Asbestos Content
White Texture with Paint 1	ND
Beige Tape 1	ND
White Joint Compound	ND
White Texture (Trace) with Paint 2	ND
Beige Tape 2	ND
Off-White Joint Compound	2%* Chrysotile
White Drywall with Brown Paper	ND
Composite Asbestos Fibrous Content:	< 1%* Asbestos
Composite Non-Asbestos Content:	15% Cellulose < 1% Glass Fibers
Sample Composite Homogeneity:	Poor

Comments: Composite asbestos content provided is only for Drywall/Joint Compound. Composite content provided for this analysis has been performed by following the NESHAP guidelines.

Location: A-08, CMU - Interior 1st Floor N

Lab ID-Version‡: 23357434-1

Sample Layers	Asbestos Content
Off-White Compound with Paint	< 1%* Chrysotile
Gray Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

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Client: Converse Consultants, Las Vegas
C/O: James Jimenez
Re: 26-43171-01; UNLV Building C ACM Survey / 4220 S. Maryland Pkwy

Date of Sampling: 07-20-2026
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Date of Report: 07-22-2026

ASBESTOS PLM REPORT

Location: A-09, CMU - Interior 1st Floor S Lab ID-Version‡: 23357435-1

Sample Layers	Asbestos Content
Off-White Compound with Paint	< 1%* Chrysotile
Gray Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-10, CMU - Interior 2nd Floor Elev Lab ID-Version‡: 23357436-1

Sample Layers	Asbestos Content
Off-White Compound with Paint	< 1%* Chrysotile
Gray Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-11, CMU - Interior 2nd Floor S Lab ID-Version‡: 23357437-1

Sample Layers	Asbestos Content
Off-White Compound with Paint	< 1%* Chrysotile
Gray Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-12, CMU - Exterior N Lab ID-Version‡: 23357438-1

Sample Layers	Asbestos Content
Off-White Compound with Paint	2%* Chrysotile
Gray Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

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ASBESTOS PLM REPORT

Location: A-13, CMU - Exterior S Lab ID-Version‡: 23357439-1

Sample Layers	Asbestos Content
Off-White Compound with Paint	< 1%* Chrysotile
Gray Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-14, CMU - Exterior W Lab ID-Version‡: 23357440-1

Sample Layers	Asbestos Content
Off-White Compound with Paint	< 1%* Chrysotile
Gray Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-15, 12"x12" Beige CRM - 1st Floor E Lobby Lab ID-Version‡: 23357441-1

Sample Layers	Asbestos Content
Beige Ceramic Tile	ND
Tan Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-16, 12"x12" Beige CRM - 1st Floor W Lobby Lab ID-Version‡: 23357442-1

Sample Layers	Asbestos Content
Beige Ceramic Tile	ND
Tan Cementitious Material	ND
Gray Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

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ASBESTOS PLM REPORT

Location: A-17, 12"x12" Beige CRM - 1st Floor N Lab ID-Version‡: 23357443-1

Sample Layers	Asbestos Content
Beige Ceramic Tile	ND
Tan Cementitious Material	ND
Gray Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-18, 12"x12" Beige CRM - 1st Floor Elevators Lab ID-Version‡: 23357444-1

Sample Layers	Asbestos Content
Beige Ceramic Tile	ND
Tan Cementitious Material	ND
Gray Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-19, 12"x12" Beige CRM - 1st Floor Hallway Lab ID-Version‡: 23357445-1

Sample Layers	Asbestos Content
Beige Ceramic Tile	ND
Tan Cementitious Material	ND
Gray Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-20, 9"x9" CRM Bge Lab ID-Version‡: 23357446-1

Sample Layers	Asbestos Content
Beige Ceramic Tile	ND
White Mastic	ND
Light Gray Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

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ASBESTOS PLM REPORT

Location: A-21, 9"x9" CRM Bge Lab ID-Version‡: 23357447-1

Sample Layers	Asbestos Content
Beige Ceramic Tile	ND
White Mastic	ND
Off-White Texture with Paint	< 1%* Chrysotile
Light Gray Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-22, 9"x9" CRM Bge Lab ID-Version‡: 23357448-1

Sample Layers	Asbestos Content
Beige Ceramic Tile	ND
White Mastic	ND
Off-White Texture with Paint	< 1%* Chrysotile
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-23, 9"x9" CRM Bge Lab ID-Version‡: 23357449-1

Sample Layers	Asbestos Content
Beige Ceramic Tile	ND
White Mastic	ND
Off-White Texture with Paint	< 1%* Chrysotile
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

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ASBESTOS PLM REPORT

Location: A-24, 9"x9" CRM Bge

Lab ID-Version‡: 23357450-1

Sample Layers	Asbestos Content
Beige Ceramic Tile	ND
White Mastic	ND
Off-White Texture with Paint	< 1%* Chrysotile
Light Gray Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

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ASBESTOS PLM REPORT

Location: A-25, Bge VCB w/ Yell M Lab ID-Version‡: 23357451-1

Sample Layers	Asbestos Content
Light Gray Cove Base	ND
Tan Mastic	ND
Sample Composite Homogeneity:	Poor

Location: A-26, Bge VCB w/ Yell M Lab ID-Version‡: 23357452-1

Sample Layers	Asbestos Content
Light Gray Cove Base	ND
Tan Mastic	ND
Brown Mastic	ND
Off-White Compound	< 1%* Chrysotile
Sample Composite Homogeneity:	Poor

Location: A-27, Bge VCB w/ Yell M Lab ID-Version‡: 23357453-1

Sample Layers	Asbestos Content
Light Gray Cove Base	ND
Tan Mastic	ND
Sample Composite Homogeneity:	Poor

Location: A-28, Light Grey VCB Lab ID-Version‡: 23357454-1

Sample Layers	Asbestos Content
Beige Cove Base	ND
Tan Mastic	ND
White Texture with Paint (Trace)	ND
Sample Composite Homogeneity:	Poor

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ASBESTOS PLM REPORT

Location: A-29, Light Grey VCB Lab ID-Version‡: 23357455-1

Sample Layers	Asbestos Content
Beige Cove Base	ND
Tan Mastic	ND
White Texture with Paint (Trace)	ND
Sample Composite Homogeneity:	Poor

Location: A-30, Light Grey VCB Lab ID-Version‡: 23357456-1

Sample Layers	Asbestos Content
Beige Cove Base	ND
Tan Mastic	ND
White Texture with Paint	ND
Tan Paper (Trace)	ND
Composite Non-Asbestos Content:	2% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-31, Blk VCB Lab ID-Version‡: 23357457-1

Sample Layers	Asbestos Content
Black Cove Base	ND
Tan Mastic	ND
Brown Paper	ND
Composite Non-Asbestos Content:	3% Cellulose
Sample Composite Homogeneity:	Poor

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ASBESTOS PLM REPORT

Location: A-32, Blk VCB

Lab ID-Version‡: 23357458-1

Sample Layers	Asbestos Content
Black Cove Base	ND
Tan Mastic	ND
White Texture with Paint	ND
Sample Composite Homogeneity:	Poor

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ASBESTOS PLM REPORT

Location: A-33, Blk VCB

Lab ID-Version‡: 23357459-1

Sample Layers	Asbestos Content
Black Cove Base	ND
Tan Mastic	ND
White Texture with Paint	ND
Brown Paper	ND
Composite Non-Asbestos Content:	5% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-34, 4"x4" Wall T - Bathrooms

Lab ID-Version‡: 23357460-1

Sample Layers	Asbestos Content
White Ceramic Tile	ND
White Mastic	ND
White Compound	ND
Gray Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-35, 4"x4" Wall T - Bathrooms

Lab ID-Version‡: 23357461-1

Sample Layers	Asbestos Content
White Ceramic Tile	ND
White Mastic	ND
White Compound	ND
Brown/Green Paper	ND
Composite Non-Asbestos Content:	5% Cellulose
Sample Composite Homogeneity:	Poor

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ASBESTOS PLM REPORT

Location: A-36, 4"x4" Wall T - Bathrooms

Lab ID-Version‡: 23357462-1

Sample Layers	Asbestos Content
White Ceramic Tile	ND
White Mastic	ND
White Compound	ND
Brown/Green Paper	ND
Gray Cementitious Material	ND
Composite Non-Asbestos Content:	5% Cellulose
Sample Composite Homogeneity:	Poor

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ASBESTOS PLM REPORT

Location: A-37, 1.5"x1.5" White CRM FT - Bathrooms Lab ID-Version‡: 23357463-1

Sample Layers	Asbestos Content
White Ceramic Tile	ND
Beige Mastic	ND
Tan Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-38, 1.5"x1.5" White CRM FT - Bathrooms Lab ID-Version‡: 23357464-1

Sample Layers	Asbestos Content
White Ceramic Tile	ND
Beige Mastic	ND
Tan Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-39, 1.5"x1.5" White CRM FT - Bathrooms Lab ID-Version‡: 23357465-1

Sample Layers	Asbestos Content
White Ceramic Tile	ND
Beige Mastic	ND
Tan Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-40, 12"x12" Tan FT CRM - Hallway Lab ID-Version‡: 23357466-1

Sample Layers	Asbestos Content
Tan Ceramic Tile	ND
Light Gray Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

