

Soterra Recreational Leaseholder Guide



Policies and Guidelines for Leaseholders on Soterra Recreational Lands

Welcome Aboard.....

Thanks for choosing a Soterra Recreational Lease. Soterra is dedicated to managing its wildlife resources as intensively as we manage our timber resources and we pride ourselves having the vision to be the premier land management company.

It takes time to develop a property into a quality recreational lease. Our sustainable portfolio has a direct impact on the environment. We are proud to offer land certified under the Sustainable Forestry Initiative (SFI) which directly impacts: forest management, forest health, water resources, biological diversity, visual quality and recreational benefits, special sites, fiber resources, Indigenous Peoples' Rights, climate smart forestry, fire resilience and awareness, legal and regulatory compliance, forestry research science and technology, training and education, community involvement and landowner outreach, communications and public reporting, management review and continual improvement.

Our team strives to provide memorable recreational experiences on our properties as well. Whether it's hunting a wildturkey or that big buck, we are here to help satisfy your needs.

How to use this document.....

This is your **go-to document** for information related to Soterra's Recreational Leases, including:

- Lease Policies
- Guidelines for Lease Activities
- Common Leasing Issues
- Issue Reporting
- Common Forms

Soterra Fact:

Soterra is the Land Management subsidiary of Greif Inc – a global leader in industrial packaging materials whose roots dig back to 1877 in Cleveland, Ohio. At that time, the company manufactured cooperage materials including wooden barrels, boxes, and kegs that were used to store and ship nearly any type of material.

Table of Contents

Soterra Leasing Policies	4
Lease Contract	4
Where to find it	4
Contract Dates	4
Lease Renewal	4
Late Payments	4
Additional Permits / Fees	4
Insurance Information	5
Indemnification Forms	5
Other Policies	6
Camping / Campsites	6
Utilities	7
On-site Wastewater	7
Litter / Derelict Equipment	8
Dumping	9
Reporting Illegal Activity	9
Suspension / Termination of Recreational Privileges	9
Refunds	9
Loss of improvements	10
Realtors	10
Club Email Requirement	10
Food Plots	10
Guidelines for Lease Activity	12
Safety	12
Speed Limits	12
Timber Operations	12
Treestands	13
Fire	14
Shooting Ranges	14
Safety Emails	14
Close Call Reporting	14
Hunting	14
Hunting with Dogs	14
Nuisance Wildlife	15
Game Laws	15
Shooting Lanes	15
Preparing for the Off-Season	15
Timber Management During Hunting Season	16

Table of Contents (Cont'd)

Access	16
<i>Public Road Access</i>	16
<i>Landlocked Tracts</i>	16
<i>Gates</i>	16
<i>Locks</i>	17
<i>Trespassers</i>	17
Roads	17
<i>Care and Maintenance</i>	18
<i>Road Closures</i>	18
<i>New Roads</i>	18
<i>Public Roads</i>	18
Fines Related to Soterra Management and Properties	19
Communications	19
<i>Soterra Recreational Lease Fines Schedule</i>	19
Wildlife Management on Soterra Properties	20
<i>Soterra's Commitment to Wildlife</i>	20
Common Lease Issues and Reporting	20
<i>Theft</i>	21
<i>Illegal Dumping</i>	21
<i>Trespassing</i>	21
<i>Roadwork Request</i>	22

Soterra Leasing Policies.....

Lease Contract

The lease contract is the binding legal document that ties the lessee to the recreational lease. This document contains the legal language that defines the lease dates and sets the tone for what is expected of Soterra leaseholders. The lease contract also outlines privileges of the lessee and clearly defines the rights of the lessor. The document you are currently reading (*the Leaseholder Guide*) should be used as a supplement to the lease contract and expands on the terms and conditions listed in the lease contract. Please make sure that you have read and completely understand both guiding documents.

Where to Find It?

The lease contract for your lease can be found on our website

<https://soterraleasing.com/>, within your online account.

Log into your account <https://soterraleasing.com/Login.aspx>

then click on the "View Lease Details" link. You will find your lease contract there.

Contract Dates

Unless otherwise specified, recreational leases are paid ANNUALLY. Soterra's lease year begins July 1st and extends until June 30th of the following year.

Renewals

Lease renewals are simple with Soterra. There is no bidding, no worries, just a simple process. Leaseholders will be notified in the spring of each year of any lease rate modifications. Leaseholders will then have until May 1st to renew their lease. With our website doing most of the work, users just need to log in and to view and accept the new lease contract. After electronically signing the new lease contract, the website will generate an invoice to be paid online.

Late Payments

Renewal payments are due May 1st of each year. Payments post-marked after May 1st will not be accepted and will result in lease termination. Canceled leases will be listed to the Soterra website immediately upon termination and may be subject to further lease rate adjustments. In addition, any existing leaseholder attempting to renew lease that has been canceled due to non-payment or late payment may be subject to \$100 late fee.

