Jim Gibbons
Governor

STATE OF NEVADA

James Groth, Director
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OFFICE OF THE GOVERNOR
NEVADA STATE OFFICE OF ENERGY

January 20, 2010

John McManus
City Center Land, LLC
3950 Las Vegas Boulevard South
Las Vegas, NV 89119

Re: Certificate of Eligibility for the MGM Mandarin Oriental
(CE-PRE2007NC010)

Dear Mr. McManus;

The Nevada State Office of Energy is pleased to grant this **Certificate of Eligibility** for the MGM Mandarin Oriental project, which was certified at the LEED NC Gold level with 44 points. After reviewing your Pre-2007 certificate of eligibility application received on December 15, 2009 and consulting with our Deputy Attorney General, we have concluded that the project is eligible for a partial property tax abatement based on the provisions of section 15.5 of chapter 539, Statutes of Nevada 2007 [NAC 701A.270 (1) (c1)].

As per NAC 701A.240 (4), The MGM Mandarin Oriental Project is granted the following partial property tax abatement for

(a) a **duration of 10 years** and **in an annual amount that equals 35 percent** of the portion of the taxes imposed pursuant to chapter 361 of NRS, other than any taxes imposed for public education, that would otherwise be payable for the building or other structure, excluding the associated land.

(b) building(s):

Residential Condominium Units, hotel, parking structure and associated infrastructure and amenities: 2,566,135 square ft

(c) commencing with FY 11 (July 01, 2010).

This information was verified by Management Analyst Lorayn Walser and Director James Groth with USGBC (GBCI) Credit Details,

Please forward copies of your redacted certificate of eligibility application to the following agencies: Chief of the Budget Division of the Department of Administration (Attn: Reese Tietje); Department of Taxation (Attn: Terry Rubald) ; Commission on Economic Development; County Assessor; County Treasurer; and County Commissioners before February 3, 2010. Please also forward our

office the copy of your cover letters and the proof of delivery to these agencies before February 3, 2010.

Please note that duration of abatement is subject to compliance with NAC 701A.260 (Attachment I). It will be the responsibility of registrant and tax abatement coordinator to comply with all of the requirements and be aware of the dates (Attachment II) for listed requirements in NAC 701A.260, as our office will not be sending out reminder notices.

Should you have any questions regarding the LEED process, please contact Ms Lorayn Walser at (775) 687-1850 ext. 7308 or lwalser@energy.nv.gov .

Sincerely,

James Groth
Director

Enclosures:

1) NAC 701A.260
2) List of required documents and dates as per NAC 701A.260

CC: Lorayn Walser, Management Analyst, NSOE
Tina Burke, Deputy Director, NSOE
Reese Tietje, Budget Division, Nevada Department of Administration
Terry Rubald, Chief, Nevada Department of Taxation
Michael Skaggs, Executive Director, Commission on Economic Development
Cindy Ortega, Senior Vice President, MGM Mirage
Katarina Tesarova, MGM Mirage
M.W. Schofield, Clark County Assessor
Laura B. Fitzpatrick, Clark County Treasurer
Virginia Valentine, Clark County Manager
Mary Kay Peck, Las Vegas City Manager