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ASBESTOS PLM REPORT

Location: A-41, 12"x12" Tan FT CRM - Hallway Lab ID-Version‡: 23357467-1

Sample Layers	Asbestos Content
Tan Ceramic Tile	ND
Light Gray Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-42, 12"x12" Tan FT CRM - Hallway Lab ID-Version‡: 23357468-1

Sample Layers	Asbestos Content
Tan Ceramic Tile	ND
Light Gray Cementitious Material	ND
Composite Non-Asbestos Content:	< 1% Cellulose
Sample Composite Homogeneity:	Poor

Location: A-43, 2'x4' White CT Lab ID-Version‡: 23357469-1

Sample Layers	Asbestos Content
Beige Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	65% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-44, 2'x4' White CT Lab ID-Version‡: 23357470-1

Sample Layers	Asbestos Content
Beige Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	65% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Good

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Eurofins Aerotech Built Environment Testing, LLC
2545 Chandler Ave., Suite #2, Las Vegas, NV 89120
(800) 651-4802 www.eurofinsus.com/Built

Client: Converse Consultants, Las Vegas
C/O: James Jimenez
Re: 26-43171-01; UNLV Building C ACM Survey / 4220 S. Maryland Pkwy

Date of Sampling: 07-20-2026
Date of Receipt: 07-20-2026
Date of Report: 07-22-2026

ASBESTOS PLM REPORT

Location: A-45, 2'x4' White CT Lab ID-Version‡: 23357471-1

Sample Layers	Asbestos Content
Beige Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	65% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-46, 2'x4' White CT Lab ID-Version‡: 23357472-1

Sample Layers	Asbestos Content
Beige Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	65% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-47, 2'x4' White CT Lab ID-Version‡: 23357473-1

Sample Layers	Asbestos Content
Beige Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	65% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-48, 2'x4' White CT Lab ID-Version‡: 23357474-1

Sample Layers	Asbestos Content
Beige Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	65% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Good

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C/O: James Jimenez
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Date of Sampling: 07-20-2026
Date of Receipt: 07-20-2026
Date of Report: 07-22-2026

ASBESTOS PLM REPORT

Location: A-49, 2'x4' White CT Lab ID-Version‡: 23357475-1

Sample Layers	Asbestos Content
Beige Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	65% Cellulose 5% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-50, Txt 2'x4' CT Lab ID-Version‡: 23357476-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 10% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-51, Txt 2'x4' CT Lab ID-Version‡: 23357477-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 10% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-52, Txt 2'x4' CT Lab ID-Version‡: 23357478-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 10% Glass Fibers
Sample Composite Homogeneity:	Good

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Client: Converse Consultants, Las Vegas
C/O: James Jimenez
Re: 26-43171-01; UNLV Building C ACM Survey / 4220 S. Maryland Pkwy

Date of Sampling: 07-20-2026
Date of Receipt: 07-20-2026
Date of Report: 07-22-2026

ASBESTOS PLM REPORT

Location: A-53, Txt 2'x4' CT Lab ID-Version‡: 23357479-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 10% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-54, Txt 2'x4' CT Lab ID-Version‡: 23357480-1

Sample Layers	Asbestos Content
Gray Ceiling Tile with White Surface	ND
Composite Non-Asbestos Content:	60% Cellulose 10% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-55, Pink WI - 2nd Floor Ceiling Lab ID-Version‡: 23357481-1

Sample Layers	Asbestos Content
Pink Insulation	ND
Composite Non-Asbestos Content:	90% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-56, Pink WI - 2nd Floor Ceiling Lab ID-Version‡: 23357482-1

Sample Layers	Asbestos Content
Pink Insulation	ND
Composite Non-Asbestos Content:	90% Glass Fibers
Sample Composite Homogeneity:	Good

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Client: Converse Consultants, Las Vegas
C/O: James Jimenez
Re: 26-43171-01; UNLV Building C ACM Survey / 4220 S. Maryland Pkwy

Date of Sampling: 07-20-2026
Date of Receipt: 07-20-2026
Date of Report: 07-22-2026

ASBESTOS PLM REPORT

Location: A-57, Pink WI - 2nd Floor Ceiling Lab ID-Version‡: 23357483-1

Sample Layers	Asbestos Content
Pink Insulation	ND
Composite Non-Asbestos Content:	90% Glass Fibers
Sample Composite Homogeneity:	Good

Location: A-58, Grey VSF Lab ID-Version‡: 23357484-1

Sample Layers	Asbestos Content
Gray Sheet Flooring with Fibrous Backing	ND
Yellow Mastic	ND
Composite Non-Asbestos Content:	7% Synthetic Fibers
Sample Composite Homogeneity:	Moderate

Location: A-59, Grey VSF Lab ID-Version‡: 23357485-1

Sample Layers	Asbestos Content
Gray Sheet Flooring with Fibrous Backing	ND
Yellow Mastic	ND
Composite Non-Asbestos Content:	7% Synthetic Fibers
Sample Composite Homogeneity:	Moderate

Location: A-60, Grey VSF Lab ID-Version‡: 23357486-1

Sample Layers	Asbestos Content
Gray Sheet Flooring with Fibrous Backing	ND
Yellow Mastic	ND
Composite Non-Asbestos Content:	7% Synthetic Fibers
Sample Composite Homogeneity:	Moderate

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Re: 26-43171-01; UNLV Building C ACM Survey / 4220 S. Maryland Pkwy

Date of Sampling: 07-20-2026
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Date of Report: 07-22-2026

ASBESTOS PLM REPORT

Location: A-61, 12"x12" VFT Bge Lab ID-Version‡: 23357487-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: A-62, 12"x12" VFT Bge Lab ID-Version‡: 23357488-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: A-63, 12"x12" VFT Bge Lab ID-Version‡: 23357489-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Yellow Mastic	ND
Sample Composite Homogeneity:	Moderate

Location: A-64, 12"x12" VFT Bge Lab ID-Version‡: 23357490-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Black/Yellow Mastic	3%* Chrysotile
Sample Composite Homogeneity:	Moderate

* Due to the nature of standard PLM analysis and visual estimation technique, the addition of point count analysis may provide increased quantitative accuracy and confirmation of reported percentage.

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C/O: James Jimenez
Re: 26-43171-01; UNLV Building C ACM Survey / 4220 S. Maryland Pkwy

Date of Sampling: 07-20-2026
Date of Receipt: 07-20-2026
Date of Report: 07-22-2026

ASBESTOS PLM REPORT

Location: A-65, 12"x12" VFT Bge Lab ID-Version‡: 23357491-1

Sample Layers	Asbestos Content
Beige Floor Tile	ND
Black/Yellow Mastic	3%* Chrysotile
Sample Composite Homogeneity:	Moderate

Location: A-66, CM Yellow Lab ID-Version‡: 23357492-1

Sample Layers	Asbestos Content
Green Mastic	ND
Tan Wood	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Moderate

Location: A-67, CM Yellow Lab ID-Version‡: 23357493-1

Sample Layers	Asbestos Content
Green Mastic	ND
Tan Wood	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Moderate

Location: A-68, CM Yellow Lab ID-Version‡: 23357494-1

Sample Layers	Asbestos Content
Green Mastic	ND
Tan Wood	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Moderate

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Client: Converse Consultants, Las Vegas
C/O: James Jimenez
Re: 26-43171-01; UNLV Building C ACM Survey / 4220 S. Maryland Pkwy

Date of Sampling: 07-20-2026
Date of Receipt: 07-20-2026
Date of Report: 07-22-2026

ASBESTOS PLM REPORT

Location: A-69, CM Yellow Lab ID-Version‡: 23357495-1

Sample Layers	Asbestos Content
Green Mastic	ND
Tan Wood	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Moderate

Location: A-70, CM Yellow Lab ID-Version‡: 23357496-1

Sample Layers	Asbestos Content
Green Mastic	ND
Tan Wood	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Moderate

Location: A-71, CM Yellow Lab ID-Version‡: 23357497-1

Sample Layers	Asbestos Content
Green Mastic	ND
Tan Wood	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Moderate

Location: A-72, CM Yellow Lab ID-Version‡: 23357498-1

Sample Layers	Asbestos Content
Green Mastic	ND
Tan Wood	ND
Composite Non-Asbestos Content:	15% Cellulose
Sample Composite Homogeneity:	Moderate

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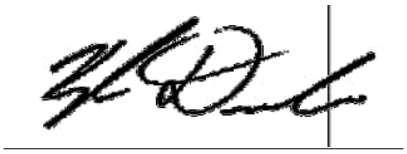
Client: Converse Consultants, Las Vegas
C/O: James Jimenez
Re: 26-43171-01; UNLV Building C ACM Survey / 4220 S. Maryland Pkwy

Date of Sampling: 07-20-2026
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ASBESTOS PLM REPORT

PROJECT ANALYSTS AND SIGNATORY REPORT

Project Analysts



Analyst: Kyle Demsko



Analyst: Liliveth Nunez

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Converse Consultants
6610 West Arby Avenue, Suite 104

MATERIAL SURVEY DATA

Phone: (702) 269-8336 FAX: (702) 269-835

Converse Inspectors: James Jimenez	Project Name: UNLV Building C ACM Survey	Project Number: 26-43171-01	Date Sampled: 7/20/26
Converse Contact: James Jimenez	Project Location: 4220 S. Maryland Pkwy	Asbestos Analysis Type: Bulk (PLM)	Instruction:
E-Mail: jjimenez@converseconsultants.com			