Additional Permits / Fees

In addition to the lease payment, individual leases may have additional fees due at the time of renewal, or at another time as specified by the Soterra Representative. Examples of additional fees include the camper fees, excess food plot acreage fees, administrative fees associated with utility connections or development, or fines/reimbursements levied against lessees after documented violations of the

Soterra Tip:

Lease renewals are due May 1st. Don't wait until then to gather dues from members. Set a hard date for your members prior to the May 1st deadline.

Many clubs require members to submit the next year's dues prior to or immediately after the spring turkey season. This gives club President's time to then remit payment to Soterra in a timely manner.

lease contract or associated leaseholder policies. Individual fees will be described within this document in subsequent sections.

Insurance Information

Liability insurance covering recreational activities while on Soterra property is provided to all Soterra leaseholders and is paid with the annual lease payment. Leaseholders cannot waive the recreational insurance requirement. In addition to recreational leaseholder insurance, lessees who utilize a campsite of

any type are required to have a separate liability insurance policy specifically for campsite activity. Campsite coverage is provided with the purchase of an annual “Camper Permit” required for any livable structure within an approved campsite. Policies and fees associated with camping will be discussed in detail in a subsequent section.

A copy of the either insurance policy can be requested by the club President. All liability insurance claims are to be reported to Soterra and Outdoor Underwriters, Inc. You can reach Outdoor Underwriters, Inc. at (866) 961-4101.

Indemnification Forms

Club Presidents are required to have all members and guest complete and sign an ‘indemnification and hold harmless agreement’ form. These forms must be signed annually by each member or guest prior to using the property in any way. The forms will be maintained by the Lessee and are designed to help mitigate liability risk for both Soterra and the club (members, guests, and officers). Soterra does not require a copy of these forms but both Soterra and Outdoor Underwriters can request them at any time. You’ll find a copy of these forms in the appendix of this guide.

Outdoor Underwriters Claim incidents reported over the last 10 years were:

*Treestand
Incidents
Shootings
ATVaccidents
Fires
AndOthers*

Soterra Tip: *Create a 3-ring binder to keep all lease-related documents in. After guest and members sign the indemnification form, file them in the Club’s binder or scan them using a pdfapp to file electronically. Keep the binder in a secure place and hold copies for a minimum of 5 years.*

Other Policies

Camping / Campsites

Soterra allows camping and campsites with the following fees, restrictions, and guidelines.

Primitive Camping: Allowed within approved campsites

Campsite approval: The annual campsite application is to be submitted by January 1st of each year

- Annual campsite application can be found in the appendix
- Club agrees to the listed terms and assumes the condition of the campsite AS IS
- New leaseholders may document any existing campsite violations and report them to Soterra within 15 days of a new lease agreement (not renewal).
- Campsite area fees are \$627.00/year. Campsite locations must be approved by a Soterra Representative and forester.
- Campsite acreage: Clubs are eligible for 1ac of campsite. Clubs >1000 acres are eligible for campsites up to 2 ac. Maximum campsite acreages may not be logistically feasible due to terrain, roads, or the age of the adjacent timber stand. Campsites may be expanded (to the max) as timber management adjacent to the stand opens available land.
- Once a lease has an established campsite, leaseholders are required to keep the campsite area maintained. Additionally, the leaseholder will be billed for a minimum of 1 camper permit each year after establishment, regardless of use.
- **Camper Permits: \$313.50 per livable structure, per year, regardless of the length of time on Soterra property.**
- **Unpermitted Structures or Campsites:**
 - **If a Soterra employee or contractor locates unpermitted campers/campsites:**
 - **\$500 fine per livable structure**
 - **\$313.50 camper permit per livable structure**
 - **Payable within 30 business days of notification**
 - **Lease can be terminated with non-payment**

Camping / Campsites (Cont.)

Permitted Structures Include:

- Permanent camps (with prior written approval)
- Mobile Camps/Travel Trailers (on skids/wheels)
- Storage sheds larger than 10'x10'

Non-livable Structures Include (Do Not require a permit):

- Skinning sheds, pump houses, portable storage buildings smaller than 10'x10', and sign-out sheds

Definitions

Primitive Camping: without power or structure (e.g., tents, truck or SUV tents, open air tents, etc.)

Approved campsite: one that has been mapped using GPS by a Soterra Representative

Livable Structure: any 4-walled structure that can sleep 1 or more persons

Non-livable Structures: Skinning sheds, pumphouses, portable storage buildings, check-in/checkout sheds

Portable Storage Building: non-habitable storage structure 10'x10' or smaller

Permanent Camp: one that cannot be moved

Mobile Camp: one that can be moved

Utilities: Power, water, sewer, cable or any service requiring a written easement

Wastewater: Any discharge of fluids from a camper or livable structure – includes grey and black water

Trash/Litter: any discarded material that is left lying in an open or public place

Derelict equipment: any non-running, non-functional, or otherwise neglected equipment or parts thereof

Firepit: a permanent structure built to completely contain a campsite fire; has a barrier at least 6" tall with a 5' max diameter

Hazardous Material: waste that poses substantial or potential threats to public health or the environment

Soterra Tip:

Remember what your father taught you: leave the land in better shape than you found it.

