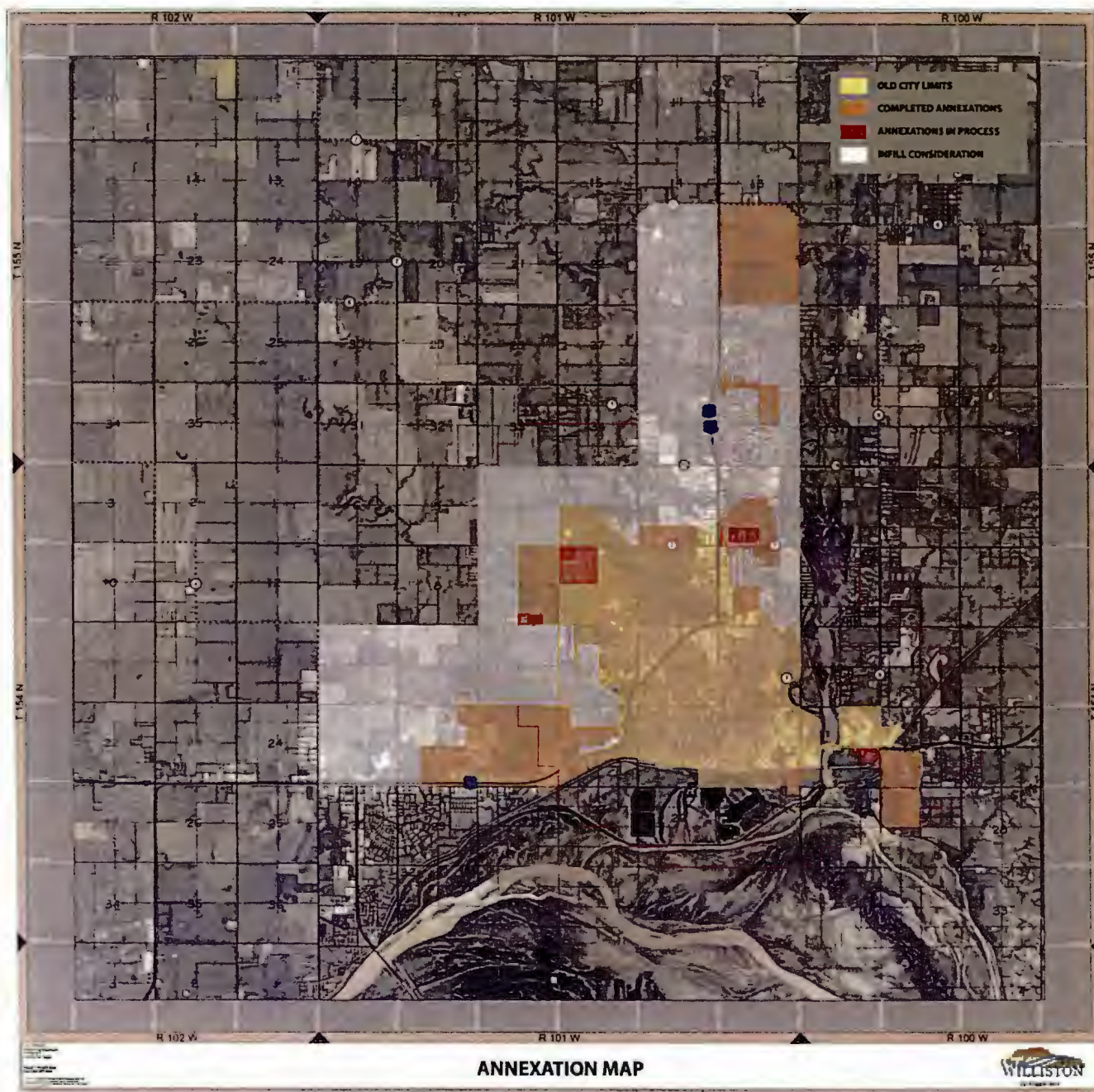
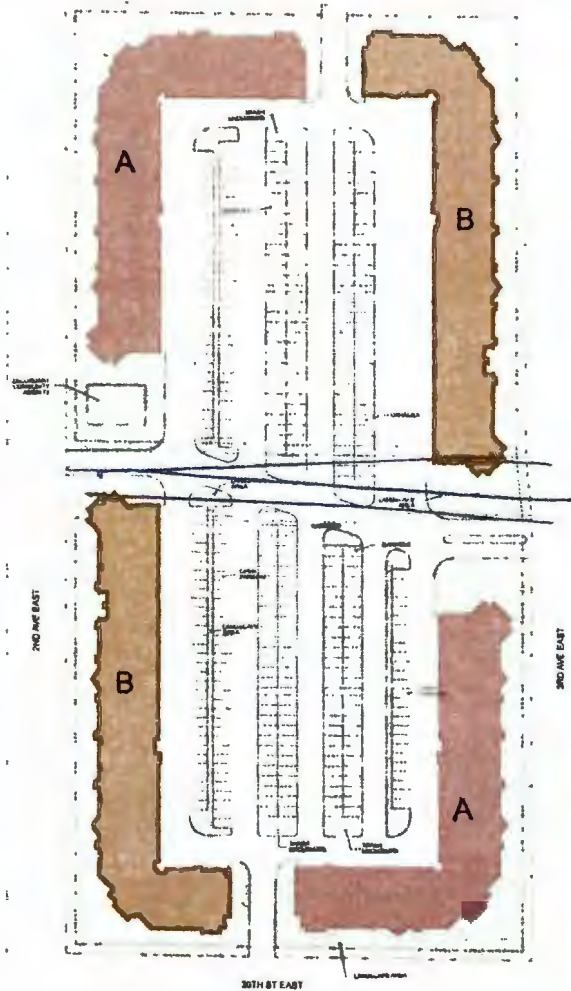




LORRAINE DRIVE

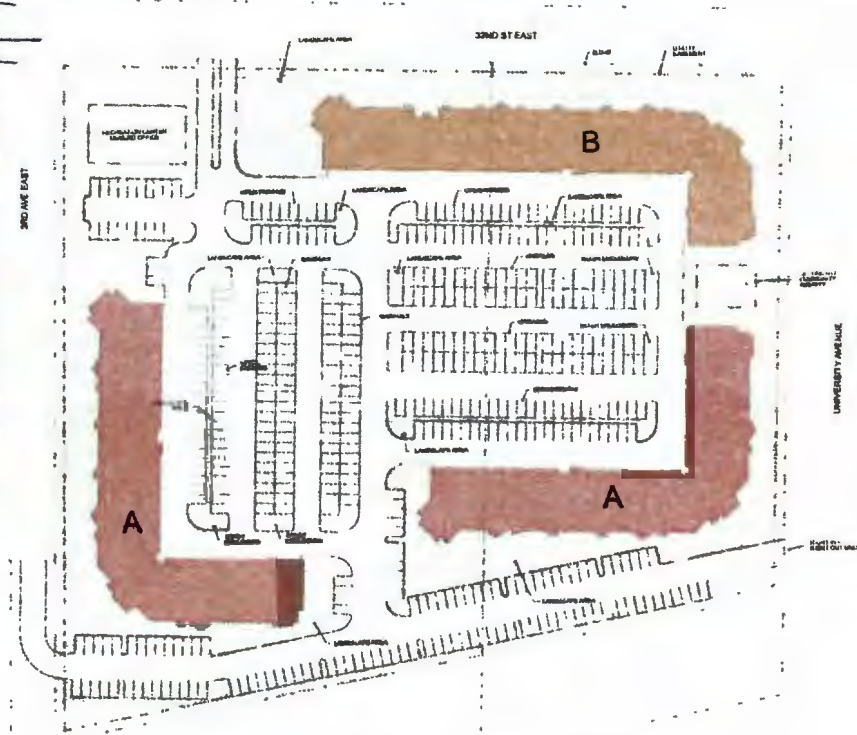


UNIVERSITY COMMONS APARTMENTS CORNERSTONE DEVELOPMENT

TABULATIONS

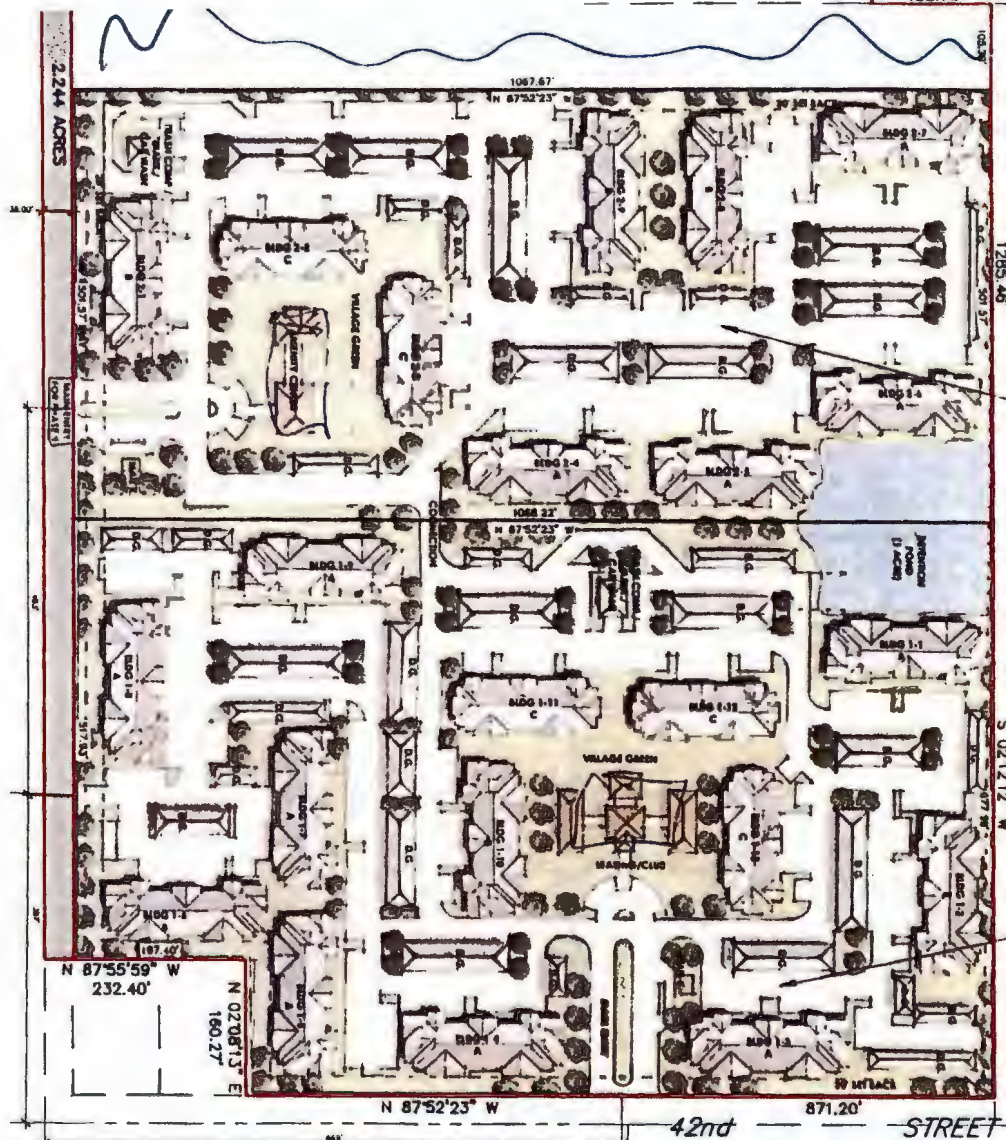
NUMBER OF UNITS	100 UNITS
PARKING SPACES REQUIRED	100 SPACES
PARKING SPACES PROVIDED	100 SPACES
TOTAL SITE AREA	1,000,000 S.F.
TOTAL BUILDING AREA	1,000,000 S.F.
LANDSCAPE AREA REQUIRED	100,000 S.F.
TOTAL LANDSCAPE AREA PROVIDED	100,000 S.F.

Prepared by
ARCHITECT
DATE: 07/2010
PROJECT NO. 1000000000
SHEET NO. 1000000000



LOT 2
12.296 ACRES
PHASE 2 FUTURE DEVELOPMENT

LOT 3
15.906 ACRES
PHASE 1 DEVELOPMENT



NOTE:

- EXISTING UNDERGROUND INSTALLATIONS & PRIVATE UTILITIES SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE EXISTING UTILITIES AND HAS FOUND NO EVIDENCE OF ANY OTHER UTILITIES. THE ENGINEER HAS NOT CONDUCTED ANY OTHER INVESTIGATIONS AND THEREFORE CANNOT BE RESPONSIBLE FOR ANY OTHER UTILITIES. THE ENGINEER HAS NOT CONDUCTED ANY OTHER INVESTIGATIONS AND THEREFORE CANNOT BE RESPONSIBLE FOR ANY OTHER UTILITIES.
- ALL IMPROVEMENTS SHALL BE PERFORMED IN ACCORDANCE WITH CITY OF WILLISTON CONSTRUCTION STANDARDS.
- UNLESS OTHERWISE SPECIFIED, ALL CONSTRUCTION, LAYOUT AND STAKING SHALL BE PERFORMED UNDER THE RESPONSIBLE CHARGE OF A LAND SURVEYOR LICENSED IN THE STATE OF NORTH DAKOTA AND BY A PERSON OR PERSONS WHOSE QUALIFICATIONS AND TECHNICAL EXPERIENCE IN CONSTRUCTION LAYOUT AND STAKING TECHNOLOGY IS AS REQUIRED BY THE SPECIFIC TYPE OF WORK BEING PERFORMED.

