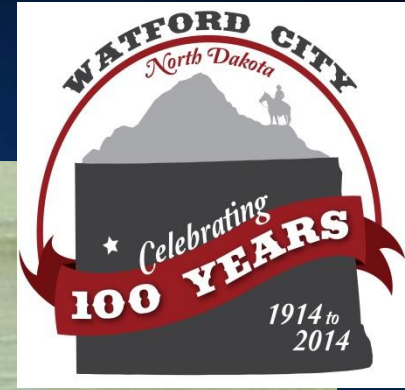
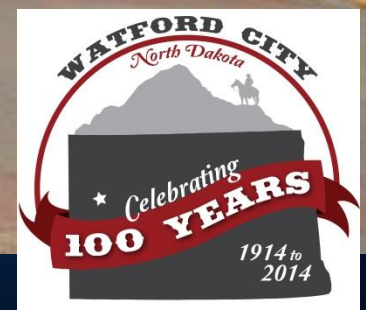


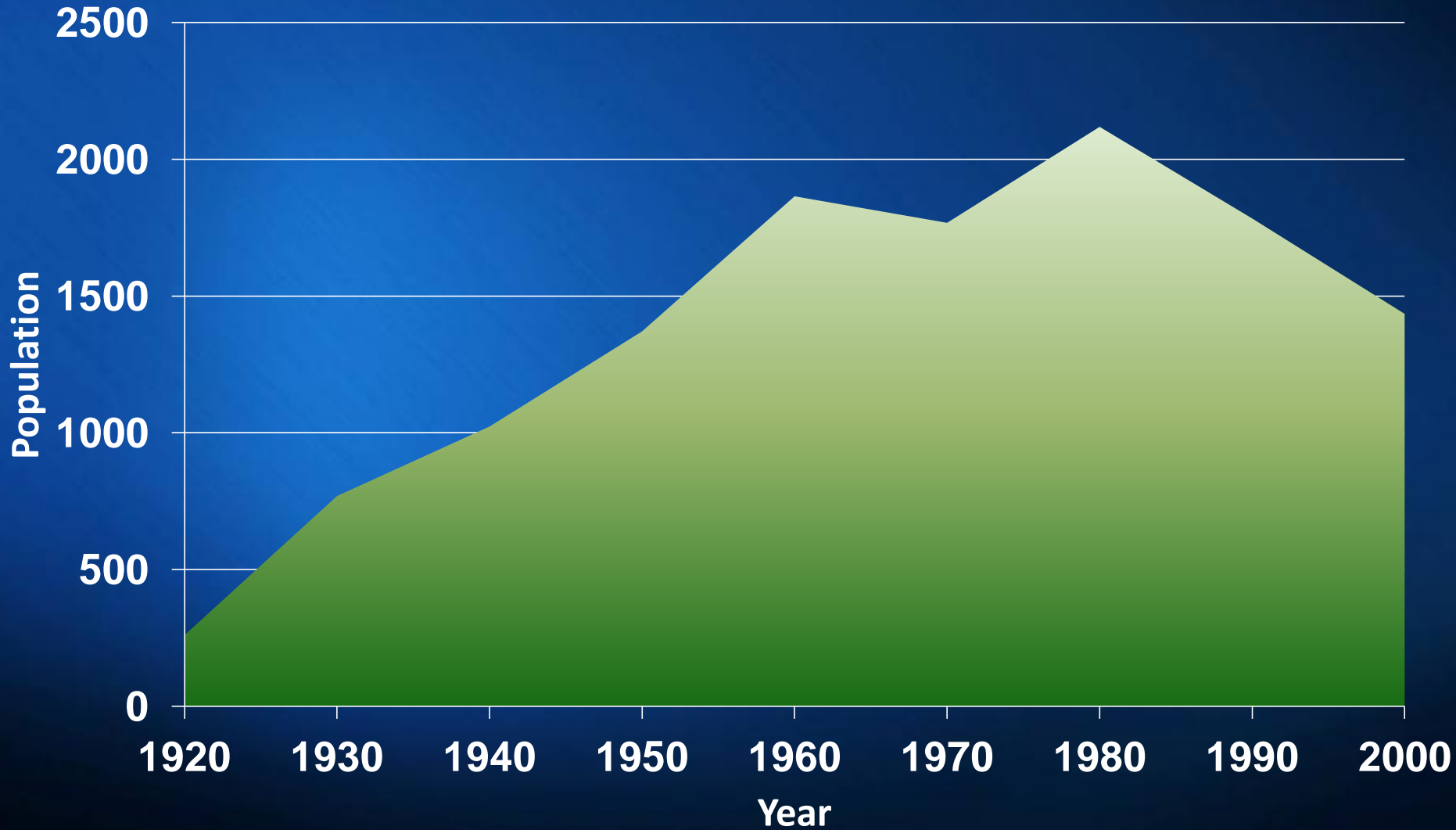
Watford City, North Dakota



Watford City

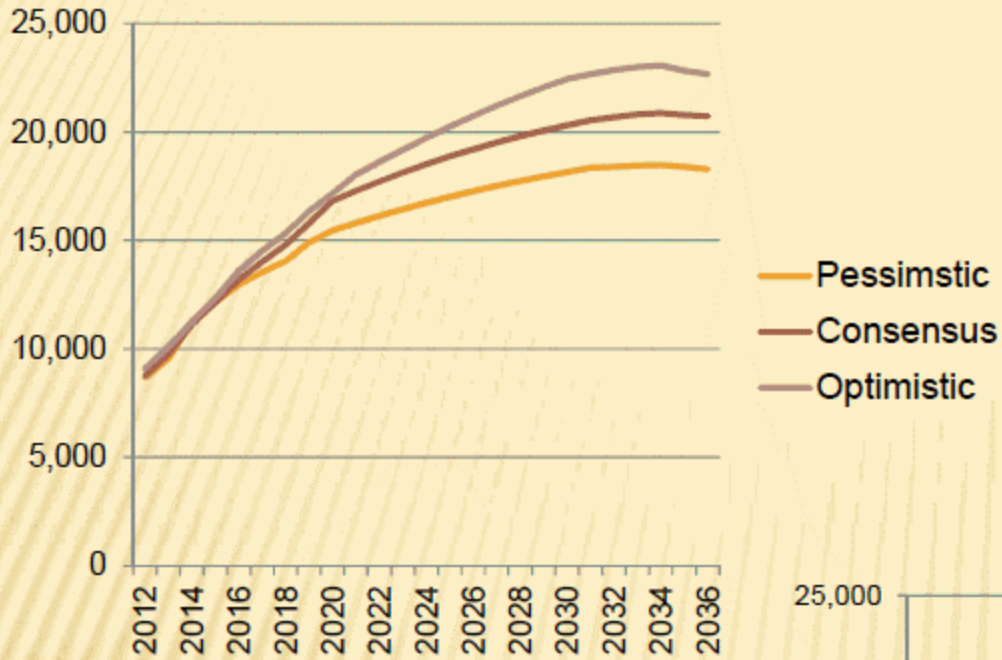


Watford City Population Projections 2005

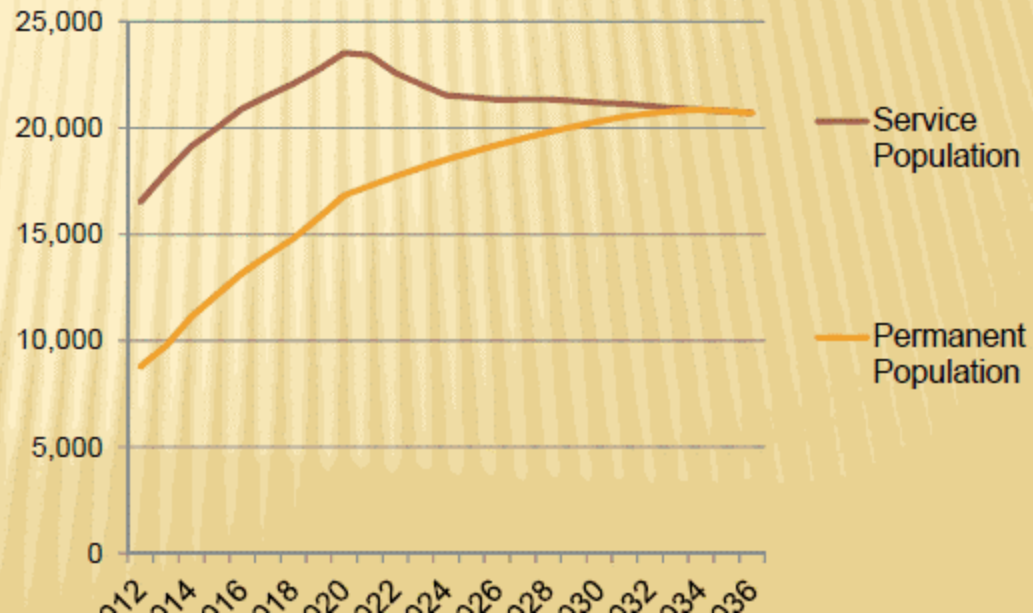


- McKenzie County accounts for 31% of the states oil production
- McKenzie and Mountrail 55% of the production
- McKenzie, Mountrail, Dunn and Williams Counties have 85% of the states production

