

2016 Capping Detailed Report using Actual Rates

| | |
|---|--------------------|
| Upper Tier: Lambton Co | |
| Municipality: St. Clair Township | Class : Commercial |
| Default | |
| Annualized Tax Limit | 10.0000% |
| Prior Year CVA Tax Limit | 10.0000% |
| CVA Tax Threshold - Increases | 500 |
| CVA Tax Threshold - Decreasers | 500 |
| Exclude Properties Previously at CVA Tax | Yes |
| Exclude Properties that Move from Capped to Clawed Back | Yes |
| Exclude Properties that Move from Clawed Back to Capped | Yes |
| Exit capping immediately | Not Eligible |
| Capping phase-out | Not Eligible |
| Clawback (%Claw) | 29.0959825273806% |
| Decrease Retained (%Decr) | 70.9040174726194% |
| Net Class Impact | 0.00 |

Overall Levy Change (OLC) Factors

| | |
|-------------------|--------------------|
| Class | St. Clair Township |
| Multi-residential | 2.2704% |
| Commercial | 1.2288% |
| Shopping Centre | 1.4391% |
| Office Building | 1.1960% |
| Parking/Vac. Land | |
| Industrial | 1.3156% |
| Large Industrial | 1.5156% |

2016 Capping Detailed Report using Actual Rates

| | |
|---|--------------------|
| Upper Tier: Lambton Co | |
| Municipality: St. Clair Township | Class : Industrial |
| Default | |
| Annualized Tax Limit | 10.0000% |
| Prior Year CVA Tax Limit | 10.0000% |
| CVA Tax Threshold - Increases | 500 |
| CVA Tax Threshold - Decreasers | 500 |
| Exclude Properties Previously at CVA Tax | Yes |
| Exclude Properties that Move from Capped to Clawed Back | Yes |
| Exclude Properties that Move from Clawed Back to Capped | Yes |
| Exit capping immediately | Not Eligible |
| Capping phase-out | Not Eligible |
| Clawback (%Claw) | 13.1596626584294% |
| Decrease Retained (%Decr) | 86.8403373415706% |
| Net Class Impact | 0.00 |

2016 Capping Detailed Report using Actual Rates

| | |
|---|---------------------------|
| Upper Tier: Lambton Co | |
| Municipality: St. Clair Township | Class : Multi-residential |
| Default | |
| Annualized Tax Limit | 10.0000% |
| Prior Year CVA Tax Limit | 10.0000% |
| CVA Tax Threshold - Increases | 500 |
| CVA Tax Threshold - Decreasers | 500 |
| Exclude Properties Previously at CVA Tax | Yes |
| Exclude Properties that Move from Capped to Clawed Back | Yes |
| Exclude Properties that Move from Clawed Back to Capped | Yes |
| Exit capping immediately | Not Eligible |
| Capping phase-out | Not Eligible |
| Clawback (%Claw) | 0.% |
| Decrease Retained (%Decr) | 100.% |
| Net Class Impact | -21,491.90 |