BRAXTON APARTMENT DEVELOPMENT

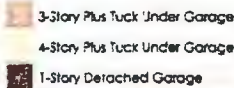
T. 154 N., R. 101 W., SE 1/4 OF SECTION 1
COUNTY OF WILLIAMS,
CITY OF WILLISTON, NORTH DAKOTA

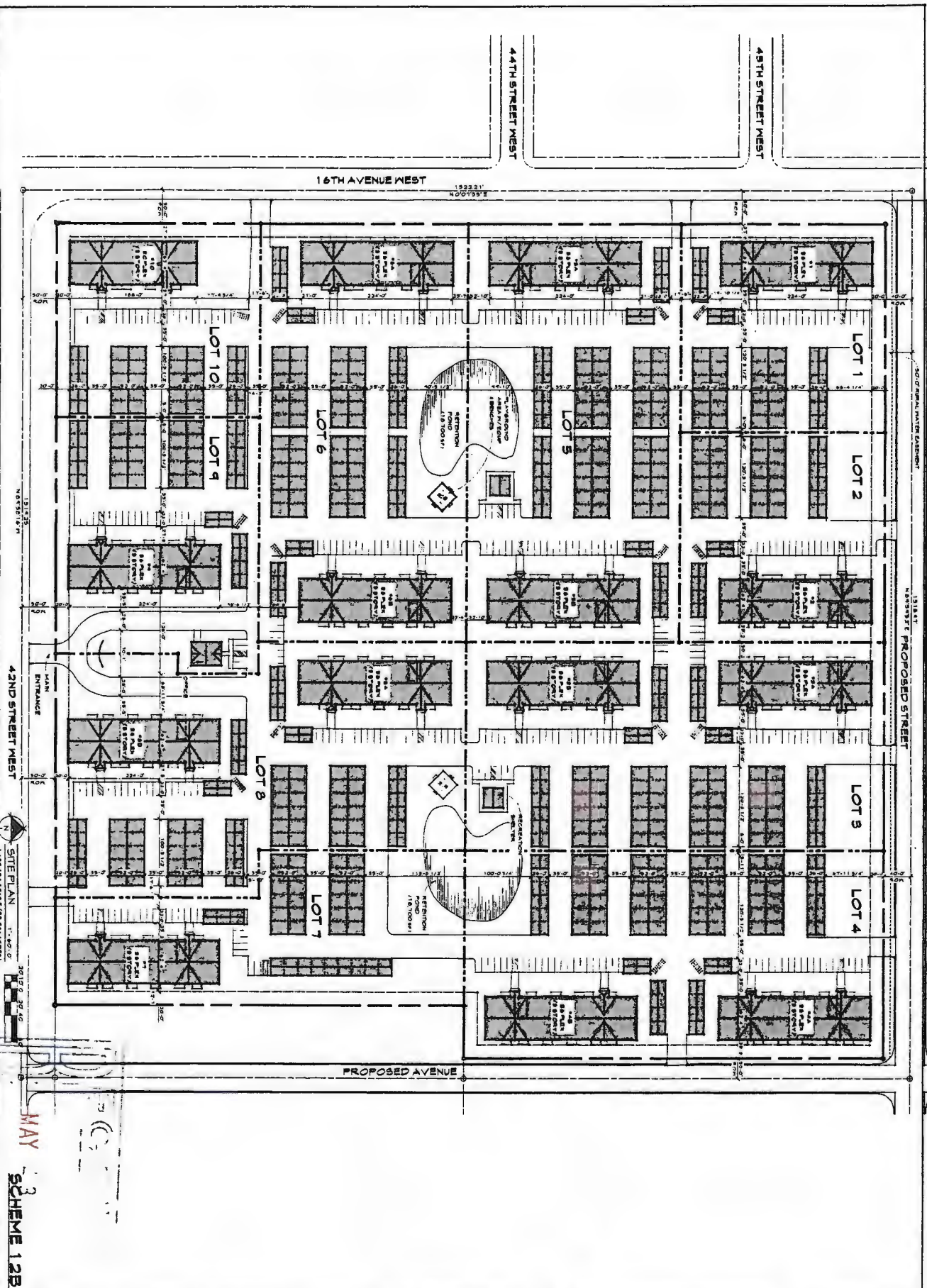
OVERALL SITE PLAN

SANDERSON STEWART
www.sandersonstewart.com

CAD:	JMS
DATE:	02/14/12
REVISION:	
APPROVED BY:	
QUALITY ASSURANCE:	
SCALE:	1"=100'
FILE:	ML12004_BJSE
PROJECT NO.:	ML-12004
SHEET:	1 OF 1

Williston, North Dakota





MAY 3
SCHEME 12B

A-1

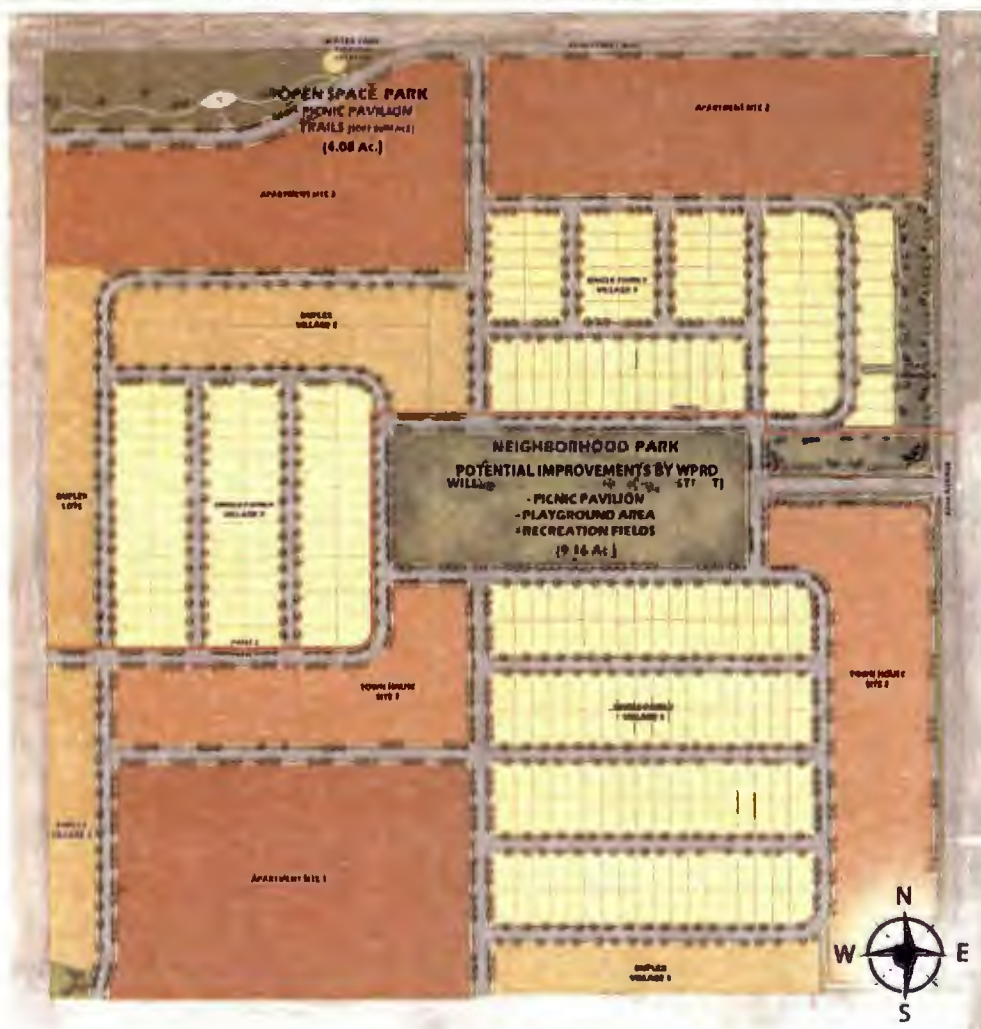
1310	1310
1310	1310
1310	1310
1310	1310

PRELIMINARY
NOT FOR CONSTRUCTION

40 ACRE SITE
16TH AVENUE WEST & 42ND STREET WEST
VALLEY REALTY
WILLISTON, ND



Harvest Hills Village Park & Open Space System Master Plan



Open Space Park—4.1 acres

Picnic Pavillion
Walking/Jogging Soft Surface Trails

Community Trail Corridors—3.92 acres

Trails for Walking/Jogging
Native Grasses and Wildflowers

Neighborhood Park—9.16 acres

Active Recreation
Picnic Table,
Playgrounds
Community Center with Bathrooms
Large Open Lawn Area for Programs Sports
(soccer, t-ball, football, lacrosse)
Walking Trails
Picnic Pavillion

