

TRI-COUNTY INDUSTRIAL PARKS #6 LLC
8320 NE HWY. 99
VANCOUVER, WA. 98665
TELEPHONE (360) 566-8192
FAX (360) 546-1737

January 21, 2009

Powin Corporation
6975 SW Sandburg Road #326
Tigard OR 97223

RE: Reconciliation of real Property Taxes

12

Dear Tenant:

After the reconciliation for the 08-09 tax year for Tri-County Industrial Park, there is a balance due in the sum of \$520.40.

Please remit the sum of \$520.40 to our office with your February 2009 rent.

Copies of the tax billings for the 08-09 tax years are enclosed as well as a breakdown of assessments for each building at Tri-County Industrial Park.

For your information, following is the formula used to determine you pro rata share of the taxes due per the terms of your lease with Tri-County Industrial Parks #6 LLC.

Building Taxes

1. Building 12 is 7.95% of tax lot 1500
2. Taxes due on Building 12 are \$4,826.74
3. Your pro rata share of the building 76.920%
4. $\$4,826.74 \times 76.920\% = \$3,712.73$

Land Taxes

1. Taxes on the land are \$70,291.27
2. Your percent of the land is 2.660%
3. $\$70,291.27 \times 2.660\% = \$1,869.75$

Summary

Tenants tax due on building:	(2008-2009)	\$	3,712.73
Tenants tax due on land:	(2008-2009)	\$	<u>1,869.75</u>
Sub total		\$	5,582.48
Less tax paid	(2007-2008)	\$	5,062.08
Total Due		\$	520.40

01/28/09, 4:41 PM (P 563 77)

Reconciliation of Real Property Taxes

According to this reconciliation, the following amount is due February 1, 2009 and each month thereafter until further notice:

Rent	\$ 4,200.00	
CAM	\$ 619.62	#12
Taxes	\$ 465.21	
Road Maintenance	\$ 85.23	
Insurance	\$ 62.18	
Water	\$ 14.02	
Sewer	\$ 103.12	(1/23 A)
Total Due	\$ 5,549.38	- 5506.01 = 43.37

Prompt payment of this bill will be greatly appreciated. A 1 ½ %, monthly service charge, or the maximum allowed by law, will be charged on the unpaid balance. 01/28/09, CK# 1417 (\$ 563.77)

If you have any questions you may contact our office at the above number.

TRI-COUNTY INDUSTRIAL PARK, INC.

By: Tom Howie
Tom Howie, Leasing Coordinator

Enclosures

Cc: Accounting