FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington,	D C	20540
wasiiiigton,	D.C.	20040

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

OMB APPROVAL										
OMB Number:	3235-0287									
Estimated average burden										
hours per response.	0.5									

Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b)

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

1. Name and Address of Reporting Person* Ralston Catrina Marie (Last) (First) (Middle) 3800 HOWARD HUGHES PRKWY																	5. Relationship of Reporting Person(s) to Issuer (Check all applicable) Director 10% Owner X Officer (give title Other (specify below) Sr. Vice President					
SUITE 1400 (Street) LAS VEGAS NV 89169					4. 1												Individual or Joint/Group Filing (Check Applicable ne) X Form filed by One Reporting Person Form filed by More than One Reporting Person					
(City)	(S	tate)	(Zip)		R	Rule 10b5-1(c) Transaction Indication Check this box to indicate that a transaction was made pursuant to a contract, instruction or written plan the satisfy the affirmative defense conditions of Rule 10b5-1(c). See Instruction 10.										at is intended	to					
		Tab	le I - Non	ı-Deri	vativ	e Se	curi	ties Ac	qui	ired, D	isp	osed o	f, or Be	nef	ficially	Owned						
Date				Date	nsaction		2A. Deemed Execution Date, if any (Month/Day/Year		·,	Transaction Dice Code (Instr. 5)		Disposed	4. Securities Acquired (A) Disposed Of (D) (Instr. 3, 4 5)			5. Amou Securitie Beneficia Owned F Reported	es For ally (D) Following (I) (I		n: Direct r Indirect istr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)		
									- -	Code	,	Amount	(A) (D)	or	Price	Transact	ction(s)			,iiisti. 4)		
Common Stock, no par value					7/2024				\top	M		30,00	0 A		\$4.35	58,712			D			
Common Stock, no par value				05/1	17/2024				\top	F ⁽¹⁾		16,55	5 D		\$8.6		42,157		D			
	Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)																					
1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Day if any (Month/Day/	Date,		ransaction ode (Instr.				6. Date Exercisal Expiration Date (Month/Day/Year			7. Title and Amount of Securities Underlying Derivative Security (Instr. 3 and 4)		curity	8. Price of Derivative Security (Instr. 5)	9. Number derivative Securities Beneficial Owned Following Reported Transaction (Instr. 4)	s Ily	10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)		
					Code	v	(A)	(D)	Dat Exe	te ercisable		xpiration ate	Title	or Nu of	ımber							
Stock Option (right to buy)	\$4.35	05/17/2024			M			30,000		(2)	0:	5/17/2024	Common Stock, No Par Value	30),000	(3)	0		D			

Explanation of Responses:

- 1. Represents a "net exercise" of outstanding stock options. The reporting person received 13,445 shares of common stock on net exercise of option to purchase 30,000 shares of common stock. The reporting person forfeited 16,555 shares of common stock underlying the option in payment of the exercise price and tax liability, using the closing stock price on May 17, 2024 of \$8.60 per share.
- 2. Became exercisable in four equal installments on May 17, 2018, 2019, 2020 and 2021.
- 3. Issued in consideration of the named person's services to the issuer.

/s/ Catrina Ralston

05/21/2024

** Signature of Reporting Person

Date

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

- * If the form is filed by more than one reporting person, see Instruction 4 (b)(v).
- ** Intentional misstatements or omissions of facts constitute Federal Criminal Violations See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB Number.