Total = 17.18 acres

Jonathan's *Landing*

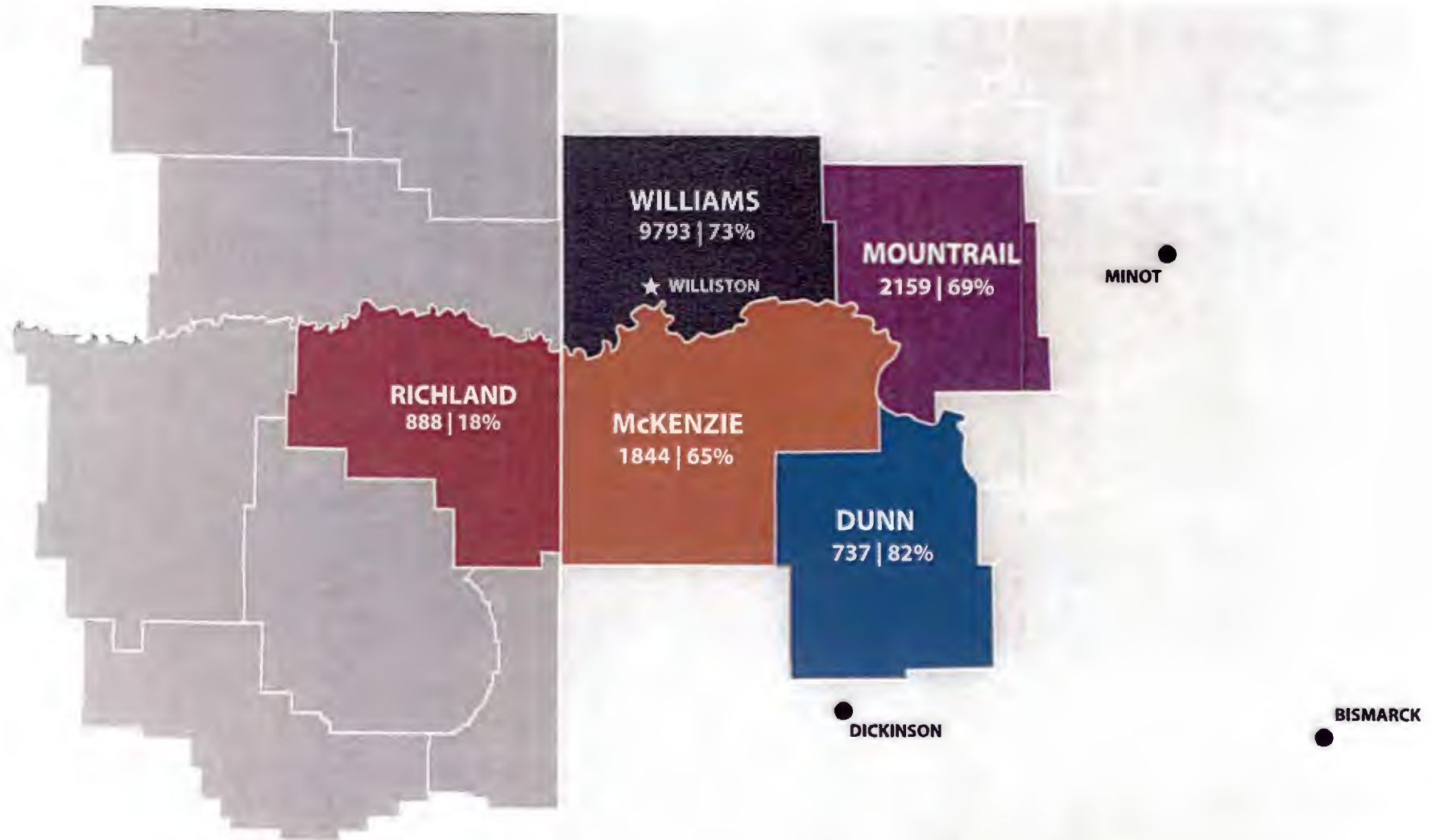
CONCEPTUAL SITE PLAN





THE HEART OF THE BAKKEN

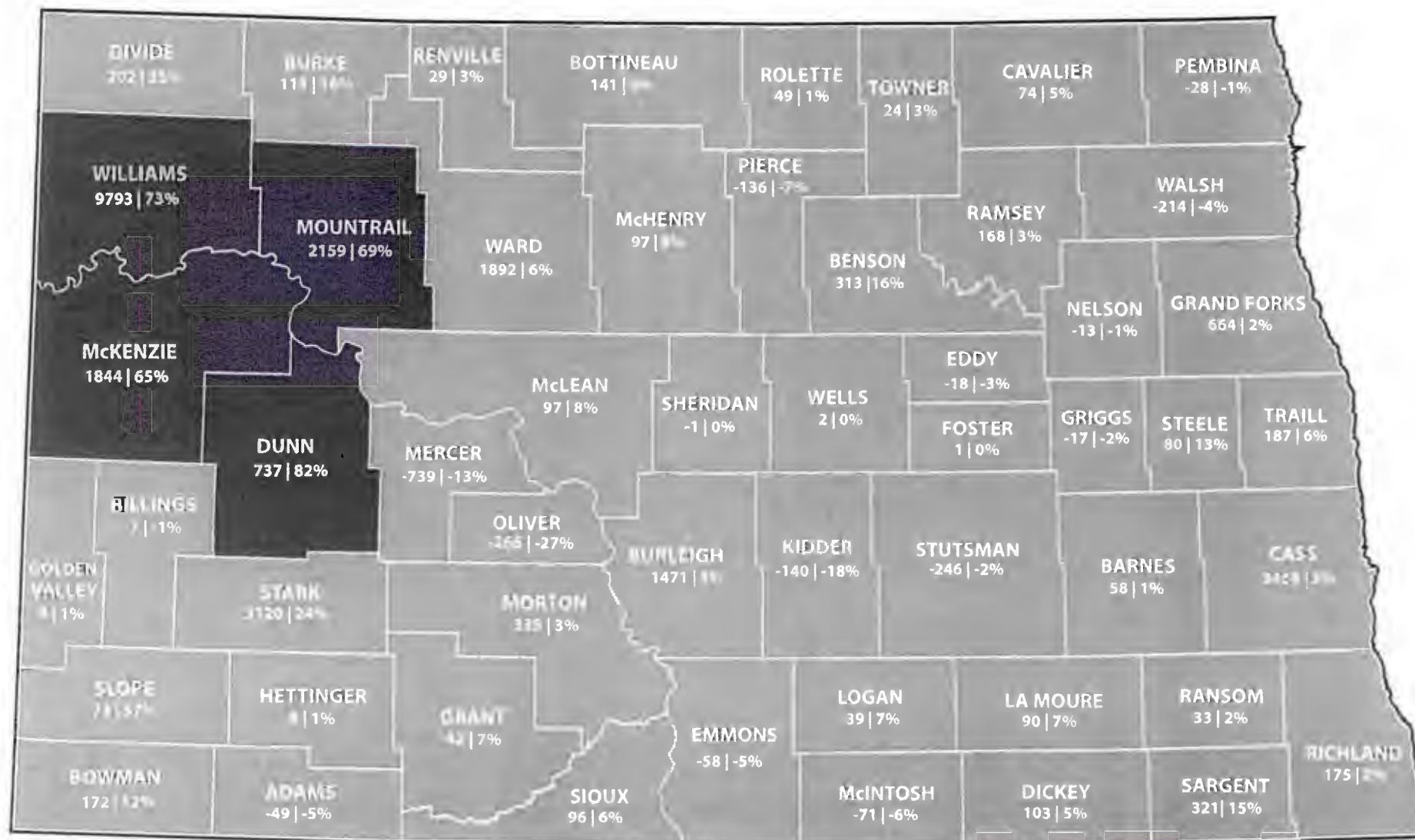
NEW JOBS: JUNE 2009- JUNE 2011



THE HEART OF THE BAKKEN

JOB GROWTH: JUNE 2009- JUNE 2011

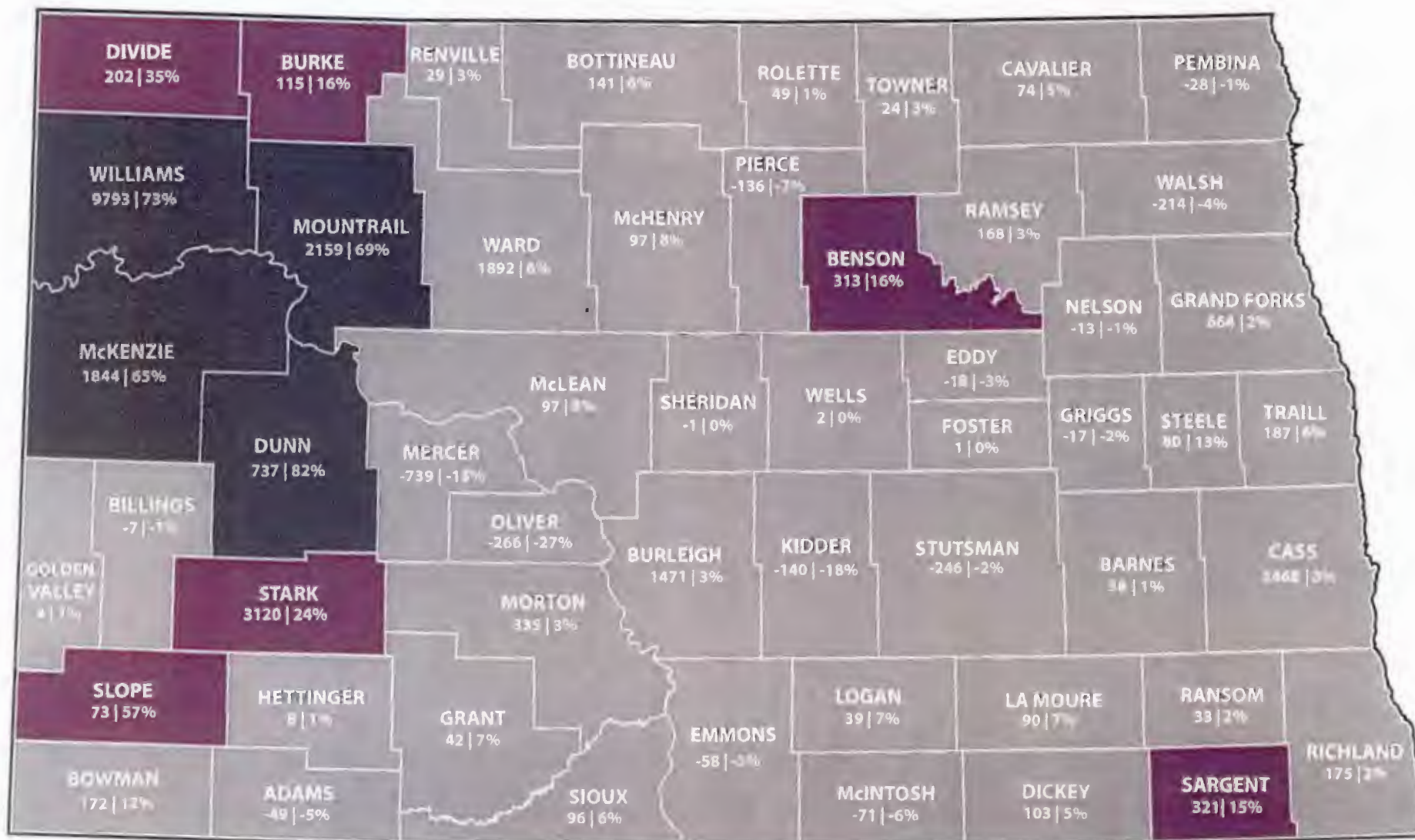
60%-85% GROWTH | 15-59% GROWTH | 0-14% GROWTH | **NEGATIVE GROWTH**