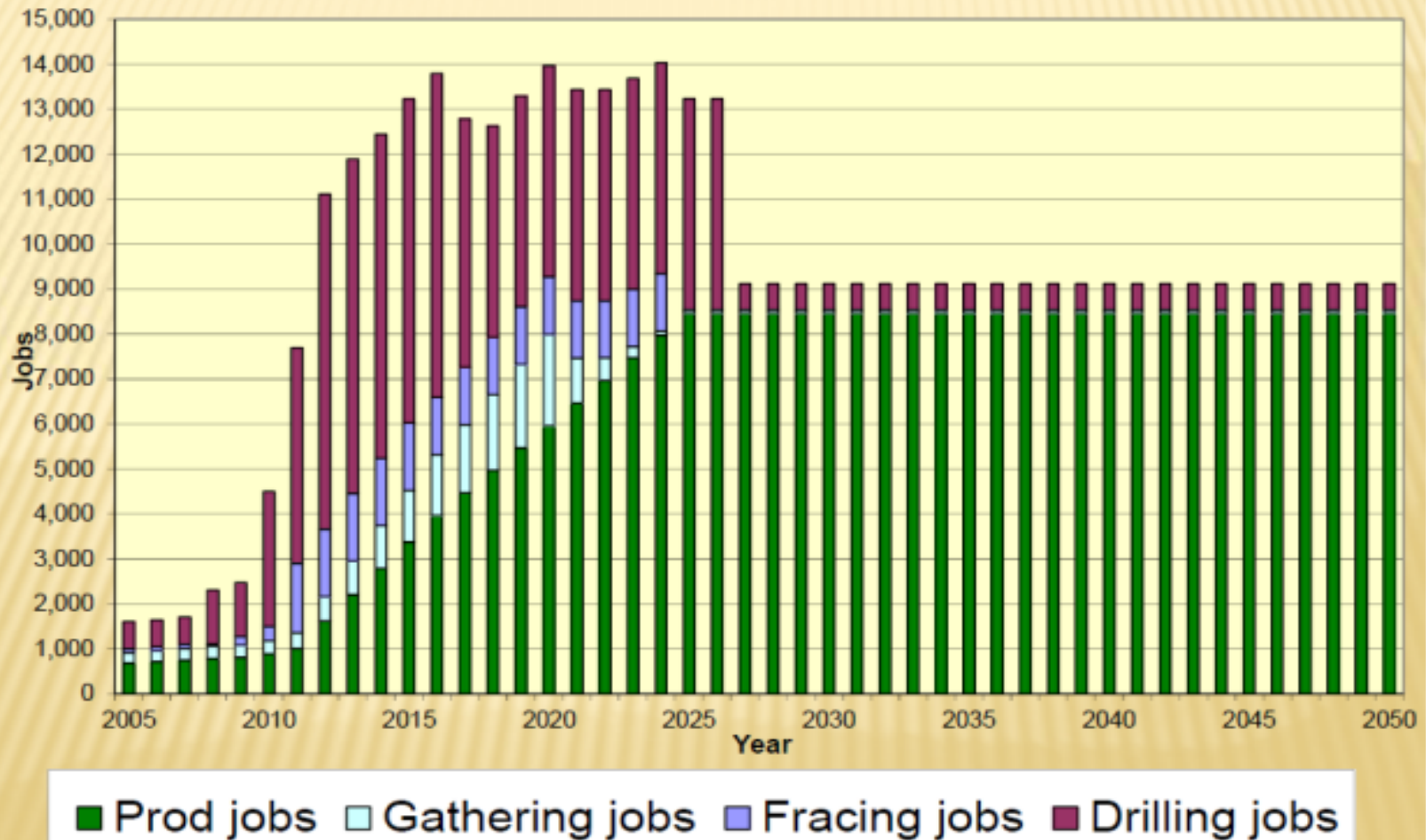
McKenzie County Permanent Population



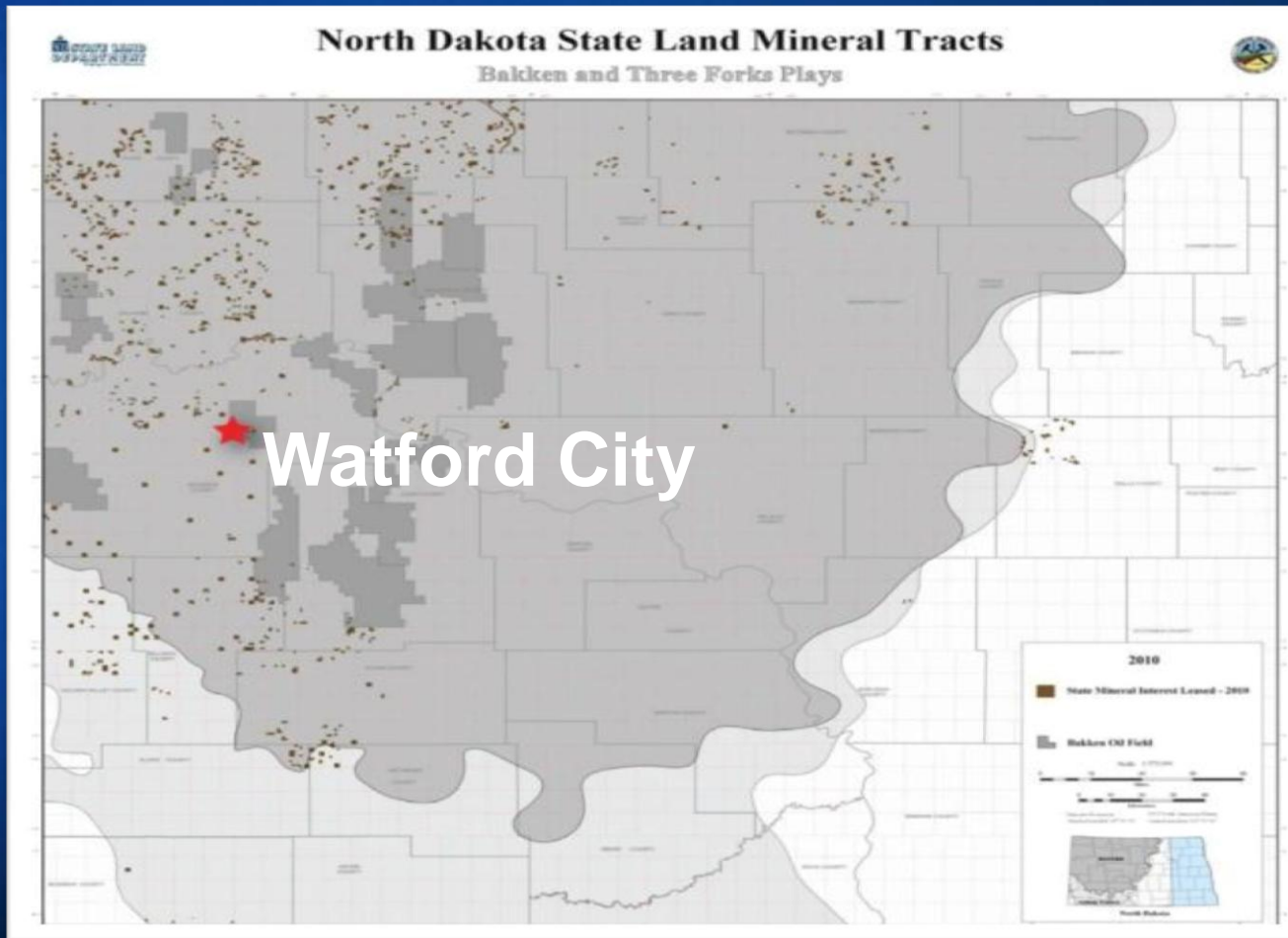
McKenzie County Consensus Scenario



McKenzie County Oil Industry Jobs



Unexpected VITALITY



Watford City: In 2010 and 2011 planning efforts, the City identified 13 Growth Areas and targeted annexation areas which would represent a 491 percent expansion of the City's land mass.

