



Wapiti Land Corporation

Board of Directors

Guiding Principles for Land Use Decisions

September 2011

These Guiding Principles are made in accordance with the Articles of Incorporation, which states that the Wapiti Land Corporation ("WLC") is organized to own the real property, improvements, and ancillary or incidental personal property associated therewith. WLC additionally collects income therefrom which is to be turned over (net of expenses) to The Church Foundation as trustee for the Episcopal Diocese of Pennsylvania for the religious and charitable purposes of the Diocese.

- I. WLC will entertain requests to use the Land. However, WLC will only approve requests for the near future and for short term use of the land. WLC anticipates the sale of the property in the short to intermediate time frame and does not encourage extensive planning for long term use of the property. Requests for use will be entertained on a case by case basis with a written request to the President of the WLC. Uses envisioned include such things as parish outings, vestry retreats, Individual or family respites, conferences or meetings. Uses that require capital expenditures by WLC will not be approved.
- II. WLC is interested in short period uses of Wapiti, by which the cost of maintaining the facility can be offset. The Board has developed Usage Fees, which at a minimum are designed to cover all variable costs of usage. Exhibit A contains Fee list. Scholarships may be available where the need is great.
- III. All rented areas are to be left as found, especially including the proper disposal of trash, garbage and recyclables. Each group may be asked provide an Insurance Certificate naming Wapiti Land Corporation as additional insured on insurance coverage that they already have.
- IV. Use of the property is primarily for those people or organizations associated with the Episcopal Diocese of Pennsylvania.
- V. Consideration will be given to other parties if such party is sponsored by an individual or organization associated with the Episcopal Diocese of Pennsylvania.
- VI. If any portion of the property is to be made available to a farmer for the growing of crops, such arrangement should be memorialized with an agreement between said farmer and the WLC and subject to frequent review by the WLC Board.



- VII. Use of the dock facility will be established on a case by case basis with the exception that the caretaker has been given permission to dock his boat, subject to a quarterly review.

Questions about the principles or the usage fees should be addressed to the president of the Wapiti Land Corporation.

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Exhibit A

Other Facilities Usage Rates

(Description and Approximate Price)

<p>The Conference Room: An area suitable for a conference group of twelve to fifteen people with counters for food and restroom.</p>	<p>\$100.00 per day</p>
<p>The Chapel: Suitable for worship services for a small group, but those wishing to use the chapel should bring their own worship materials.</p>	<p>\$100.00 per day</p>
<p>The Sheltered Meeting Space: Suitable for a large group meeting in warm weather. Sides may be lowered if rain is imminent. User should bring public address and audio visual equipment</p>	<p>\$250.00 per day By special arrangement</p>
<p>The Denbigh Cottage (Sixteen overnight guests with Denbigh and Dormitory Cottages)</p> <ul style="list-style-type: none"> A. Bedrooms and Bathrooms B. Kitchen: fully equipped C. Dining Room D. Living Room E. Outdoor Porch 	<p>\$75.00 per person/per night Includes use of dining room, living room and porch</p> <p>Kitchen – Self use – \$100 per day</p> <p>Kitchen – catered meals \$100.00 per day plus per person (only by special arrangement)</p> <p>Breakfast –\$8.00 pp Lunch –\$12.00 pp Dinner –\$25.00 pp Snack –\$5.00 pp</p>
<p>The Dormitory Cottage</p>	<p>\$75.00 per person/per night Includes use of dining room, living room and porch (if with the same group as the Denbigh Cottage)</p>



<p>The Camping Area</p> <ul style="list-style-type: none">A. Tents and platforms:B. Bath House:C. Open fields: In designated area near the tent platforms	<p>By special arrangement</p>
<p>The Large Tent:</p>	<p>By special arrangement</p>