THE HEART OF THE BAKKEN

JOB GROWTH: JUNE 2009- JUNE 2011

60%-85% GROWTH | 15-59% GROWTH | 0-14% GROWTH | NEGATIVE GROWTH

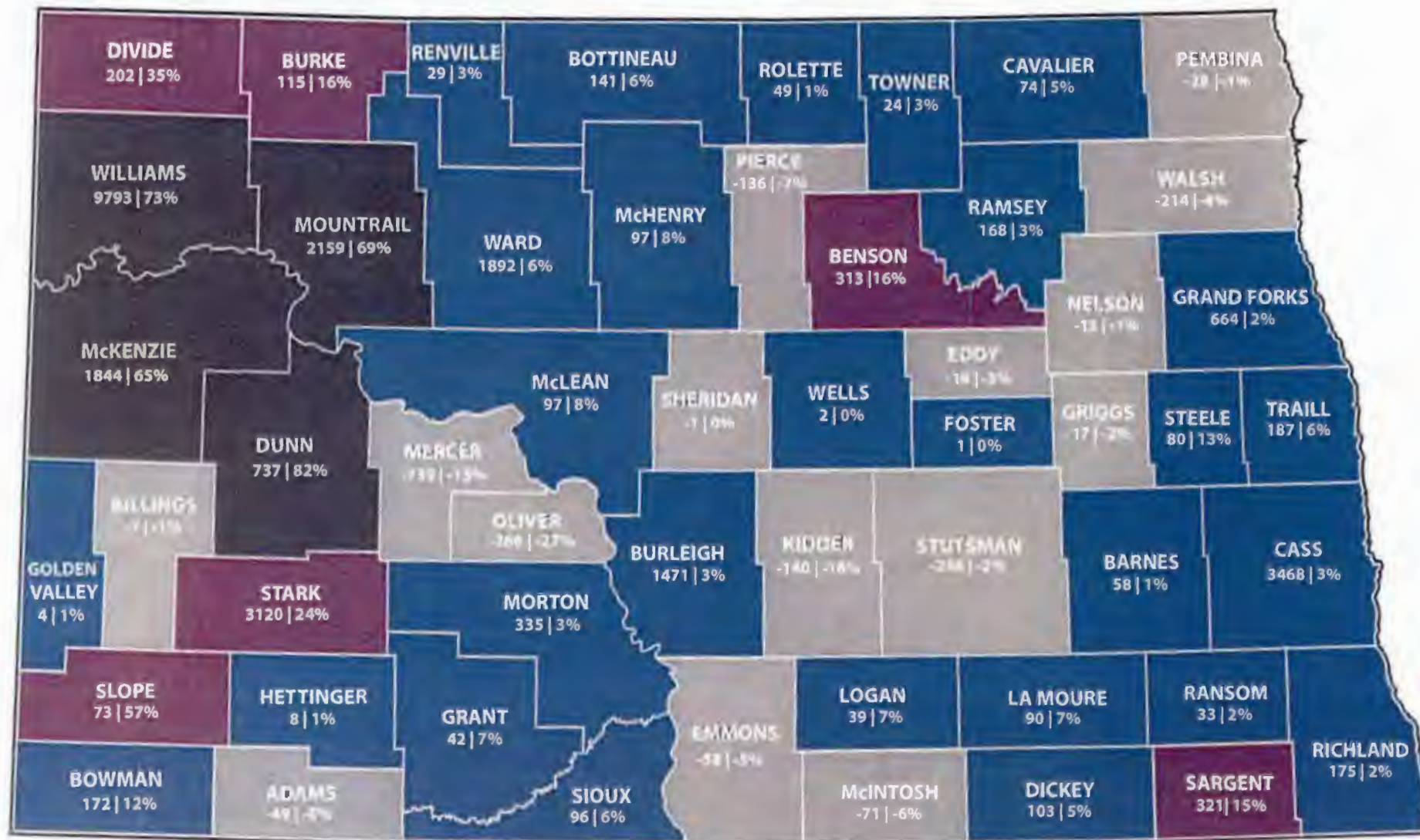




THE HEART OF THE BAKKEN

JOB GROWTH: JUNE 2009- JUNE 2011

60%-85% GROWTH | 15-59% GROWTH | 0-14% GROWTH | **NEGATIVE GROWTH**

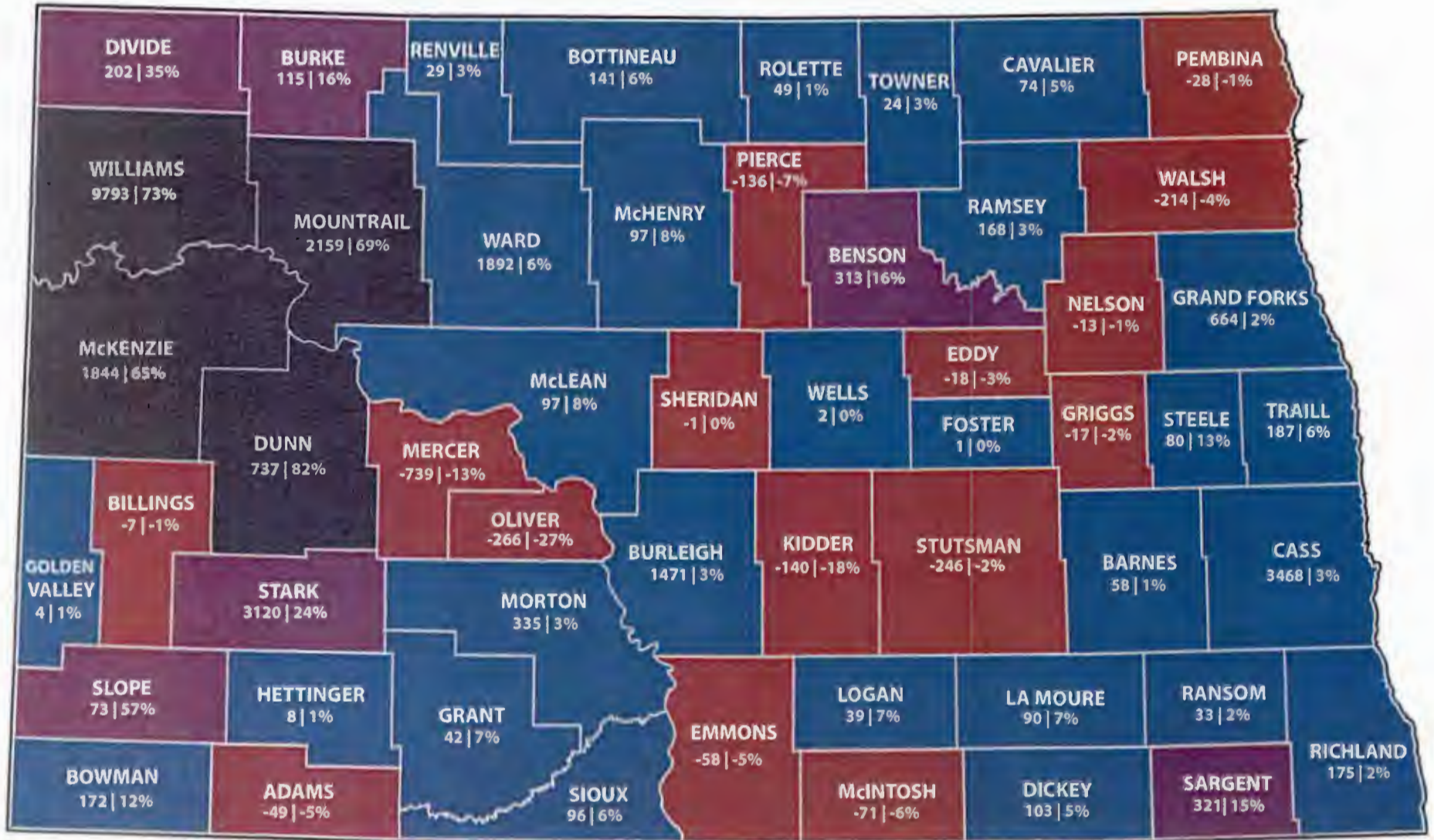


SOURCE: FEDERAL RESERVE BANK OF MINNEAPOLIS | BUREAU OF LABOR STATISTICS

THE HEART OF THE BAKKEN

JOB GROWTH: JUNE 2009- JUNE 2011

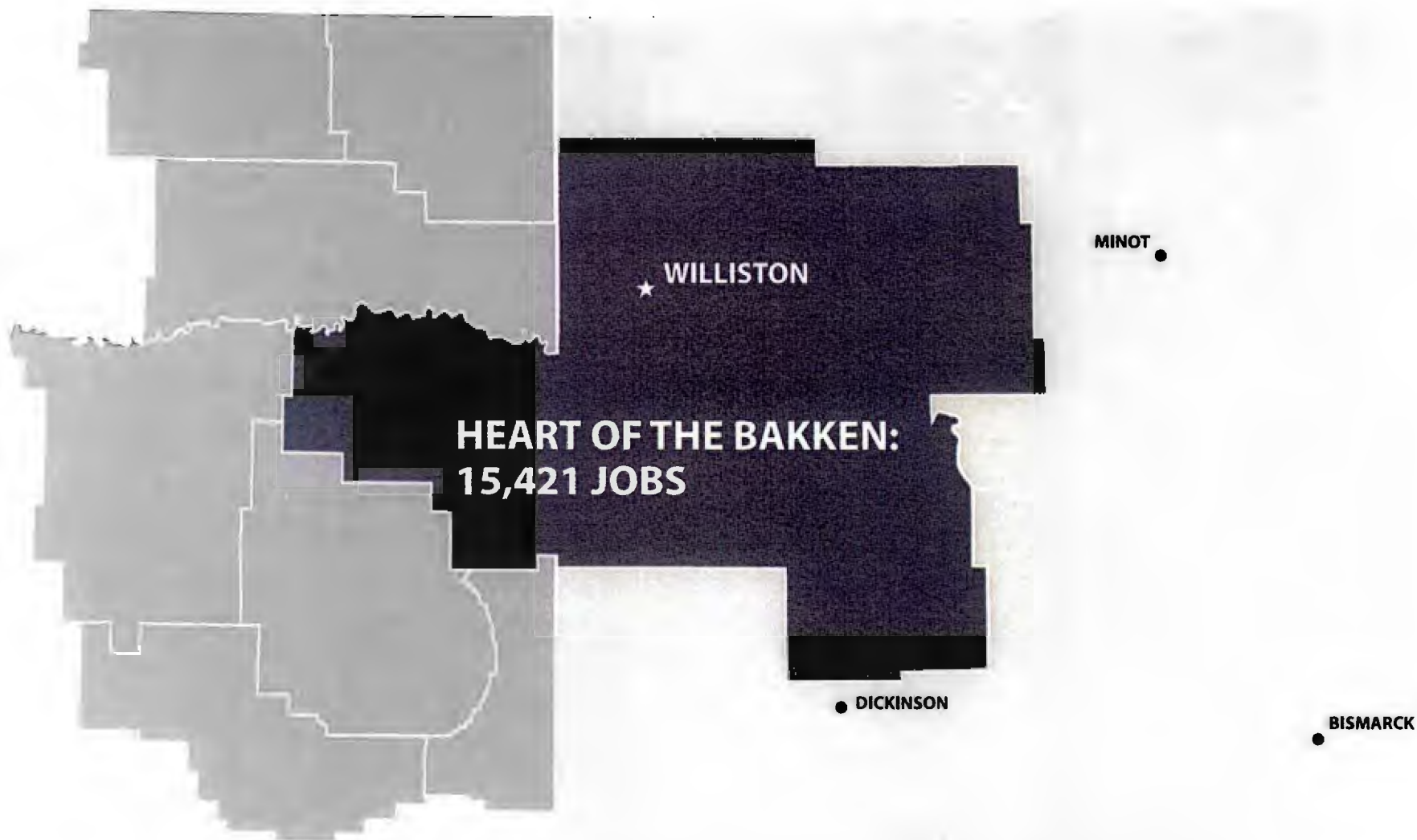
60%-85% GROWTH | 15-59% GROWTH | 0-14% GROWTH | NEGATIVE GROWTH





THE HEART OF THE BAKKEN

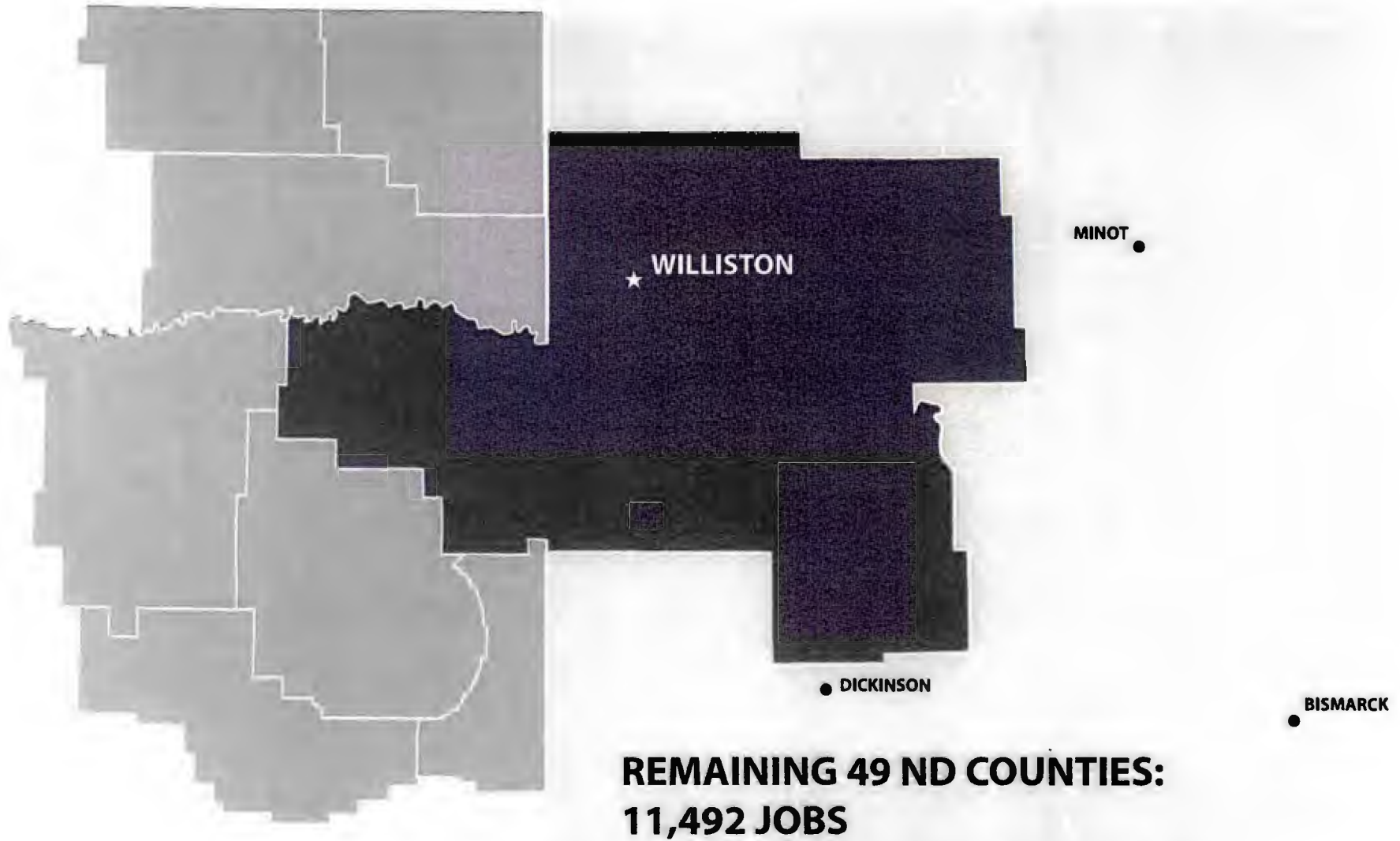
NEW JOBS: JUNE 2009- JUNE 2011





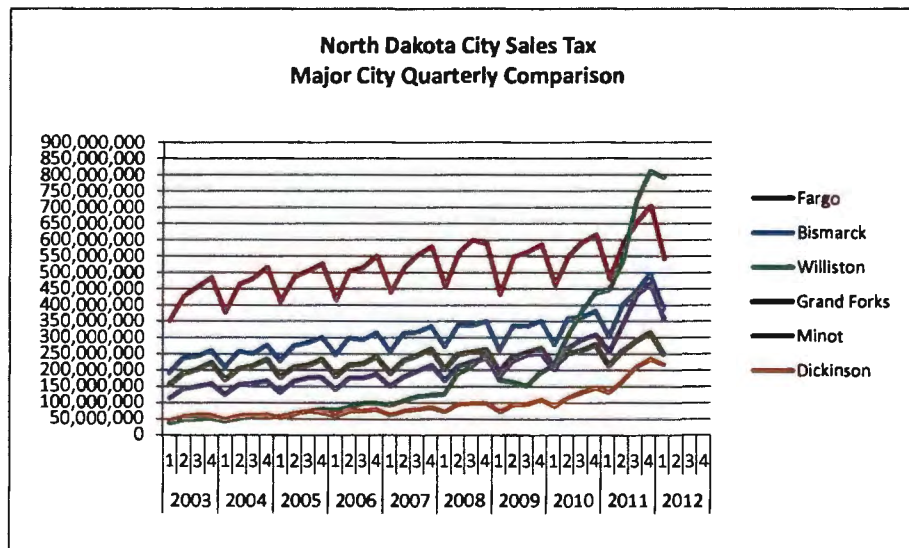
THE HEART OF THE BAKKEN

NEW JOBS: JUNE 2009- JUNE 2011



Sales Tax Quarter Comparisons

Year	Quarter	Major Cities in North Dakota					
		Fargo	Bismarck	Williston	Grand Forks	Minot	Dickinson
2003	1	350,022,443	189,706,309	36,729,998	154,856,490	112,228,118	43,610,177
	2	424,937,168	235,471,893	46,028,084	189,379,983	142,008,822	56,575,020
	3	456,414,477	243,827,042	49,263,573	202,530,993	149,721,171	61,273,283
	4	483,702,037	260,273,689	51,431,980	224,052,483	158,222,522	59,933,411
2004	1	376,539,462	207,792,902	43,180,351	170,150,229	123,752,239	47,446,471
	2	464,595,030	257,522,098	51,715,794	204,954,583	155,758,398	59,133,246
	3	482,018,622	250,529,800	56,181,117	214,821,118	159,128,651	59,640,037
	4	515,903,729	276,869,329	57,023,742	233,187,657	168,096,157	62,376,583
2005	1	409,288,589	226,379,311	55,573,959	176,849,567	130,558,204	52,361,149
	2	486,941,323	275,446,595	65,969,605	209,802,247	165,973,100	63,834,855
	3	505,587,928	284,731,698	73,654,419	216,176,866	176,478,871	73,897,089
	4	526,689,520	299,996,134	78,300,556	233,872,722	176,086,306	68,975,069
2006	1	413,111,532	245,987,090	76,658,855	180,461,035	138,153,497	58,106,651
	2	504,331,397	298,434,257	84,650,194	214,918,570	174,492,195	72,572,459
	3	515,172,133	292,871,154	97,060,230	219,936,164	175,767,813	73,452,261
	4	550,662,055	314,934,062	98,044,344	242,205,494	186,323,767	78,491,905
2007	1	439,262,573	255,686,536	91,503,561	189,446,997	149,662,911	60,951,027
	2	514,151,109	312,093,368	105,449,247	230,528,643	179,567,069	74,636,160
	3	553,035,188	316,767,496	118,928,540	246,857,315	197,612,640	78,662,465
	4	579,230,320	334,516,565	122,918,244	265,074,968	214,677,116	85,357,982
2008	1	453,774,835	271,123,981	125,562,140	201,611,258	165,991,400	71,356,261
	2	559,592,110	339,125,164	189,720,149	249,364,950	212,157,956	95,546,167
	3	599,070,353	335,804,081	209,198,104	256,459,852	226,766,322	97,206,946
	4	587,092,469	350,089,605	247,947,594	263,201,634	235,442,321	98,191,591
2009	1	431,265,337	259,189,502	169,162,211	193,956,646	178,530,951	71,318,177
	2	547,997,947	335,132,745	162,146,307	241,469,411	229,005,934	91,371,283
	3	564,083,186	334,202,686	150,306,296	255,092,421	247,605,437	95,492,002
	4	584,227,417	351,010,721	191,967,764	268,051,413	250,562,645	108,713,121
2010	1	460,281,371	276,892,990	215,924,254	207,496,348	199,721,924	87,117,357
	2	549,310,262	358,382,517	304,928,213	251,349,669	267,464,948	115,703,204
	3	593,089,237	362,729,501	378,645,010	261,422,212	294,349,477	131,500,414
	4	617,371,963	381,733,619	436,149,803	279,268,154	308,720,618	145,948,079
2011	1	480,906,616	302,275,475	447,058,253	213,339,549	255,307,776	130,695,341
	2	590,407,808	401,022,564	534,503,591	258,414,217	340,690,937	167,165,328
	3	654,506,169	443,012,693	721,888,591	290,056,035	430,244,577	209,214,756
	4	703,904,897	495,221,869	811,407,514	316,285,149	465,655,041	233,799,340
2012	1	541,856,567	386,319,728	791,005,325	249,828,417	357,354,668	217,077,693
	2						
	3						
	4						



Oil & Gas Production Impacts

Impact Facts

4/20/12



Oil & Gas Production Impacts

City of Williston

Top State Funded Priorities 2012

- Sewage Treatment Plant
- East and West Truck Reliever Routes
- Grade Separations on Current Bypass
- Affordable Housing
- Operational Dollars Provided by Change in Formula Funding

