

CITY OF ST. ALBERT

BYLAW 13/2021

OFF-SITE LEVY BYLAW AMENDMENT

Being Amendment 8 to the Off-Site Levy Bylaw 30/2013

The municipal council of the City of St. Albert, duly assembled, hereby ENACTS AS FOLLOWS:

1. Bylaw 30/2013, the Off-site Levy Bylaw is amended by this Bylaw.

2. Section 2.b. is amended by:

Deleting the words “and road right-of-way for arterial roadways” and replacing them with “, road right-of-way for arterial roadways and public utility lots dedicated for a permanent stormwater management facility;”

3. Section 2.g. is amended by:

Deleting the words “and environmental reserve” and replacing them with “, environmental reserve and public utility lots dedicated for a permanent stormwater management facility;”

4. Schedule “A” is deleted and replaced with the new Schedule “A” attached to and forming part of this Bylaw.

5. Schedule “B” is deleted and replaced with the new Schedule “B” attached to and forming part of this Bylaw.

6. Schedule “C” is deleted and replaced with the new Schedule “C” attached to and forming part of this Bylaw.

7. The Chief Administrative Officer is authorized to issue a consolidated version of Bylaw 30/2013, incorporating the amendments made by this Bylaw.

EFFECTIVE DATE

8. This Bylaw comes into effect when it is passed.

READ a First time this 15 day of March 2021.

READ a Second time this ____ day of _____ 20____.

READ a Third time this ____ day of _____ 20____.

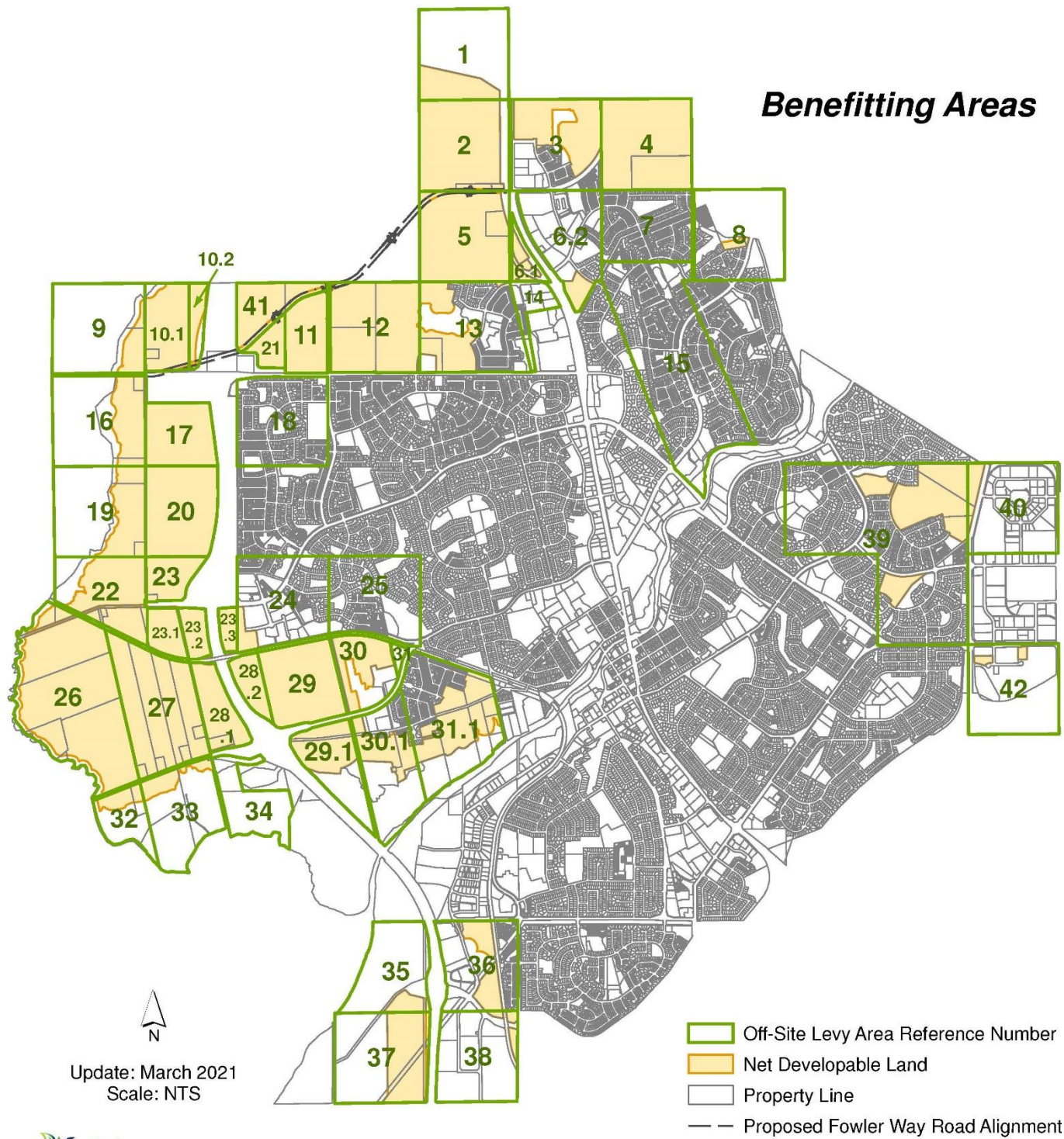
SIGNED AND PASSED this ____ day of _____ 20____.