Turn-Around Time: (Circle) RUSH **24 Hours** 2 Days 3 Days Requested: **E-MAIL** Verbal

HA	SAMPLE #	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX QNTY	COND	FRIABLE YES/NO	COMMENTS	ASBESTOS %
1	A-01	DW/JC	1st Floor N					
	-02	↓	1st Floor S					
	-03		1st Floor E					
	-04		1st Floor W					
	-05		2nd Floor N					
	-06		2nd Floor S					
	-07	↓	2nd Floor E					
2	A-08	CMU	Interior 1st Floor N					
	-09	↓	Interior 1st Floor S					
	-10	↓	Interior 2nd Floor Elev					

MATERIAL

PFI - Pipe Fitting Insulation
PPI - Pipe Part Insulation
DI - Duct Insulation
TI - Tank Insulation
TSI Thermal System Insulation
EJ - Expansion Joint
BI - Boiler Isulation
FT - Floortile
M - Mastic
CB - Core Basic/Mastic
CT - Ceiling Tile
AS - Acoustic Spray
WP - Wall Plaster
GA – Gasket
D - Debris
RM - Roofing Material
DW - Drywall
JC - Joint Compound
Wt Wall Texture

CONDITION

G - Good (No maintenance is required currently) <10%
D - Damaged (Some repair needed)
SD - Significantly Damaged (Repair or replace ASAP)

UNITS

LF - Linear Feet
SF - Square Feet
CF - Cubic Feet

ASBESTOS %

A- Amosite Asbestos
C- Crysotile Asbestos
ND No Asbestos Detected

Relinquished By: Rafael Hugh	Relinquished By:	Relinquished By:	Relinquished By:
Date/ Time: 7/20/26 13:15	Date/ Time:	Date/ Time:	Date/ Time:
Received By: L. Nunez Espinoza	Received By:	Received By:	Received By:
Date/ Time: 7/20/26 15:20	Date/ Time:	Date/ Time:	Date/ Time:

Converse Consultants
6610 West Arby Avenue, Suite 104

MATERIAL SURVEY DATA

Phone: (702) 269-8336 FAX: (702) 269-835

Converse Inspectors: James Jimenez	Project Name: UNLV Building C ACM Survey	Project Number: 26-43171-01	Date Sampled: 7/20/26
Converse Contact: James Jimenez	Project Location: 4220 S. Maryland Pkwy	Asbestos Analysis Type: Bulk (PLM)	Instructior
E-Mail: jjimenez@converseconsultants.com			

Turn-Around Time: (Circle) RUSH **24 Hours** 2 Days 3 Days Requested: **E-MAIL** Verbal



04628870

HA	SAMPLE #	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX QNTY	COND	FRIABLE YES/NO	COMMENTS	ASBESTOS %
2	-11	CMU	Interior Lo 2nd Floor S					
	-12	↓	Exterior N					
	-13	↓	Exterior S					
	-14	↓	Exterior W					
3	A -15	12"X12" Beige CRM	1st Floor E Lobby					
	-16	↓	1st Floor W Lobby					
	-17	↓	1st Floor N					
	-18	↓	1st Floor Elevators					
	-19	↓	1st Floor Hallway					
4	A -20	9"X9" CRM Blk						

MATERIAL

PFI - Pipe Fitting Insulation
PPI - Pipe Part Insulation
DI - Duct Insulation
TI - Tank Insulation
TSI Thermal System Insulation
EJ - Expansion Joint
BI - Boiler Isulation
FT - Floortile
M - Mastic
CB - Core Basic/Mastic
CT - Ceiling Tile
AS - Acoustic Spray
WP - Wall Plaster
GA – Gasket
D - Debris
RM - Roofing Material
DW - Drywall
JC - Joint Compound
Wt Wall Texture

CONDITION

G - Good (No maintenance is required currently) <10%
D - Damaged (Some repair needed)
SD - Significantly Damaged (Repair or replace ASAP)

UNITS

LF - Linear Feet
SF - Square Feet
CF - Cubic Feet

ASBESTOS %

A- Amosite Asbestos
C- Crysotile Asbestos
ND No Asbestos Detected

Relinquished By: Katelyn Heyl		Relinquished By:		Relinquished By:		Relinquished By:	
Date/ Time: 7/20/26	13:15	Date/ Time:		Date/ Time:		Date/ Time:	
Received By: L. Nunez Escamilla		Received By:		Received By:		Received By:	
Date/ Time: 7/20/26	13:20	Date/ Time:		Date/ Time:		Date/ Time:	

Converse Consultants
6610 West Arby Avenue, Suite 104

MATERIAL SURVEY DATA

Phone: (702) 269-8336 FAX: (702) 269-835

Converse Inspectors: James Jimenez	Project Name: UNLV Building C ACM Survey	Project Number: 26-43171-01	Date Sampled: 7/20/26
Converse Contact: James Jimenez	Project Location: 4220 S. Maryland Pkwy	Asbestos Analysis Type: Bulk (PLM)	Instructic
E-Mail: jjimenez@converseconsultants.com			

Turn-Around Time: (Circle) RUSH **24 Hours** 2 Days 3 Days Requested: **E-MAIL** Verbal

)04628870

HA	SAMPLE #	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX QNTY	COND	FRIABLE YES/NO	COMMENTS	%
	-21							
	-22							
	-23							
	-24							
5	A-25	Blue VCB w/ Yell M						
	-26							
	-27							
6	A-28	Light Grey VCB						
	-29							
	-30							

MATERIAL			CONDITION	UNITS	ASBESTOS %
PFI - Pipe Fitting Insulation	FT - Floortile	GA – Gasket	G - Good (No maintenance is required currently) <10%	LF - Linear Feet	A- Amosite Asbestos
PPI - Pipe Part Insulation	M - Mastic	D - Debris	D - Damaged (Some repair needed)	SF - Square Feet	C- Crysotile Asbestos
DI - Duct Insulation	CB - Core Basic/Mastic	RM - Roofing Material	SD - Significantly Damaged (Repair or replace ASAP)	CF - Cubic Feet	ND No Asbestos Detected
TI - Tank Insulation	CT - Ceiling Tile	DW - Drywall			
TSI Thermal System Insulation	AS - Acoustic Spray	JC - Joint Compound			
EJ - Expansion Joint	WP - Wall Plaster	Wt Wall Texture			
BI - Boiler Isulation					

Relinquished By: Rosetta Hejl	Relinquished By:	Relinquished By:	Relinquished By:
Date/ Time: 7/20/26 13:15	Date/ Time:	Date/ Time:	Date/ Time:
Received By: L Nunez Escamilla	Received By:	Received By:	Received By:
Date/ Time: 7/20/26 13:20	Date/ Time:	Date/ Time:	Date/ Time:

Converse Consultants
6610 West Arby Avenue, Suite 104

MATERIAL SURVEY DATA

Phone: (702) 269-8336 FAX: (702) 269-835

Converse Inspectors: James Jimenez	Project Name: UNLV Building C ACM Survey	Project Number: 26-43171-01	Date Sampled: 7/29/26
Converse Contact: James Jimenez	Project Location: 4220 S. Maryland Pkwy	Asbestos Analysis Type: Bulk (PLM)	Instructions:
E-Mail: jjimenez@conversecconsultants.com			

Turn-Around Time: (Circle) RUSH **24 Hours** 2 Days 3 Days Requested: **E-MAIL** Verbal

004628870

HA	SAMPLE #	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX QNTY	COND	FRIABLE YES/NO	COMMENTS	ASBESTOS %
7	A -31	Blk VCB						
	-32	"						
	-33	"						
8	A -34	4"x4" Wall T	Bathrooms					
	-35	"	"					
	-36	"	"					
9	A -37	1.5"x1.5" white CRM FT	Bathrooms					
	-38		"					
	-39		"					
10	A -40	12"x12" tan FT CRM	Hallway					

MATERIAL

PFI - Pipe Fitting Insulation
PPI - Pipe Part Insulation
DI - Duct Insulation
TI - Tank Insulation
TSI Thermal System Insulation
EJ - Expansion Joint
BI - Boiler Isulation
FT - Floortile
M - Mastic
CB - Core Basic/Mastic
CT - Ceiling Tile
AS - Acoustic Spray
WP - Wall Plaster
GA – Gasket
D - Debris
RM - Roofing Material
DW - Drywall
JC - Joint Compound
Wt Wall Texture

CONDITION

G - Good (No maintenance is required currently) <10%
D - Damaged (Some repair needed)
SD - Significantly Damaged (Repair or replace ASAP)

UNITS

LF - Linear Feet
SF - Square Feet
CF - Cubic Feet

ASBESTOS %

A- Amosite Asbestos
C- Crysotile Asbestos
ND No Asbestos Detected

Relinquished By: Katelyn Kish	Relinquished By:	Relinquished By:	Relinquished By:		
Date/ Time: 7/20/26 13:15	Date/ Time:	Date/ Time:	Date/ Time:		
Received By: L. Nunez Escandell	Received By:	Received By:	Received By:		
Date/ Time: 7/20/26 13:20	Date/ Time:	Date/ Time:	Date/ Time:		