Doing your part to help keep the land and water clean shows the ultimate respect for the earth *and the landowner*, as well as sets a good example for your fellow sportsmen to follow.

As club President, do not tolerate littering, trash, or illegal wastewater dumping. Remember, as club President, you can ultimately be held liable for infractions made by either you or your members.

Other camping restrictions:

Unapproved camping structures include school buses and panel vans. All other structure types not listed here need to be approved by Soterra before being setup on Soterra land. Camps may have one skinning pole or pole system. All structures, equipment, vehicles, etc. must be contained within the designated campsite area. Concrete slabs are not allowed unless granted prior written approval. One campsite is allowed per lease. Campfires are only allowed if contained within a permanent fire pit (barriers 6" tall, 5' max diameter, with debris cleared to a min of 20'.) Campfires are to follow all state and local laws.

Campsite inspections:

Random campsite inspections will be made by Soterra Employees and its contractors. Campsites must be kept in a neat, clean, and orderly fashion at all times. Valid camper permits must be displayed on the outside of permitted structures where the decal is easily seen. No litter, trash, or derelict equipment will be allowed within or adjacent to campsites. Fines associated with campsite trash/litter/derelict equipment will be covered within a subsequent section.

Utilities

Utilities may be established at the leaseholder's cost. The leaseholder must notify the Soterra Representative, obtain approval, then work with utility company for installation. In the case of a utility that requires an easement, both the cost of timber loss/clearing and the cost for easement establishment (if any) will be the responsibility of the leaseholder. All monthly utility cost will be the responsibility of the leaseholder.

Utility Restrictions:

- Power lines can be overhead only
- 911 address ok – but no mail delivery (No permanent residency)
- Waterlines need to be outside of right right-of-way, on the right side of the road when entering property, min 3 feet deep.
- Neither Soterra nor its contractors are responsible for any damages done to utilities during normal forestry operations.

Onsite Wastewater

No wastewater of any type (grey or black) shall be dumped on Soterra lands. The following options are available for those generating onsite wastewater:

1. Store-on-board
 - Store within on-board holding tanks, dump at approved site outside Soterra lands
2. Portable waste totes
 - Store on board or directly within tote, dump at approved site outside Soterra lands
3. County-approved wastewater treatment system
 - Approved plan provided to Soterra prior to installation of system
 - Complete system must be contained within the campsite

Don't Gamble with Power line Safety: CALL BEFORE YOU DIG:**It's the Law!**

811 is the designated call before you dig phone number that directly connects you to your local one call center. Each state has different rules and regulations governing digging, some stricter than others.

Visit <https://call811.com/> for more information or call 811

Any campsite found in violation of this policy will be given written notice and will have 30 days to become compliant with the wastewater policy. All recreational privileges will be suspended until the violations have been amended and approved by a Soterra Representative. Failing to comply with the 30-day notice listed above can result in lease termination.

Soterra reserves the right to litigate for cleanup cost or environmental fines levied against Soterra as a result of illegal onsite wastewater dumping.

Trash / Litter / Derelict Equipment

Campsite area must be kept in a neat, clean, and orderly condition at all times.

- Trash must be hauled off or burned in an approved container
 - Approved container: metal barrel, debris cleared minimum of 20ft
 - Only household trash can be burned, no hazardous material, glass...
- No litter is tolerated within campsite area (cans, feed bags, etc.)
- No derelict equipment (*any non-running, non-functional, or otherwise neglected equipment or parts thereof*)
- Upon lease termination, campsites must be completely cleaned by tenant
 - Unless otherwise negotiated in writing:
 - All structures are to be removed
 - All trash, debris, litter, equipment (derelict or not), hazardous material, etc. must be removed by the tenant
 - Existing permanent utilities (water, septic, power) cannot be maliciously damaged
 - Leaseholder responsible for complete cleanup of campsite upon termination

Trash / Litter / Derelict Equipment (Cont.)

- **Failure to follow the Trash/Litter/Derelict Equipment Policy:**
 - **\$500 fine and/or lease termination**
 - **Fine payable within 30 business days**
 - Soterra reserves the right to litigate for the cost of complete campsite cleanup and will hold club President liable if lease is terminated
 - Soterra will litigate for **three times** the expenses of campsite cleanup if hazardous materials are present (including but not limited to: paint, fuel, propane, herbicide, fertilizer, chemicals, refrigerators, freezers, wastewater pits or containers, etc.)

Dumping

Illegal dumping of any trash or derelict equipment is prohibited and not allowed by law. If illegal dumping occurs on Soterra lands, please document the dumping and contact your Soterra Representative. On most Soterra lands, gates are in place in part to prevent illegal dumping.