MAYOR

CHIEF LEGISLATIVE OFFICER

Schedule "A"

Map of Benefitting Areas



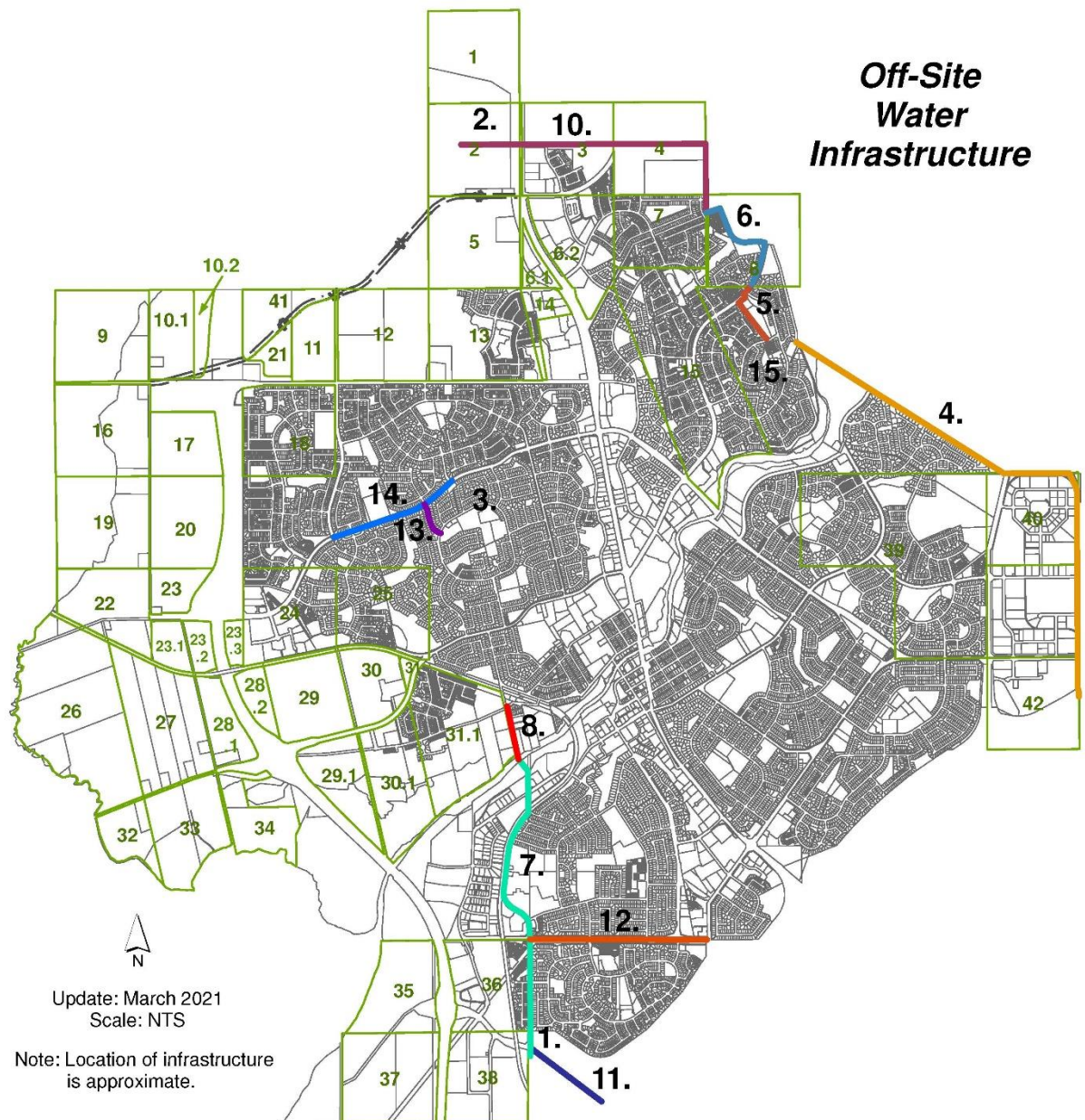
Summary of Development Areas

Area Ref. #	Development Area Location	Net Development Area (ha.)	Remaining Net Development Area Next 25 Years (ha.)	Remaining Net Development Area Beyond 25 Years (ha.)
1.0	NE-20-54-25-4	13.58	13.58	-
2.0	SE-20-54-25-4	48.10	48.10	-
3.0	SW-21-54-25-4	51.72	26.64	-
4.0	SE-21-54-25-4	50.26	50.26	-
5.0	NE-17-54-25-4	51.08	51.08	-
6.1	NW-16-54-25-4	4.56	4.41	-
6.2	NW-16-54-25-4	47.15	4.12	-
7.0	NE-16-54-25-4	27.28	0.05	-
8.0	River lot 36 & 37	4.20	1.18	-
9.0	SE-13-54-26-4	7.48	7.48	-
10.1	SW-18-54-25-4	23.57	23.57	-
10.2	SW-18-54-25-4	6.22	6.22	-
11.0	SE-18-54-25-4 (south of Fowler Way)	20.45	20.45	-
12.0	SW-17-54-25-4	54.22	53.77	-
13.0	SE-17-54-25-4	62.39	23.23	-
14.0	SW-16-54-25-4	11.37	0.45	-
15.0	River lot 32, 33 & 34	7.95	0.00	-
16.0	NE-12-54-26-4	14.03	14.03	-
17.0	NW-7-54-25-4	30.59	30.59	-
17.2	NW-7-54-25-4	0.00	0.00	-
18.0	NE-7-54-25-4	24.65	0.00	-
19.0	SE-12-54-26-4	19.95	19.95	-
20.0	SW-7-54-25-4	40.97	40.97	-
20.2	SW-7-54-25-4	0.00	0.00	-
21.0	0525581;2;1 (south of Fowler Way)	8.62	8.62	-
22.0	NE-1-54-26-4	27.47	27.47	-
23.0	NW-6-54-25-4	13.85	13.85	-
23.1	River Lot 16	10.74	10.74	-
23.2	River Lot 16	8.29	8.29	-
23.3	River Lot 16	5.62	5.62	-
24.0	NE-6-54-25-4	35.82	3.76	-
25.0	NW-5-54-25-4	18.91	0.00	-
26.0	River Lot 7 - 13	91.86	91.86	-
27.0	Plan 9926483	60.38	60.38	-
28.1	River Lot 16	18.93	18.93	-

