

DATE: May 27, 2015

TO: Jeremy Turner, Principal

SUBJECT: Lakeview MS - IAQ - Initial Contact - Hallway by Front Entrance

Yesterday 5/26, I received an E-mail from Jason Wink, referring to W.O. #219143: "There is a very foul smell in the front reception area. Please let me know what will be done. Thank you! Roberson". With Alex Del Rio and Jason Wink, we are trying to determine what it is and where it is. I have submitted a P.O. request to have the front Hallway/reception area Air Tested. If you have any questions, please contact me.

Thanks,
Paul

Paul Siddall
Maintenance Energy Auditor (IAQ)
Facility Services
Lewisville ISD
469-446-8882

DATE: June 25, 2015

TO: Jeremy Turner, Principal

SUBJECT: Lakeview MS - IAQ - Air Test results - Front Entrance Hallway

On Friday 6/19, Apex-Titan Air tested the Front Entrance Hallway. It is typically assumed that indoor spore levels in an area with filtered or air conditioned air, and activity levels associated with schools average 10% to 40% of the outdoor levels. Data from the airborne fungi sampling indicated that the total indoor concentration of mold/fungi in the Front Entrance Hallway, was 16.7% of the outdoor levels. Utilizing this theory, the indoor concentrations are within the acceptable guidelines for areas with filtered air or air conditioning. If you have any questions, please call me.

Thanks,
Paul

Paul Siddall
Maintenance Energy Auditor (IAQ)
Facility Services
Lewisville ISD
469-446-8882



June 25, 2015

Lewisville Independent School District
340 Lake Haven
Lewisville, Texas 75057
Attn: Mr. Paul Siddall

Re: Limited Mold Assessment Services
Lakeview Middle School
Front Entrance Hallway
4300 Keys Drive
The Colony, Texas
LISD PO No. 91536309-00
Apex Proposal No. 7250115168

Introduction

Apex TITAN, Inc., a subsidiary of Apex Companies, LLC (APEX) conducted limited mold assessment activities for the Lewisville Independent School District (Lewisville I.S.D.) within Lakeview Middle School located at 4300 Keys Drive in The Colony, Texas (hereinafter referred to as the "Site"). The investigation was limited to areas of the Site identified by Lewisville I.S.D. as described below. The assessment was performed by Mr. Clinton S. Jech, a State of Texas licensed Mold Assessment Technician (Lic. No. MAT1075) on June 19, 2015. Apex's mold services definitions and limitations are included as an attachment to this report.

Investigation Areas

Lewisville I.S.D. identified the following physical portions of the Site as the target investigation areas ("Investigation Areas") for mold assessment: readily accessible areas within the front entrance hallway. Apex's mold assessment services were limited to the Investigation Area(s) identified by Lewisville, I.S.D. Additional areas or portions of the Site were out-of-scope and not included in Apex's mold assessment or this report at this time.

Scope of Work

As set forth in Apex's Mold Assessment Proposal (No. P01151248) dated May 28, 2015. Apex's scope-of-work was to provide visual and/or analytical mold assessment and related services in the Investigation Areas which included:

Visual Reconnaissance: Apex performed a visual reconnaissance of the Investigation Areas for visible indications of moisture intrusion (as indicated by staining or visible moisture) and/or suspect mold growth. Apex's visual reconnaissance only included readily accessible or visible portions of the Investigation Areas.

Suspect Mold Growth Sampling and Analysis: Apex collected limited ambient air samples for nonviable mold spores utilizing Air-O-Cell cassettes. "Air-O-Cell" refers to slit impaction air sampling cassettes manufactured by Zefon Analytical Accessories, St. Petersburg, Florida.

Site Reconnaissance Observations/Findings and Recommendations

Apex' Mold Assessment Site reconnaissance was performed on June 19, 2015 by Mr. Clinton S. Jech. Apex's visual reconnaissance of the Investigation areas revealed the following:

Temperature and Relative Humidity

The temperature reading collected inside the room was reported as 85.8 degrees Fahrenheit while relative humidity was reported as 51.6 percent. Temperature readings collected outside the building ranged from 88.5 to 94.8 degrees Fahrenheit while outside relative humidity ranged from 44.2 to 55.6 percent.

Relative humidity is a measure of the moisture content of air and is closely tied to the comfort of the office/workplace temperature. As with temperature, there are no regulations governing acceptable office/workplace humidity ranges. Humidity levels in the office/workplace are not only related to health effects, but also have operational impacts on modern office equipment.