Reporting Illegal Activity

Any unlawful activity noticed or illegal items found on the lease should be reported to a local authority. In the case that narcotics or the supplies commonly used in the production of illegal drugs are found on Soterra lands, please do not investigate. Please leave the area and contact both the local authorities and your Soterra Representative to report the activity.

Methamphetamine Labs in Rural Areas: A New and Serious Threat....

According to www.justice.gov: Some of the signs that a methamphetamine lab may be present include: unusual odors, excessive amounts of trash, chemical containers, coffee filters, duct tape rolls, evidence of chemical waste dumping, extensive security measures such as dogs, fences or tree/shrubs.

The chemicals used to produce Meth are extremely hazardous and many are highly volatile and can explode or ignite if mixed or stored improperly. In addition, dangers around the labs include intoxication, dizziness, nausea, disorientation, lack of coordination, pulmonary edema, serious respiratory problems, severe chemical burns, and damage to internal organs. Stay clear of suspected areas and report all findings to a local authority and Soterra.

Suspension / Termination of Recreational Privileges

Soterra reserves the right to suspend or terminate all hunting, fishing, camping, or other recreational privileges upon written notice to a Lessee. As written clearly in the lease contract, Soterra also reserves the right to terminate any lease contract agreement entirely.

Refunds

If the Lessee has violated any section of the Lease, Soterra reserves the right to revoke this Lease without any refund. If Soterra revokes the Lease more than ninety (90) days prior to the last day of the term of the Lease and if Lessee has not violated the Lease, Soterra shall refund to Lessee a pro rata portion of the lease fee paid by Lessee attributable to the portion of the term remaining after the date of revocation of the Lease Contract agreement.

Loss of Improvements

Soterra is not responsible for any loss of improvements (i.e., food plots, campsite improvements, utilities, road maintenance, etc.).

Realtors

Realtors with listing agreements have access to show the property at all times. Locking out realtors will result in termination of the lease immediately.

Club Email Requirement

Lessees are required to have *valid and monitored* email address. Soterra uses email frequently to email safety bulletins, leaseholder notifications, pending timber work notifications, etc.

Updates to this email address should be made by updating the contact information listed on the Lessee's account at <https://soterraleasing.com/>

Stay Connected with Soterra by keeping your email address and physical address current at <https://soterraleasing.com/>

Food Plots

There are FIVE Types of non-forested openings that can be planted:

1. Temporary Food Plots
 - Defined as old loading decks, turn-arounds or any other non-road un-forested space that can be planted and maintained both safely and without the loss of soil through erosion due to slope. Temporary plots can be used by leaseholders annually but will be used during future timber operations.
2. Permanent Food Plots
 - Plots enrolled by a Soterra Representative in the Permanent Food Plot Program are protected from normal forestry activity for the duration of the lease term. Details on enrolling a plot into this program can be found below.
3. Utility Right-of-Ways
 - Pipelines and power lines may be planted as long as the cultivation/maintenance of the plot(s) does not contradict any policy or restriction in place by a utility company on a specific right-of-way.
 - Planted acres within rights-of-way may also be included in the Permanent Food Plot Program, as determined by a Soterra Representative.

Soterra Tip:

A quality supplemental food plot program can quickly increase the quantity and quality of available wildlife forage within a given area.

One thing that hunters often forget, is wildlife need access to quality forage YEAR-ROUND, not just during the hunting season.

When it's time to plant on your lease, consider planting a mix of wildlife forages that will extend into multiple seasons, or even last through the year.

One annual mix commonly used is oats, wheat, crimson clover, and arrowleaf clover.

The wheat/oats peak in the winter during hunting season while the clovers are developing. After the wheat/oats play out, there's the clover in the spring providing great forage for many species. In wet springs, the arrow-leaf can actually last into early summer too! That's nearly 9 months of forage production from a single planting!

Food Plots (Cont.)

4. Roadsides
 - Roadsides may be planted if they will not negatively impact the integrity of the roadbed and will not erode due to slope or terrain.
5. Rows Between Thinned Pines
 - After a forest thinning, the thinned rows may be planted assuming no damage is done to the adjacent trees within the stand. These areas are also subject to herbicide treatment(s) with no notification by Soterra.

Don't underestimate the importance of testing and correcting soil PH and nutrients: With PH less than 6, a considerable amount of the nitrogen commonly applied as fertilizer won't be able to be utilized by plants due to chemical processes inhibiting its uptake.

Permanent Food Plot Program:

A Soterra Representative can enroll existing plots or plant new plots for inclusion in a lease's Permanent Food Plot Program. These plots will be protected from normal forestry activities. A permanent food plots location and size will be determined by a Soterra Representative and only established if the plot will not impede future forestry operations (i.e., some tracts can only plant the ridge tops due to terrain, but loggers must use those same ridge tops for logging).