The City has been proactive in its efforts to support the potential 342 percent increase in population in the very near term, well as identify necessary improvements to support housing developments

Bakken

Three Forks

Studies Predict McKenzie County Population

Watford City is the County Seat and the largest City in McKenzie County. McKenzie County is situated at the heart of the prolific Bakken oil boom. Recent studies predict that McKenzie County will grow the most of any county in North Dakota over the next 20 years. Watford City has become the bustling hub of McKenzie County and is expected to capture a larger share of this projected growth than any other City in McKenzie County. In addition, the ND Industrial Commission has expressed concern that the population projections in the adjacent table are low given the projected oil activity in McKenzie County.

Projected McKenzie County Population⁺

2000 - 5,737

2010 - 6,360

2015 - 11,771

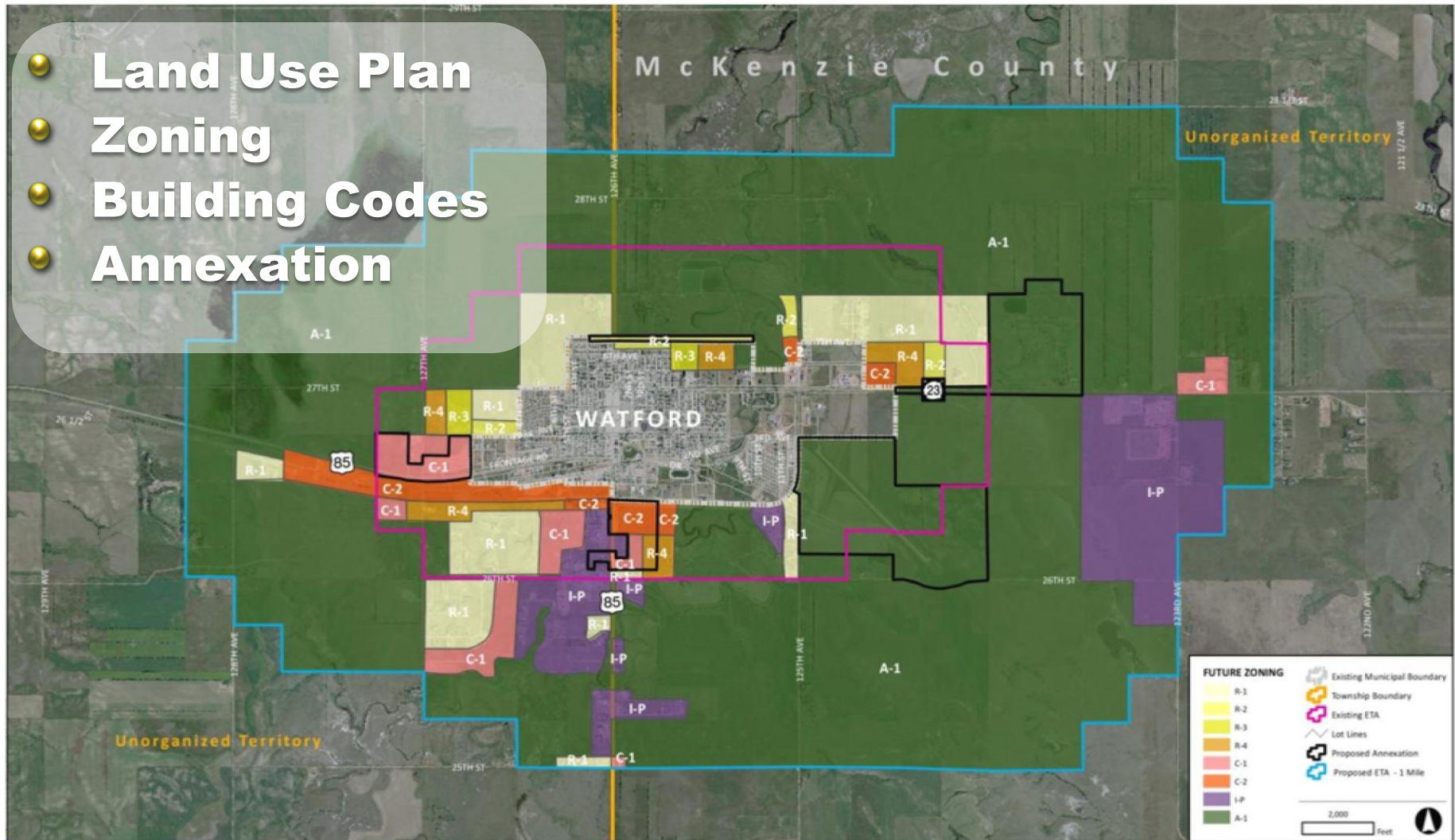
2020 - 15,550

2025 - 17,110

⁺2012 North Dakota Statewide Housing Needs Assessment Permanent Residents

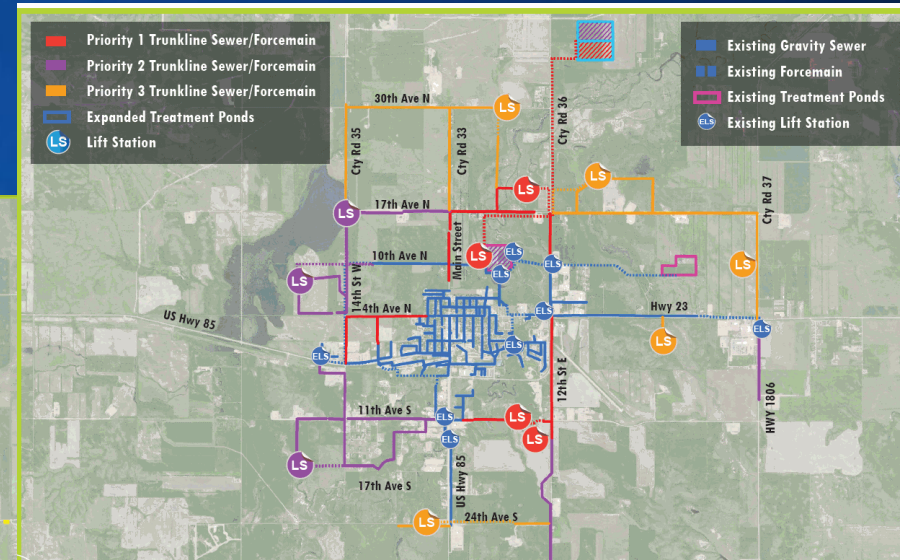
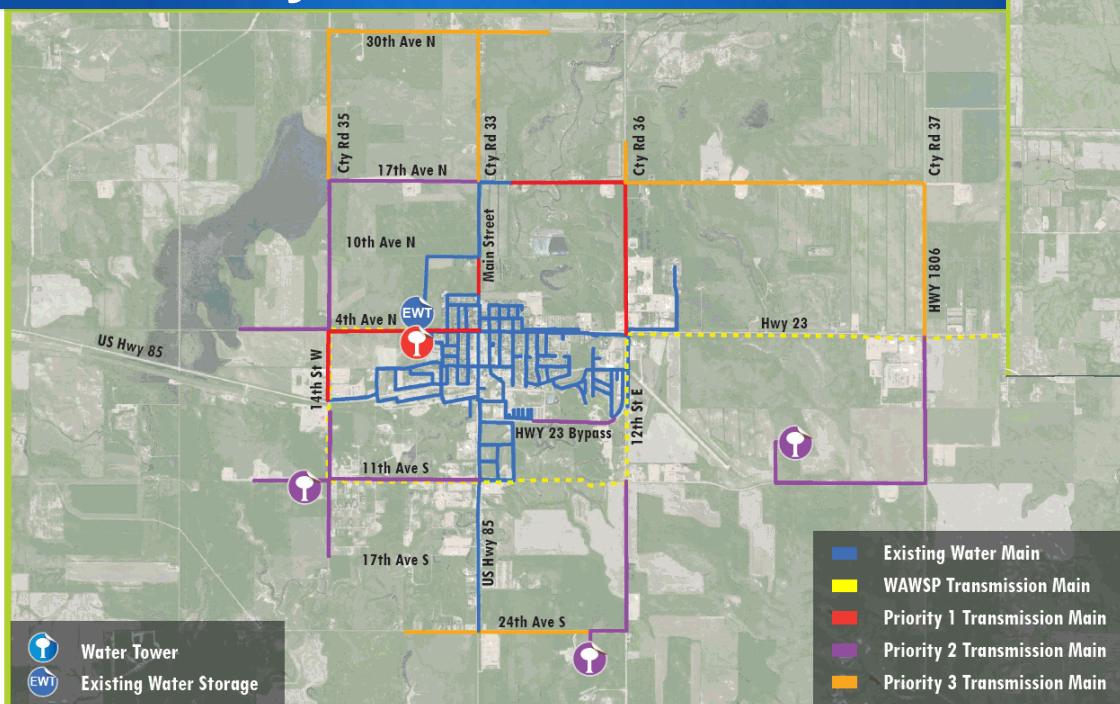
LAND USE

- Land Use Plan
- Zoning
- Building Codes
- Annexation



Capital Improvements MASTER PLAN

- Transportation
- Wastewater Collection & Treatment
- Water Distribution System



Growing Infrastructure to Meet Needs - Now and In the Future

To accommodate Watford City's growth, a phased mid term capital improvements plan (CIP) was developed to provide the framework for core infrastructure implementation. The Mid Term CIP identifies infrastructure projects to be constructed from 2013 through 2017, and is expected to provide adequate capacity to serve a population range from 9,900 to 15,150 people. All infrastructure recommendations will support existing or pending residential and commercial developments.