Area Ref. #	Development Area Location	Net Development Area (ha.)	Remaining Net Development Area Next 25 Years (ha.)	Remaining Net Development Area Beyond 25 Years (ha.)
28.2	River Lot 16	11.40	11.40	-
29.0	Plan 1798AN	36.00	36.00	-
29.1	Plan 1798AN	17.01	17.01	-
29.2	Plan 3032RS	0.00	0.00	-
30.0	River Lot 19	22.45	11.12	-
30.1	River Lot 19	21.97	11.70	-
31.0	River Lot 20	2.27	0.50	-
31.1	River Lot 20 - 22	53.71	28.11	-
32.0	River Lot 13A	4.81	4.81	-
33.0	River Lot 14A	6.53	6.53	-
34.0	River Lot 16A	0.00	0.00	-
35.0	NW-29-53-25-4	4.52	4.52	-
36.0	NE-29-53-25-4	23.62	12.76	-
37.0	SW-29-53-25-4	24.74	24.74	-
38.0	SE-29-53-25-4	52.95	3.07	-
39.0	Description	40.12	40.12	-
40.0	Description	4.65	4.65	-
41.0	SE- 18-54-25-4 (north of Fowler Way)	17.87	17.87	-
42.0	SE-2-54-25-4	22.99	1.89	-

Schedule "B" Municipal Infrastructure

Water Infrastructure Map



Water Infrastructure Facilities

- | | |
|---------------------------------------|--------------------------------------|
| 1. South West Reservoir & Pumphouse | 8. South Reservoir River Crossing |
| 2. North Reservoir & Pumphouse | 10. North Fill Line |
| 3. Lacombe Park Reservoir & Pumphouse | 11. South West Reservoir Fill Line |
| 4. Oakmont Water Supply Main | 12. Levasseur Road Watermain |
| 5. Oakmont Transmission Main- Phase 1 | 13. Lockhart Drive Watermain |
| 6. Oakmont Transmission Main- Phase 2 | 14. Giroux Road West Watermain |
| 7. South Reservoir Transmission Main | 15. Oakmont Reservoir (Pump Upgrade) |

