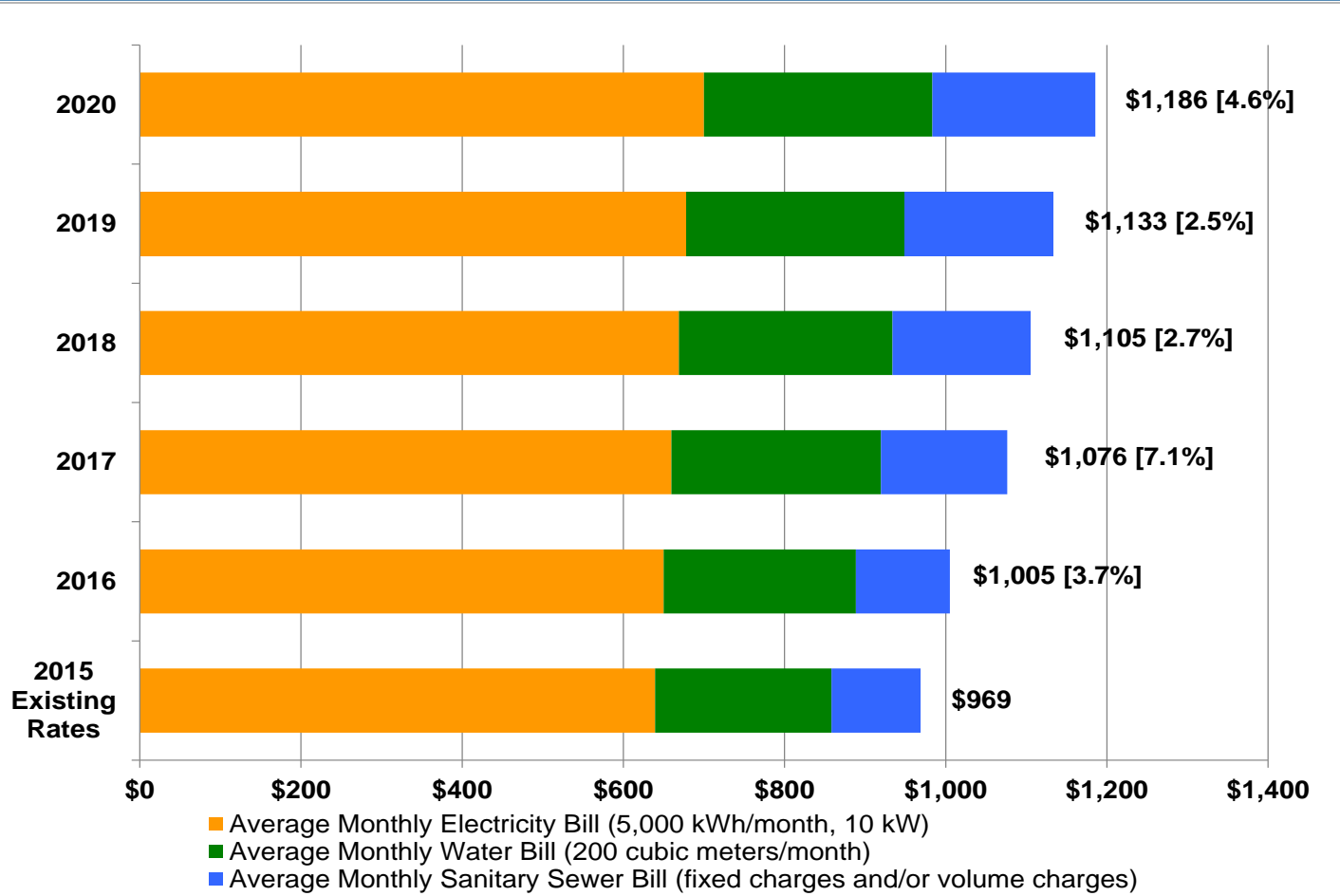


ILLUSTRATIVE MONTHLY UTILITY BILL COMPARISONS – SMALL COMMERCIAL



Parameters used in the bill calculation:

- Electricity consumption at 5,000 kWh, 10 kVa, based on the average monthly consumption for all general service customers consuming less than 10,000 kWh per month.
- Water consumption at 200 cubic meters, based on the average monthly consumption for customers with meter size of 38mm (1 and 1/2 inches).
- The 2015 and 2016 sewer bills are the average monthly fixture charges from customers with number of fixtures not exceeding six and in excess of six. 2017 to 2020 bills include the proposed fixed and variable charges.
- Property tax bill is based on the average property assessment of \$987,745 for 2015, and assume 1% annual inflation (based on the latest 12-month average CPI change in BC from BC Stats) for 2016 to 2020.