Converse Consultants
6610 West Arby Avenue, Suite 104

MATERIAL SURVEY DATA

Phone: (702) 269-8336 FAX: (702) 269-835

Converse Inspectors: James Jimenez	**Project Name:** UNLV Building C ACM Survey	**Project Number:** 26-43171-01	**Date Sampled:** 7/20/26
Converse Contact: James Jimenez	**Project Location:** 4220 S. Maryland Pkwy	**Asbestos Analysis Type:** Bulk (PLM)	**Instruction**
E-Mail: jjimenez@converseconsultants.com			

Turn-Around Time: (Circle) RUSH | 24 Hours | 2 Days | 3 Days **Requested:** E-MAIL | Verbal

104628870

HA	SAMPLE #	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX QNTY	COND	FRIABLE YES/NO	COMMENTS	ASBESTOS %
	-41	〃	〃					
	-42	〃	〃					
11	A-43	2'x4' White CT						
	-44	〃						
	-45	〃						
	-46	〃						
	-47	〃						
	-48	〃						
	-49	〃						
12	A-50	Tx+ 2'x4' CT						

MATERIAL			CONDITION	UNITS	ASBESTOS %
PFI - Pipe Fitting Insulation	FT - Floortile	GA – Gasket	G - Good (No maintenance is required currently) <10%	LF - Linear Feet	A- Amosite Asbestos
PPI - Pipe Part Insulation	M - Mastic	D - Debris	D - Damaged (Some repair needed)	SF - Square Feet	C- Crysotile Asbestos
DI - Duct Insulation	CB - Core Basic/Mastic	RM - Roofing Material	SD - Significantly Damaged (Repair or replace ASAP)	CF - Cubic Feet	ND No Asbestos Detected
TI - Tank Insulation	CT - Ceiling Tile	DW - Drywall			
TSI Thermal System Insulation	AS - Acoustic Spray	JC - Joint Compound			
EJ - Expansion Joint	WP - Wall Plaster	Wt Wall Texture			
BI - Boiler Isulation					

Relinquished By: [illegible]	**Relinquished By:**	**Relinquished By:**	**Relinquished By:**
Date/ Time: 7/20/26 13:45	**Date/ Time:**	**Date/ Time:**	**Date/ Time:**
Received By: L Nunez Ensmild	**Received By:**	**Received By:**	**Received By:**
Date/ Time: 7/20/26 13:20	**Date/ Time:**	**Date/ Time:**	**Date/ Time:**

Converse Consultants
6610 West Arby Avenue, Suite 104

MATERIAL SURVEY DATA

Page 6 of 7

Phone: (702) 269-8336 FAX: (702) 269-835

Converse Inspectors: James Jimenez	Project Name: UNLV Building C ACM Survey	Project Number: 26-43171-01	Date Sampled: 7/20/26
Converse Contact: James Jimenez	Project Location: 4220 S. Maryland Pkwy	Asbestos Analysis Type: Bulk (PLM)	Instructions:
E-Mail: jjimenez@converseconsultants.com			

Turn-Around Time: (Circle) RUSH **24 Hours** 2 Days 3 Days Requested: **E-MAIL** Verbal

D04628870

HA	SAMPLE #	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX QNTY	COND	FRIABLE YES/NO	COMMENTS	ASBESTOS %
	-51							
	-52							
	-53							
	-54							
13	A-55	PINK WI	2nd Floor Ceiling					
	-56		2nd Floor Ceiling					
	-57		2nd Floor Ceiling					
14	A-58	Grey NSF						
	-59							
	-60							

MATERIAL			CONDITION	UNITS	ASBESTOS %
PFI - Pipe Fitting Insulation	FT - Floortile	GA – Gasket	G - Good (No maintenance is required currently) <10%	LF - Linear Feet	A- Amosite Asbestos
PPI - Pipe Part Insulation	M - Mastic	D - Debris	D - Damaged (Some repair needed)	SF - Square Feet	C- Crysotile Asbestos
DI - Duct Insulation	CB - Core Basic/Mastic	RM - Roofing Material	SD - Significantly Damaged (Repair or replace ASAP)	CF - Cubic Feet	ND No Asbestos Detected
TI - Tank Insulation	CT - Ceiling Tile	DW - Drywall			
TSI Thermal System Insulation	AS - Acoustic Spray	JC - Joint Compound			
EJ - Expansion Joint	WP - Wall Plaster	Wt Wall Texture			
BI - Boiler Isulation					

Relinquished By:		Relinquished By:		Relinquished By:		Relinquished By:	
Date/ Time:	7/20/26 13:15	Date/ Time:		Date/ Time:		Date/ Time:	
Received By:		Received By:		Received By:		Received By:	
Date/ Time:	7/20/26 13:20	Date/ Time:		Date/ Time:		Date/ Time:	

Converse Consultants
6610 West Arby Avenue, Suite 104

MATERIAL SURVEY DATA

Phone: (702) 269-8336 FAX: (702) 269-835

Converse Inspectors: James Jimenez	Project Name: UNLV Building C ACM Survey	Project Number: 26-43171-01	Date Sampled: 7/20/26
Converse Contact: James Jimenez	Project Location: 4220 S. Maryland Pkwy	Asbestos Analysis Type: Bulk (PLM)	Instructions:
E-Mail: jjimenez@converseconsultants.com			

Turn-Around Time: (Circle) RUSH **24 Hours** 2 Days 3 Days Requested: **E-MAIL** Verbal

004628870

HA	SAMPLE #	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX QNTY	COND	FRIABLE YES/NO	COMMENTS	ASBESTOS %
15	A-61	12"x12" VFT Blk						
	-62	"						
	-63	"						
	-64	"						
	-65	"						
16	A-66	CM Yellow						
	-67	"						
	-68	"						
	-69	"						
	-70	"						

MATERIAL			CONDITION	UNITS	ASBESTOS %
PFI - Pipe Fitting Insulation	FT - Floortile	GA – Gasket	G - Good (No maintenance is required currently) <10%	LF - Linear Feet	A- Amosite Asbestos
PPI - Pipe Part Insulation	M - Mastic	D - Debris	D - Damaged (Some repair needed)	SF - Square Feet	C- Crysotile Asbestos
DI - Duct Insulation	CB - Core Basic/Mastic	RM - Roofing Material	SD - Significantly Damaged (Repair or replace ASAP)	CF - Cubic Feet	ND No Asbestos Detected
TI - Tank Insulation	CT - Ceiling Tile	DW - Drywall			
TSI Thermal System Insulation	AS - Acoustic Spray	JC - Joint Compound			
EJ - Expansion Joint	WP - Wall Plaster	Wt Wall Texture			
BI - Boiler Isulation					

Relinquished By: [signature]	Relinquished By:	Relinquished By:	Relinquished By:
Date/ Time: 7/20/26 13:15	Date/ Time:	Date/ Time:	Date/ Time:
Received By: L. Nunez Encinas	Received By:	Received By:	Received By:
Date/ Time: 7/20/26 13:20	Date/ Time:	Date/ Time:	Date/ Time:

Converse Consultants
6610 West Arby Avenue, Suite 104

MATERIAL SURVEY DATA

Phone: (702) 269-8336 FAX: (702) 269-8353

Converse Inspectors: James Jimenez	Project Name: UNLV Building ___ ACM Survey	Project Number: 26-43171-01	Date Sampled: 7/___/26
Converse Contact: James Jimenez	Project Location: 4220 S. Maryland Pkwy	Asbestos Analysis Type: Bulk (PLM)	Instructions
E-Mail: jjimenez@converseconsultants.com			

Turn-Around Time: (Circle) RUSH [24 Hours] 2 Days 3 Days Requested: [E-MAIL] Verbal

004628870

HA	SAMPLE #	MATERIAL DESCRIPTION	SAMPLE LOCATION	APPROX QNTY	COND	FRIABLE YES/NO	COMMENTS	ASBESTOS %
	-71	↓						
	-72	↓						
~~-14~~	~~A-73~~							

MATERIAL			CONDITION	UNITS	ASBESTOS %
PFI - Pipe Fitting Insulation	FT - Floortile	GA – Gasket	G - Good (No maintenance is required currently) <10%	LF - Linear Feet	A- Amosite Asbestos
PPI - Pipe Part Insulation	M - Mastic	D - Debris	D - Damaged (Some repair needed)	SF - Square Feet	C- Crysotile Asbestos
DI - Duct Insulation	CB - Core Basic/Mastic	RM - Roofing Material	SD - Significantly Damaged (Repair or replace ASAP)	CF - Cubic Feet	ND No Asbestos Detected
TI - Tank Insulation	CT - Ceiling Tile	DW - Drywall			
TSI Thermal System Insulation	AS - Acoustic Spray	JC - Joint Compound			
EJ - Expansion Joint	WP - Wall Plaster	Wt Wall Texture			
BI - Boiler Isulation					

Relinquished By: Robert Reyes	Relinquished By:	Relinquished By:	Relinquished By:
Date/ Time: 7/20/26 13:15	Date/ Time:	Date/ Time:	Date/ Time:
Received By: L. Nunez Espinoza	Received By:	Received By:	Received By:
Date/ Time: 7/20/26 13:20	Date/ Time:	Date/ Time:	Date/ Time:

