

Jim Gibbons
Governor

STATE OF NEVADA



James Groth, Director
755 North Rook Street
Suite 202
Carson City, NV 89701
(775) 687-1850
Fax: (775) 687-1869

OFFICE OF THE GOVERNOR
NEVADA STATE OFFICE OF ENERGY

March 22, 2010

Kevin Whalen
AAG Real Estate
109 N. Post Oak Lane
Houston, TX 77024

Re: Certificate of Eligibility for Lexus of Las Vegas,
EB-CE010- FY2011 (EB-RN010-2010)

Dear Mr. Whalen;

The Nevada State Office of Energy is pleased to grant this **Certificate of Eligibility** for the Lexus of Las Vegas project, which was certified at the LEED EB Gold level with 53 points. After reviewing your certificate of eligibility application received on February 1, 2010, we have concluded that the Lexus of Las Vegas project is eligible for a partial property tax abatement based on the provisions of NAC 701A.280.

As per NAC 701A.280, Lexus of Las Vegas is granted the following partial property tax abatement for

(a) a **duration of 10 years and in an annual amount that equals 30 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):

Lexus of Las Vegas, 123,500 square ft
APN 163-0~~3~~-402-003, 6600 West Sahara Avenue, Las Vegas, Clark County, NV
89146

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

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 April 5, 2010. Please also forward

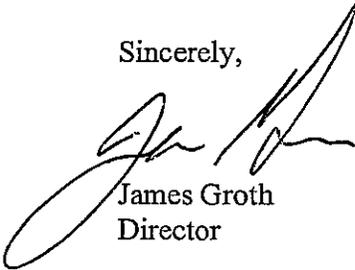
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our office the copy of your cover letters and the proof of delivery to these agencies before April 5, 2010.

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 x 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
Lee Butler, Lexus of Las Vegas
Alicia Powers, Sustainable Energy Solutions
Reese Tietje, Budget Division, Nevada Department of Administration
Terry Rubald, Chief, Nevada Department of Taxation
Michael Skaggs, Executive Director, Commission on Economic Development
M.W. Schofield, Clark County Assessor
Laura B. Fitzpatrick, Clark County Treasurer
Virginia Valentine, Clark County Manager