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Cultivate Life

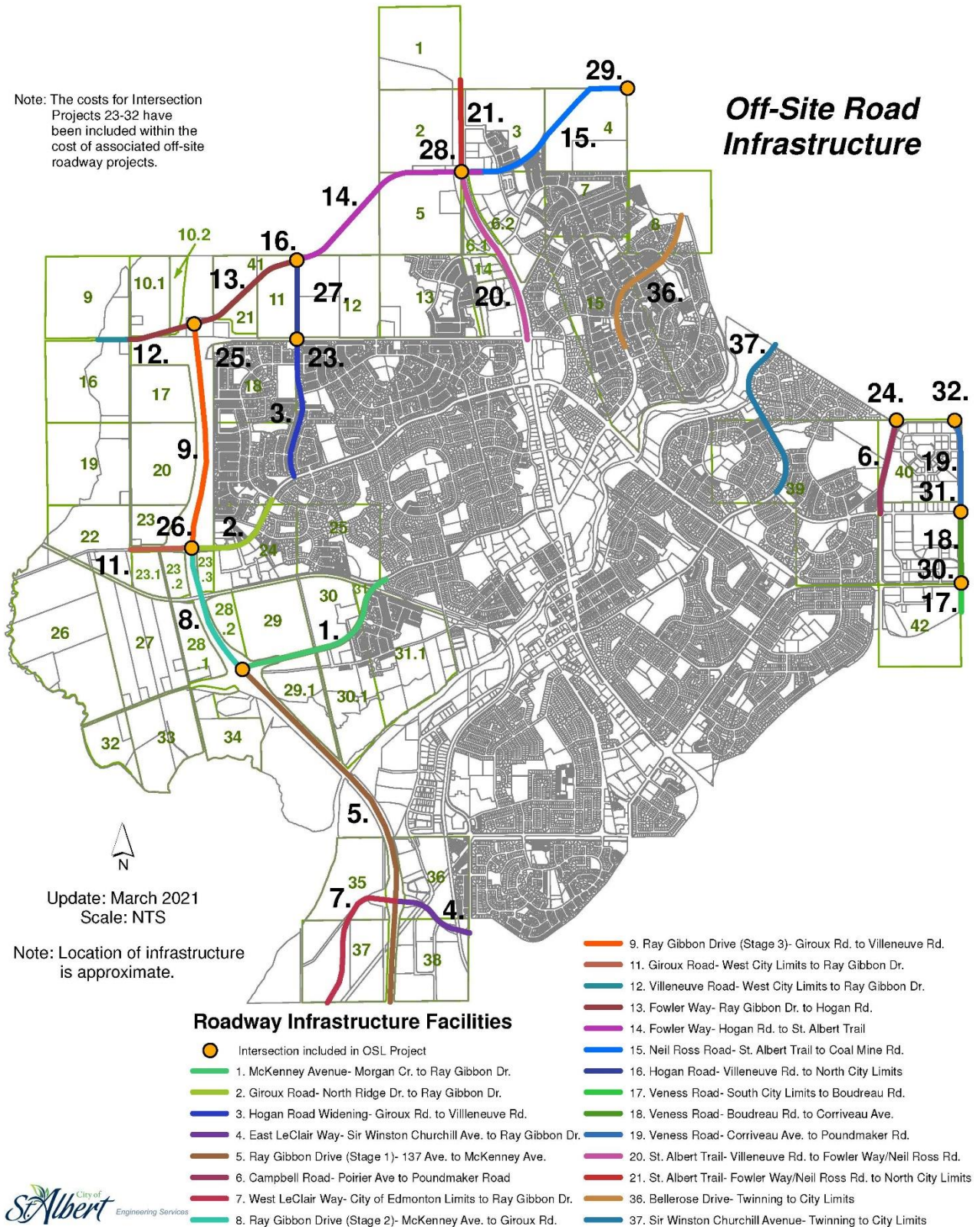
Water Infrastructure Facilities

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost Beyond 25 Years	Developer Share (Off-Site Levy)	Areas Benefitted
1	R1 - Southwest Reservoir & Pumphouse	-	\$31,025,000	\$31,025,000	\$12,335,540	\$9,692,210	All
2	R2 - North Reservoir & Pumphouse	-	\$61,075,000	\$61,075,000	\$6,473,950	\$25,895,800	All
3	R3 - Lacombe Park Existing Reservoir & Pumphouse	\$10,048,497	-	\$10,048,497	\$0	\$3,745,085	All
4	W1 - Oakmont Water Supply Main	\$9,510,210	-	\$9,510,210	\$0	\$4,755,105	All
5	W2 - Oakmont Transmission Main - Phase 1	\$1,205,745	-	\$1,205,745	\$0	\$904,309	All
6	W3 - Oakmont Transmission Main - Phase 2	-	\$2,489,376	\$2,489,376	\$597,450	\$1,269,582	All
7	W4 - South Reservoir Transmission Main	-	\$5,616,000	\$5,616,000	\$2,358,720	\$1,853,280	All
8	W5 - South Reservoir River Crossing	-	\$2,340,000	\$2,340,000	\$982,800	\$772,200	All
9	Oversizing Pool	\$62,477	-	\$62,477	\$0	\$62,477	All
10	W6 - North Fill Line	-	\$16,988,400	\$16,988,400	\$3,397,680	\$13,590,720	All
11	W7 - Southwest Reservoir Fill Line	-	\$1,404,000	\$1,404,000	\$786,240	\$617,760	All
12	W8 - Levasseur Road Watermain	-	\$3,159,000	\$3,159,000	\$379,080	\$1,990,170	All
13	W9 - Lockhart Drive Watermain	-	\$702,000	\$702,000	\$105,300	\$421,200	All
14	W10 - Giroux Road West Watermain	-	\$2,808,000	\$2,808,000	\$421,200	\$1,684,800	All
15	W11 - Oakmont Reservoir (Growth Upgrade)	-	\$500,000	\$500,000	\$160,000	\$340,000	All

Roadway Infrastructure Map

Note: The costs for Intersection Projects 23-32 have been included within the cost of associated off-site roadway projects.