Watford City Infrastructure Population Service Capacity				
	Population Estimate		Cumulative Total	
	Low	High	Low	High
Estimated Population Served with Existing Infrastructure	3,500	3,500	3,500	3,500
CIP Proposed Infrastructure (Year)				
Priority 1 (2013-2014)	1,400	2,550	4,900	6,050
Priority 2 (2014-2015)	1,750	3,200	6,650	9,250
Priority 3 (2015-2016)	2,350	4,350	9,000	13,600
Priority 4 (2016-2017)	1,000	1,550	10,000	15,150

Populations are based on trunkline infrastructure. Does not include 100% infill.



WATER*

Total Costs for Water System Improvements:
\$29,333,000



WASTEWATER*

Total Costs for Wastewater System Improvements:
\$56,802,000



EXISTING TRANSPORTATION*

Total Costs for Existing Transportation System Improvements:
\$10,194,000



EXPANDED TRANSPORTATION*

Total Costs for Expanded Transportation System Improvements:
\$188,062,000



MASTER PLANNING*

Total Costs for Master Planning:
\$509,000

*Future \$'s

Targeted Needs

Based on Community Input

● Health

- Critical Care
- Emergency Services

● Safety

- Law Enforcement
- Emergency Services
- Traffic Safety

● Education

- Elementary and High School

● Recreation

● Housing

- Permanent and Affordable

McKenzie County Healthcare Systems

- \$59 Million Facility under construction



Emergency Services Center



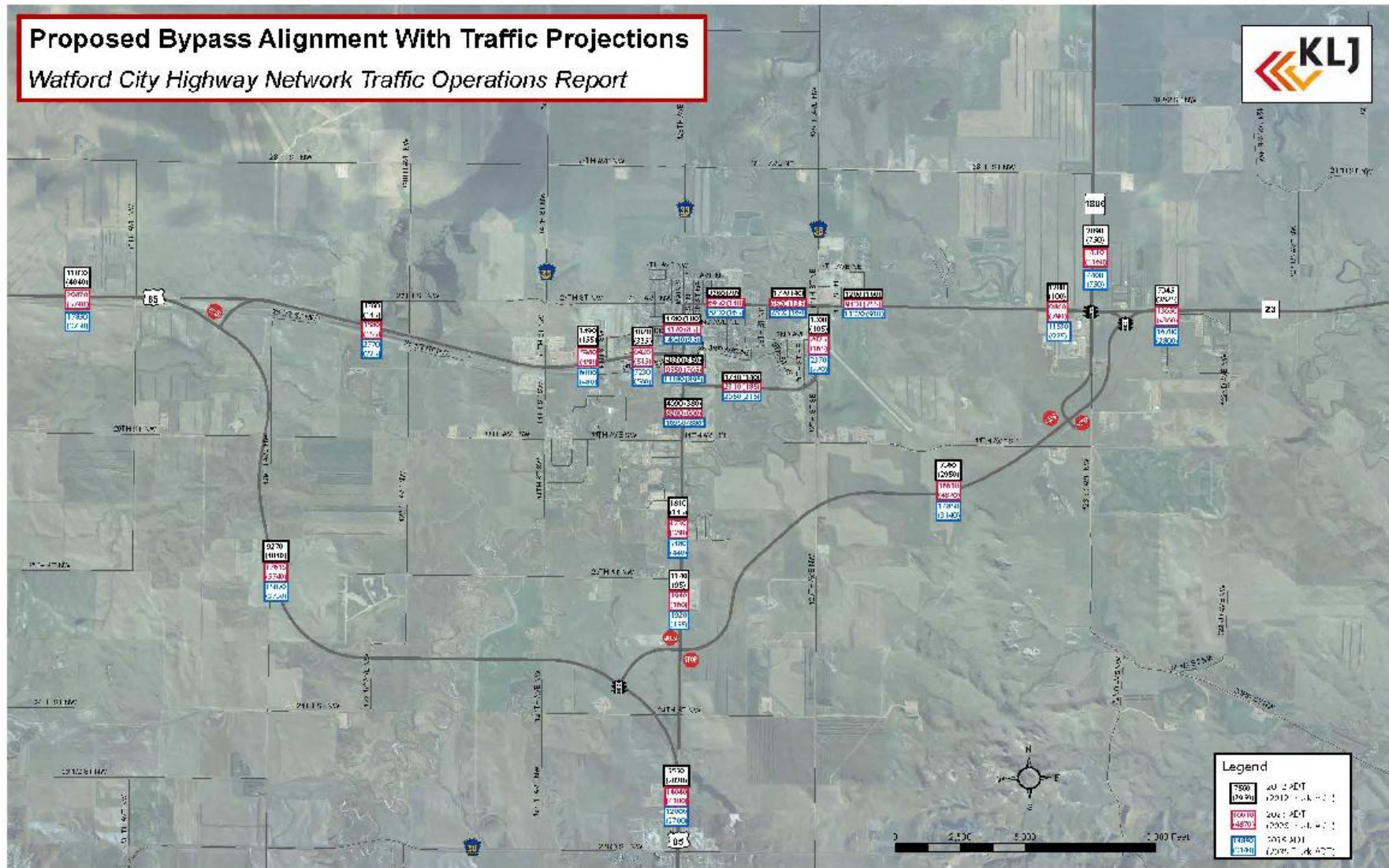
State Highway 23 and 85

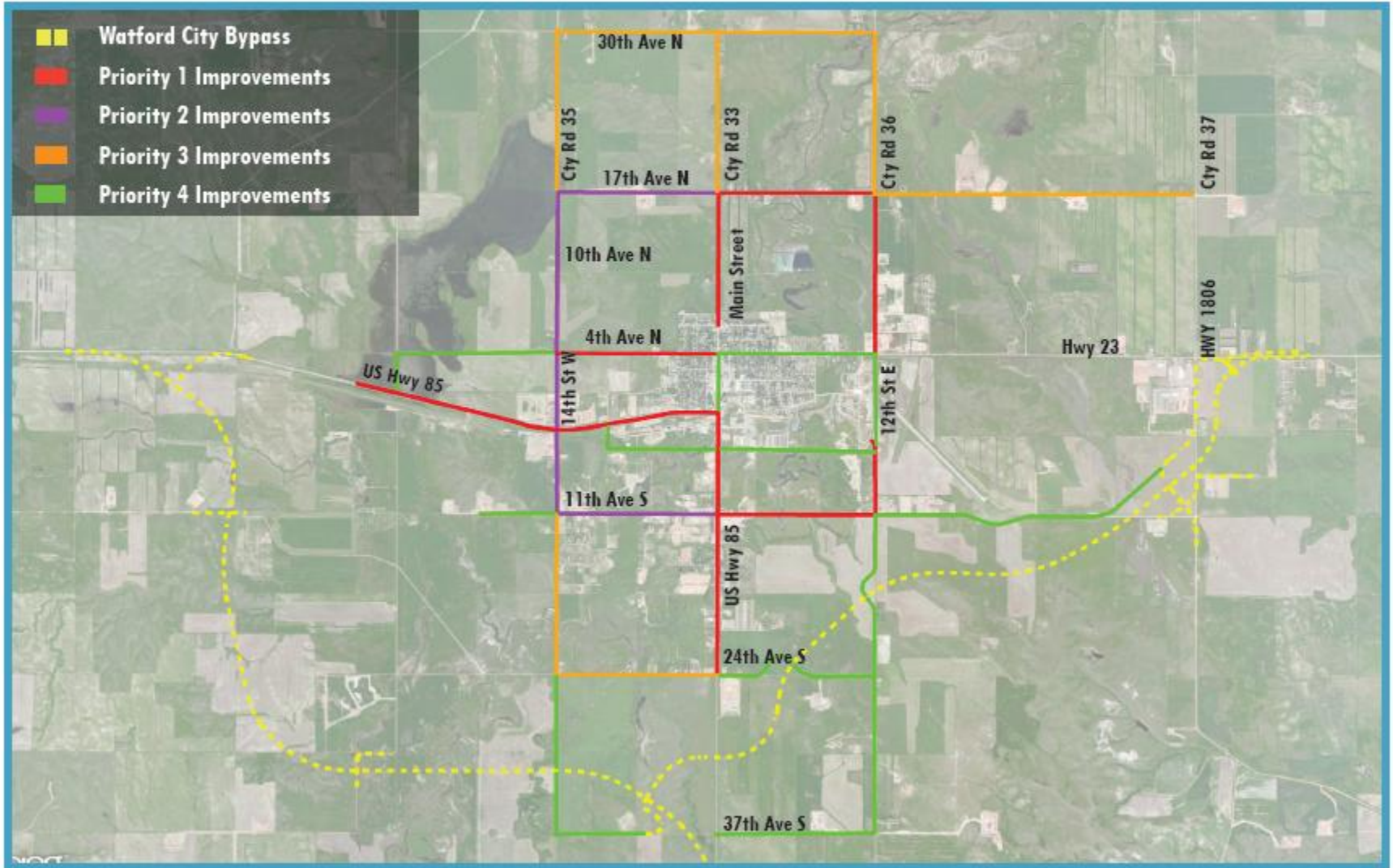
15,000 to 20,000 Vehicles per day
80% trucks