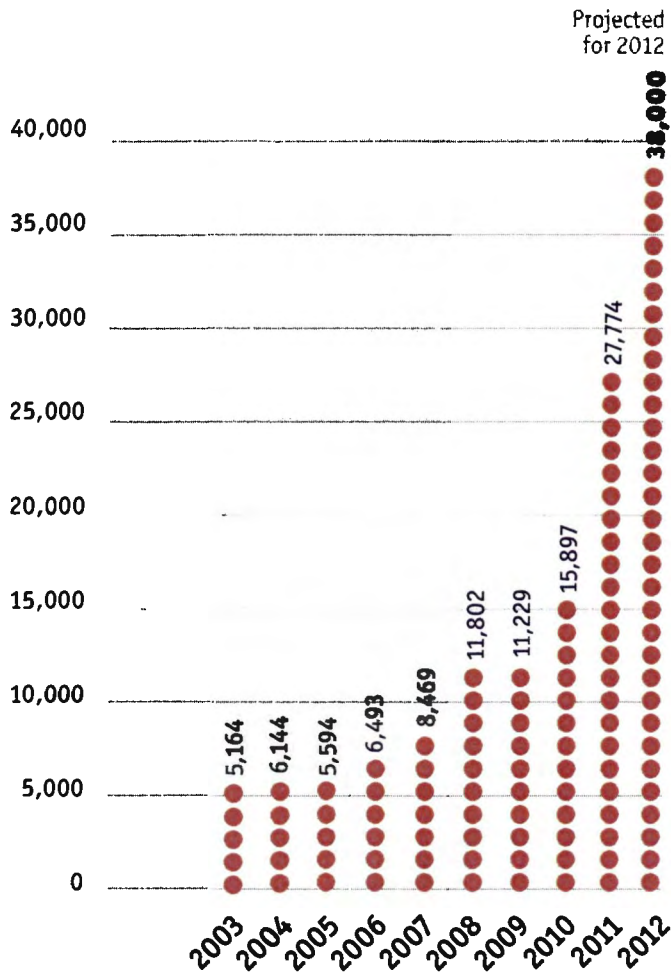
Impact Indicators

- #1 in Taxable Sales and Use
- #1 in Mining Employment
- #1 in Number of Oil Companies Location
- #1 in Building Permits Statewide
- #1 in Average Annual Salary Statewide
- #1 in Housing Shortage/Rent Inflation
- #1 in Oil Rigs within a 70 Mile Radius
- #1 in Oil Truck Traffic within City Limits
- #1 in Man Camp Capacity and Occupancy
- #1 in Power Usage and Consumption
- #1 in Oilfield Water Usage
- #1 Micropolitan Growth
- #1 Fastest Growing AmTrak Station

Oil & Gas Production Impacts

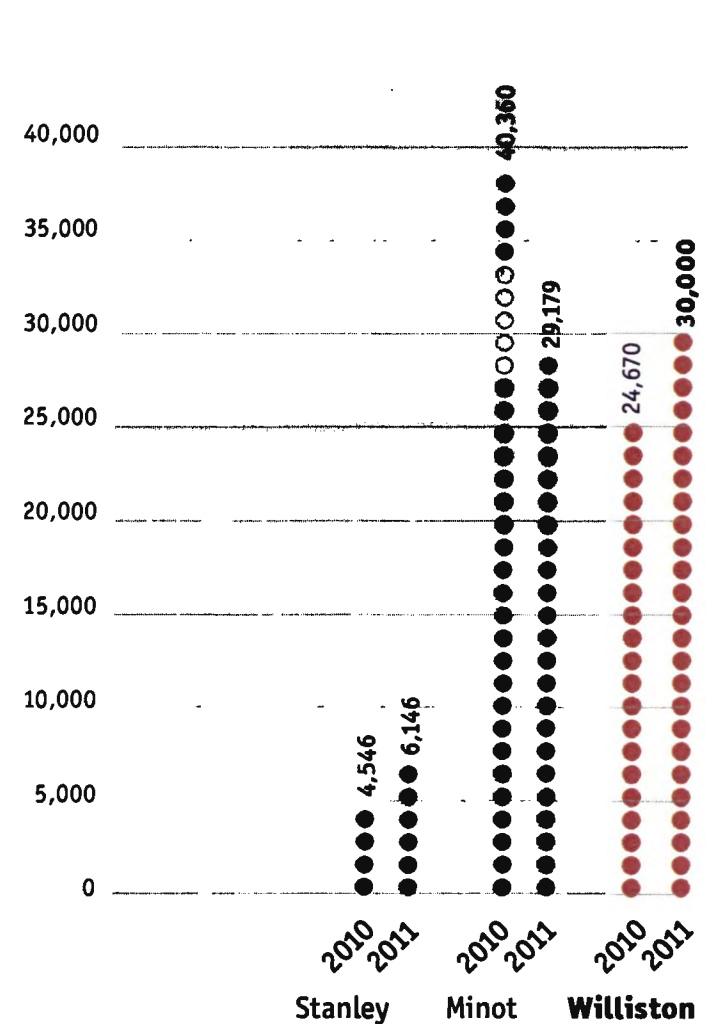
Williston Airport Boardings

Throught Dec, 2011



Source: ND Aeronautics Commission

Williston AmTrak Station Boardings

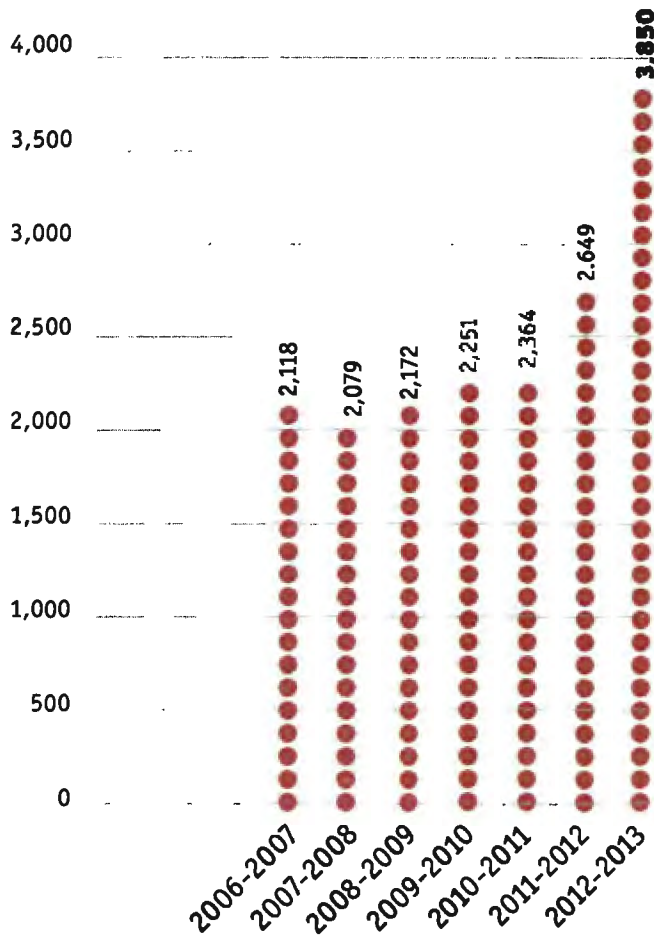


Source: Bismarck Tribune

Oil & Gas Production Impacts

Williston School District 1 Enrollment

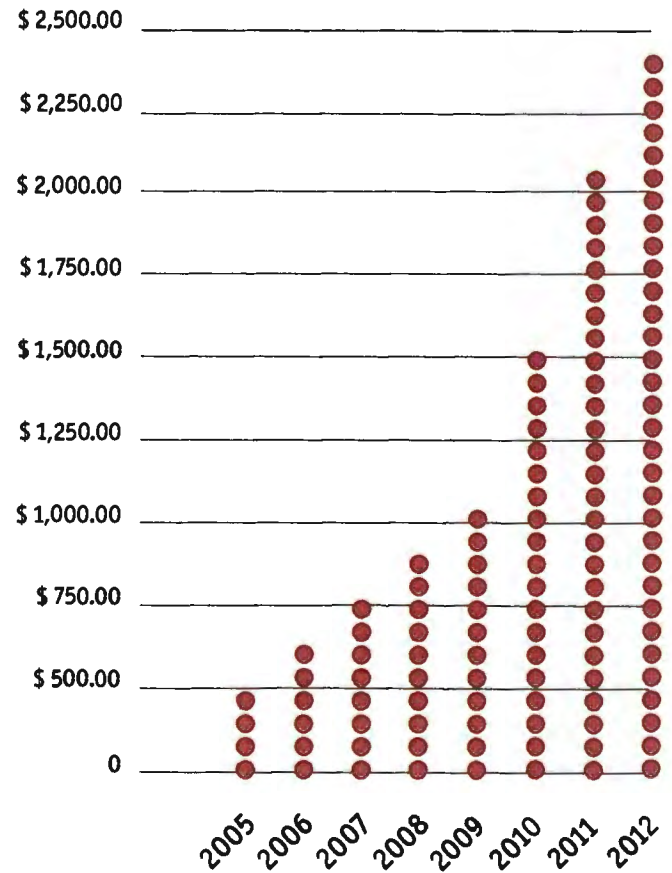
Kindergarden through 12th Grade



Source: Williston School District 1

Williston Rent Inflation

One/two bedroom apartments



Source: Williston Economic Development

Oil & Gas Production Impacts**The 10 Fastest Growing Micro Area's**

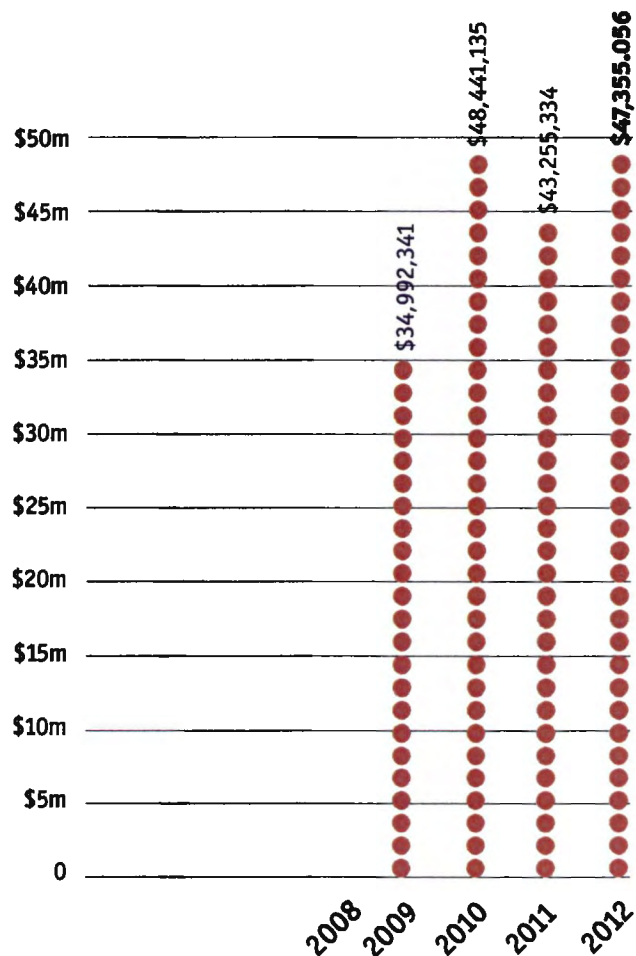
From April 1, 2010 to July 1, 2011

	Percent of Increase
1. Williston, ND	8.8%
2. The Village, FL	4.6%
3. Andrews, TX	4.5%
4. Dickinson, ND	4.0%
5. Dunn, NC	4.0%
6. Statesboro, GA	3.8%
7. Herber, UT	3.8%
8. Minot, ND	3.6%
9. Tifton, GA	3.3%
10. Guymon, OK	3.3%