Workplace/office temperatures have historically been considered a subjective factor because the perception of uncomfortable temperature levels is specific to each individual. There are no regulations governing acceptable office/workplace temperature ranges, but significant research has been conducted which indicates that there are temperature ranges that are not only comfortable but also result in optimum performance. ASHRAE (American Society of Heating, Refrigerating & Air Conditioning Engineers) has published guidelines describing thermal environmental conditions that at least 80% of the persons who occupy that environment will find acceptable or “comfortable.” Table I below explains the applicable limits and guidelines.

Table I Acceptable Ranges Of Temperature And Humidity		
Relative Humidity	Winter Temperatures	Summer Temperatures
30%	68.5 to 76°F	74 to 80°F
40%	68.5 to 75.5°F	73 to 79.5°F
50%	68.5 to 74.5°F	73 to 79°F
60%	68 to 74°F	72.5 to 78°F

Air Monitoring Results

Apex collected one (1) sample from the interior of the investigation area and two (2) samples from the exterior of the building. The microbial samples were analyzed by Steve Moody Micro Services, LLC (SMMS) in Farmers Branch, Texas; SMMS is a State of Texas licensed mold analysis laboratory and accredited under the AIHA Laboratory Quality Assurance Program for Environmental Microbiology.

Air testing performed using spore traps indicated that total airborne mold spores in the hallway were lower as compared to those measured outside of the building at the time the sampling was performed. The total fungal spore concentration within the investigation area was reported as 8,483 counts/m³, while the exterior level ranged from 37,698 to 50,944 counts/m³.

One type of mold was identified at a higher concentration within the investigation area as compared to the sample collected from the exterior of the building. Air sample(s) collected within the office and break room reported *Aspergillus/Penicillium* as 107 counts/m³ while exterior levels were reported as 40 counts/m³.

The American Conference of Governmental Industrial Hygienists (ACGIH) sets forth assessment criteria related to the “indoor/outdoor” relationship where the indoor air quality should be at or below that of outdoor air quality with regard to fungal spores (see ACGIH Bioaerosols, Assessment and Controls publication, 1999).

Suspect Mold

No visible mold was observed during the assessment. No odors or excessive dust were noted.

Conclusions and Recommendations

Based on Apex's limited assessment and the analytical results collected, it appears that the indoor air quality, as it relates to airborne fungi was within recommended guidelines on the day of the assessment.

If you have any questions regarding this report or if we can assist you with any other matter, please contact the undersigned at (214) 350-5469.

Sincerely,
Apex TITAN, Inc.



Darren G. Bowden
Senior Program Manager
Texas Mold Assessment Consultant
Lic. No. MAC0321

Attachments: Analytical Results/Chain of Custody, Mold Services Definitions & Limitations

ATTACHMENT 1

Analytical Results/Chain of Custody



IAQ Mold Report

Summary

DSHS License No.: LAB0117

AIHA EMPAT ID: 102577

2051 Valley View Lane
Farmers Branch, TX 75234 Phone: (972) 241-8460

Client : Apex TITAN, Inc. - Dallas, TX
Project : Lakeview MS, Front Entrance Hallway
Project # : 7250115168
Sample Type: Spore Trap, Non-cultured
Test Method: Mold: ASTM D7391-09 - Standard Profile

Lab Job No. 15F-07826
Report Date 06/23/2015 1:30 PM
Sample Date : 06/19/2015
Spore Trap Type: Zefon - Air-O-Cell

Page 1 of 3

On 6/19/2015, three (3) samples were submitted by Clint Jech of Apex TITAN, Inc. - Dallas, TX (located at 2351 W. NW Highway #3321, Dallas, TX 75220) for Spore Trap, Non-cultured mold analysis. This report consists of three sections; a summary section, a data detail section, and an analytical notes section.