- Once a location is identified and agreed upon by a Soterra Representative, the plot will be mapped and designated as permanent. New plots will only be established following a timber operation or at the Soterra Representative's discretion.
- Once a plot is marked, cleanup/clearing of the area can only be performed by an approved Soterra contractor (licensed, insured, and holding a contract from Soterra to complete the work at that location). If you are a licensed and insured contractor or know one that would like to work on your lease, please contact your Soterra Representative for more details about new contractors working with Soterra.
- Once a plot has been enrolled in the Permanent Food Plot Program, the plot must be maintained annually and not allowed to grow up in brush.
 - If the leaseholder violates these terms, Soterra reserves the right to assess a fee of \$300/ac per year for every year the plot is not maintained.
 - To avoid this assessment, leaseholders should maintain all permanent food plots by either planting a Soterra approved mix, or at a minimum, both mow and disk the plot in the fall/winter to promote early successional herbaceous growth that will benefit wildlife and keep brush controlled.
- Ryegrass, any potentially invasive species, and any species listed as illegal by federal law may not be planted in any food plot.
- Permanent food plots will be evenly distributed across the tract.
- At no charge, Soterra will strive to provide 1% of our total land base in workable food plots. Due to terrain, slope, or other features, not all Soterra tracts will be capable of reaching 1% in workable food plots.

Food Plots (Cont.)

- Soterra nor its contractors are responsible for damages to plots due to normal forest management activities and will not reimburse leaseholders for any cost associated with establishing, maintaining, or improving food plots, regardless of the timing of forestry operations (i.e., Logging right after a plot was planted.)

Guidelines for Lease Activity...

Safety

The following policies highlight Soterra's commitment to safety. Our parent company, Grief, is a leader in employee and contractor safety and encourages a culture of safety that extends not only to its employees and contractors, but to employee's families and even customers. In that effort, Soterra has developed the following policies on our recreational leases to encourage a safe and enjoyable recreational experience. As listed in the lease contract:

The Lessee, its members, invitees, guests, employees, and agents, shall be obligated to conduct all its activities on the Property in a safe, reasonable and prudent manner so as to protect the well-being of all persons on the Property.

Speed Limits

Speed limit for any highway vehicle is 22mph. Speed limit for any non-highway vehicle is 12mph. All vehicles must be operated safely and following all applicable state and federal laws. In the event that by either observation or substantial physical evidence it is determined that a lessee has committed unsafe acts on the property, the lease may be terminated. Soterra also recommends that users of all-terrain vehicles heed all manufacturer's warnings and safety instructions before operating the ATV/UTV on Soterra property. In compliance with most state's, non-highway vehicles (ATV/UTV's) are not allowed on public roads.

Timber Operations

- Soterra reserves the right at all times to cut, haul, and transport trees and timber over and across the leased premises, having full right of ingress and egress thereon, together with the right to construct roads over any part or parts of the leased premises.

Soterra Tip:

When planning where to setup a deer stands on a food plot, stand in a way that you can enter and exit the stand without having to disturb the field.

Minimizing disturbance within the area that you are hunting can help increase deer sightings and may increase success at that location.

If possible, use the vegetation or topography to screen your entrance and exit to the stand.

Hunters can also work to silence their stands to reduce disturbance in the area.

Treestand Safety Top 10:

Use the following tips to keep safe while hunting from an elevated treestand:

- 1) Always wear a full body harness
- 2) Read and follow instructions, warnings, and expiration dates on treestand equipment
- 3) Practice suspension at ground level
- 4) Check equipment every use
- 5) Make sure tree strap is placed above head level
- 6) Carry and know how to use the Suspension Relief Device
- 7) Make sure your hunt plan and location are known by others
- 8) Carry an emergency signal device on your person while hunting
- 9) Use lifelines for ladders and lock-ons
- 10) Use lineman's belts for install of lock-ons

- Lessor further reserves the right to manage the trees and timber and Property at any time and in any manner, Lessor chooses in its sole discretion including but not limited to harvesting timber, site preparation, planting trees, burning, establishing and painting lines, application of chemicals, either by ground vehicles or by aircraft, or other management activities whatsoever. Lessee specifically acknowledges that these management activities may occur without any notice being given to Lessee, or to its members or guests.
- No hunting within 250yards of any active timber management operation.
- During active timber operations, Soterra asks leaseholders to stay clear of all active forestry operations:
- **Do not approach contractors**
 - When on heavy equipment they may not see you
 - When they are moving logs or loading timber, stay clear of the area
 - If you must cross a loading deck while a contractor is loading logs, do not pass until the loader operator has signaled you to pass (indicating he has seen you)
 - Please remember contractors are there to do a specific job
 - They do not have the ability to perform work outside of the scope of their contract with Soterra
 - They cannot push food plots or clear loading decks or repair roads at a leaseholder's request