4220 S Maryland Pkwy Building A

XRF DATA LOG **Project #** 26-43-171-01 **Room ID** _____

Calibration: #1 = 1.1, #2 = 0.0, #3 = 1.1 **Orientation: North Wall – A Wall Always**

1st Floor

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
4	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.3
DUP								
5	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.3
DUP								
6	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.2
DUP								
7	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:** elevator room door	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.1
DUP								
8	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.1
DUP								
9 elevator wall	C B Be Bl Br G O R Sh St Sil T W Y blue			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.0
DUP								
10 W hallway	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.3
DUP								

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building A

XRF DATA LOG **Project #** 26-43-171-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
11	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								0.4
12	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								0.1
13	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								0.1
14	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								0.2
15	C B Be Bl Br G O R Sh St Sil T W Y black			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								0.1
16	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								25.5
17	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								12.5

W hallway

SE back closet

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building A

XRF DATA LOG **Project #** 26-43-171-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
18	C B Be Bl Br G O R Sh St Sil T Y			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A (B) C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 7.8
DUP	(W)							
19	C B Be Bl Br G O R Sh St Sil T Y			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 4.2
DUP	(W)							
20	C B Be Bl Br G O R Sh St Sil T Y			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.1
DUP	(W)							
21	C B Be Bl Br G O R Sh St Sil T Y			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A (B) C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.1
DUP	(W)							
22	C B Be Bl Br G O R Sh St Sil T Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.3
DUP	(W)							
23	C B Be Bl Br G O R Sh St Sil T Y			W DW P C ST ACT B (M) FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C (D) Ceiling Floor W#: D#:	RHS C LHS Upper Lower	(I) F P 0.1
DUP	(W)							
24	C B Be Bl Br G O R Sh St Sil T Y			W DW P C ST ACT (P) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall (A) B C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	I (F) P 0.1
DUP	(W)							

SE closet Back closet

hallway SE corner

SE closet exterior walls

SE back closet

Exterior A side

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building A

XRF DATA LOG **Project #** 26-43-171-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

Exterior A side

Exterior B side

Exterior C side

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
25 / DUP	C B Be Bl Br (G) O R Sh St Sil T W Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall (A) B C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	I (F) P 0.3
26 / DUP	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall (A) B C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	I (F) P 0.2
27 / DUP	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A (B) C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	I (F) P 0.2
28 / DUP	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	I (F) P 13.1 *
29 / DUP	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	I (F) P 0.4
30 / DUP	C B Be Bl Br (G) O R Sh St Sil T W Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	I (F) P 0.4
31 / DUP	C B Be Bl Br (G) O R Sh St Sil T W Y			W DW P C ST ACT B (M) FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:** fire sprinkler room door	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	I F P 19.8 *

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building A

XRF DATA LOG **Project #** 26-43-171-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

Exterior C side

outside SE corner

1st Floor RM 211

1st floor RM 210

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
32	C B Be Bl Br (G) O R Sh St Sil T W Y			W DW P C ST ACT B (M) FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.4
DUP								
33	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	I (F) P 4.8 *
DUP								
34	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) (LHS) Upper Lower	I (F) P 0.4
DUP								
35	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 5.0 *
DUP								
36	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.3
DUP								
37	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.1
DUP								
38	C B Be Bl Br G O R Sh St Sil T (W) Y			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.1
DUP								

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building A

XRF DATA LOG **Project #** 26-43-171-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
39	C B Be Bl Br G O R Sh St Sil T			W DW P C ST ACT (B) M FLR Cr	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash	Wall A (B) C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP	(W) Y			MISC: brick	**Other:**			0.3
40	C B Be Bl Br G O R Sh St Sil T			W DW P C ST ACT B (M) FLR Cr	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP	(W) Y			MISC: brick	**Other:**			0.4
41	C B Be Bl Br G O R Sh St Sil T			W DW P C ST ACT (B) M FLR Cr	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash	Wall A (B) C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP	(W) Y			MISC: brick	**Other:**			0.1
42	C B Be Bl Br G O R Sh St Sil T			W (DW) P C ST ACT B M FLR Cr	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP	W Y light blue			MISC:	**Other:**			0.2
43	C B Be Bl Br G O R Sh St Sil T			W (DW) P C ST ACT B M FLR Cr	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash	Wall (A) B C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP	(W) Y			MISC:	**Other:**			0.1
44	C B Be Bl Br G O R Sh St Sil T			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash	Wall (A) B C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP	(W) Y				**Other:**			0.3
45	C B Be Bl Br G O R Sh St Sil T			W DW P C ST ACT (B) M FLR Cr	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP	(W) Y			MISC: brick	**Other:**			0.1

1st Floor RM 210

1st Floor RM 208

1st floor EPA office

W side

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building A

XRF DATA LOG **Project #** 26-43-171-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

EPA offices

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
46	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) (LHS) Upper Lower	(I) F P
DUP	(W) Y							0.2
47	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP	(W) Y							0.4
48	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP	(W) Y							0.3
49	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP	(W) Y							0.3
50	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP	(W) Y							0.2
51	C B Be Bl Br (G) O R Sh St Sil T W Y			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A (B) C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP								0.0
52	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP	(W) Y							3.3

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building A

XRF DATA LOG **Project #** 26-43-171-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

EPA office

NE corner – S office

NE corner – N office

1st Floor RM 121

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
53	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 163
DUP								
54	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 66
DUP								
55	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 8.4
DUP								
56	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 112
DUP								
57	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 82
DUP								
58	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 35
DUP								
59	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	I F P 74
DUP								

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building B

XRF DATA LOG **Project #** 26-43-176-01 **Room ID** _____

Calibration: #60 = 1.0, #61 = 0.0, #62 = 1.0 **Orientation: North Wall – A Wall Always**

Exterior A side

Exterior B side

By doors

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
63 / DUP	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.4
64 / DUP	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.2
65 / DUP	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 99
66 / DUP	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 27.7
67 / DUP	C B Be Bl Br G O R Sh St Sil T W Y Grey			W DW P C ST ACT B M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 46
68 / DUP	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 15.4
69 / DUP	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:** door	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.1

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building B

XRF DATA LOG **Project #** 26-43-176-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

Exterior B side by door

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
70	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								0.3
71	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								7.1 *
72	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								0.3
73	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								0.3
74	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:** door	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								0.0
75	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: stucco	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								0.1
76	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: piee	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								0.2

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building B

XRF DATA LOG **Project #** 26-43-176-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

Exterior D side / fire sprinkler room

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
77 / DUP	C B Be (Bl) Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:** door	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.0
78 / DUP	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	I (F) P 0.3
79 / DUP	C B Be Bl Br (G) O R Sh St Sil T W Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	I (F) P 0.3
80 / DUP	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	I (F) P 0.3
81 / DUP	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT B (M) FLR Cr MISC: piee	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	I (F) P 0.6
82 / DUP	C B Be (Bl) Br G O R Sh St Sil T W Y			W DW P C ST ACT B (M) FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:** door	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.1
83 / DUP	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	I (F) P 0.4

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building B

XRF DATA LOG **Project #** 26-43-176-01 **Room ID** _____

Interior

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

Lobby N side

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
84	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.2
DUP								
85	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.3
DUP								
86	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.1
DUP								
87	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr CRM MISC: FT	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.3
DUP								
88	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.4
DUP								
89	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.0
DUP								
90	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.3
DUP								

Lobby S side by stairs

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building B

XRF DATA LOG **Project #** 26-43-176-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

2nd story

by T elevators

Lunchroom

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
91	C (B) Be Bl Br G O R Sh St Sil T W Y			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall (A) B C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(G) F P 0.1
DUP								
92	C (B) Be Bl Br G O R Sh St Sil T W Y			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A (B) C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(G) F P 0.8
DUP								
93	C B (Be) Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M (FLR) Cr MISC: CRM FT	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall **A B C D** Ceiling ~~Floor~~ W#: D#:	RHS (C) LHS Upper Lower	(G) F P 0.2
DUP								
94	C (B) Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M (FLR) Cr MISC: CRM FT	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall **A B C D** Ceiling (Floor) W#: D#:	RHS (C) LHS Upper Lower	(G) F P 0.1
DUP								
95	C B (Be) Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M (FLR) Cr MISC: CRM FT	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall **A B C D** Ceiling (Floor) W#: D#:	RHS (C) LHS Upper Lower	(G) F P 0.0
DUP								
96	C B Be Bl Br G O R Sh St Sil T W Y pink			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall **A B** (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(G) F P 0.3
DUP								
97	C B Be Bl Br G O R Sh St Sil T W Y pink			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall **A B** (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(G) F P 49
DUP								

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building B

XRF DATA LOG **Project #** 26-43-176-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
98	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 12.7
DUP	Pink							
99	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.4
DUP	Pink							
100	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.0
DUP	Pink							
101 Kitchen	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.0
DUP	Blue							
102	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.3
DUP	W							
103	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.1
DUP	Blue							
104	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.3
DUP	W							

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building B

XRF DATA LOG **Project #** 26-43-176-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
105	C B Be Bl Br G O R Sh St Sil T W Y Blue			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall (A) B C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.0
DUP								
106	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A (B) C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 37
DUP								
107	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A (B) C D Ceiling Floor W#: D#:	RHS (C) LHS (Upper) Lower	(I) F P 37
DUP								
108	C B Be Bl Br G O R Sh St Sil T W Y Pink			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.1
DUP								
109	C B Be Bl Br G O R Sh St Sil T W Y light blue			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.0
DUP								
110	C B Be Bl Br G O R Sh St Sil T W Y blue			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall (A) B C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.1
DUP								
111	C B Be Bl Br G O R Sh St Sil T W Y light blue			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A (B) C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.0
DUP								