Sample Number	Volume (liters)	Sample Description	Identification	Concentration spores/cubic meter
1	75	Exterior, South * See Analytical Notes report for further details	Basidiospores Cladosporium Myxomycete / Rust / Smut Ascospores Coprinus group Cercospora Alternaria Paecilomyces Agaricales group Fusarium Drechslera / Bipolaris group Hyphal / Spore Fragments Pyricularia Curvularia Exserohilum Aspergillus / Penicillium Fusicladium Arthrinium Ulocladium / Stemphylium Ganoderma Scopulariopsis Pithomyces Total:	27600 54% 17200 34% 2133 4% 1413 3% 613 1% 373 <1% 333 <1% 240 <1% 213 <1% 173 <1% 147 <1% 133 <1% 107 <1% 80 <1% 40 <1% 40 <1% 27 <1% 27 <1% 13 <1% 13 <1% 13 <1% 50944 100%



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Sample Number	Volume (liters)	Sample Description	Identification	Concentration spores/cubic meter
2	75	Exterior, Southwest * See Analytical Notes report for further details	Basidiospores Cladosporium Ascospores Coprinus group Cercospora Alternaria Myxomycete / Rust / Smut Drechslera / Bipolaris group Paecilomyces Fusarium Agaricales group Hyphal / Spore Fragments Pyricularia Epicoccum Ganoderma Nigrospora Curvularia Scopulariopsis Fusicladium Exserohilum Sporidesmium	23200 62% 10500 28% 1173 3% 653 2% 400 1% 373 <1% 253 <1% 253 <1% 253 <1% 187 <1% 93 <1% 93 <1% 80 <1% 40 <1% 27 <1% 27 <1% 27 <1% 13 <1% 13 <1% 13 <1% Total: 37698 100%



IAQ Mold Report

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Sample Number	Volume (liters)	Sample Description	Identification	Concentration spores/cubic meter
3	150	Front Entrance Hallway * See Analytical Notes report for further details	Basidiospores Cladosporium Ascospores Aspergillus / Penicillium Myxomycete / Rust / Smut Coprinus group Hyphal / Spore Fragments Agaricales group Cercospora Pyricularia Nigrospora Fusarium	7067 83% 867 10% 207 2% 107 1% 67 <1% 53 <1% 40 <1% 27 <1% 27 <1% 7 <1% 7 <1% 7 <1% Total: 8483 100%

Results may not be reported except in full. Data contained in this test report relates only to the samples tested. This report does not express or imply interpretation of the results contained herein. Interpretation should be made by a qualified professional.

Moody Labs assumes no responsibility for the manner in which these samples were collected or handled prior to being received at this laboratory. Moody Labs assumes no responsibility for the qualifications of personnel performing sampling and/or interpretations of this data.

Analyst(s): Rebecca Lutz

Lab Manager : Heather Lopez

Lab Director : Bruce Crabb

Approved Signatory :

Approved Signatory :

Thank you for choosing Moody Labs

SMLMS v11.17



IAQ Mold Report

Data Detail

DSHS License No.: LAB0117

AIHA EMPAT ID: 102577

2051 Valley View Lane
Farmers Branch, TX 75234 Phone: (972) 241-8460

Client : Apex TITAN, Inc. - Dallas, TX
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Project # : 7250115168

Lab Job No. : 15F-07826
Report Date : 06/23/2015 1:30 PM
Sample Date : 06/19/2015
Spore Trap Type: Zefon - Air-O-Cell

Sample Type: Spore Trap, Non-cultured

Test Method: Mold: ASTM D7391-09 - Standard Profile

Page 1 of 2

This report consists of three sections; a summary section, a data detail section, and an analytical notes section. Results may not be reported except in full.

