

TRI-COUNTY INDUSTRIAL PARKS #6 LLC
8320 NE HWY. 99
VANCOUVER, WA. 98665
TELEPHONE (360) 566-8192
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January 21, 2009

Powin Corporation
6975 SW Sandburg Road #326
Tualatin OR 97223

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RE: Reconciliation of real Property Taxes

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 \$105.48.

Please remit the sum of \$105.48 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 your pro rata share of the taxes due per the terms of your lease with Tri-County Industrial Parks #6 LLC.

Building Taxes

1. Building 16 is 100 % of tax lot 1500
2. Taxes due on Building 16 are \$14,584.25
3. Your pro rata share of the building 25.900%
4. $\$14,584.25 \times 25.900\% = \$3,777.32$

Land Taxes

1. Taxes on the land are \$70,291.27
2. Your percent of the land is 2.720%
3. $\$70,291.27 \times 2.720\% = \$1,911.92$

Summary

Tenants tax due on building:	(2008-2009)	\$	3,777.32
Tenants tax due on land:	(2008-2009)	\$	1,911.92
Sub total		\$	5,689.24
Less tax paid	(2007-2008)	\$	3,603.83
Credit pro-rate 1/08-5/07/08		\$	1,979.93
Total Due		\$	105.48

1/28/09, CK# 1418 (\$63.55)

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	\$ 4,387.00
CAM	\$ 622.24
Taxes	\$ 474.10
Road Maintenance	\$ 56.68
Insurance	\$ 174.65
Water	\$ 37.29
Sewer	\$ 20.70
Total Due	\$ 5,772.66

7/1/23/09 付, CK# 1419
- 5814.59 = - 41.93

Prompt payment of this bill will be greatly appreciated. A 1 1/2 %, monthly service charge, or the (\$63.55) maximum allowed by law, will be charged on the unpaid balance. *1/28/09, CK# 1418 credit*

If you have any questions regarding the amount due, please feel free to contact me.

TRI-COUNTY INDUSTRIAL PARK, INC.

By: Tom Howie
Tom Howie, Leasing Coordinator

Enclosures

Cc: Accounting