Off-Site Road Infrastructure

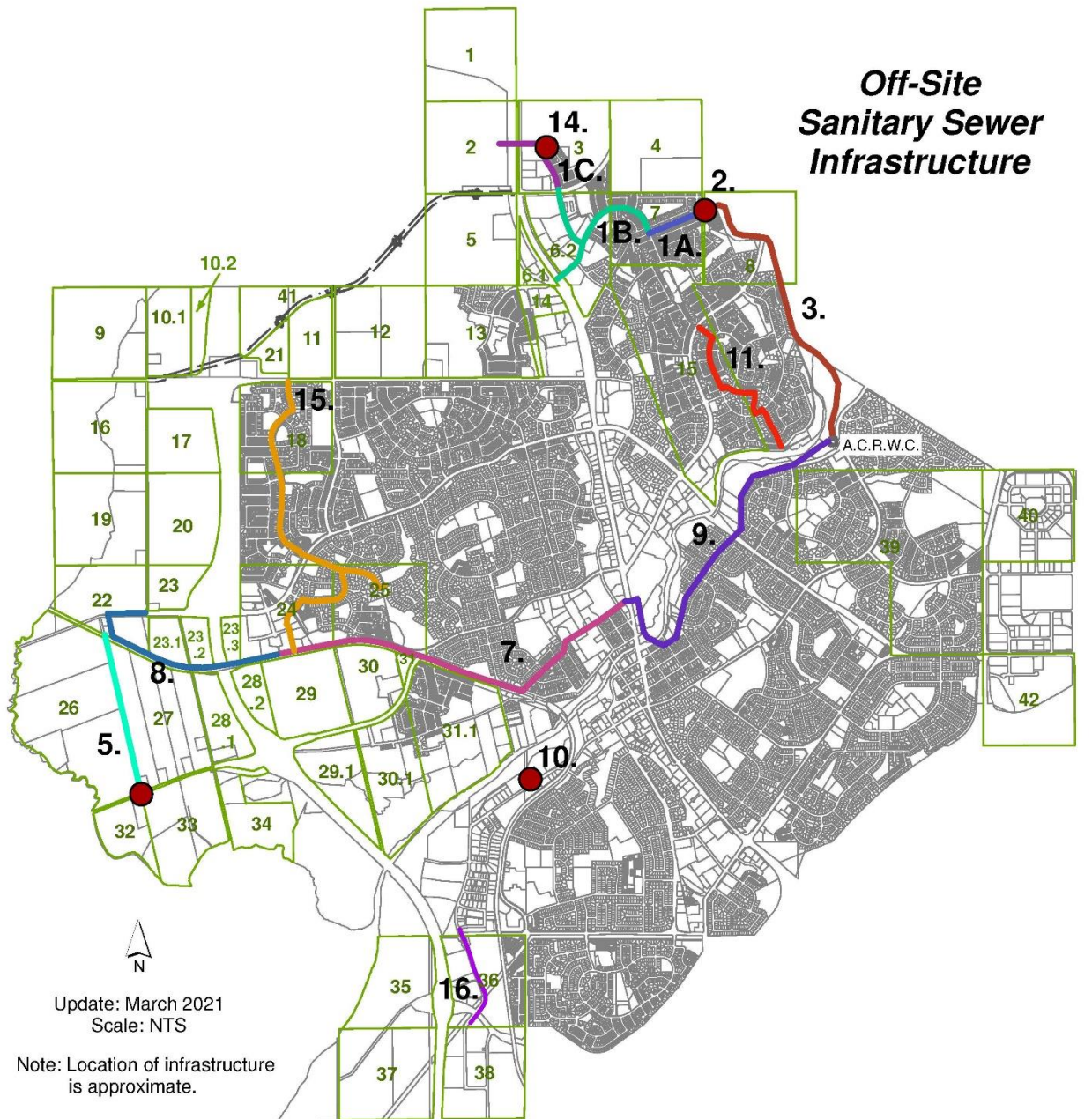


Roadway Infrastructure Facilities

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost Beyond 25 Years	Developer Share (Off-Site Levy)	Areas Benefitted
1	McKenney Avenue - Morgan Crescent to Ray Gibbon Drive	\$13,671,468	\$3,939,000	\$17,610,468	-	\$16,098,208	All
2	Giroux Road - North Ridge Drive to Ray Gibbon Drive	\$5,333,813	\$1,170,000	\$6,503,813	-	\$5,003,813	All
3	Hogan Road Widening - Giroux Road to Villeneuve Road	-	\$6,227,000	\$6,227,000	\$3,238,040	\$2,988,960	All
4	East LeClair Way - Sir Winston Churchill Avenue to Ray Gibbon Drive	\$9,832,750	\$325,000	\$10,157,750	-	\$7,202,064	All
5	Ray Gibbon Drive (Stage 1) - 137 Ave(Edmonton) to Meadowview Drive / McKenney Avenue	\$30,283,200	-	\$39,009,376	-	\$13,814,888	All
6	Campbell Road - From Poirier Ave to Poundmaker Road	\$2,645,950	\$1,980,000	\$4,625,950	-	\$4,625,950	All
7	West LeClair Way - City of Edmonton Limits to Ray Gibbon Drive	-	\$11,391,000	\$11,391,000	\$2,278,200	\$9,112,800	All
8	Ray Gibbon Drive (Stage 2) - Meadowview Drive / McKenney Avenue to Giroux Road	\$16,073,600	\$500,000	\$20,012,918	-	\$5,668,959	All
9	Ray Gibbon Drive (Stage 3) - Giroux Road to Villeneuve Road	\$25,806,700	-	\$29,948,472	-	\$6,611,586	All
10	Meadowview Drive - From West City Limits to Ray Gibbon Drive	-	-	-	-	-	All
11	Giroux Road - West City Limits to Ray Gibbon Drive	-	\$7,345,000	\$7,345,000	-	\$7,345,000	All
12	Villeneuve Road - from West City Limits to Ray Gibbon Drive	-	\$7,099,500	\$7,099,500	\$1,703,880	\$5,395,620	All
13	Fowler Way - from Ray Gibbon Drive to Hogan Road	-	\$17,310,277	\$17,310,277	-	\$8,655,139	All
14	Fowler Way - from Hogan Road to St. Albert Trail	-	\$21,661,265	\$21,661,265	-	\$10,830,633	All
15	Neil Ross Road - St. Albert Trail to Coal Mine Road (Sturgeon County)	\$4,600,530	\$9,404,500	\$14,005,030	-	\$14,005,030	All
16	Hogan Road - Villeneuve Road to North City Limits	-	\$6,681,000	\$6,681,000	\$3,741,360	\$2,939,640	All
17	Veness Road - From South City Limit to Boudreau Road	\$1,009,150	-	\$1,009,150	-	-	All

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost Beyond 25 Years	Developer Share (Off-Site Levy)	Areas Benefitted
18	Veness Road - From Boudreau Road to Corriveau Avenue	\$2,161,700	-	\$2,161,700	-	-	All
19	Veness Road - From Corriveau Avenue to Poundmaker Road	\$3,526,945	-	\$3,526,945	-	-	All
20	St. Albert Trail - From Villeneuve Road to Fowler Way / Neil Ross Road	\$10,591,260	\$27,226,146	\$38,843,235	-	\$38,843,235	All
21	St. Albert Trail - From Fowler Way / Neil Ross Road to North City Limit	\$2,526,046	\$8,400,651	\$10,926,697	-	\$10,926,697	All
22	Intersection - Hogan Road @ Giroux Road	-	-	-	-	-	All
23	Intersection - Hogan Road @ Villeneuve Road	Costs included within cost of Hogan Road					All
24	Intersection - Campbell Road @ Poundmaker Road	Costs included within cost of Campbell Road					All
25	Intersection - Ray Gibbon Drive @ Villeneuve Road	Costs included within cost of Villeneuve Road					All
26	Intersection - Ray Gibbon Drive @ Giroux Road	Costs included within cost of Giroux Road					All
27	Intersection - Fowler Way @ Hogan Road	Costs included within cost of Hogan Road					All
28	Intersection - Fowler Way @ St. Albert Trail	Costs included within cost of Fowler Way					All
29	Intersection - Neil Ross Road @ Coal Mine Road (Sturgeon County)	Costs included within cost of Neil Ross Road					All
30	Intersection - Veness Road @ Boudreau Road	Costs included within cost of Veness Road					All
31	Intersection - Veness Road @ Corriveau Avenue	Costs included within cost of Veness Road					All
32	Intersection - Veness Road @ Poundmaker Road	Costs included within cost of Veness Road					All
36	Bellerose Drive -Twinning from Oakmont to City Limits	\$2,101,350	\$8,840,000	\$10,941,350	-	\$8,856,950	All
37	Sir Winston Churchill Twinning to City Limits	-	\$8,840,000	\$8,840,000	\$4,950,400	\$3,889,600	All