Sample ID:	1				2				3			
Location:	Exterior, South				Exterior, Southwest				Front Entrance Hallway			
Media Expires On:	Mar 2016				Mar 2016				Mar 2016			
Notes Included:	See Analytical Notes				See Analytical Notes				See Analytical Notes			
Volume:	75				75				150			
	raw ct.	MDL	spores/m ³		raw ct.	MDL	spores/m ³		raw ct.	MDL	spores/m ³	
Agaricales group	16	13.33	213	<1%	7	13.33	93	<1%	4	6.67	27	<1%
Alternaria	25	13.33	333	<1%	28	13.33	373	<1%				
Arthrinium	2	13.33	27	<1%								
Ascospores	106	13.33	1413	3%	88	13.33	1173	3%	31	6.67	207	2%
Aspergillus / Penicillium	3	13.33	40	<1%					16	6.67	107	1%
Basidiospores	138	200.00	27600	54%	116	200.00	23200	62%	106	66.67	7067	83%
Cercospora	28	13.33	373	<1%	30	13.33	400	1%	4	6.67	27	<1%
Chaetomium												
Cladosporium	129	133.33	17200	34%	105	100.00	10500	28%	130	6.67	867	10%
Coprinus group	46	13.33	613	1%	49	13.33	653	2%	8	6.67	53	<1%
Curvularia	6	13.33	80	<1%	2	13.33	27	<1%				
Drechslera / Bipolaris group	11	13.33	147	<1%	19	13.33	253	<1%				
Epicoccum					3	13.33	40	<1%				
Exserohilum	3	13.33	40	<1%	1	13.33	13	<1%				
Fusarium	13	13.33	173	<1%	14	13.33	187	<1%	1	6.67	7	<1%
Fusicladium	2	13.33	27	<1%	1	13.33	13	<1%				
Ganoderma	1	13.33	13	<1%	2	13.33	27	<1%				
Hyphal / Spore Fragments	10	13.33	133	<1%	7	13.33	93	<1%	6	6.67	40	<1%
Memnoniella												
Myxomycete / Rust / Smut	160	13.33	2133	4%	19	13.33	253	<1%	10	6.67	67	<1%
Nigrospora					2	13.33	27	<1%	1	6.67	7	<1%
Paecilomyces	18	13.33	240	<1%	19	13.33	253	<1%				
Pithomyces	1	13.33	13	<1%								
Pyricularia	8	13.33	107	<1%	6	13.33	80	<1%	1	6.67	7	<1%
Scopulariopsis	1	13.33	13	<1%	2	13.33	27	<1%				
Sporidesmium					1	13.33	13	<1%				
Stachybotrys												
Ulocladium / Stemphylium	1	13.33	13	<1%								
TOTALS	728		50944	100%	521		37698	100%	318		8483	100%
Analyst	Rebecca Lutz				Rebecca Lutz				Rebecca Lutz			
Analysis Date	6/23/2015				6/23/2015				6/23/2015			
Debris Rating	3				3				3			
Debris Composition												
Fibers	2/5				2/5				1/5			
Inorganic/Other	3/5				3/5				3/5			
Insect Parts	0/5				3/5				0/5			
Pollen	1/5				1/5				1/5			
Skin/Dander	1/5				1/5				3/5			



IAQ Mold Report

Data Detail

DSHS License No.: LAB0117

AIHA EMPAT ID: 102577

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Client : Apex TITAN, Inc. - Dallas, TX

Project : Lakeview MS, Front Entrance Hallway

Project # : 7250115168

Sample Type: Spore Trap, Non-cultured

Test Method: Mold: ASTM D7391-09 - Standard Profile

Lab Job No. : 15F-07826

Report Date : 06/23/2015 1:30 PM

Sample Date : 06/19/2015

Spore Trap Type: Zefon - Air-O-Cell

Page 2 of 2

This report consists of three sections; a summary section, a data detail section, and an analytical notes section. Results may not be reported except in full.



IAQ Mold Report

Analytical Notes

DSHS License No.: LAB0117

AIHA EMPAT ID: 102577

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Test Method: Mold: ASTM D7391-09 - Standard Profile

Page 1 of 3

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Samples Analyzed

Sample No 1 : Exterior, South

Notes: Due to a high presence of Basidiospores, the Minimum Detection Limit is 200 spores / cubic meter for this fungal group. When comparing results to other samples, use calculated results, not raw numbers.
Due to a high presence of Cladosporium, the Minimum Detection Limit is 133 spores / cubic meter for this fungal group. When comparing results to other samples, use calculated results, not raw numbers.

Sample No 2 : Exterior, Southwest

Notes: Due to a high presence of Basidiospores, the Minimum Detection Limit is 200 spores / cubic meter for this fungal group. When comparing results to other samples, use calculated results, not raw numbers.
Due to a high presence of Cladosporium, the Minimum Detection Limit is 100 spores / cubic meter for this fungal group. When comparing results to other samples, use calculated results, not raw numbers.

Sample No 3 : Front Entrance Hallway

Notes: Due to a high presence of Basidiospores, the Minimum Detection Limit is 67 spores / cubic meter for this fungal group. When comparing results to other samples, use calculated results, not raw numbers.

Field Blanks

No discernable field blanks were submitted with this set of samples.