Proposed Bypass Alignment With Traffic Projections

Watford City Highway Network Traffic Operations Report





ANNUAL COST FOR PAVED AND GRAVEL ROADS – over 2 Bienniums

Calendar Year	Upgrade Paved Roads to 105,500#	Northern Bypass & New Paved Roads	Gravel & Reshape Gravel Roads	Annual Cost per Budget Year
2015	\$ 32,910,000	\$ 50,000,000	\$ 34,375,000	\$ 117,285,000
2016	\$ 32,910,000	\$ 50,000,000	\$ 34,375,000	\$ 117,285,000
2017	\$ 32,910,000	\$ 30,000,000	\$ 34,375,000	\$ 97,285,000
2018	\$ 32,910,000	\$ 30,000,000	\$ 34,375,000	\$ 97,285,000
TOTALS	\$131,640,000	\$ 160,000,000	\$137,500,000	\$429,140,000

City of Watford City Master Planning

MASTER PLANNING

	2013 Master Plan Review	Stormwater Master Plan	2014 Master Plan Update	2015 Master Plan Review	2016 Master Plan Update
Costs	\$55,000	\$162,000	\$112,000	\$59,000	\$121,000
TOTAL COSTS FOR MASTER PLANNING					\$509,000

PROJECT COST SUMMARY

	Priority 1 Projects	Priority 2 Projects	Priority 3 Projects	Priority 4 Projects	Project Subtotals
Water	\$5,750,000	\$14,749,000	\$4,533,000	\$4,301,000	\$29,333,000
Sewer	\$16,950,000	\$28,174,000	\$8,317,000	\$3,361,000	\$56,802,000
Existing Transportation	\$920,000	\$4,316,000	\$4,489,000	\$469,000	\$10,194,000
Expanded Transportation	\$33,000,000	\$22,256,000	\$62,885,000	\$69,921,000	\$188,062,000
Priority Subtotals	\$56,620,000	\$69,495,000	\$80,224,000	\$78,052,000	\$284,391,000
Master Planning					\$509,000
TOTAL COSTS FOR IMPROVEMENTS					\$284,900,000

McKenzie County 2014 Budget Estimates

Revised

Revenue - 2014 Budget

GPT - Revised	\$ 53,000,000
All Other County Revenue	<u>45,598,624</u>

Total Revenue 2014	\$	<u>98,598,624</u>
--------------------	----	-------------------

Expenditures - 2014 Budget

Road & Bridge	\$ 67,131,005
All Other County Expenses	<u>30,710,381</u>

Total Expenditures 2014	\$	<u>97,841,386</u>
-------------------------	----	-------------------

Net Difference	\$	757,238
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McKenzie County 2015 Estimates

Budget

Revenue - 2015 Budget

GPT - Revised	\$	53,000,000	
All Other County Revenue		45,598,624	
Less: 2014 DOT Oil Impact Road Funding		<u>(14,866,195)</u>	
 Total Revenue 2015	\$		83,732,429

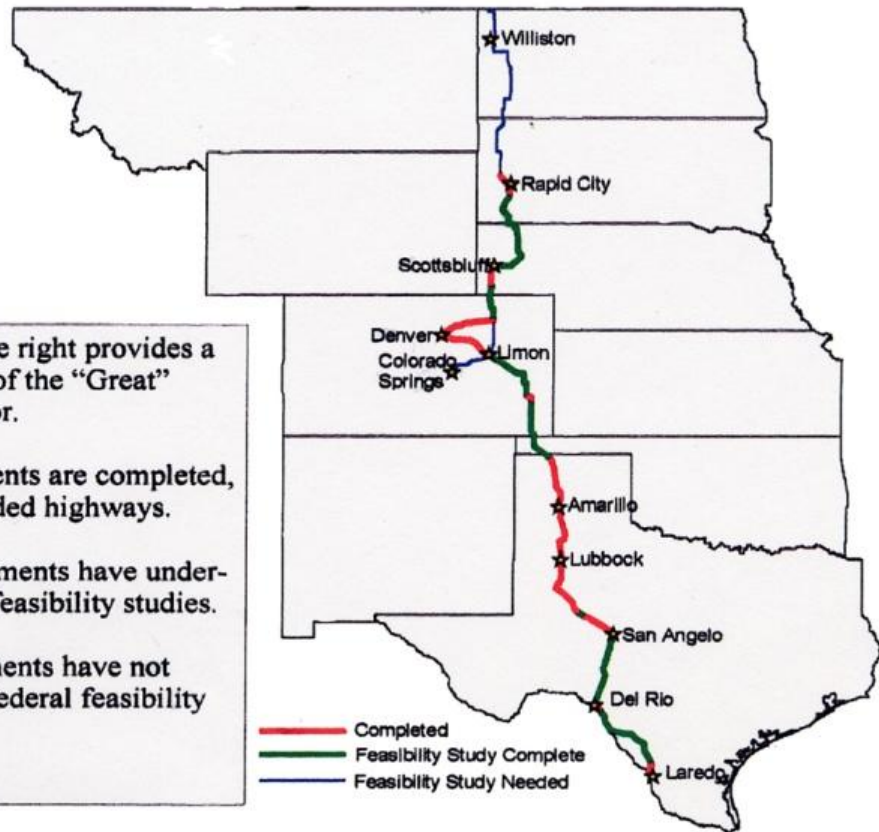
Expenditures - 2015 Budget

Road Dept, Equipment, Payroll	\$	32,161,000	
Paved Roads		32,910,000	
Northern Bypass		50,000,000	
Gravel Roads		34,375,000	
Other County Expenses		<u>34,881,000</u>	
 Grand Total Expenditures	\$		<u>184,327,000</u>

Short \$ (100,594,571)



Theodore Roosevelt EXPRESSWAY



The map to the right provides a status update of the "Great" Plains Corridor.