Sanitary Sewer Infrastructure Map



Note: Projects 4, 6, 12, and 13 are classified as onsite improvements and are excluded from the model.

Sanitary Sewer Infrastructure Facilities

- | | |
|--|---------------------------------------|
| 1. North Annexation Trunk- Phase 1A | 8. North Interceptor- Phase 2B |
| 1. North Annexation Trunk- Phase 1B | 9. North Interceptor- Phase 3 |
| 1. North Annexation Trunk- Phase 1C | 10. Riel Lift Station- Rebuild |
| 2. North East Lift Station | 11. Oakmont Sewer Oversizing |
| 3. North East Forcemain | 14. North East Lift Station 2 |
| 5. South West Lift Station & Forcemain | 15. Badger Lands Oversizing |
| 7. North Interceptor- Phase 1 and 2A | 16. South Riel Sanitary Trunk Upgrade |

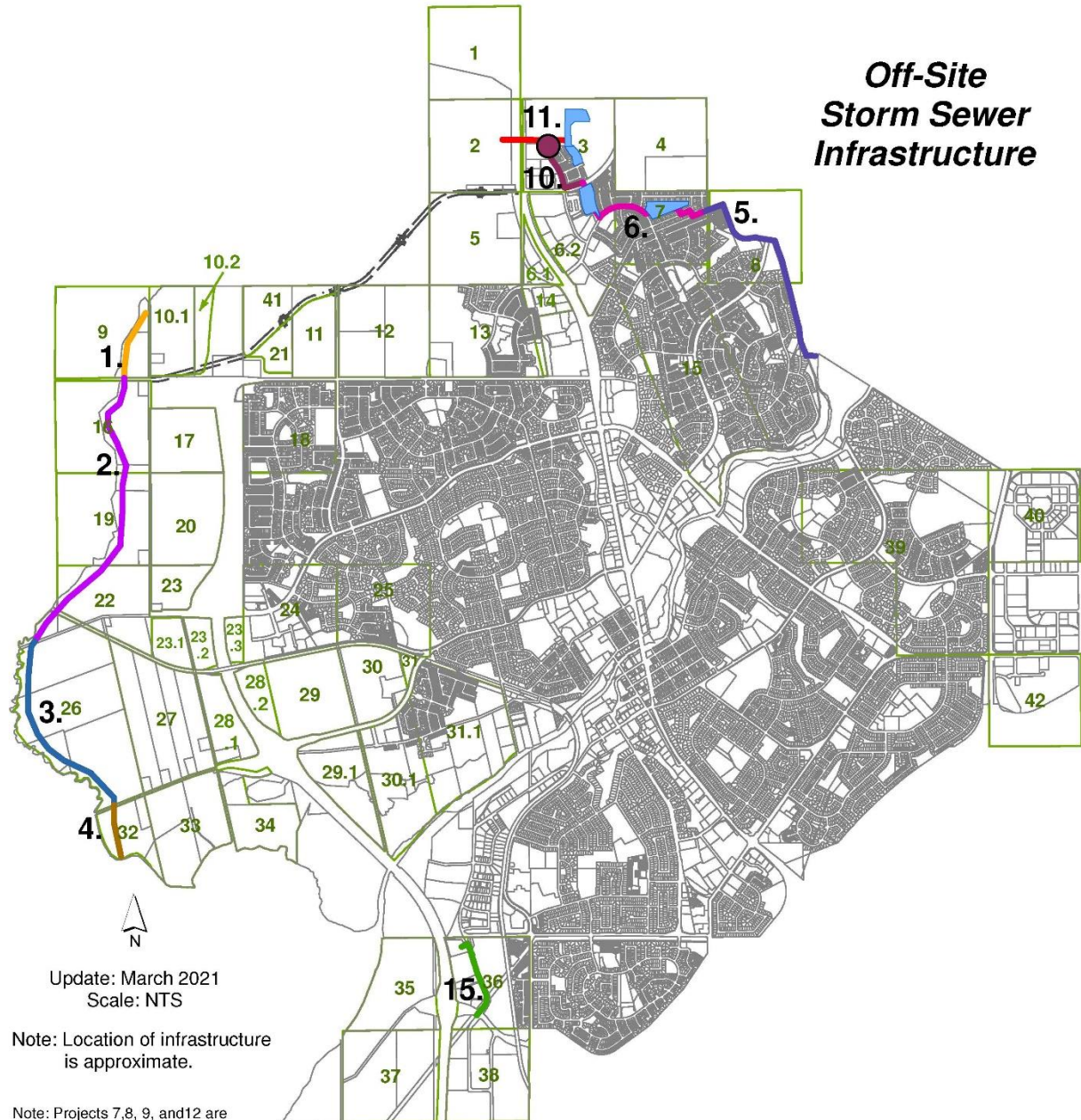
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Sanitary Sewer Infrastructure Facilities