IAQ Mold Report

Analytical Notes

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AIHA EMPAT ID: 102577

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Lab Job No. : 15F-07826

Project : Lakeview MS, Front Entrance Hallway

Report Date : 06/23/2015 1:30 PM

Project # : 7250115168

Sample Date : 06/19/2015

Sample Type: Spore Trap, Non-cultured

Spore Trap Type: Zefon - Air-O-Cell

Test Method: Mold: ASTM D7391-09 - Standard Profile

Page 2 of 3

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Methods

Method: ASTM D7391-09: Categorization and Quantification of Airborne Fungal Structures in an Inertial Impaction Sample by Optical Microscopy.

Calculation: Spores/cubic meter = (Raw spore count)*(MDL)

Note: MDL (Minimum Detection Limit) is calculated based upon 1 raw spore count.

Moody Labs recommends two significant figures for calculated values based on ASTM D7391-09.

This report must not be used by the customer to claim product certification, approval, or endorsement by AIHA, ISO, or any agency of the Federal Government.

Debris Rating Key

0 - No linear trace detected

1 - Trace particulate/debris

2 - Light particulate/debris

3 - Moderate particulate/debris.

4 - Substantial particulate/debris

5 - Extensive particulate/debris

6 - Field blank

10 - Hold Sample

NOTE: Particulate/debris defined as skin, fibers, pollen grains, insect parts, and/or other non-fungal particles



IAQ Mold Report

Analytical Notes

DSHS License No.: LAB0117

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2051 Valley View Lane

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Lab Job No. : 15F-07826

Project : Lakeview MS, Front Entrance Hallway

Report Date : 06/23/2015 1:30 PM

Project # : 7250115168

Sample Date : 06/19/2015

Sample Type: Spore Trap, Non-cultured

Spore Trap Type: Zefon - Air-O-Cell

Test Method: Mold: ASTM D7391-09 - Standard Profile

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LAB # 102577



Moody Labs

2051 Valley View Lane

Farmers Branch, TX 75234 Phone: (972) 241-8460

IAQ Mold Report Supplemental Overview

DSHS License No.: LAB0117
AIHA EMPAT ID: 102577

Client : Apex TITAN, Inc. - Dallas, TX

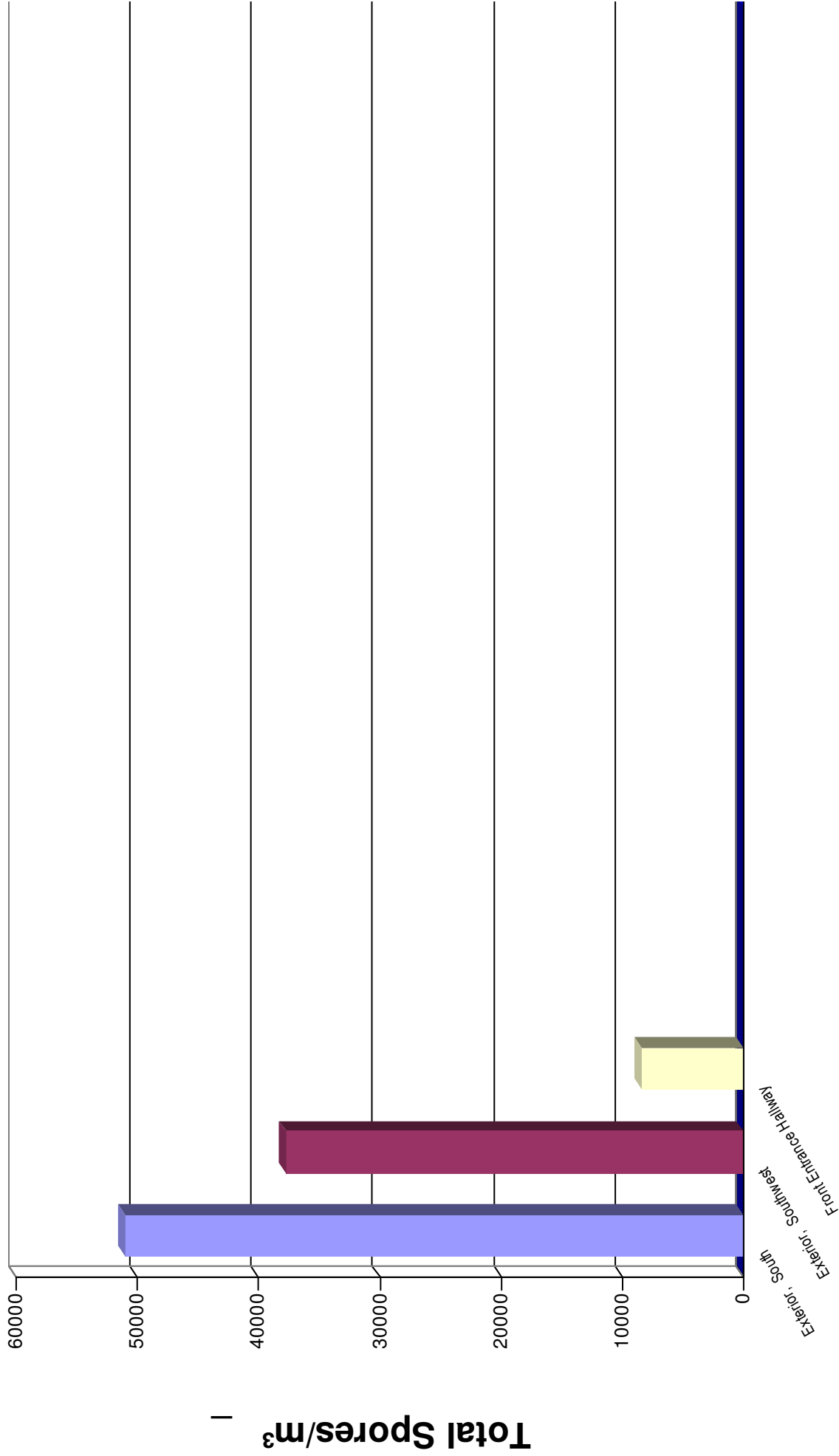
Project : Lakeview MS, Front Entrance Hallway