2nd floor 1st room LHS

2nd floor 2nd room RHS

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building B

XRF DATA LOG **Project #** 26-43-176-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
112	C B Be Bl Br G O R Sh St Sil T W Y light blue			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.0
DUP								
113	C B Be Bl Br G O R Sh St Sil T (W) Y light blue			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.4
DUP								
114	C B Be Bl Br G O R Sh St Sil T W Y light blue			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall (A) B C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.0
DUP								
115	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A (B) C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.1
DUP								
116	C B Be Bl Br G O R Sh St Sil T W Y purple			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.1
DUP								
117	C B Be Bl Br G O R Sh St Sil T W Y light blue			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.1
DUP								
118	C B (Be) Bl Br G O R Sh St Sil T W Y			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall (A) B C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.1
DUP								

2nd floor 4th room LHS

2nd floor end closet

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner D#: Door#_____ from left corner

4220 S Maryland Pkwy Building B

XRF DATA LOG **Project #** 26-43-176-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

2nd floor end closet

2nd Floor women's Bathroom

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
119	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	Door: header jamb casing trim Window: header jamb casing well sill apron sash Other:	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								0.0
120	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	Door: header jamb casing trim Window: header jamb casing well sill apron sash Other:	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								0.1
121	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	Door: header jamb casing trim Window: header jamb casing well sill apron sash Other:	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								0.9
122	C B Be Bl Br G O R Sh St Sil T W Y light blue			W DW P C ST ACT B M FLR Cr MISC:	Door: header jamb casing trim Window: header jamb casing well sill apron sash Other:	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								0.1
123	C B Be Bl Br G O R Sh St Sil T W Y light blue			W DW P C ST ACT B M FLR Cr MISC:	Door: header jamb casing trim Window: header jamb casing well sill apron sash Other:	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								5.8
124	C B Be Bl Br G O R Sh St Sil T W Y light blue			W DW P C ST ACT B M FLR Cr MISC:	Door: header jamb casing trim Window: header jamb casing well sill apron sash Other:	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								0.1
125	C B Be Bl Br G O R Sh St Sil T W Y light blue			W DW P C ST ACT B M FLR Cr MISC:	Door: header jamb casing trim Window: header jamb casing well sill apron sash Other:	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								0.2

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building B

XRF DATA LOG **Project #** 26-43-176-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
126	C B Be Bl Br (G) O R Sh St Sil T W Y			W DW P C ST ACT B M (FLR) Cr MISC: CRM FT	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall (A) B C D Ceiling Floor W#: D#:	RHS C (LHS) Upper Lower	(I) F P
DUP								0.2
127	C B Be Bl Br (G) O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: CRM	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall **A B C D** Ceiling (Floor) W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP								0.0
	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall **A B C D** Ceiling Floor W#: D#:	RHS C LHS Upper Lower	**I F P**
DUP								
	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall **A B C D** Ceiling Floor W#: D#:	RHS C LHS Upper Lower	**I F P**
DUP								
	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall **A B C D** Ceiling Floor W#: D#:	RHS C LHS Upper Lower	**I F P**
DUP								
	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall **A B C D** Ceiling Floor W#: D#:	RHS C LHS Upper Lower	**I F P**
DUP								
	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall **A B C D** Ceiling Floor W#: D#:	RHS C LHS Upper Lower	**I F P**
DUP								

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building C

XRF DATA LOG **Project #** 26-43-176-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

Exterior A side

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
128	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall (A) B C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	I (F) P
DUP								0.1
129	C B Be Bl Br (G) O R Sh St Sil T W Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall (A) B C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	I (F) P
DUP								0.2
130	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT B M FLR Cr MISC: Brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall (A) B C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	I (F) P
DUP								0.3
131	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT B M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall (A) B C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	I (F) P
DUP								0.1
132	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A (B) C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	I (F) P
DUP								0.1
133	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A (B) C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	I (F) P
DUP								0.0
134	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								0.2

Exterior B side 1

Exterior C side

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building C

XRF DATA LOG **Project #** 26-43-176-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

Exterior C side

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
135	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS C (LHS) Upper Lower	I F P 0.1
DUP	(W)							
136	C B Be Bl Br (G) O R Sh St Sil T W Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS C (LHS) Upper Lower	I F P 0.1
DUP								
137	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.0
DUP	(W)							
138	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	I (F) P 0.2
DUP	(W)							
139	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.1
DUP	(W)							
140	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B (M) FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	I (F) P 0.0
DUP	(W)							
141	C (W) Be (Bl) Br G O R Sh St Sil T W Y			W DW P C ST ACT B (M) FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C (D) Ceiling Floor W#: D#:	RHS C LHS Upper (Lower)	(I) F P 0.3
DUP								

Exterior D side

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building C

XRF DATA LOG **Project #** 26-43-176-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

Exterior D side

Interior 1st Floor lobby

electrical closet

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
142	C B Be (Bl) Br G O R Sh St Sil T W Y			W DW P C ST ACT B (M) FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:** door	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.0
DUP								
143	C (B) Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: stucco	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.1
DUP								
144	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C (D) Ceiling Floor W#: D#:	RHS C (LHS) Upper Lower	I (F) P 0.2
DUP								
145	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.1
DUP								
146	C (B) Be Bl Br G O R Sh St Sil T W Y blue			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.0
DUP								
147	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.0
DUP								
148	C B Be Bl Br G O R Sh St Sil T W Y			(W) DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A (B) C (D) Ceiling Floor W#: D#:	RHS C LHS Upper Lower	(I) F P 0.1
DUP								

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building C

XRF DATA LOG **Project #** 26-43-176-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

1st floor large office space

1st floor entrance stairs

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
149	C B (Be) Bl Br G O R Sh St Sil T W Y			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall (A) B C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP								0.1
150	C B (Be) Bl Br G O R Sh St Sil T W Y			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A (B) C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP								0.1
151	C B Be Bl Br G O R Sh St Sil T W Y green			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP								0.0
152	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP								0.2
153	C B Be Bl Br G (O) R Sh St Sil T W Y			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall (A) B C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP								0.2
154	C B Be Bl Br G (O) R Sh St Sil T W Y			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A (B) C D Ceiling Floor W#: D#:	RHS C (LHS) Upper Lower	(I) F P
DUP								0.0
155	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A (B) C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP								0.0

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building C

XRF DATA LOG **Project #** 26-43-176-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
156	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.0
DUP	W Y							
157	C B Be Bl Br G O R Sh St Sil T W Y grey			W DW P C ST ACT B M FLR Cr MISC: CRM	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	F P 0.2
DUP								
158	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: CRM FT	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	F P 0.2
DUP								
159	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: CRM FT	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.0
DUP								
160	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	F P 0.2
DUP	W Y							
161	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	F P 0.0
DUP	W Y							
162	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	F P 0.1
DUP	W Y							

1st floor w closet/ bath

1st floor womens bathroom

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building C

XRF DATA LOG **Project #** 26-43-176-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
163	C B Be Bl Br G O R Sh St Sil T W Y			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall **A B C** (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP	(W)							0.1
164	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT B M (FLR) Cr MISC: CRM FT	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall **A B C D** Ceiling ~~Floor~~ W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP								0.1
165	C (B) Be Bl Br G O R Sh St Sil T W Y blue			W DW P C ST ACT B M (FLR) Cr MISC: CRM FT	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall **A B C D** Ceiling ~~Floor~~ W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP								0.1
166	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT B M (FLR) Cr MISC: CRM FT	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall **A B** (C) **D** Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP								0.2
167	C (B) Be Bl Br G O R Sh St Sil T W Y blue			W DW P C ST ACT B M (FLR) Cr MISC: CRM FT	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall **A B** (C) **D** Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP								0.0
168	C B (Be) Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M (FLR) Cr MISC: CRM FT	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall **A B C D** Ceiling ~~Floor~~ W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP								0.5
169	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall (A) **B C D** Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP								0.1

1st Floor womens Bathroom

1st Floor hallway

1st Floor EPA lab E

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building C

XRF DATA LOG **Project #** 26-43-176-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

1st floor EPA room E

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
170	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								0.1
171	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								0.0
172	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								0.2
173	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: CRM FT	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								0.3

1st Floor EPA room W

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
174	C B Be Bl Br G O R Sh St Sil T W Y blue			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								0.1
175	C B Be Bl Br G O R Sh St Sil T W Y light blue			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								0.1
176	C B Be Bl Br G O R Sh St Sil T W Y tan			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P
DUP								0.0

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building C

XRF DATA LOG **Project #** 26-43-176-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