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost Beyond 25 Years	Developer Share (Off-Site Levy)	Areas Benefitted
1	S1 - North Annexation Trunk - Phase 1	\$6,361,757	\$409,500	\$6,771,257	-	\$4,051,128	1, 2, 3, 4, 5, 6.1, 12, 13, 14
2	L1 - North East Lift Station	-	\$19,500,000	\$19,500,000	\$195,000	\$4,680,000	1, 2, 4, 5, 6.1, 7, 8, 12, 13, 14
3	F1 - North East Forcemain	\$150,000	\$13,000,000	\$13,150,000	\$131,500	\$3,156,000	1, 2, 4, 5, 6.1, 7, 8, 12, 13, 14
4	LF1 - South West Lift Station & Forcemain	Onsite					-
5	LF2 - South West Lift Station & Forcemain	-	\$7,083,336	\$7,083,336	\$1,133,334	\$5,950,002	26, 27, 28.1, 32, 33, 34
6	LF3 - North West Lift Station & Forcemain	Onsite					-
7	S2 - Phase 1 - North Interceptor	\$10,452,590	-	\$10,452,590	-	-	9, 10.1, 10.2, 11, 16, 17, 18, 19, 20, 21, 22, 23, 23.1, 23.2, 23.3, 24, 25, 26, 27, 28.1, 28.2, 29, 29.1, 30, 30.1, 31, 31.1, 32, 33, 41
8	S3 - Phase 2b - North Interceptor	\$377,182	\$12,409,958	\$12,787,140	-	\$12,787,140	9, 10.1, 10.2, 16, 17, 18, 19, 20, 22, 23, 23.1, 23.2, 23.3, 24, 25, 26, 27, 28.1, 28.2, 29, 29.1, 30, 30.1, 31, 31.1, 32, 33, 41
9	S4 - Phase 3 North Interceptor	\$24,041,000	-	\$27,749,936	-	\$27,749,936	9, 10.1, 10.2, 11, 16, 17, 18, 19, 20, 21, 22, 23, 23.1, 23.2, 23.3, 24, 25, 26, 27, 28.1, 28.2, 29, 29.1, 30, 30.1, 31, 31.1, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42
10	L2 - Riel Lift Station - Rebuild	\$2,488,768	-	\$2,488,768	-	\$1,194,502	35, 36, 37, 38
11	S5 - Oakmont Sewer Oversizing	\$864,022	-	\$864,022	-	\$864,022	3, 6.2, 8
12	S6 - North Annexation Trunk Phase 2	Onsite					-
13	S7 - North Annexation Trunk Phase 3	Onsite					-
14	L3 - NE Lift Station 2	-	\$2,860,000	\$2,860,000	\$134,992	\$1,552,408	1, 2, 3
15	S8 - Badger Lands Oversizing	\$339,171	-	\$339,171	-	\$339,171	11, 21
16	South Riel Sanitary Trunk Upgrade	\$158,097	-	\$158,097	-	\$103,720	35, 36, 37, 38

Storm Sewer Infrastructure Map



Storm Sewer Infrastructure Facilities

- 1. North West Area Storm Trunk Outfall (Carrot Creek Outfall North of Villeneuve)
- 2. North West Area Storm Trunk Outfall (Carrot Creek Outfall Giroux to Villeneuve)
- 3. North West Area Storm Trunk Outfall (Carrot Creek Outfall McKenney to Giroux)
- 4. North West Area Storm Trunk Outfall (Carrot Creek Outfall South of McKenney)
- 5. North East Area Storm- Trunk Sewer and Outfall
- 6. North East Area Storm- Pond 1 & Coal Mine Rd Trunk Sewer
- 10. North East Area Storm- Lift Station and Trunk Between Ponds 2 and 3
- 11. North East Area Storm- Storm Sewer Between Ponds 3 & 4
- 15. South Riel Storm Sewer Upgrade

Storm Sewer Infrastructure Facilities

Item	Project Description	Cost of Completed Work	Estimated Cost of Work Yet to be Completed	Total Project Estimated Cost	Developer Cost Beyond 25 Years	Developer Share (Off-Site Levy)	Benefitted Areas
1	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall North of Villeneuve)	-	\$13,097,500	\$13,097,500	\$6,412,536	\$267,189	9, 10.1, 10.2, 16, 17, 21, 41
2	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall Giroux to Villeneuve)	-	\$18,525,000	\$18,525,000	\$6,046,560	\$3,401,190	9, 10.1, 10.2, 16, 17, 19, 20, 21, 22, 23, 41
3	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney to Giroux)	-	\$20,247,500	\$20,247,500	\$4,956,588	\$5,369,637	9, 10.1, 10.2, 16, 17, 19, 20, 21, 22, 23, 23.1, 23.2, 26, 27, 28.1, 41
4	Northwest Area Storm Trunk Outfall (Carrot Creek Outfall McKinney South)	-	\$6,370,000	\$6,370,000	\$649,740	\$2,598,960	9, 10.1, 10.2, 16, 17, 19, 20, 21, 22, 23, 23.1, 23.2, 26, 27, 28.1, 41
5	NE Area Storm - Trunk Sewer and Outfall	-	\$14,320,000	\$14,320,000	\$292,128	\$7,011,072	1, 2, 3, 4, 6.1, 7
6	NE Area Storm - Pond 1 and Coal Mine Road Trunk Sewer	\$1,248,097	-	\$1,248,097	-	\$636,529	1, 2, 3, 4, 6.1, 7
7	NE Area Storm - Everitt Drive Storm Sewer Phase 1	Onsite					-
8	NE Area Storm - Everitt Drive Storm Sewer Phase 2	Onsite					-
9	NE Area Storm - St Albert Trail Storm Sewer	Onsite					-
10	NE Area Storm - Lift Station and Trunk Between Ponds 2 and 3	\$627,322	\$7,174,700	\$7,802,022	-	\$3,979,031	1, 2, 3, 4
11	NE Area Storm - Storm Sewer Between Ponds 3 and 4	\$418,993	\$1,287,000	\$1,705,993	-	\$870,056	1, 2, 3, 4
12	NE Area Storm - Storm Sewer Between Ponds 4 and 5	-	-	-	-	-	-
13	Oakmont Storm Sewer Oversizing	\$383,623	-	\$383,623	-	\$383,623	6.2, 8
14	Carrot Creek Master Drainage Plan	-	-	-	-	-	-
15	South Riel Storm Sewer Upgrade	\$469,796	-	\$469,796	-	\$309,866	35, 36, 37, 38

