

## DOYON, LIMITED

### SHAREHOLDER CABIN SITES POLICY GUIDELINES

The Board of Directors of Doyon, Limited has established a policy which allows shareholders to lease cabin sites for non-commercial purposes on Doyon land. The sites will vary in size according to use, but in any case shall not exceed 2.5 acres in size. For purposes of this policy, “shareholder” is defined as any person originally enrolled under ANCSA to Doyon or any person who is a direct lineal descendant of a shareholder and who has inherited Doyon stock. This program is limited to those shareholders who have reached majority and who are heads of household. Those who are living independently of their family but have not reached majority will be considered.

In order to obtain a lease on Doyon land, the following terms and conditions shall be met:

1. Cabin sites shall be limited to the personal, non-commercial use of the shareholder or the shareholder’s immediate family;
2. The shareholder shall file an application with Doyon which includes:
  - a. A map showing the precise location of the parcel. This must include an accurately drawn sketch map, and a USGS 1”=1 mile map showing the general location of the parcel;
  - b. A description of how the shareholder plans to use the site and the specific improvements he/she plans to build there;
  - c. How long the shareholder wants to lease the site;
  - d. Proof of status as a Doyon shareholder;
  - e. A one time \$25.00 non-refundable filing fee to help defray Doyon’s processing costs.

Doyon reserves the right to refund the fee should circumstances warrant.
3. In processing the lease applications, Doyon shall consider:
  - a. Impacts of proposed use on the management of Doyon lands and resources;

- b. Suitability of the area for the proposed use, i.e., does it make sense to put a cabin in the proposed location;
  - c. Nearness to other cabin site use areas;
  - d. Backland access needs in the area.
4. An application shall be denied if:
- a. The land requested is not owned by Doyon at the time of application;
  - b. The lease area would fracture the tract in a manner that would inhibit or otherwise detract from the development of the whole tract;
  - c. Key backland access routes would be blocked;
  - d. Resource values would be jeopardized or resource development would be inhibited;
  - e. The land is already leased or otherwise encumbered;
  - f. The area is specifically closed to cabin site leasing by Doyon.
5. The cabin site use authorization shall be in the form of a non-assignable lease containing the following minimum terms:
- a. The initial lease period shall be for a period of ten (10) years with option to renew for two (2) subsequent ten (10) year periods if all of the lease terms have been met and the use and development has taken place;
  - b. The parcel must be legally described, the corners staked and lines brushed, and limited to no more than 2.5 acres;
  - c. The principal use of the parcel must be identified in the lease and any change of the principal use will not be allowed without Doyon's permission;
  - d. Doyon will reserve the right to require a field survey at lessee's expense when the lease is renewed if a survey appears necessary to enhance Doyon's management of the land;

- e. The development plan submitted as part of the application must be included as part of the lease;
- f. The types of uses for which a cabin site lease may be issued are: Homesites: That location which will be the person's principal place of residence where he/she lives for most of the year. Shareholders will be limited to one residential cabin and related outbuilding(s) per site. There will be a limit of one homesite per shareholder.  
Trapping Cabin(s): A cabin and related outbuildings for the personal use of the shareholder, and his/her family, which are located on the individual's trapline. A shareholder may have more than one trapline cabin along his/her trapline, but may not have more than one cabin per site.

Subsistence Fish Camp: A cabin and related outbuildings for the personal use of the shareholder, and his/her family, which are located on the shareholder's subsistence fishing site. Shareholders will be limited to one permanent residential building per site; however, temporary living structures, e.g. tent frames, may be used as well.

Subsistence Hunting Camps: A cabin and related outbuildings used for the personal subsistence hunting use of the shareholder and his or her family. Shareholders will be limited to one permanent residential cabin per site; however, temporary living structures, e.g. tent frames may also be built.

Recreational Cabin Sites: A cabin and related outbuildings used for the personal, non-commercial recreational pursuits of a shareholder and his/her family.

Shareholders will be limited to one permanent cabin per site; however, temporary living structures, e.g. tent frames may also be built.

- g. Provisions addressing grounds upkeep and sanitation;

- h. Provide for the reversion to Doyon of the leasehold interest and all improvements (real property) upon cancellation or relinquishment of the lease;
- i. Provide for automatic cancellation of the lease after two (2) years of non-use, but provide for extended periods of non-use for cause by allowing a filing of a statement of reasons for non-use subject to Doyon approval;
- j. Specifically prohibit the encumbrance or transfer of the lease and/or real property improvements by sale, mortgage, assignment or inheritance. However, allow for the negotiation of a new lease with the lessee's heirs in the event of the lessee's death or protracted illness if all other terms of the lease have been met;
- k. Specifically prohibit the use of the lease area for any commercial purposes including, but not limited to hunting, fishing, renting or subleasing and the like. Provide for automatic cancellation of the lease for violation of this stipulation;
- l. Provide for a 30 ft. easement to be retained by Doyon along each property line (except along the water front) for backland access if such is ever needed;
- m. Provide that recreation and subsistence use by the lessee of wildlife on the leasehold and the surrounding area will be neither authorized nor prohibited by Doyon unless trespass problems or conflicts for Doyon develop; and
- n. Provide that the lease includes the right to cut a sufficient amount of house logs to build one residential structure and other related outbuildings on the lease area, and up to ten (10) cords of firewood annually for the personal non-commercial use of the lease holder. These forest products may be harvested either from the leased area or adjacent Doyon lands. Doyon will reserve the right to regulate and/or prohibit harvesting of forest products off the leased area if such becomes necessary from Doyon's point of view.

- o. Shore space or frontage along waterbodies will be limited to 250' as measured along the mean high watermark. Exceptions to this limitation may be made when certain conditions warrant, for example, a site located where two streams meet, a site located on an island, etc.