Treestands

- Treestands cannot be nailed to trees
- Climbing spikes are not allowed
- Binders securing stands to trees should be removed during the months that deer season is closed
- Deer stands should be removed from timber stands during the off-season to prevent damage during forestry operations.
- Neither Soterra nor its contractors are responsible for damages done to hunting equipment during the course of normal forestry activities.
- Soterra recommends that all hunters wear a Treestand Manufacturer's Association (TMA) approved full-body harness/fall-arrest system while hunting from any elevated position.
- Soterra recommends that hunters read and heed all manufacturer's instructions and safety warnings with all treestand equipment. All TMA certified products also come with a treestand safety DVD that should be reviewed by all hunters prior to hunting from an elevated position.
- Soterra recommends the use of lifelines for ladder and fixed positions stands and recommends storing all treestand safety equipment inside during the off- season. Further, Soterra recommends that hunters inspect their safety equipment and treestands before each use.

Fire

Lessee agrees to exercise extreme care that forest fires be avoided and to aid in the prevention and suppression of any fires encountered on the Property and will promptly report in writing to Lessor all known trespasses, fires, and damage to trees, timber, fences, or the Property. Information about campsite fire pits can be found in the campsite section of this document.

Shooting Ranges

Many clubs define an area to sight-in rifles or recreationally target shoot on the recreational lease. Soterra urges leaseholders to keep safety in mind when choosing an area to shoot. Consider the basic rules of your prior hunter education training and make sure to use an appropriate backstop and know what is always behind your target. Shooting down interior roads is not recommended as unexpected oncoming traffic could easily present a serious safety issue.

Safety Emails

Periodically, Soterra will email out Safety topics, bulletins, or incident reports. The club President shall make a good faith effort to circulate or distribute the safety information provided by Soterra to its membership.

Close Call Reporting

Soterra employees actively participate in Grief's close call reporting system in which employees document 'near-miss' or 'close-call' situations. These close call reports detail the incident that took place, identifies the safety issue, covers the personal protective equipment that should have been in use during the task, defines the probability and severity of the incident for others, and offers suggestions on how the situation could have been handled in a safer manner. These reports are distributed to all employees. This self-reporting system creates a healthy environment in which dangerous or unsafe incidents are critiqued and discussed often, which leads to all employees thinking critically about safety in their everyday task. Soterra encourages leaseholders to report near-miss or close calls that they encounter.

These events can be used by Soterra to help educate all its leaseholders about common safety issues that leaseholders may experience. For more information about reporting close calls, contact your Soterra Representative. A close call form can be found in the appendix.

Safety Doesn't Happen By Accident.

Hunting

The following policies highlight Soterra's commitment to wildlife management. Soterra believes in wise and sustainable use of both its forestry and wildlife resources and expects the same of our leaseholders.

Hunting Dogs

- The pursuing, driving, or hunting of a whitetail deer using dogs will not be allowed on any the property at any time.

Soterra Tip:

Feral Pigs: Use Caution!

While many people pursue feral hogs, most are unaware of the disease risk that the animals can present humans. Feral pigs can carry a host of more than 24 diseases, many of which can make humans sick.

Of the long list of diseases, Brucellosis tops the list of diseases that humans should be concerned with when handling feral hogs. Humans can be at risk to contract the disease by handling infected blood, urine, semen, saliva, or tissue of an infected pig.

Unfortunately, infected pigs do not show outward signs of the disease, so precautions must be used when handling, processing, and even cooking feral pigs.

Humans contracting Brucellosis may exhibit symptoms including fever, chills, sweating, headache, low appetite, fatigue, joint pain, and muscle pain. Treatment of the disease requires weeks to months of antibiotic treatment with the disease possibly damaging your central nervous system, heart valves, and liver. In women, it can also lead to miscarriages and even birth defects in babies.

- The training of deer dogs is also prohibited.
- Lessor will allow a dog to be used to trail and retrieve a wounded deer.
- Lessor will allow dogs to be used for rabbit hunting in the month of February.
- Lessor will allow squirrel hunting and quail hunting during the regular state appointed seasons using traditional hunting dogs for the respective species.
- Raccoons and wild hogs may be hunted with dogs in February and between May and September.
- Lessor reserves the right to prohibit the use of dogs for pursuit of game if Lessor deems such prohibition necessary for any reason.

Nuisance Wildlife

Leaseholders may hunt nuisance wildlife as allowed by state/federal laws in the respective states. Introduction of feral pigs to Lessor's property or movement of live feral pigs from the Lessor's property by Lessee is strictly prohibited. Lessor specifically grants permission to Lessee the right to pursue feral pigs by all means (except with dogs during deer/turkey seasons) and at all times deemed legal by State and Federal game regulations. If the respective state requires a permission letter from the landowner for hunting outside of daylight hours, please contact your Soterra Representative. Soterra also strongly encourages those pursuing nuisance wildlife, particularly feral hogs, to take precautions when hunting and handling feral hogs. Feral hogs pose a significant disease risk to humans and can carry a multitude of diseases that are communicable to humans. Soterra encourages leaseholders to educate themselves about the disease risk and hunt accordingly.