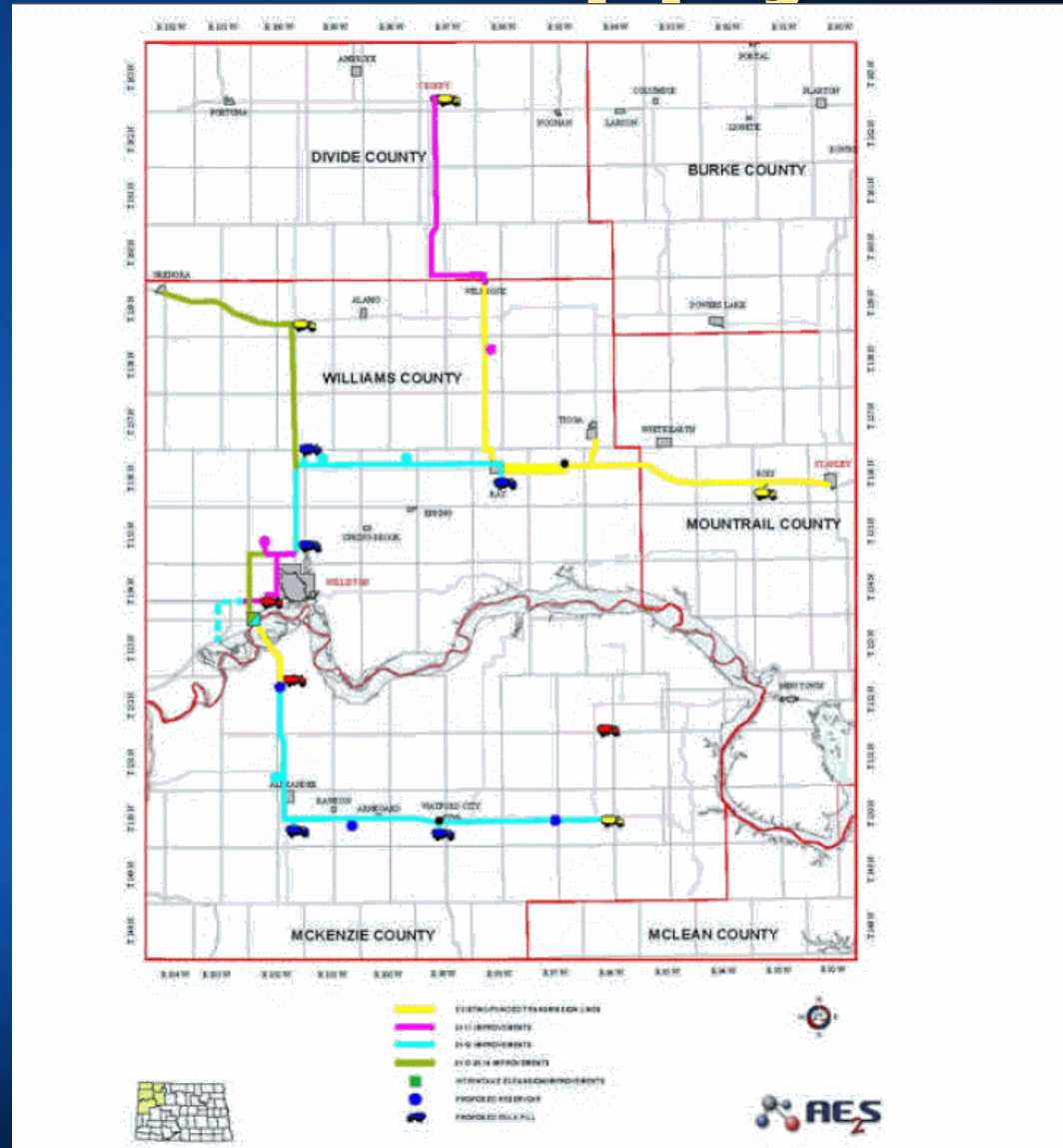
The red segments are completed, four-lane divided highways.

The green segments have undergone Federal feasibility studies.

The blue segments have not completed a Federal feasibility study.

Western Area Water Supply

- Improved Water Quality
- Transmission Infrastructure
- Economic Development



- McKenzie County School District #1
- Location: Watford City, ND
- Date: Fall 2013
- Project Cost: \$11,400,000
- Features:
- K- 5 Elementary School
- Increased student capacity up to 650 students
- Utilized Construction Manager at Risk delivery method
- Natural light at key spaces

Watford City Elementary School Addition



McKenzie County Courthouse



McKENZIE COUNTY COURTHOUSE
WATFORD CITY, ND

ICON
ARCHITECTURAL GR



Watford City Hall Expansion

Tourism & Recreation

Long X Visitors Center



Golf Course Club House



Parks



Wild West Water Park





Connie Wold Wellness Center



Watford City High School and Event Center

- March 2013 to February 2014, the McKenzie County School District has grown from 200 to 1,060 K-12 students — doubling the size of the district since 2010.
- A 2013 census lists the county's population at 9,314, a 46.5 percent increase since 2010, not including temporary workers. -

of



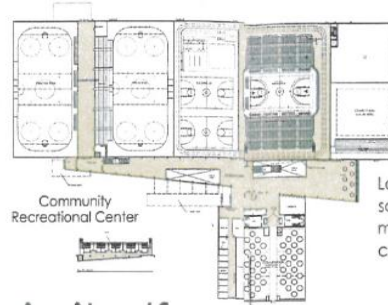
WATFORD CITY EVENT CENTER: SCHEMATIC DESIGN REVIEW

QUESTIONS / COMMENTS
MAY 1, 2011





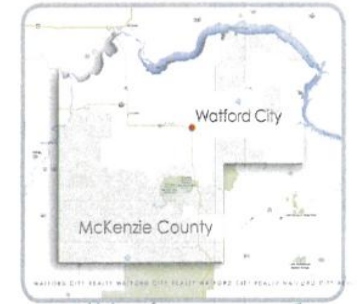
Watford City High School



Community Recreational Center

12
345
acres
for
sale

Location of new \$50 million high school and a proposed \$56 million community recreational center.



Watford City is re-investing in itself.

Over Ninety percent of voters overwhelmingly said yes to a bond measure, which means the McKenzie County School District can proceed with financing a \$50 million high school, expected to be under construction starting spring of 2014 and completed in 2015, will have a capacity of 800 students. **School enrollment in Watford City has doubled since 2010.**

McKenzie County Healthcare System (MCHS) plans to begin construction on a \$55 million facility Summer of 2014.



Medical Facility

See ad on directory page for more details.

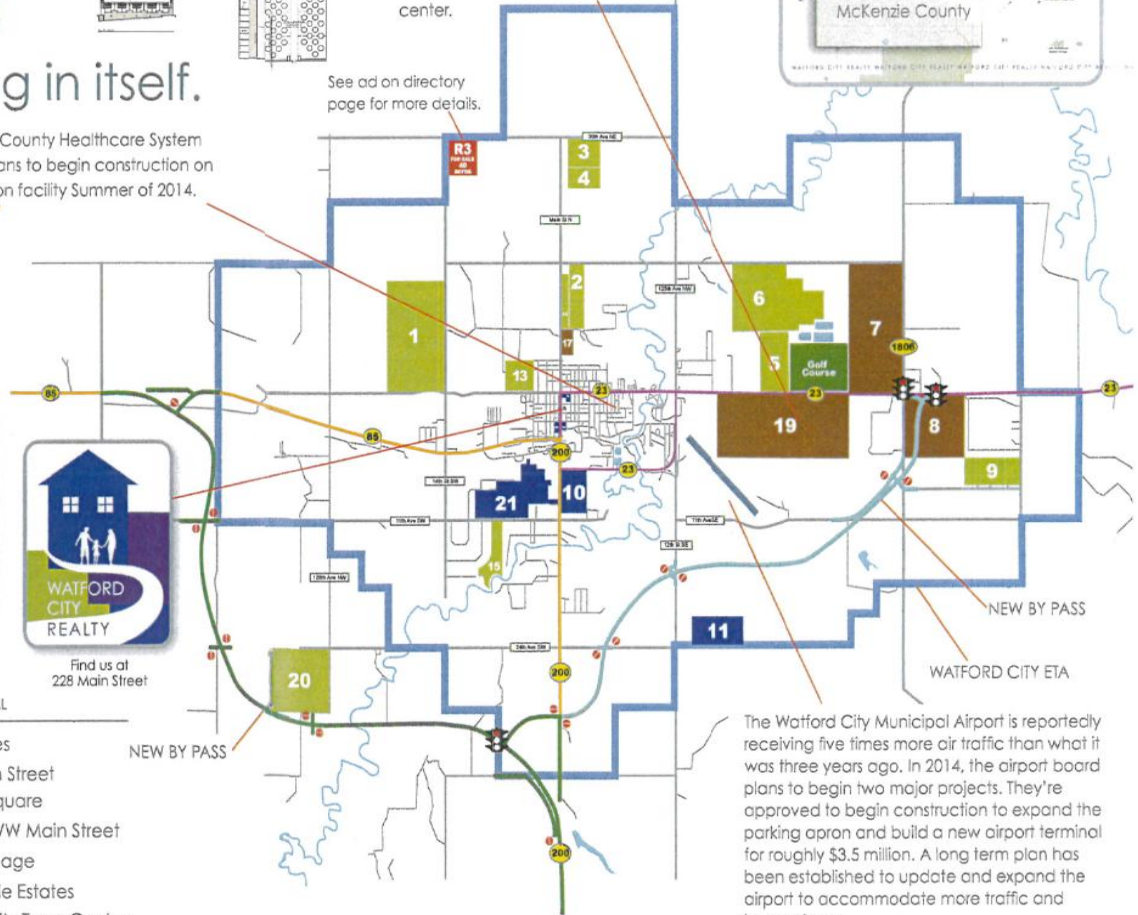


Find us at 228 Main Street

New Watford City Developments

RESIDENTIAL
MIXED
COMMERCIAL

- | | | |
|------------------|--------------------------|-----------------------------|
| 1 Emerald Ridge | 8 The Crossings | 15 Tara Estates |
| 2 Pheasant Ridge | 9 Buffalo Hills | 16 Triton Main Street |
| 3 Dakota Ridge | 10 South Park Commercial | 17 Watford Square |
| 4 Bison Run | 11 GTI Industrial Park | 18 Coltown E/W Main Street |
| 5 Rolling Hills | 12 Watford Landing | 19 Fox Hills Village |
| 6 Black Gold | 13 The Highlands | 20 Countryside Estates |
| 7 Hunters Run | 14 Madison Heights | 21 Watford City Town Center |



The Watford City Municipal Airport is reportedly receiving five times more air traffic than what it was three years ago. In 2014, the airport board plans to begin two major projects. They're approved to begin construction to expand the parking apron and build a new airport terminal for roughly \$3.5 million. A long term plan has been established to update and expand the airport to accommodate more traffic and larger planes.