Project # : 7250115168

Lab Job No. 15F-07826

Report Date 06/23/2015 1:30 PM

Sample Date : 06/19/2015



Moody Labs
 2051 Valley View Lane
 Farmers Branch, TX 75234 Phone: (972) 241-8460

DSHS License No.: LAB0117
 AIHA EMPAT ID: 102577

IAQ Mold Report

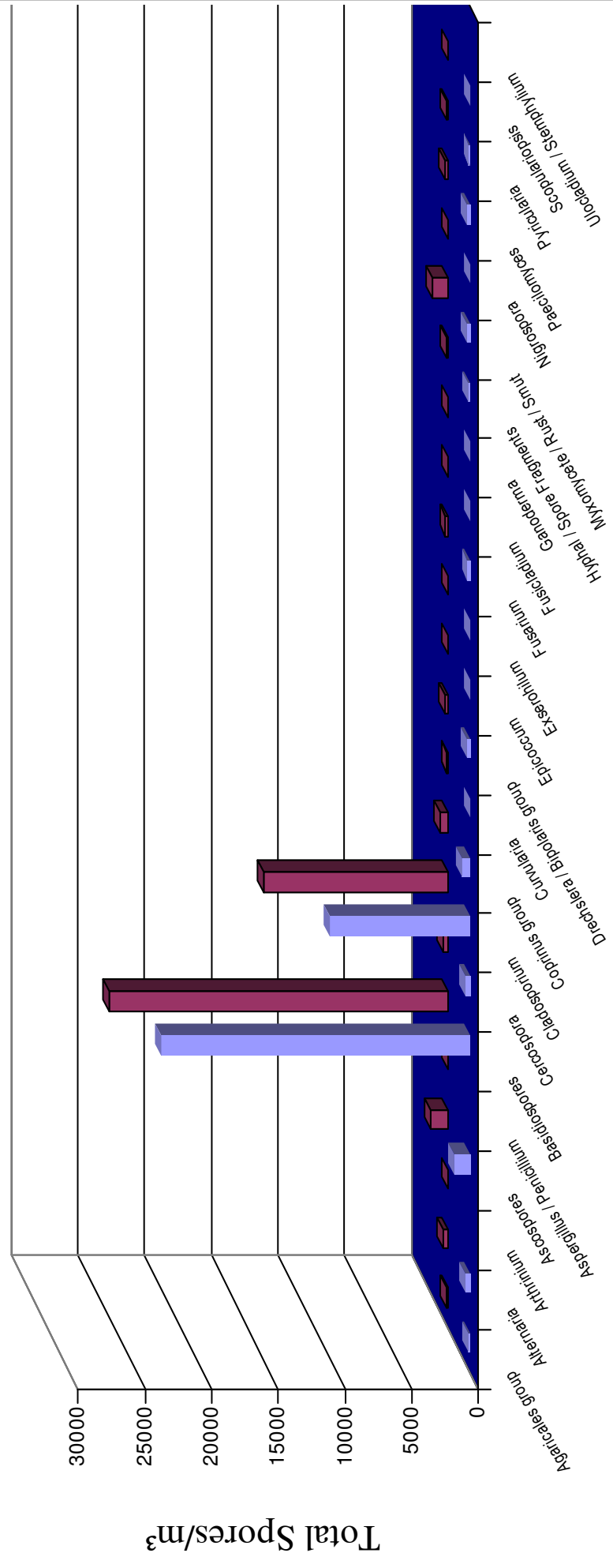
Supplemental Overview

Client : Apex TITAN, Inc. - Dallas, TX
Project : Lakeview MS, Front Entrance Hallway
Project # : 7250115168