1st Floor EPA room W

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
177	C B Be Bl Br G O R Sh St Sil (T) W Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper (Lower)	(I) F P
DUP								0.1
178	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS (Upper) Lower	(I) F P
DUP								0.3
179	C B Be Bl Br G O R Sh St Sil T W Y pink			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP								0.0
180	C B (Be) Bl Br G O R Sh St Sil T W Y Hatch			W DW P C ST ACT B M (FLR) Cr MISC: CRM FT	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling (Floor) W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP								0.1
181	C B Be Bl (Br) G O R Sh St Sil T W Y			W DW P C ST ACT B M (FLR) Cr MISC: CRM FT	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling (Floor) W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP								0.0
182	C B Be Bl Br G O R Sh St Sil (T) W Y tan			W DW P C ST ACT B M (FLR) Cr MISC: CRM FT	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling (Floor) W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP								0.0
183	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall (A) B C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P
DUP								0.1

2nd Floor Hall

2nd Floor RM 601

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building C

XRF DATA LOG **Project #** 26-43-176-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

2nd Floor RM 601

2nd Floor NW room

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
184	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS LHS Upper Lower	I F P 9.0
DUP	W Y							
185	C B Be Bl Br G O R Sh St Sil T W Y blue			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.1
DUP								
186	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS LHS Upper Lower	I F P 0.0
DUP	W Y							
187	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.1
DUP	W Y							
188	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.1
DUP	W Y							
189	C B Be Bl Br G O R Sh St Sil T W Y orange			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.0
DUP								
190	C B Be Bl Br G O R Sh St Sil T W Y light blue			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS D LHS Upper Lower	I F P 4.3 *
DUP	W Y							

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building C

XRF DATA LOG **Project #** 26-43-176-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

2nd Floor NW room

2nd arch Floor RM 605

window arch

2nd Floor RM 606

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
191	C B Be Bl Br G O R Sh St Sil T W Y light blue			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.1
DUP								
192	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.9
DUP								
193	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.2
DUP								
194	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 4.7
DUP								
195	C B Be Bl Br G O R Sh St Sil T W Y blue			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.0
DUP								
196	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.1
DUP								
197	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.0
DUP								

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building C

XRF DATA LOG **Project #** 26-43-176-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

2nd floor arch RM 606

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
198	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C (D) Ceiling Floor W#: D#:	RHS C (LHS) Upper Lower	(I) F P 0.0
DUP								
199	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.1
DUP								
200	C B Be Bl Br G O R Sh St Sil T (W) Y			W DW P C ST ACT (B) M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.0
DUP								
201	C B Be Bl Br G O R Sh St Sil T (W) Y			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall (A) B C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.0
DUP								
202	C B Be Bl Br G O R Sh St Sil T (W) Y			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A (B) C D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.1
DUP								
203	C B Be Bl Br G O R Sh St Sil T (W) Y			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B (C) D Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.1
DUP								
204	C B Be Bl Br G O R Sh St Sil T (W) Y			W (DW) P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C (D) Ceiling Floor W#: D#:	RHS (C) LHS Upper Lower	(I) F P 0.0
DUP								

2nd floor women's bathroom

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

4220 S Maryland Pkwy Building C

XRF DATA LOG **Project #** 26-43-176-01 **Room ID** _____

Calibration: #_____=_____, #_____=_____, #_____=_____ **Orientation: North Wall – A Wall Always**

2nd Floor Womens bathroom

2nd Floor [illegible] W side

No.	Color	I	E	Substrate	Component	W/C/F	Location	Cond.
205	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: CRM FT	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.0
DUP								
206	C B Be Bl Br G O R Sh St Sil T W Y blue			W DW P C ST ACT B M FLR Cr MISC: CRM FT	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.3
DUP								
207	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: CRM FT	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling ~~Floor~~ W#: D#:	RHS C LHS Upper Lower	I F P 0.1
DUP								
208	C B Be Bl Br G O R Sh St Sil T W Y light blue			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling ~~Floor~~ W#: D#:	RHS C LHS Upper Lower	I F P 0.1
DUP								
209	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.0
DUP								
210	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC: brick	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 1.8 *
DUP								
211	C B Be Bl Br G O R Sh St Sil T W Y			W DW P C ST ACT B M FLR Cr MISC:	**Door:** header jamb casing trim **Window:** header jamb casing well sill apron sash **Other:**	Wall A B C D Ceiling Floor W#: D#:	RHS C LHS Upper Lower	I F P 0.1
DUP								

Substrate Types: W=Wood, DW=Drywall, P=Plaster, C=Concrete, ST=Stucco, ACT= Acoustical Ceiling Tile, B=Brick, M=Metal, FLR=Fluorescent Light Fixture, Cr= Ceramic Tile

Condition: I=Intact, F=Fair, P=Poor

Color: C=Cream, B=Blue, Be=Beige, BL=Black, Br=Brown, G=Green, O=Orange, R=Red, Sh=Shellac, Sil=Silver, St=Stain, T=Tan, W=White, Y=Yellow

W#: Window # _____ from left corner **D#:** Door#_____ from left corner

Attachment B

Photos

Photo 1 –
Exterior view of Building A.



Photo 2 –
Interior view of the lobby/entry of Building A, where samples were taken.



Photo 3 –
Interior view of the lobby/entry and electrical closet of Building A, where samples were taken.



Photo 4 –
Interior view of an office space located in Building A, where samples were taken.

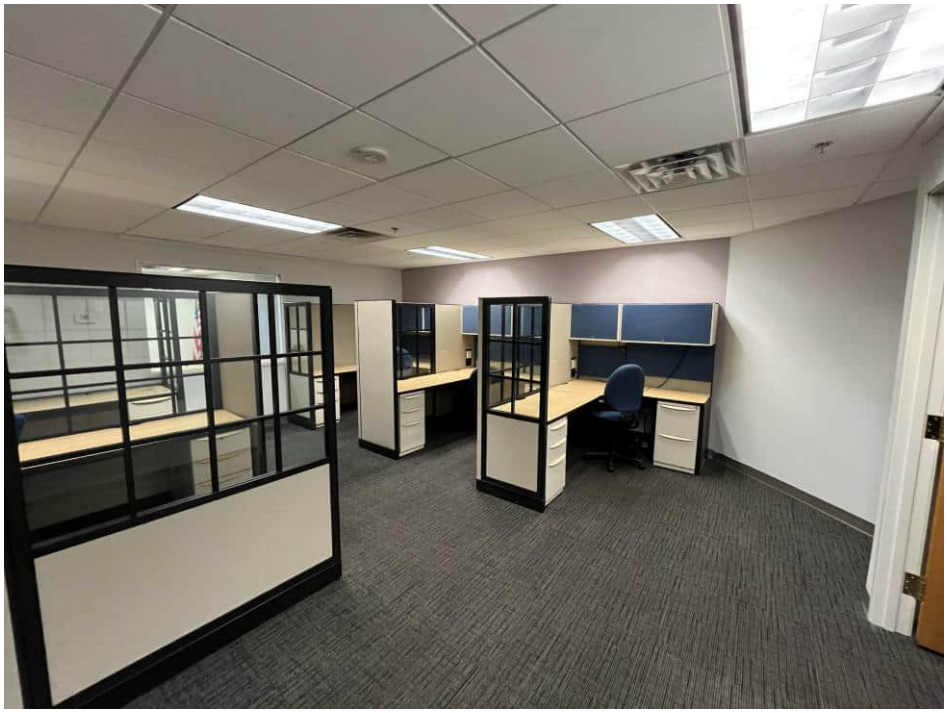


Photo 5 –
Interior view of an office space located in Building A, where samples were taken.



Photo 6 –
Interior view of the restroom located in Building A, where samples were taken.



Photo 7 –
Exterior view of Building B.



Photo 8 –
Interior view of the lobby/entry of Building B, where samples were taken.





Photo 9 – View of location where a ceramic tile sample was taken in Building B.

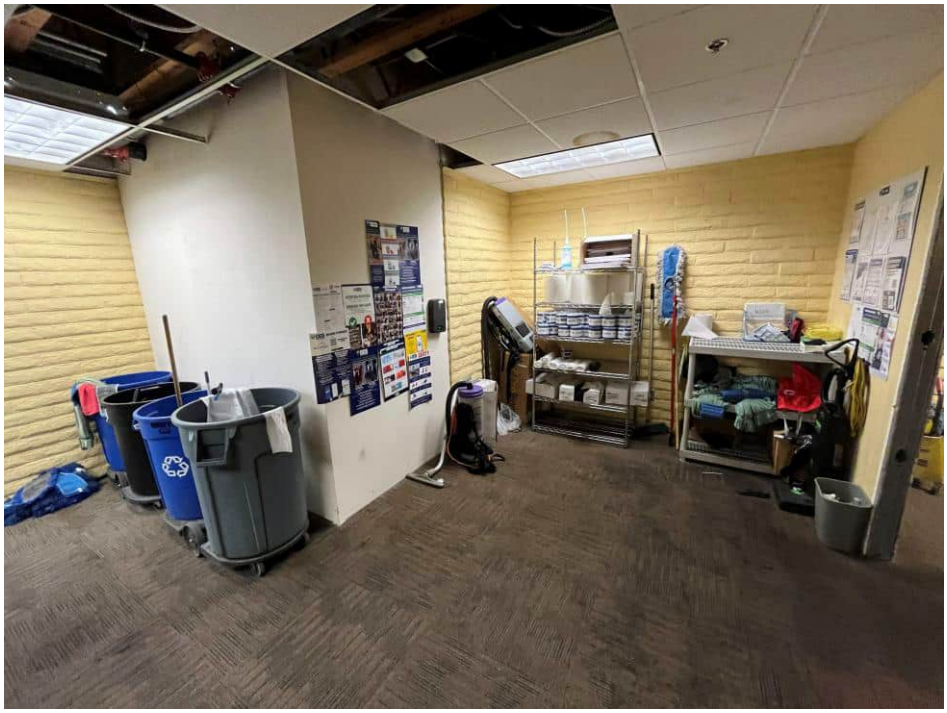


Photo 10 – Interior view of the janitors room located in Building B, where samples were taken.