Game Laws

Lessee agrees to obey all applicable Federal, State and Local laws, regulations and/or ordinances in association with exercising its rights under this lease, and furthermore Lessee agrees to follow reasonable and prudent safety precautions in regard to hunting in close proximity to any and all public roads, residences and business establishments.

Shooting Lanes

Soterra is in the business of growing timber. In most cases, pine is the predominant tree that is grown and harvested by Soterra, but many tracts have hardwood or other species that are commercially valuable. As such, leaseholders should not cut, damage, or remove trees without the written permission of a Soterra Representation. Brush, such as blackberry/dewberry or privet/yaupon, can be removed by leaseholders as long as trees are not damaged while doing so. As seen in the food plot section, leaseholders are also allowed to manage and plant between the rows of thinned pine plantations.

Preparing for the Off-Season

Leaseholders can prepare for the off-season by removing all hunting related equipment from the woods. During timber operations, deer stands may get damaged from skidders, falling trees, or trees being moved about during the operation. Additionally, prescribed fire may be used within some stands,

especially in Longleaf pines. To prepare for prescribed fire, again remove all portable stands from the woods, rake a fire lane around permanent box stands, and remove any other equipment from the woods (ATV's or vehicles).

Timber Management During Deer Season

Lessor reserves the right at all times to cut, haul, and transport trees and timber over and across the leased premises, having full right of ingress and egress thereon, together with the right to construct roads over any part or parts of the leased premises. Lessor further reserves the right to manage the trees and timber and Property at any time and in any manner, Lessor chooses in its sole discretion including but not limited to harvesting timber, site preparation, planting trees, burning, establishing and painting lines, application of chemicals, either by ground vehicles or by aircraft, or other management activities whatsoever. Lessee specifically acknowledges that these management activities may occur without any notice being given to Lessee, or to its members or guests.

Access

The following policies cover basic access to Soterra properties. It is the responsibility of the leaseholder to know the legal means to access any particular Soterra tract. Please use the following notes on the type of access to determine what is required of you before accessing any particular Soterra tract.

Public Road Access

If a public road touches a Soterra tract, access is considered public.

Landlocked Tracts

If a Soterra tract does not have public road access, you will have to cross private land to reach the Soterra tract. As such, you will need permission to cross whatever private landowners are between a public road and the Soterra tract. In most cases, Soterra (as the landowner) has an agreement to cross neighboring private landowners to manage its timber, but this same right/agreement is not transferred to leaseholders unfortunately. In rare cases, Soterra will have a deeded right-of-way to tracts that lie beyond a public road, but these cases are far and few between. In this case, the tract map on the website will show the deeded right-of-way.

Prospective leaseholders will need to gain neighboring landowner permission prior to crossing private land to view or lease a landlocked Soterra tract. Soterra will not provide neighboring landowner contact information. Neighboring contact information can be found at the County courthouse or often by searching the County's GIS website. Before leasing a landlocked tract from Soterra, a prospective leaseholder is required to email the Soterra Representative with the name and contact information of the neighboring landowner that has given permission to cross their land.

Please be aware that Soterra will not refund a leaseholder whose neighboring landowner permission has been revoked or terminated. It is the sole responsibility of the leaseholder to gain and maintain an access agreement with the neighboring landowner.

Gates

Subject to approval by a Soterra Representative, gates may be constructed on Soterra property so long as the gate lies entirely on Soterra property and does not block a public road. Further, gates must be a minimum of 14 feet in length, but Soterra suggest using the widest gate possible

for the road type. Gates must be constructed of a solid or pipe material and cannot consist of any cables. Gates off public roads must be at least far enough off the road to allow a log truck to completely pull off the road before stopping at the gate. Gates provided by the leaseholder and permanently affixed become the property of Soterra upon termination of the lease.

To limit access around an existing or new gate, 6-foot T-post can be driven no deeper than 2ft in the ground so that at least 4ft is above the ground, and in which you paint at least the top 1ft section of the exposed t-post with yellow paint. Cable/barbed wire **cannot** be used between the posts, but rather we recommend that t-post be placed close enough together to prevent ATV access.

Locks

Soterra will not provide locks for the leaseholder nor give out a Soterra key. Leaseholders adding a lock to an existing chain may cut into the chain away from other locks if possible. Add the club's lock in a manner that it will not prevent other key-holders access. If there is not room to add a lock, email your Soterra Representative. Include a map showing location of gate. If you are adding a new chain, email your Soterra Representative to get a Soterra lock placed on the chain.

Leaseholder locks should be clearly identified by painting with purple spray paint. Upon leasing a tract, new leaseholders may remove any existing purple lock.

Trespassers

Lessee should prosecute all persons committing trespasses on the recreational lease in the manner and form provided by law. Trespassing cases can also be made using clear, correctly dated trail camera photographs as well. Leaseholders are responsible for reporting the trespassing incident to the local Sheriff's office. Soterra will fully support the prosecution of anyone trespassing.