Source: U.S.Census.gov

City of Williston Operations Budget

In Millions

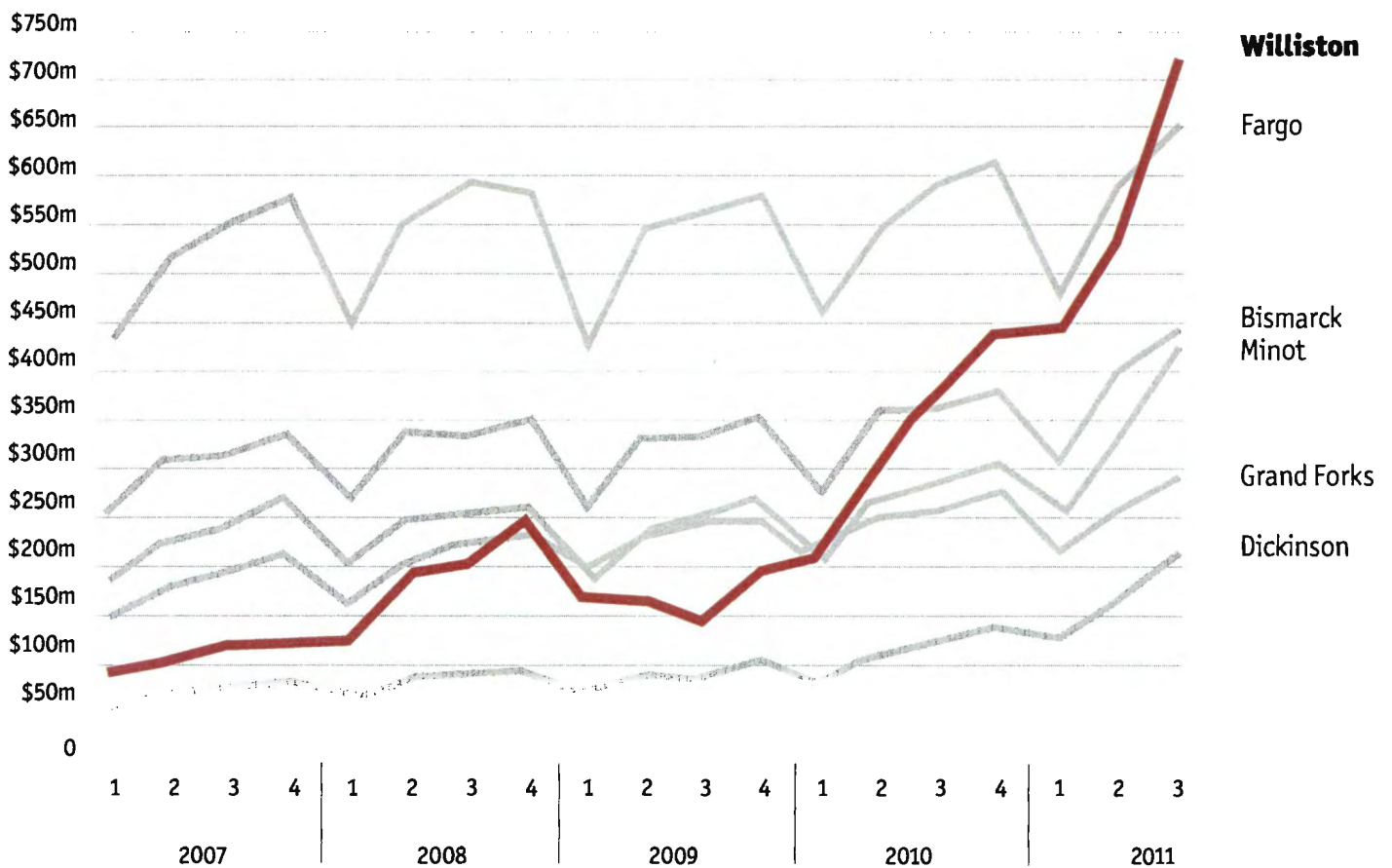


Source: City of Williston

Oil & Gas Production Impacts

ND City Sales Tax

Major City Quarterly Comparison



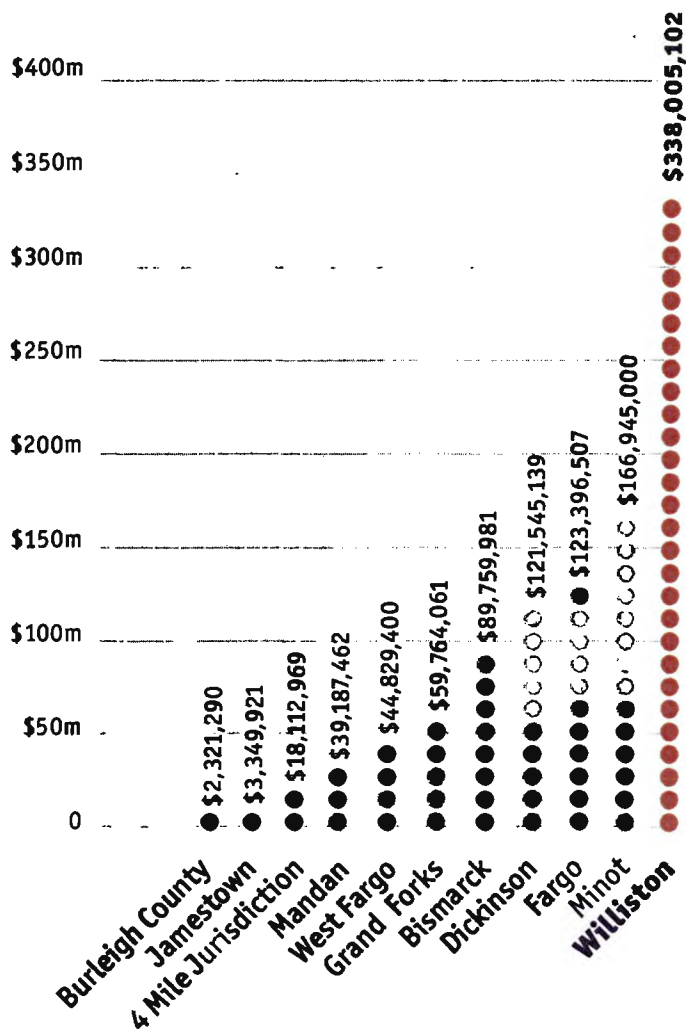
Source: ND Office of State Tax Commission

Oil & Gas Production Impacts

ND City Valuations of Building Permits

Year to Date, November 2011

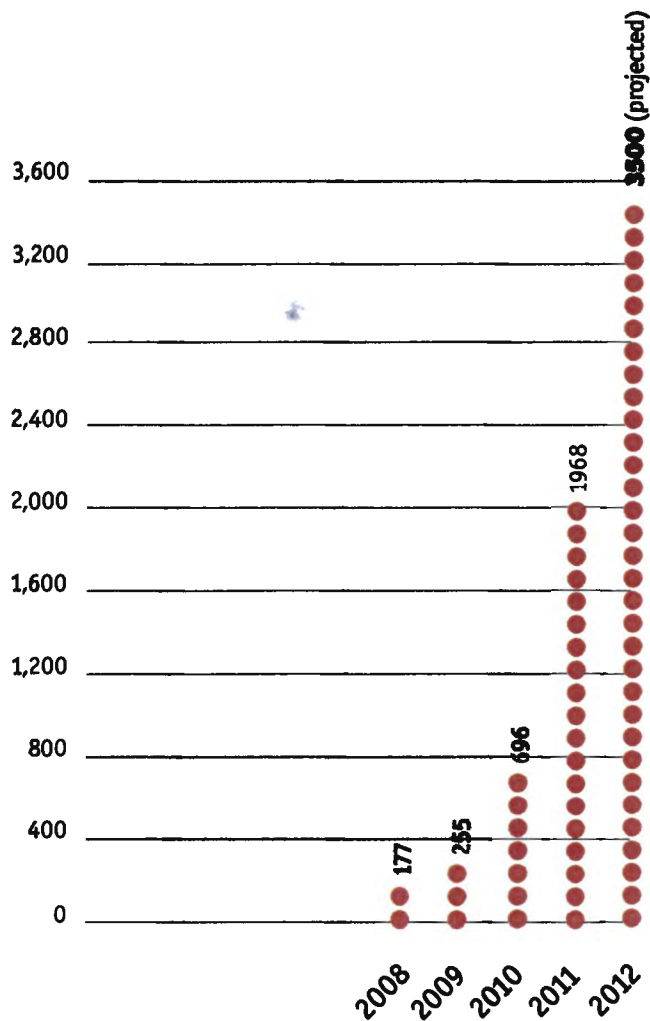
(numbers indicate new build construction only)



Source: ND Association of Builders Permit Data

Yearly Housing Units Built Since 2008

Includes Single Family, multi Family, manufactured and Hotel/Motel (2012 projected)



Source: City of Williston Building Department

Oil & Gas Production Impacts**Williston/Williams Co. Crew Camps**

Capacity & Occupancy

There is permitted capacity of over 10,000 Crew Camp units within Williston/Williams County. Combined, the population of these units is equivalent to the 10th largest city in North Dakota.

Williston

Target North	450
Bear Paw	608
Target Cabins	90
Burke	224
Black Gold	900
Atco	200
Target Muddy River	158
Weatherford	500
Prairie Packers	90

Tioga

Capital Lodge	2,500
Target Tioga	1,250

Trenton

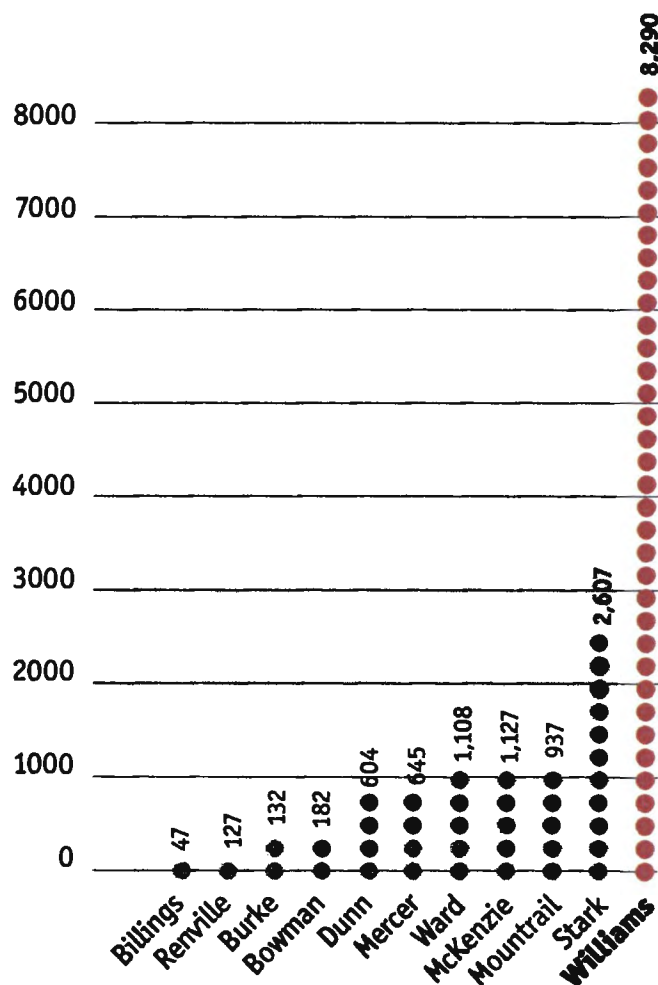
Falcon/Solsten XP	343
Moran/Roughrider Holding	604

Note: These include only Crew Camps with 90 units or more.

Mining Employment

11 of the 17 Oil & Gas Producing Counties

Golden, McHenry, Slope, McLean, Divide and Hettinger Counties have non-disclosable data.



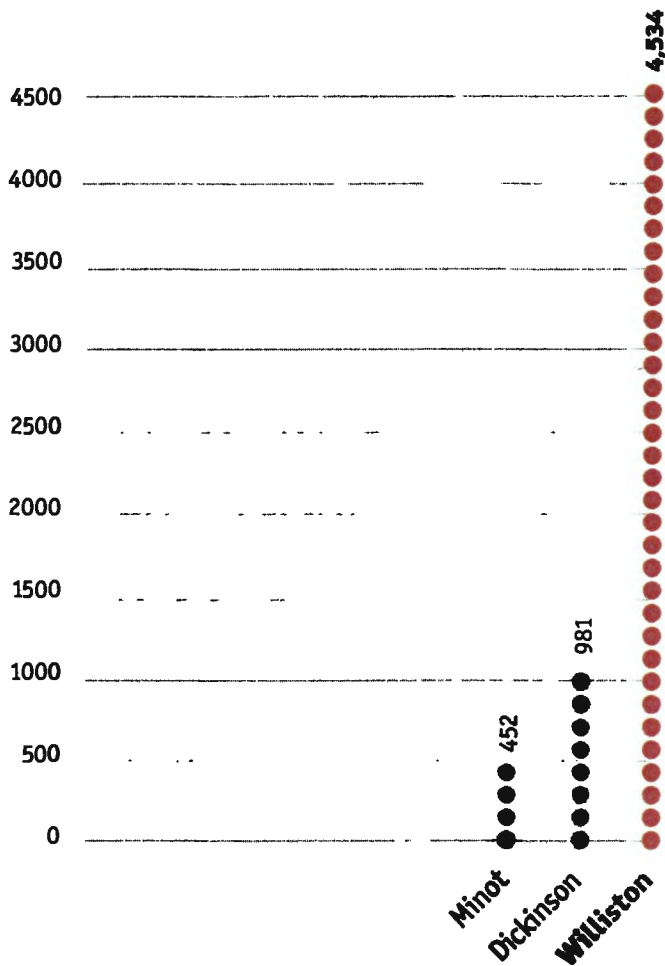
Source: ND Workforce Intelligence, 3rd Quarter 2011

Oil & Gas Production Impacts

City Mining Employment

Top Three Cities

Over 31% of Williston's employment base is contributed to mining. Last year, it was the largest and fastest growing employment sector in our economy.

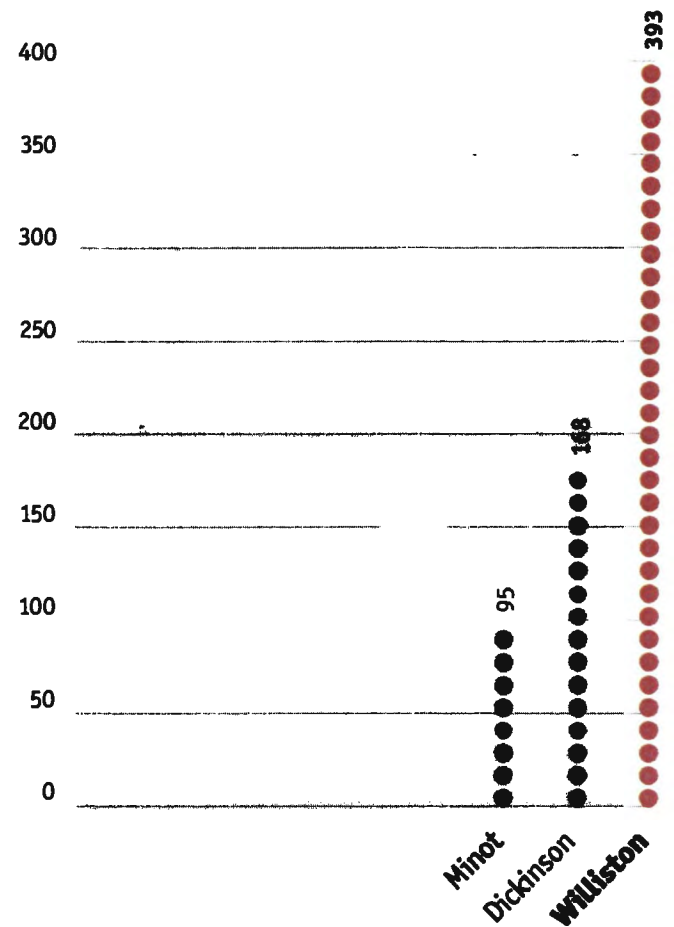


Source: Community Profile ND Workforce Intelligence 2011
Note: numbers reflect 2010 data

Oil & Gas Companies

Top Three Cities

Five of the top ten employers in Williston are related to the Oil & Gas Industry. The top ten Oil & Gas service companies in the world have operations in Williston.