Retail Development



Taco Johns
Subway
China Express
OK Tire
Western Barbeque
Saddle Up Western Wear
Tractor Supply
Cashwise Food and Liquor
Redwing Shoes
Verizon
Holiday



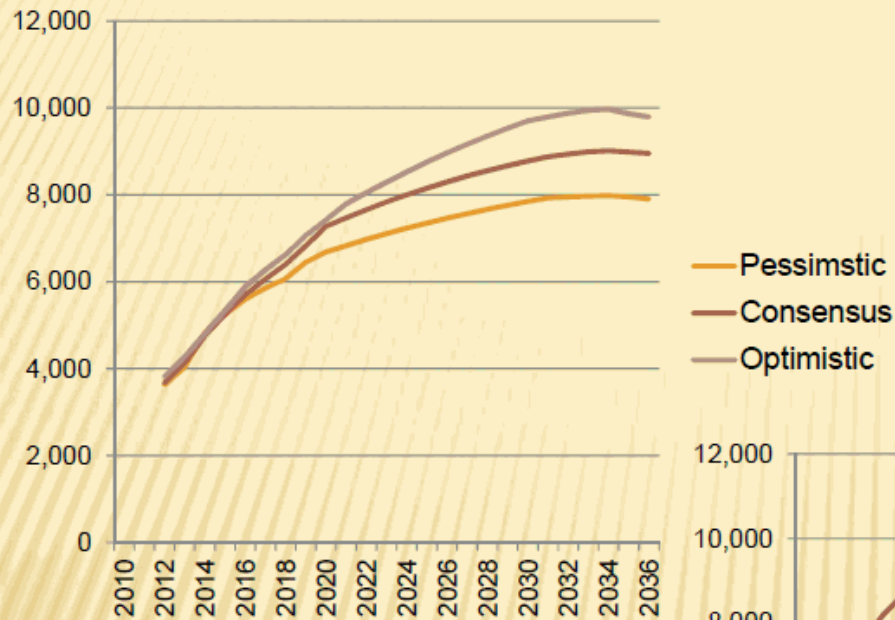
Main Street Development



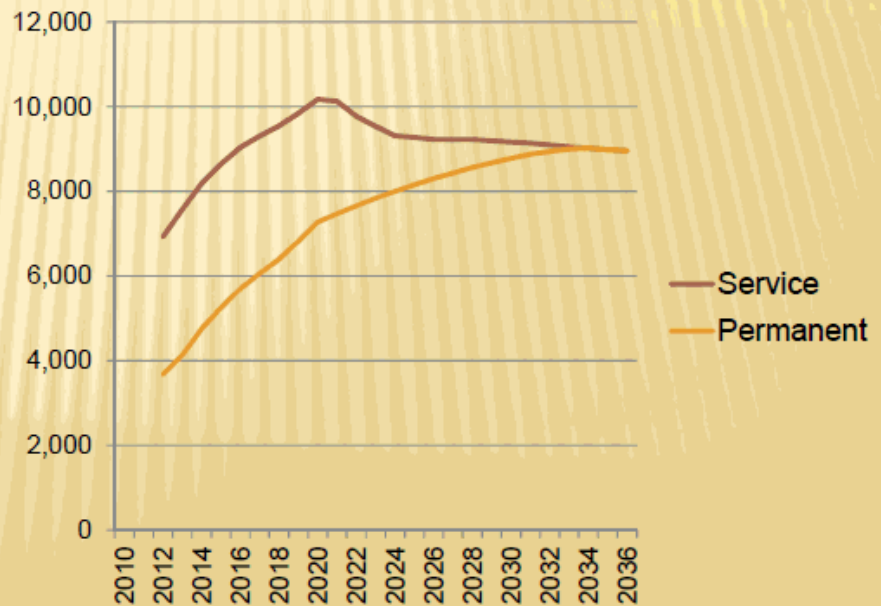
Housing Demand Soars



McKenzie County Permanent Housing



McKenzie County Consensus Scenario



MCKENZIE COUNTY PROJECTIONS (CONSENSUS)

	2012	2020	2036
Permanent Housing	3,672	7,275	8,956
% Ave Annual Growth		2012-2020 8.3%	2020-2036 1.3%
Permanent Population	8,760	16,828	20,717
% Ave Annual Growth		2012-2020 7.9%	2020-2036 1.3%

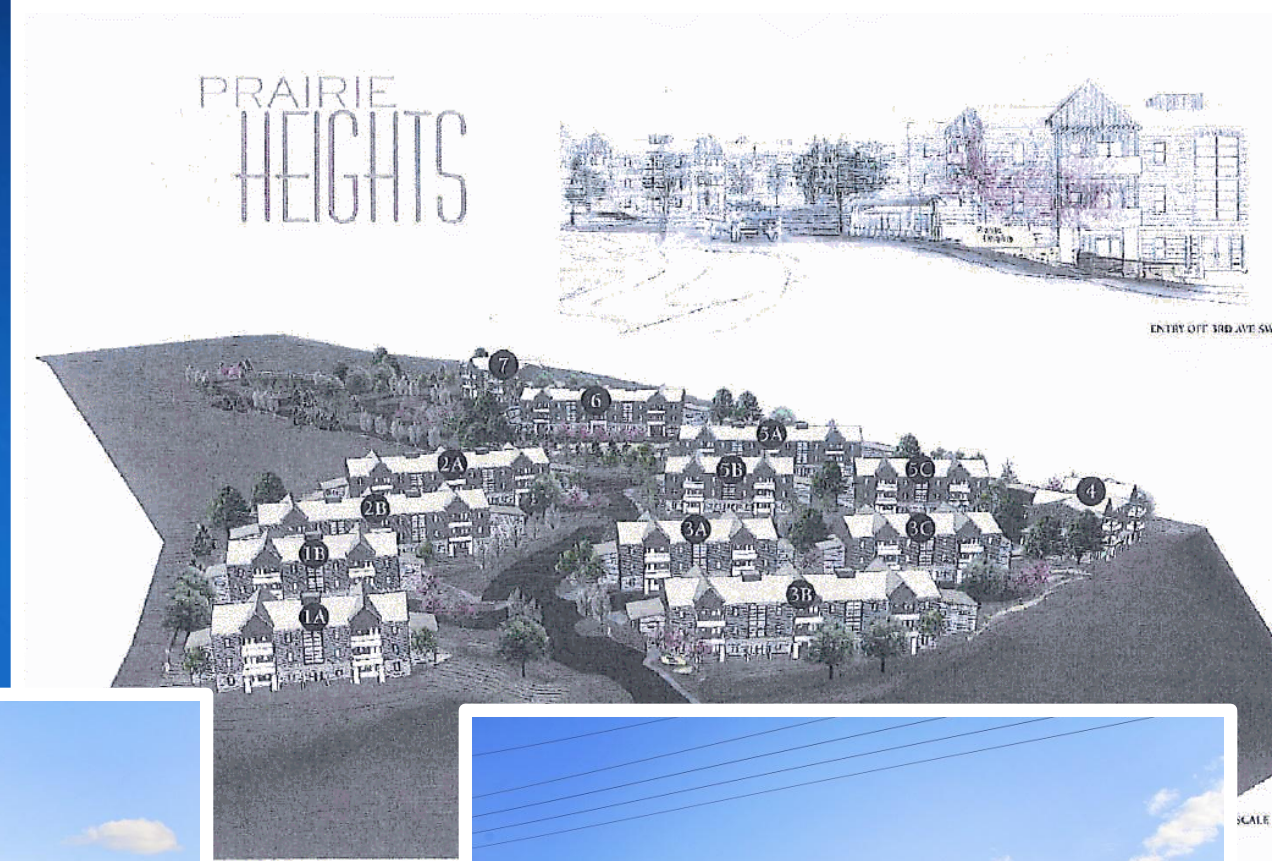
New Housing Projects



Prairie Heights

Private/ Public Partners

- Affordable Housing
- Company Housing
- Public Apartment Rental



Wolf Run Complex Child Care Center and Essential Personnel Housing




 Meet the most important requirement... We created an exciting all state standards for daycare.