Schedule "C"
Off-Site Levy Rates for the Benefitting Areas

Area # (A)	Transportation Levies (B)	Water Levies (C)	Sanitary Levies (D)	Stormwater Levies (E)	Total (F)
1.0	\$159,340	\$50,891	\$43,933	\$70,549	\$324,713
2.0	\$159,340	\$50,891	\$43,933	\$70,549	\$324,713
3.0	\$159,340	\$50,891	\$32,359	\$70,549	\$313,138
4.0	\$159,340	\$50,891	\$30,134	\$70,549	\$310,914
5.0	\$159,340	\$50,891	\$30,134	-	\$240,365
6.1	\$159,340	\$50,891	\$30,134	\$44,003	\$284,367
6.2	\$159,340	\$50,891	\$10,132	\$38,629	\$258,992
7.0	\$159,340	\$50,891	\$21,707	\$44,030	\$275,967
8.0	\$159,340	\$50,891	\$32,175	\$38,657	\$281,062
9.0	\$159,340	\$50,891	\$53,437	\$33,423	\$297,090
10.1	\$159,340	\$50,891	\$53,437	\$33,423	\$297,090
10.2	\$159,340	\$50,891	\$53,437	\$33,423	\$297,090
11.0	\$159,340	\$50,891	\$44,258	-	\$254,488
12.0	\$159,340	\$50,891	\$30,134	-	\$240,365
13.0	\$159,340	\$50,891	\$30,134	-	\$240,365
14.0	\$159,340	\$50,891	\$30,134	-	\$240,365
15.0	\$159,340	\$50,891	-	-	\$210,230
16.0	\$159,340	\$50,891	\$53,437	\$33,423	\$297,090
17.0	\$159,340	\$50,891	\$53,437	\$33,423	\$297,090
17.2	-	-	-	-	-
18.0	\$159,340	\$50,891	\$53,437	\$0	\$263,668
19.0	\$159,340	\$50,891	\$53,437	\$32,124	\$295,792
20.0	\$159,340	\$50,891	\$53,437	\$32,124	\$295,792
20.2	-	-	-	-	-
21.0	\$159,340	\$50,891	\$44,258	\$33,450	\$287,938
22.0	\$159,340	\$50,891	\$53,437	\$32,124	\$295,792
23.0	\$159,340	\$50,891	\$53,437	\$32,124	\$295,792
23.1	\$159,340	\$50,891	\$53,437	\$17,370	\$281,038
23.2	\$159,340	\$50,891	\$53,437	\$17,370	\$281,038
23.3	\$159,340	\$50,891	\$53,437	-	\$263,668
24.0	\$159,340	\$50,891	\$53,437	-	\$263,668
25.0	\$159,340	\$50,891	\$53,437	-	\$263,668
26.0	\$159,340	\$50,891	\$84,518	\$17,370	\$312,118
27.0	\$159,340	\$50,891	\$84,518	\$17,370	\$312,118
28.1	\$159,340	\$50,891	\$84,518	\$17,370	\$312,118
28.2	\$159,340	\$50,891	\$53,437	-	\$263,668
29.0	\$159,340	\$50,891	\$53,437	-	\$263,668
29.1	\$159,340	\$50,891	\$53,437	-	\$263,668
29.2	-	-	-	-	-
30.0	\$159,340	\$50,891	\$53,437	-	\$263,668
30.1	\$159,340	\$50,891	\$53,437	-	\$263,668
31.0	\$159,340	\$50,891	\$53,437	-	\$263,668
31.1	\$159,340	\$50,891	\$53,437	-	\$263,668
32.0	\$159,340	\$50,891	\$84,518	-	\$294,748
33.0	\$159,340	\$50,891	\$84,518	-	\$294,748
34.0	\$159,340	\$50,891	\$31,081	-	\$241,311
35.0	\$159,340	\$50,891	\$44,171	\$3,759	\$258,160
36.0	\$159,340	\$50,891	\$44,171	\$3,759	\$258,160
37.0	\$159,340	\$50,891	\$44,171	\$3,759	\$258,160
38.0	\$159,340	\$50,891	\$44,171	\$3,759	\$258,160
39.0	\$159,340	\$50,891	\$33,134	-	\$243,365
40.0	\$159,340	\$50,891	\$33,134	-	\$243,365
41.0	\$159,340	\$50,891	\$53,437	\$33,450	\$297,117
42.0	\$159,340	\$50,891	\$33,134	-	\$243,365