Photo 11 – Interior view of a vacant classroom located in Building B, where samples were taken.



Photo 12 – Interior view of the restroom located in Building B, where samples were taken.

Photo 13 –
Exterior view of Building C.



Photo 14 –
Interior view of a room located in Building C, where samples were taken.



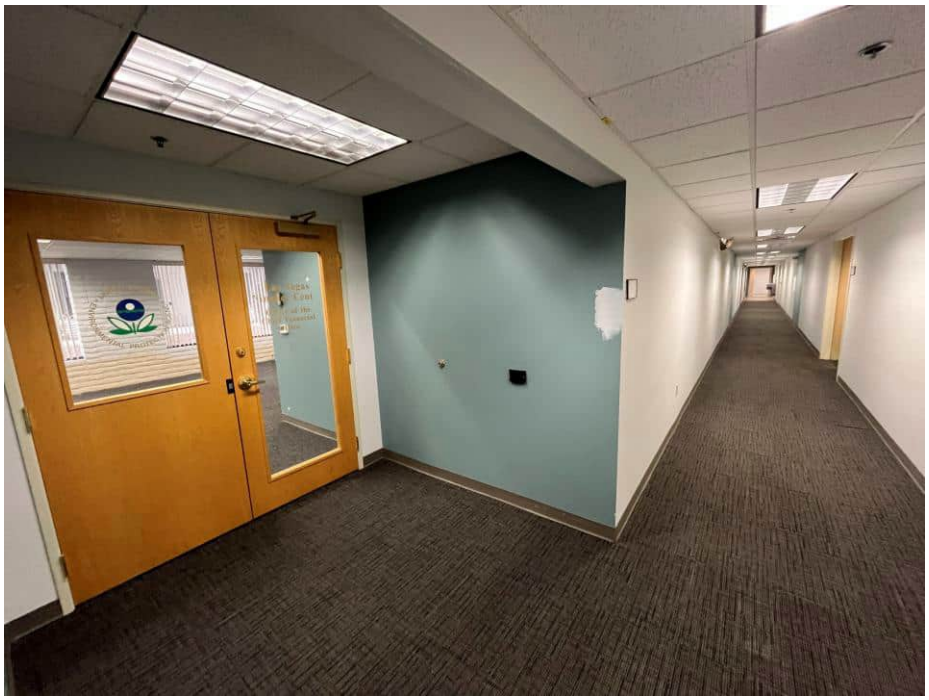


Photo 15 – Interior view of the hallway and office spaces located in Building C, where samples were taken.



Photo 16 – Interior view of an office space located in Building C, where samples were taken.



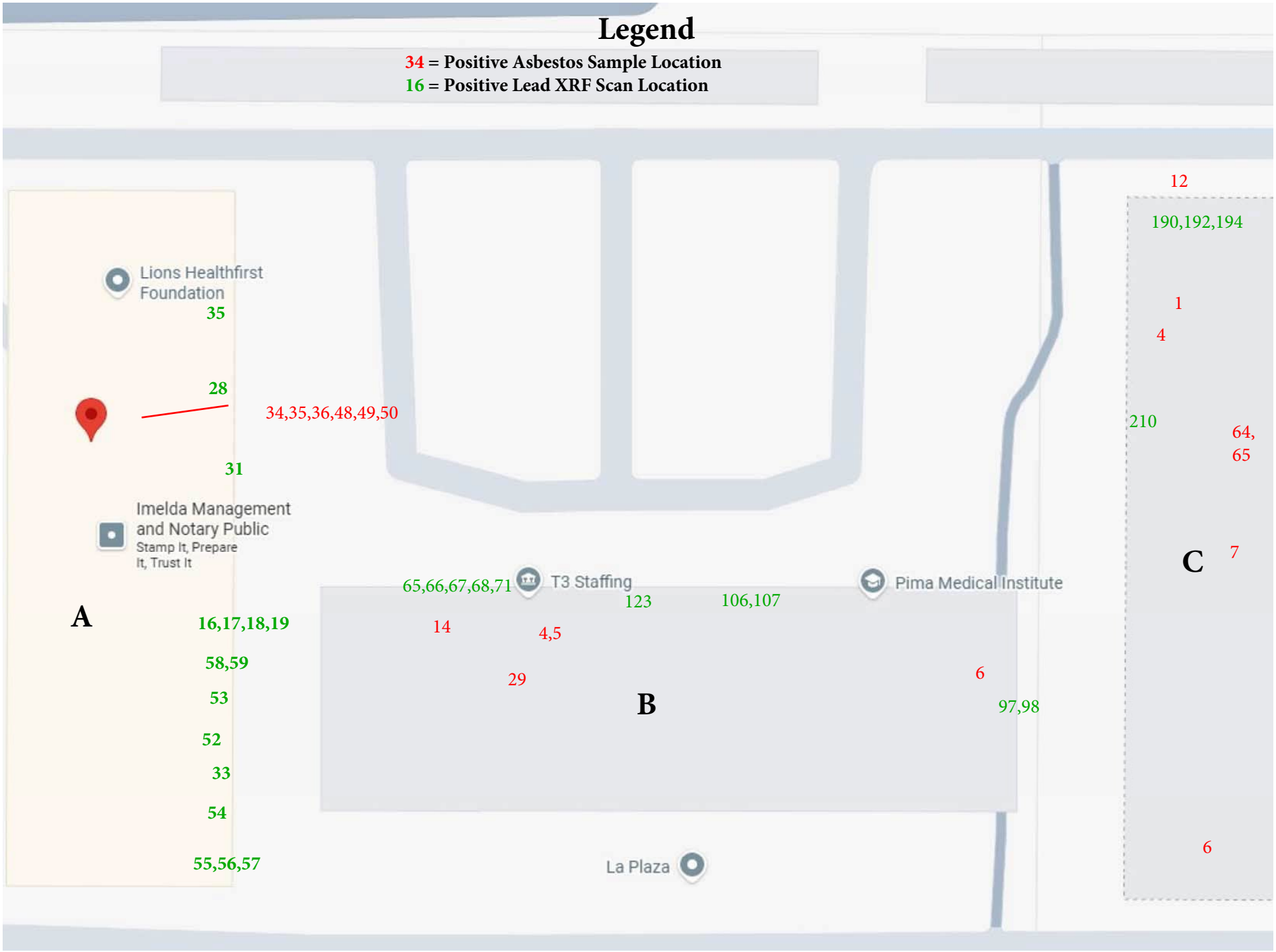
Photo 17 – Interior view of the lobby/entry of Building C, where samples were taken.



Photo 18 – Interior view of the restroom located in Building C, where samples were taken.

Attachment C

Plate


Legend
34 = Positive Asbestos Sample Location
16 = Positive Lead XRF Scan Location
Lions Healthfirst Foundation
35
28
34,35,36,48,49,50
31
Imelda Management and Notary Public
Stamp It, Prepare It, Trust It
A
16,17,18,19
58,59
53
52
33
54
55,56,57
65,66,67,68,71
T3 Staffing
123
106,107
14
4,5
29
B
Pima Medical Institute
6
97,98
La Plaza
12
190,192,194
1
4
210
64,
65
C
7
6

Attachment D

Asbestos & Lead Licenses

STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTRY
DIVISION OF INDUSTRIAL RELATIONS
Occupational Safety and Health Administration
Asbestos Control Program

Certifies That James Jimenez MC

is Licensed As Asbestos Abatement Consultant

License No. IJPM-1959 Expiration Date 01/16/2027

Signature Of Licensee

United States Environmental Protection Agency

This is to certify that



James A Jimenez

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Risk Assessor

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires April 27, 2027

LBP-R-I183964-3

Certification #

April 04, 2024

Issued On

Adrienne Priselac, Deputy Director

Land, Chemicals & Redevelopment Division

STATE OF NEVADA
DEPARTMENT OF BUSINESS AND INDUSTR
DIVISION OF INDUSTRIAL RELATIONS
Occupational Safety and Health Administration
Asbestos Control Program

Certifies That Katelyn Heyl

is Licensed As Asbestos Abatement Consultant

License No. I-2495 Expiration Date 10/01/2026
Trainee

Signature Of Licensee Katelyn Heyl

United States Environmental Protection Agency

This is to certify that



Katelyn A Heyl

has fulfilled the requirements of the Toxic Substances Control Act (TSCA) Section 402, and has received certification to conduct lead-based paint activities pursuant to 40 CFR Part 745.226 as:

Risk Assessor

In the Jurisdiction of:

All EPA Administered Lead-based Paint Activities Program States, Tribes and Territories

This certification is valid from the date of issuance and expires July 24, 2029

LBP-R-I331709-1
Certification #

July 10, 2026
Issued On

Adrienne Priselac, Deputy Director
Land, Chemicals & Redevelopment Division