Lab Job No. 15F-07826
Report Date 06/23/2015 1:30 PM
Sample Date : 06/19/2015

Exterior, Southwest

■ Sample ■ Average Reference 1 ■ Average Reference 2



Average Reference 1 = Exterior, South, Exterior, Southwest

IAQ Mold Report

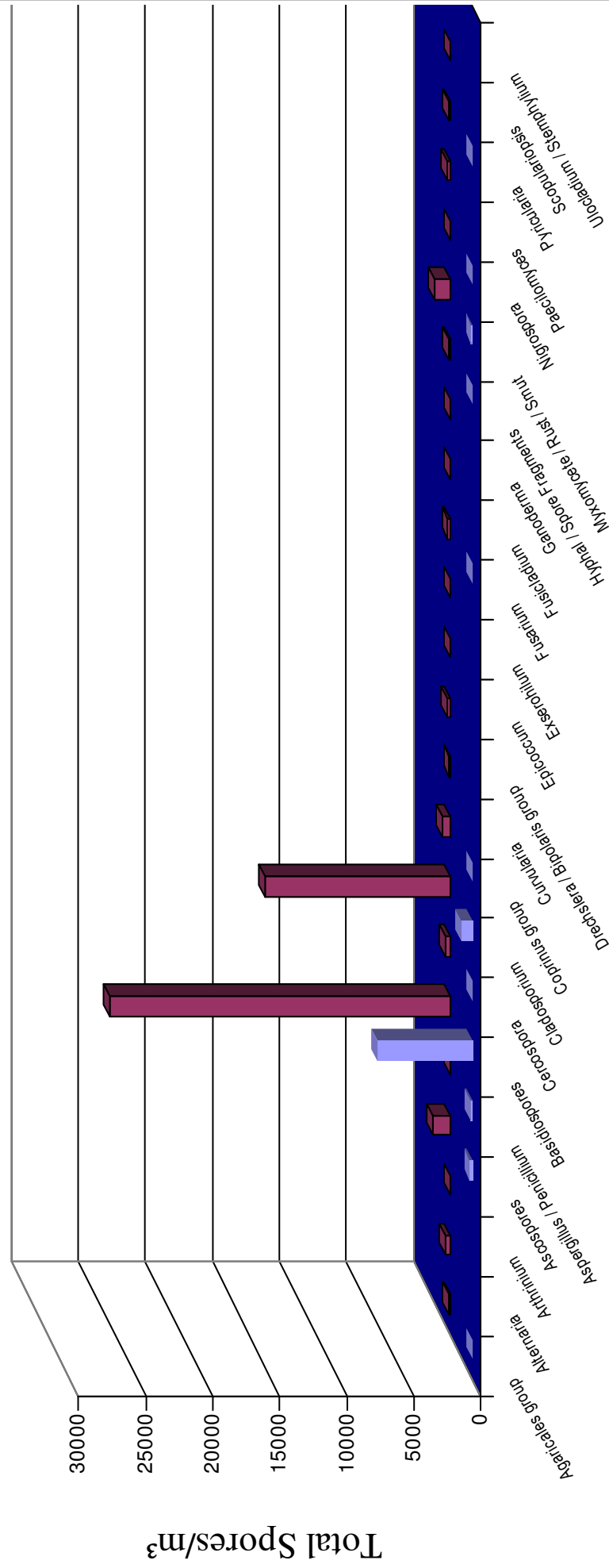
Supplemental Overview

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Project : Lakeview MS, Front Entrance Hallway
Project # : 7250115168