 From... other needs... 30 APPS... 15000 sq. ft. space... 1000 sq. ft. space... 1000 sq. ft. space...

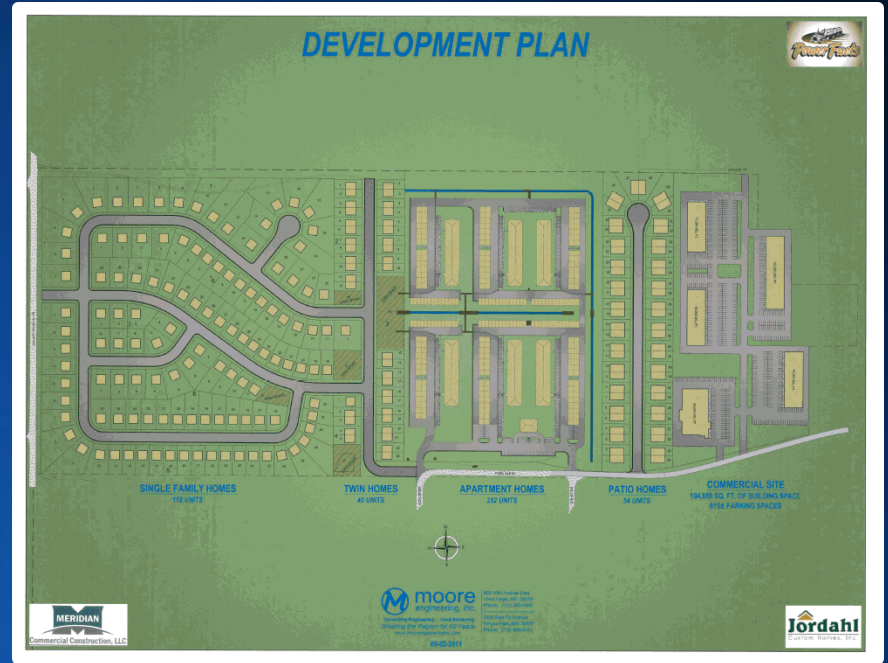



SCHOOLS
 Wolf Run Village is centrally located to the heart of Wolf Run City directly adjacent to the town's water park area, playground area, and sports field. Wolf Run City elementary school, providing convenience and security for residents and families with young children.



WOLF RUN VILLAGE A COMMUNITY DEVELOPMENT PROJECT OF BAYVIEW HOUSING PARTNERS, L.P.

Power Fuels/ Meridian Construction



Whiting Petroleum





HUNTER'S RUN

A MASTER PLAN COMMUNITY

FOR MORE INFORMATION:
CONTACT
JOSEPH KACHUROI 701-770-5893
OR JASON VEDADI 701-770-5975
WWW.HUNTERSRUNND.COM

Watford City's First
Live-Work, Master Plan
Community

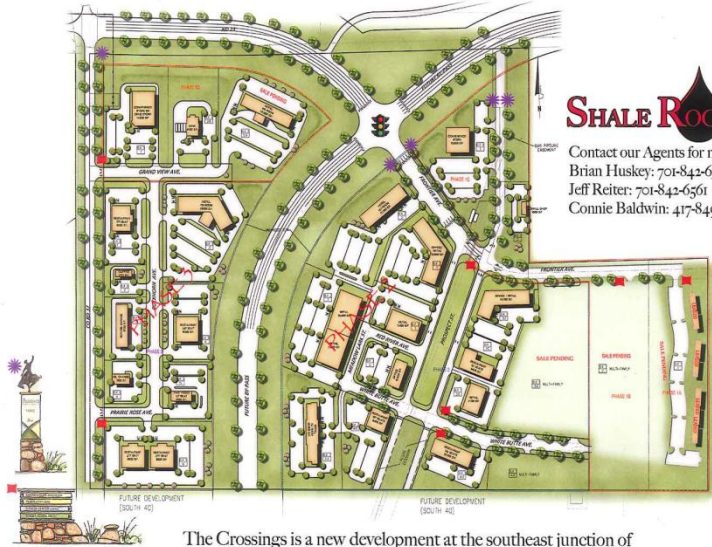
Amenities:

- MEDICAL OFFICE CENTER
- RETAIL SHOPPING
- RESTAURANTS
FAST FOOD AND SIT-DOWN
- OFFICE BUILDING
OFFERING EXECUTIVE
SUITES BETWEEN 250 TO
5,000 SQ FT OR MORE
- BIKE/PEDESTRIAN TRAILS
- GOLF COURSE
IS NEIGHBOR TO THE WEST
- HOMES ON THE GOLF COURSE
- AFFORDABLE HOUSING
STICK-BUILT FRAME HOMES
BY TITANIUM BUILDERS
WILL BE AVAILABLE
- POTENTIAL ELEMENTARY
SCHOOL ON SITE

TB
TITANIUM
BUILDERS



Introducing THE CROSSINGS at Watford City



SHALE ROCK REALTY

Contact our Agents for more information:
Brian Huskey: 701-842-6512
Jeff Reiter: 701-842-6561
Connie Baldwin: 417-849-1447

The Crossings is a new development at the southeast junction of Highway 23 and Highway 1806 (part of new bypass.)

BAKKEN
DEVELOPMENT SOLUTIONS

Bakken Development Solutions, L.L.C. is a full-service, diversified, development company specializing in providing the highest quality residential and commercial communities in the Bakken Region. BDS's mission is to create sustainable urban developments that preserve affordable housing and innovative commercial property, these developments must benefit and strengthen the existing community.

Emerald Ridge Master Site Plan



The Highlands



Pheasant Ridge Coletown Properties

BAYFRONT BUILDERS MULTIFAMILY CONCEPTUAL PLANNING

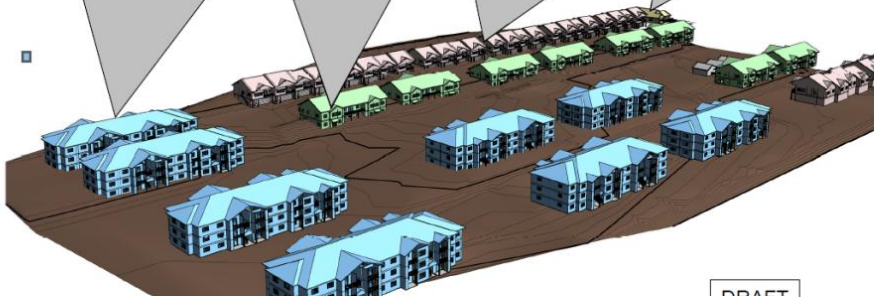


- DA 0.0 COVER SHEET
DA 1.0 SITE PLAN
DA 1.1 FIRST FLOOR PLAN
DA 1.2 SECOND FLOOR PLAN
DA 1.3 THIRD FLOOR PLAN
DA 1.4 ROOF PLAN
DA 1.5 ELEVATIONS
DA 1.6 ELEVATIONS
DA 1.7 SECTIONS
DA 1.8 SCOPE & CODE REVIEW

- A PLANS**
DA 2.0 FIRST FLOOR PLAN
DA 2.1 SECOND FLOOR PLAN
DA 2.2 ROOF PLAN
DA 2.3 ELEVATIONS
DA 2.4 ELEVATIONS
DA 2.5 SECTIONS
DA 2.6 SCOPE
DA 2.7 SCOPE & CODE REVIEW

- B PLANS**
DA 3.0 FIRST FLOOR PLAN
DA 3.1 SECOND FLOOR PLAN
DA 3.2 ROOF PLAN
DA 3.3 ELEVATIONS
DA 3.4 ELEVATIONS
DA 3.5 SECTIONS
DA 3.6 SCOPE
DA 3.7 SCOPE & CODE REVIEW

- DA 4.0 SINGLE FAMILY LOT SUMMARY



BAYFRONT BUILDERS
MULTIFAMILY CONCEPTUAL PLANNING
WINDY CITY, ILLINOIS, IN

DRAFT

2200 HUNT BR AVENUE
KALAMAZOO, MI 49001
PHONE: 269-750-0200
FAX: 269-750-0200
WWW.WICKORY.COM

DA 0.0



Motel Development



The Watford



Teddys

Comfort Inn



Roosevelt Inn Expansion



The Missouri Inn

Community Projects Under way

- Veterinarian services
- Health Care Facility
 - Emergency Service/ Urgent Care
 - Hospital and Nursing Home
- Dental Clinic Expansion
- Gas Stations and Truck Plazas