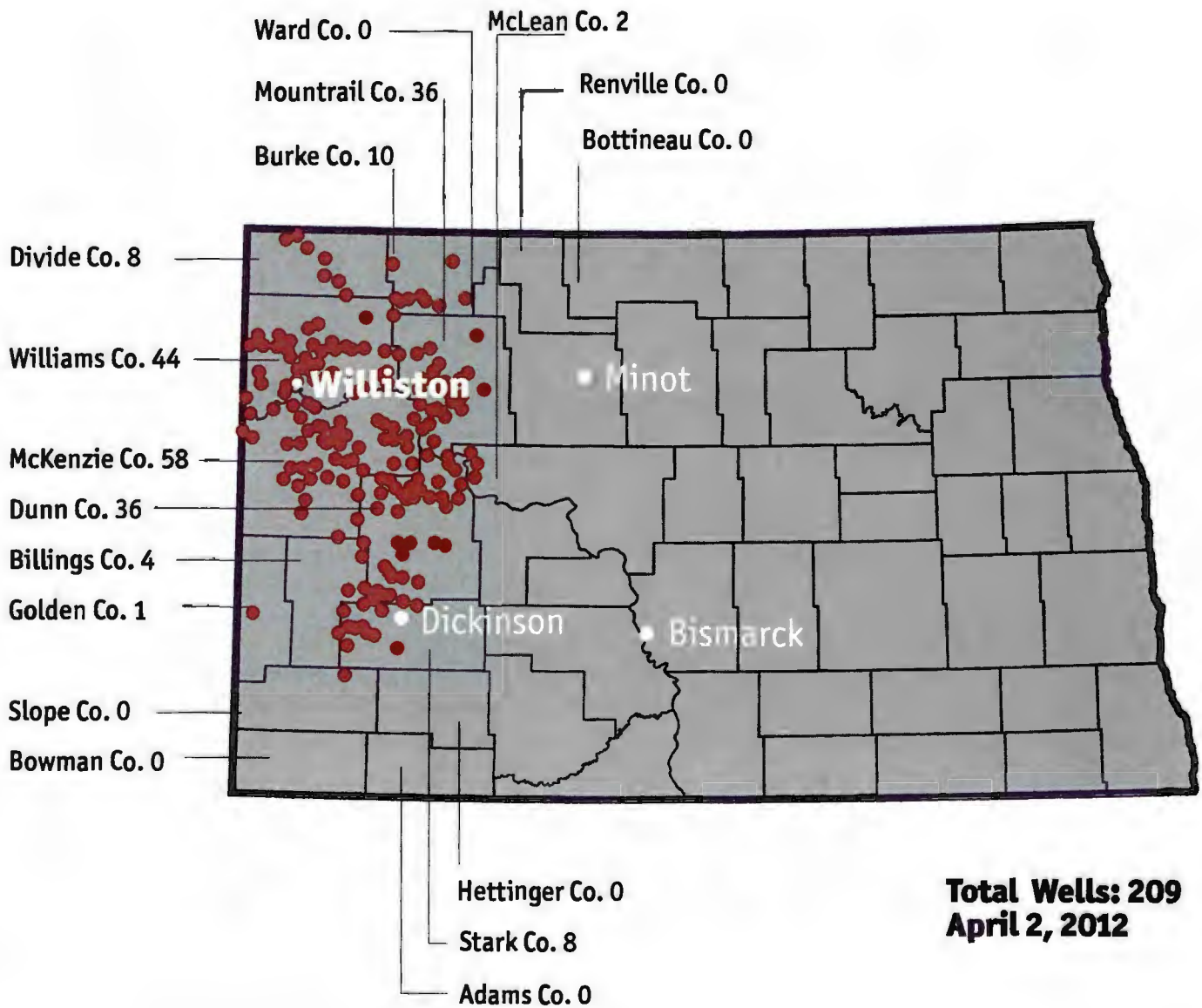


Source: Don's Oil & Gas Directory 2011, Mountain States Directory

Oil & Gas Production Impacts

Oil & Gas Drilling Rig Locations

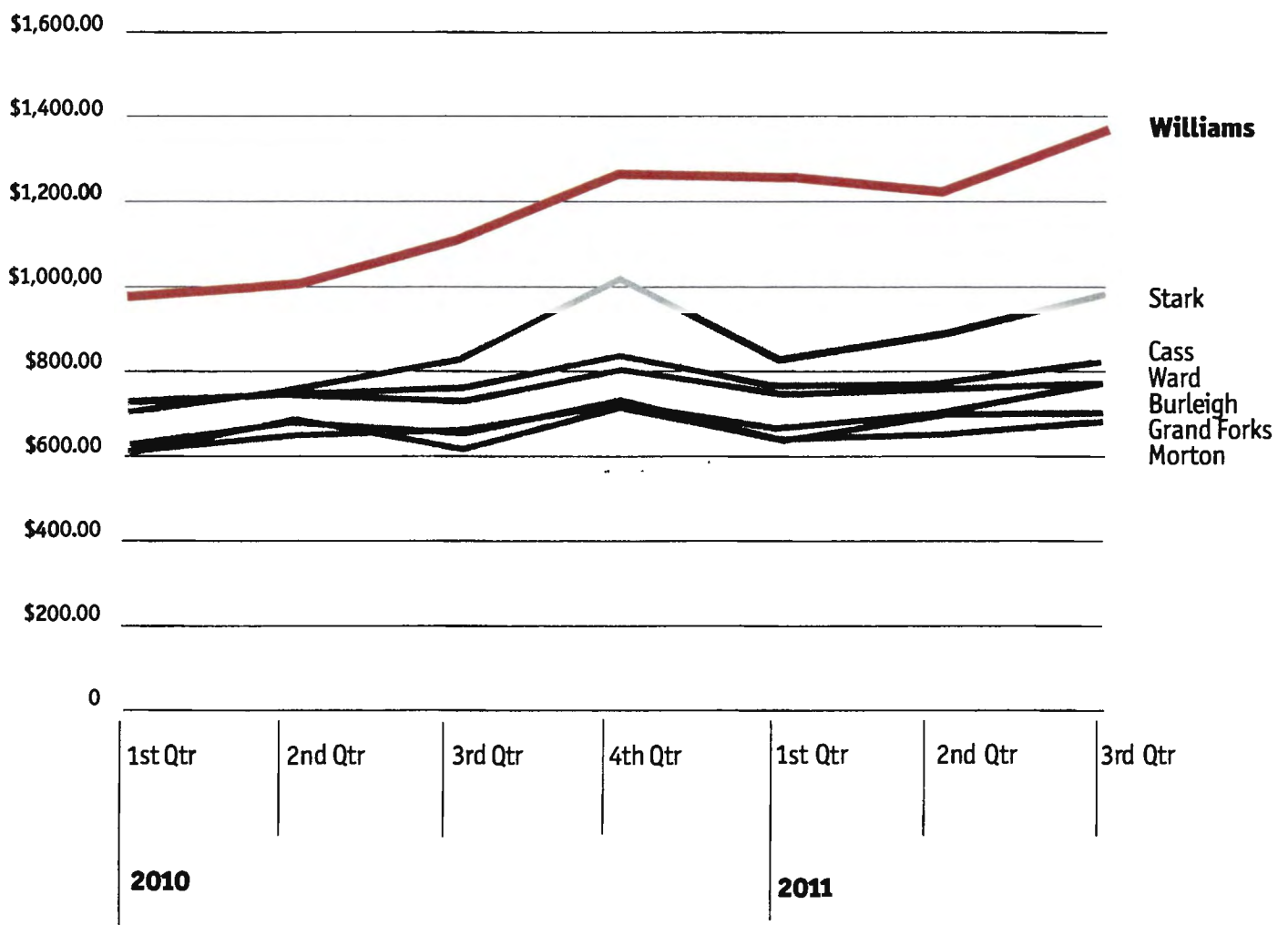
April 2, 2012



Oil & Gas Production Impacts

Average Weekly Wage Comparison

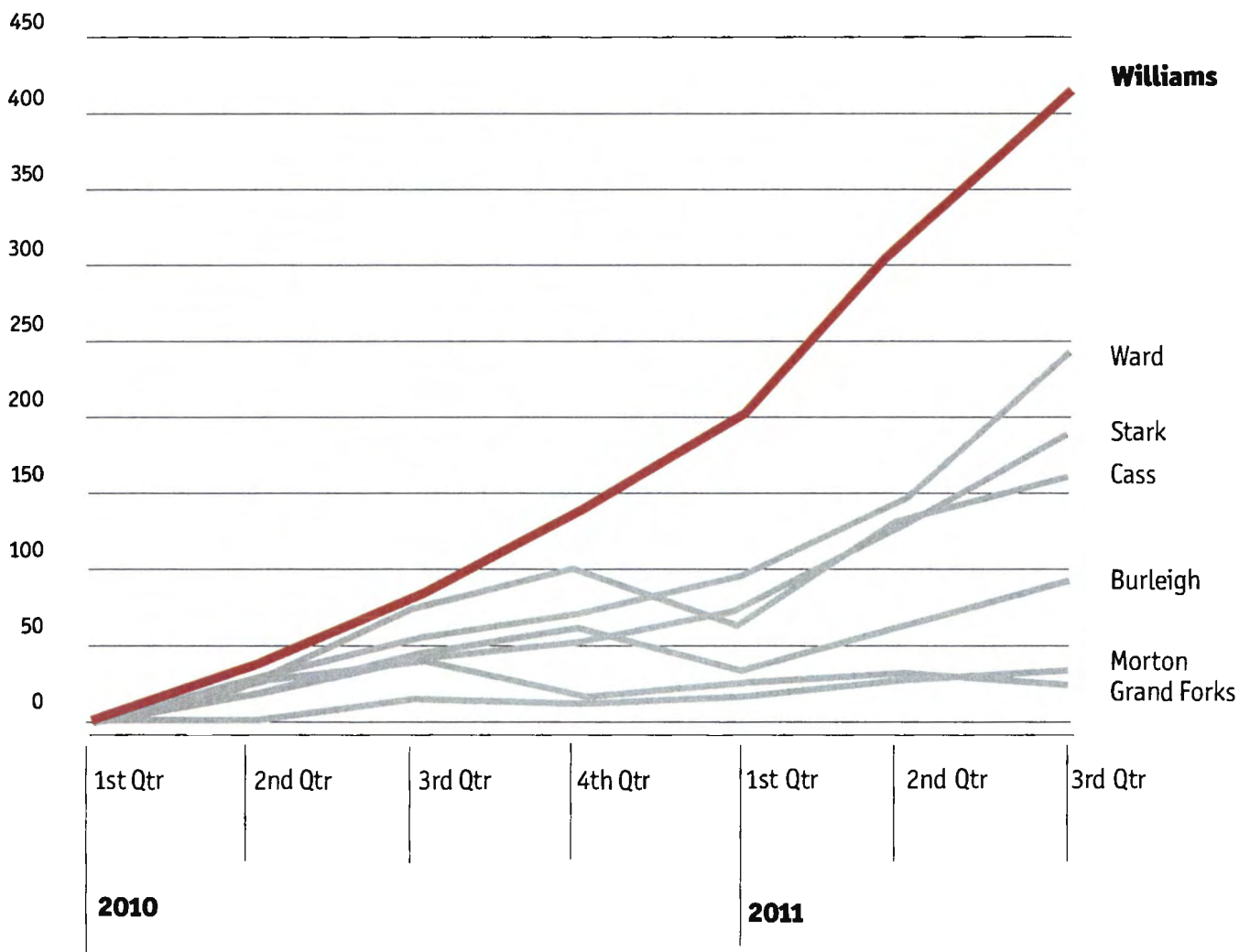
Source: ndworkforceintelligence.com



Oil & Gas Production Impacts

New Business Creation

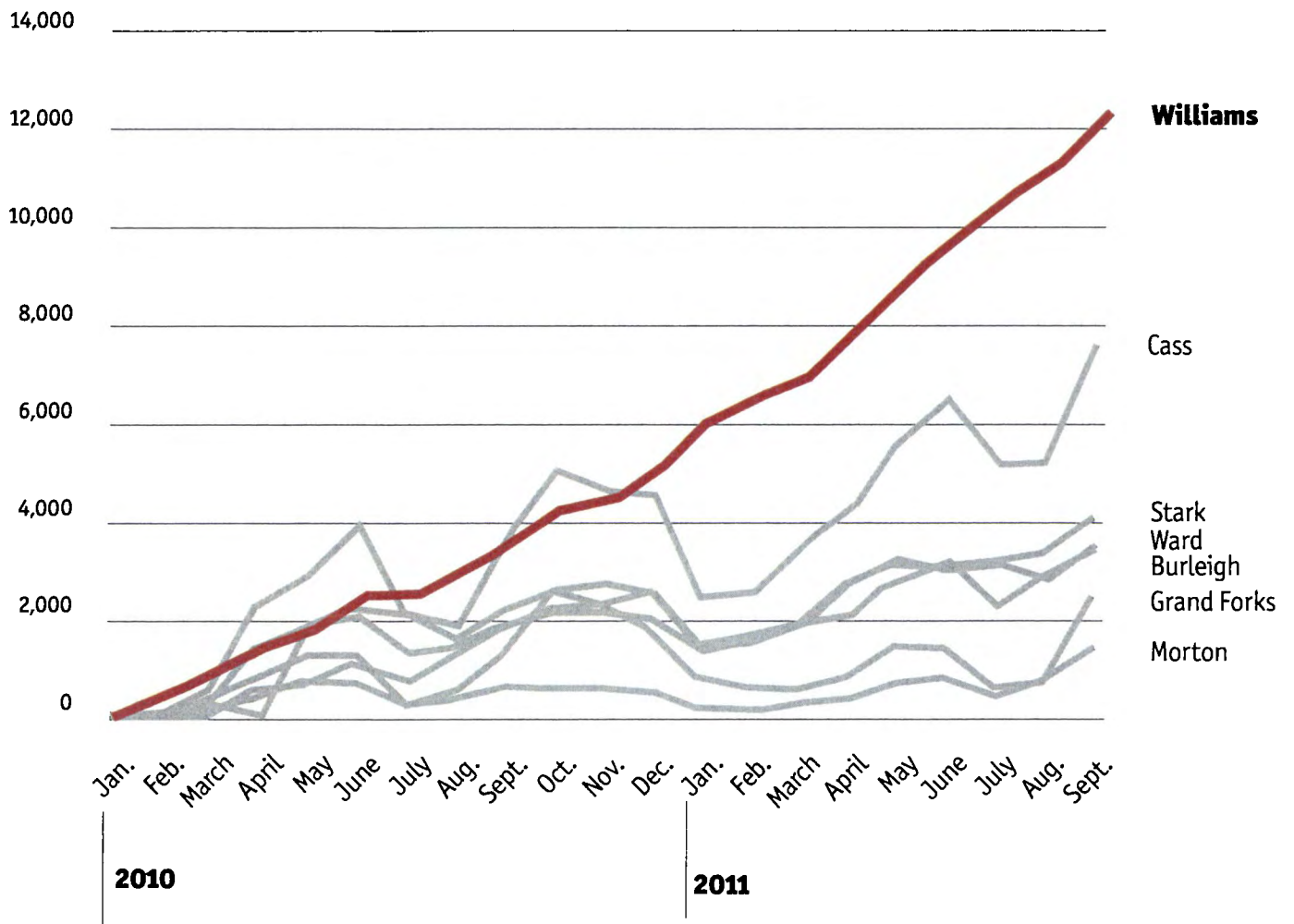
Source: www.newworkforceintelligence.com