Lab Job No. 15F-07826
Report Date 06/23/2015 1:30 PM
Sample Date : 06/19/2015

Front Entrance Hallway

Legend:
■ Sample
■ Average Reference 1
■ Average Reference 2



Average Reference 1 = Exterior, South, Exterior, Southwest

ATTACHMENT 2

Mold Services Definitions & Limitations/Standard of Care and Reliance



Mold Services Definitions & Limitations

“Mold” defined. Mold is a general term used to describe various types of singled-celled naturally occurring biological organisms occurring worldwide. For purposes of this report the term “mold” is broadly defined to include any living or dead fungi or related products or parts, including spores, hyphae, and mycotoxins.

Limited Scope of Mold Assessment. The scope of Apex’s mold assessment services as reflected in the Proposal and this report are limited in that (i) they were physically limited to certain portions of the building structure (e.g., the Client identified Investigation Areas); and (ii) limited by accessibility to building materials or components within the Investigation Area(s). In contrast to a Limited Assessment” is a comprehensive assessment, which involves destructive sampling methods and the scope of the assessment typically extending to the entire building structure.

Time sensitive. Mold assessments are essentially a “snap shot in time,” and the results are only relevant at the time of site reconnaissance. Because mold, when biologically active, is a living organism, its presence is influenced and controlled by environmental conditions. Mold assessments, therefore, are “time sensitive” in that the presence and concentration of mold and similar organisms in building structures or in the air is directly influenced by environmental conditions (such as humidity, moisture, nutrients and substrates), whether natural or caused by man, which conditions may vary significantly over relatively short periods of time.

Methodologies. Currently, mold assessment methodologies and protocols are governed by persuasive guidelines (rather than promulgated federal/state or local regulations). Presently, there is no data that supports a threshold limit or dose-response relationship for exposure to mold aeroallergens, individual pathogens, opportunistic pathogens and/or mycotoxins. The Occupational Safety and Health Administration (OSHA), the National Institute of Occupational Safety and Health (NIOSH) and other non-governmental associations, have not yet established permissible exposure limits (PELs), recommended exposure limits (RELs), or other limit values for aeroallergens. Because no limit values presently exist, Apex will not and cannot represent that the site contains no harmful microbes, mold, fungi, or their metabolites, or other latent conditions beyond those identified by the limited scope of this mold assessment.

Findings limited. Findings from a limited mold assessment are limited because of the nature of the information obtained (e.g., visual reconnaissance of readily accessible areas of building structures, interview information, anecdotal information, and limited sampling data derived from one or more specific sampling events). Apex cannot warrant the accuracy of prior or subsequent information/data, reports and services performed by other firms at the Site. Apex assumes no responsibility or liability for errors in information or data provided by or through the client or third party sources. Apex’s services are not to be construed as legal or medical interpretation or advice.

Moisture Intrusion Limitation. Apex performs mold assessment services and is not a moisture intrusion, HVAC, roofing, plumbing or building envelope specialist. However, during the course of conducting its mold assessment services, Apex will report observed areas of apparent moisture intrusion. Apex does not and will not investigate the cause or causes of such observed moisture intrusion. In the event apparent moisture intrusion is observed, Apex will recommend

that the client contact a specialist (i.e., plumbing contractor, building envelope specialist, HVAC contractor, water intrusion specialist, etc.) to assist the client in determining the specific cause or causes of the moisture intrusion and remedial options.

Standard of Care

Apex performed its Services in accordance with generally accepted practices of the profession undertaken in similar services at the same time and in the same geographical area. No other warranties, expressed or implied, apply to the Services hereunder or this report.

Reliance

Apex's proposal for this project, services and this report have been prepared on behalf of and for the exclusive use of Lewisville Independent School District solely for their use and reliance in assessing the presence of mold in the Investigation Areas of the site. Lewisville Independent School District is the only party to which Apex explained the risks and limitations of the services and was solely involved in shaping the scope of services. Accordingly, reliance on this report by any other party may involve assumptions leading to an unintended interpretation of findings and opinions. With the consent of the client, Apex may offer reliance to third parties or contract with other parties to develop findings and opinions related to such party's unique risk management concerns. Notwithstanding the foregoing, reliance by any and all third parties upon the proposal, the Services or this report shall be limited in the aggregate to all relying parties to the fair market value of the Services provided by Apex.