

**Estimated Proforma Gain Calculation on Sale of the Naches Project
As of September 30, 2002**

	Column 1	Column 2
1. Proceeds from Sale of Facilities to the Bureau of Reclamation (1)		\$ 7,610,000
2. Cost of Sale (2)		(1,370,000)
3. Adjusted Sales Price		\$ 6,240,000
4. Original Cost of Facilities	10,601,297	
5. Accumulated Depreciation	(5,486,594)	
6. Net Book Value	5,114,703	(5,114,703)
7. Pre-tax Gain on Disposition of Property		\$ 1,125,297
8. Income Tax on Taxable Gain (\$4,392,858 @ 37.95%)	1,667,090	
9. Provided Deferred Taxes	(616,215)	
10. Income Tax Expense on Sale	1,050,875	(1,050,875)
11. After-Tax Gain on Sale of Facilities		\$74,422

Note (1) The proceeds from the sale include an estimate for the purchase price of the real estate involved in the transaction of \$130,000.

Note (2) Transaction Costs - \$450,000, Remediation - \$394,000, Substation Relocation - \$526,000

Taxable Gain Calculation

12. Net Proceeds		\$ 6,240,000
13. Tax Basis	8,448,094	
14. Tax Depreciation/Reserve (as of 9/30/02)	(6,600,952)	
15. Net Tax Basis	1,847,142	(1,847,142)
16. Taxable Gain		\$ 4,392,858