Oil & Gas Production Impacts

County Job Creation

Source: ndworkforceintelligence.com



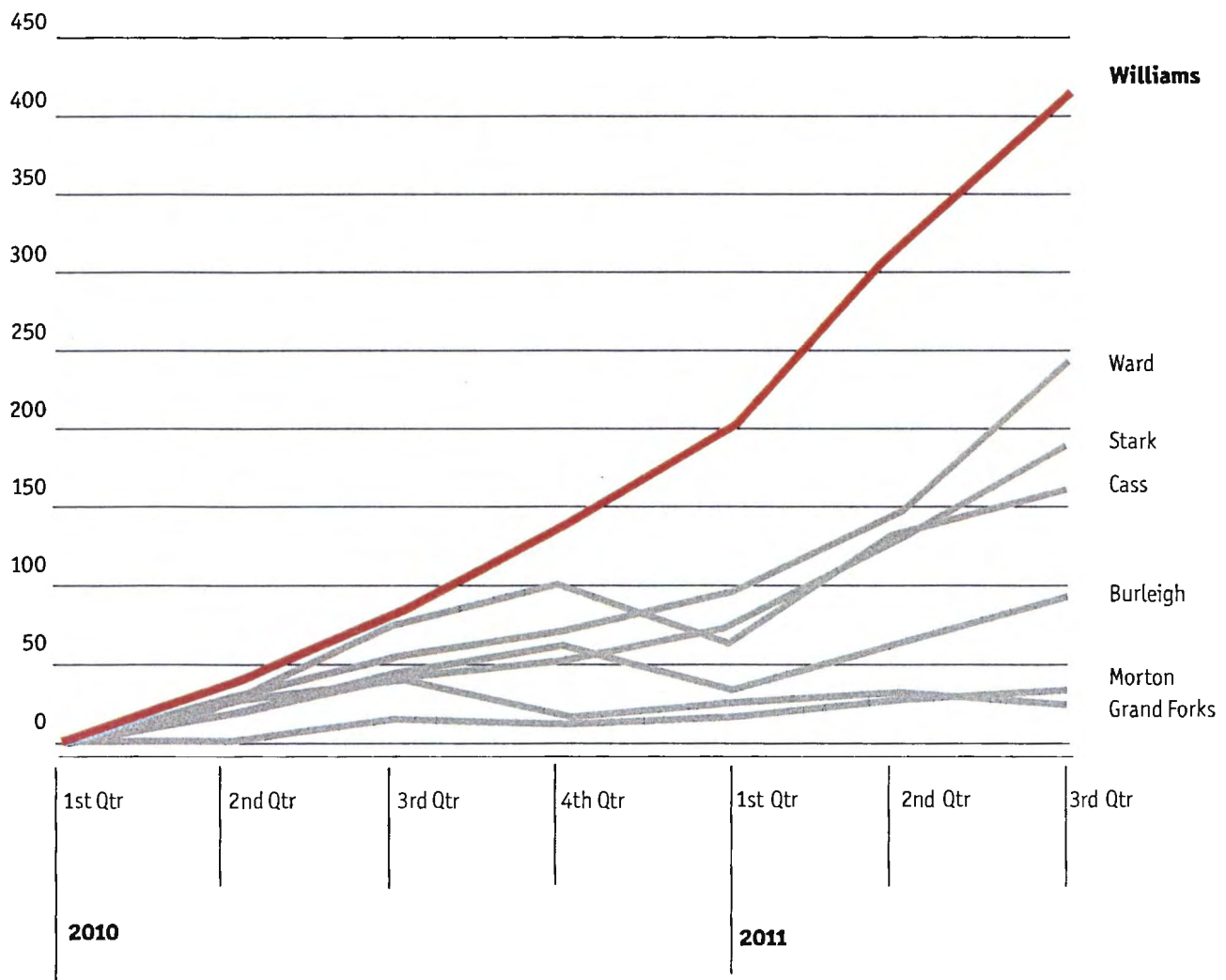
ND Employment

How the Counties fare.



ND Employment**New Business Creation**

Source: nd.economicintelligence.com

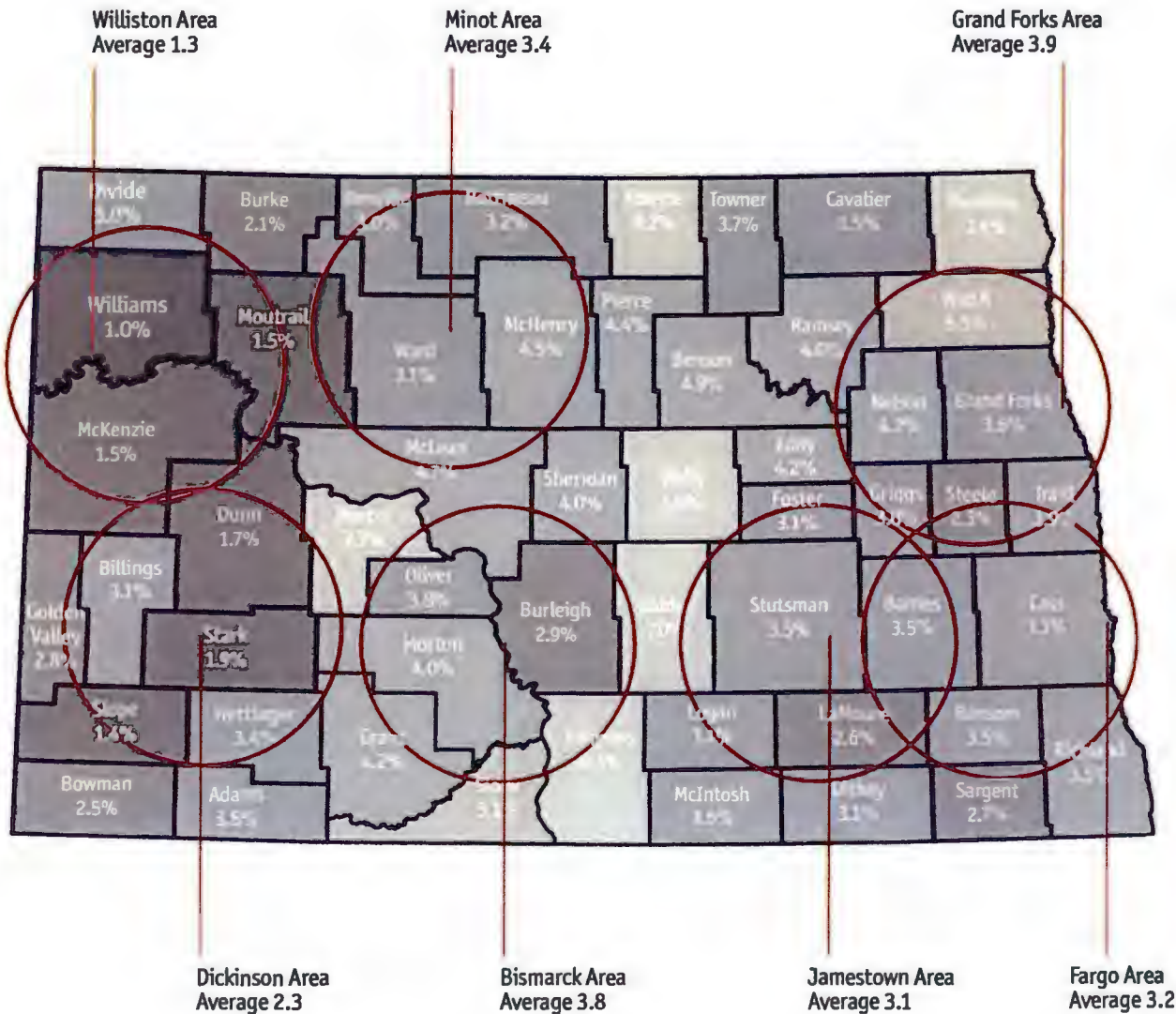


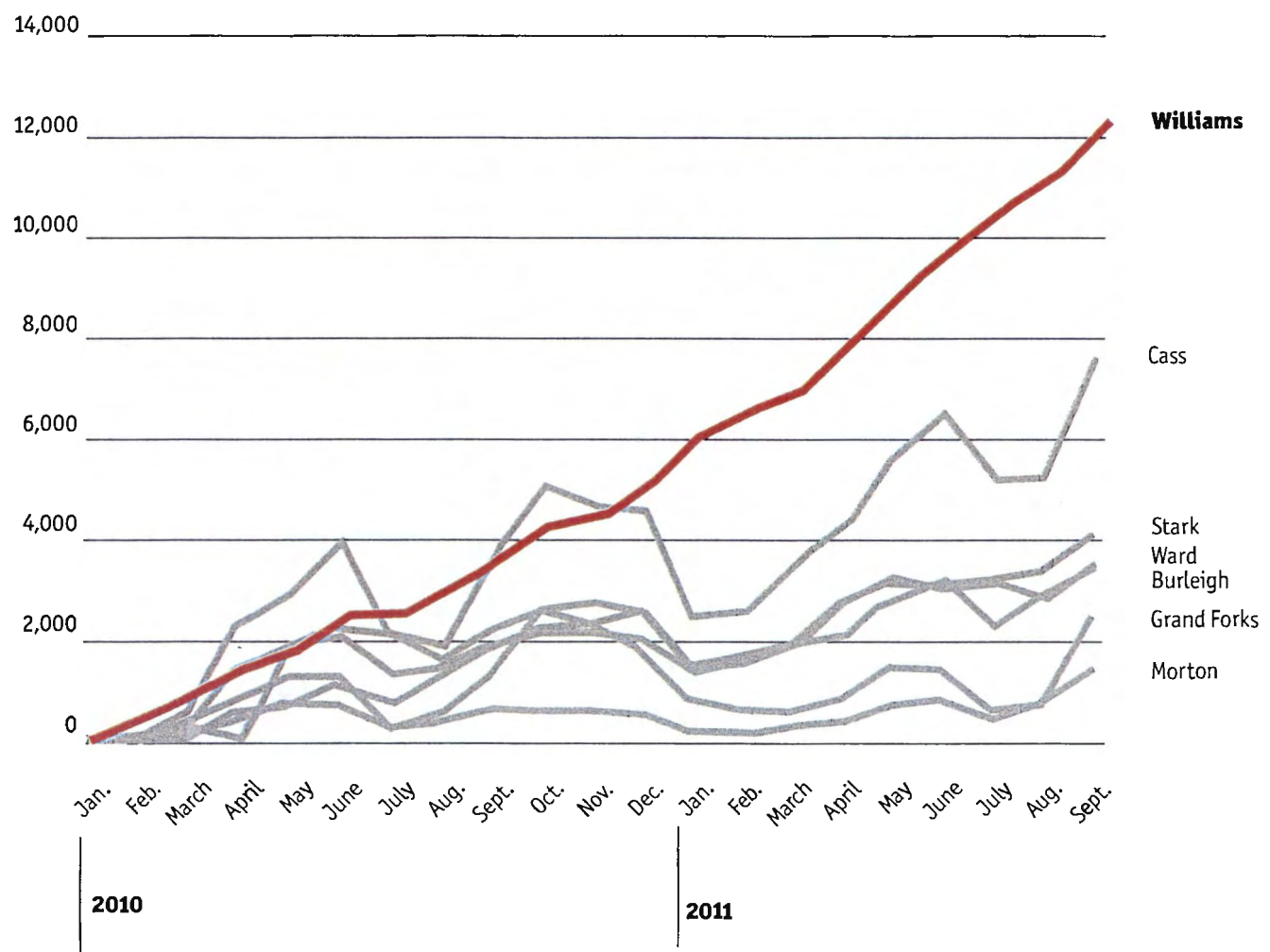
ND Employment

County Unemployment Rates

December 2011

Source: ndworkforceintelligence.com





ND Employment**Average Weekly Wage Comparison**

Source: ndworkforceintelligence.com