Roads

Road repairs and maintenance are major expenses for any landowner. Good roads benefit both the landowner and leaseholders, so Soterra asks all users to 'tread lightly' on recreational leases. Soterra also recommends matching the type of vehicles to the condition of the roads, and always using the lightest vehicle for the situation. For example, one must use a tractor while planting food plots, but a hunter can choose to use a light ATV to get to that same plot during hunting season instead of driving a truck to the plot. Similarly, if road type can normally sustain light-vehicle traffic but recent weather has the roads saturated, Soterra suggest that the leaseholder use a light ATV to avoid causing excess damage to the wet roads. To further that, there are likely some roads that should be avoided during certain times of the year. In those areas, leaseholders should consider walking to minimize

Tips on identifying key-holders:

Often times, gates may have multiple locks belonging to various individuals or companies, but how can you tell *who's is who's?*

First, think about utility companies. Does the property have a pipeline or power line running through it? Does the property have a main road that accesses another landowner's land? If you've answered yes to either of these questions, be cautious removing locks that you can't identify. Rather, contact the utility companies in the area and see if they can help you identify the locks.

If you can't identify the lock, considering leaving a note with your contact information on the gate for the key-holder(s) to

see. If you must remove a chain, consider adding a combination lock and leaving your contact info.

Soterra Tip:

Tips on minimizing hunting pressure:

- 1) Minimize ATV and road traffic.
- 2) Play the wind – develop a chart with each wind direction and their compatible deer stand locations to keep at your sign in area--make it a club policy to not hunt stands during the wrong wind conditions.
- 3) Set stands outside of the actual plot and create trails to the stands to allow stealthy access to the stand without spooking deer. Make improvements to the stand to help you enter and exit without disturbing deer in the plot.
- 4) Harvest does in areas other than food plots early in the season if possible.
- 5) Understand how deer use your property – i.e., don't walk through bedding areas or travel routes – your disturbance and/or scent in these areas may cause deer to avoid these areas, change their patterns, or encourage deer to shift activity towards non-daylight hours.

the chance of damaging the roadbed. Lessee also specifically acknowledges that the roads on the property are leased AS-IS with no guarantee of maintenance or access to all parts of any particular tract.

Care and Maintenance

Lessee agrees to take due care to maintain roadbed integrity and Lessor reserves the right to close any road to protect the said roadbed or for any reason whatsoever in its sole discretion. Lessee shall reimburse Lessor for road repair or maintenance cost caused by Lessee. Lessee shall not disk any existing roads without prior written consent of Lessor. Information on official roadwork request can be found below in the 'issue reporting' section. Please note that Soterra completes most roadwork surrounding timber operations. As such, Soterra suggest that leaseholders take due care to maintain roadbed integrity during their tenure.

Road Closures

Soterra will notify leaseholders via email of road closures.

New Roads

Leaseholders are not allowed to construct any roads without the written permission of Soterra.

Public Roads

Lessee agrees to obey all applicable Federal, State and Local laws, regulations and/or ordinances in association with exercising its rights under this lease, and furthermore Lessee agrees to follow reasonable and prudent safety precautions regarding hunting in close proximity to any and all public roads, residences and business establishments. Further, leaseholders should follow all Federal, State, and Local laws regarding the use of off-road vehicles on public roads.

Stay Connected with Soterra by keeping your email address and physical address current at <https://soterraleasing.com/>

Fines Related to Soterra Management and Properties...

Communications

Once a formal notification is sent to the Lessee, it is the responsibility of the club president to notify all members and guest in a timely manner. Lessees will have 10 days from the notification date to act accordingly to any requests. After 10 days, Soterra reserves the right to follow the fine scheduling below.

Soterra Recreational Lease Fines Schedule			
	1st Offense	2nd Offense	3rd Offense
Deer Stands	\$500	\$1,000 (If same location)	Lease Termination (If same location)
Deer Feeders	\$250	\$500 (If same location)	Lease Termination (If same location)
Un-approved Food Plots	\$1,000 plus damages	\$2,000 plus damages (If same location)	Lease Termination (If same location)
Roads	\$300	\$600	\$900 or Lease Termination
Harassment	Lease Termination		

<u>Deer Stands</u>
Club has 10 days from the date of notification to remove deer stands from the area of forestry operations.
\$500 fine for each deer stand in the area of forestry operations after 10 days from notification.
\$1,000 fine for each deer stand in the same area of forestry operations after 1st offense. If deer stands are in a different area of forestry operations from a different notification, fines restart at 1st offense schedule.
If a deer stand is placed in the same area of forestry operations after a 2nd offense, lease will be terminated.

<u>Deer Feeders</u>
Club has 10 days from the date of notification to remove deer feeders from the area of forestry operations.
\$250 fine for each deer feeder in the area of forestry operations after 10 days from notification.
\$500 fine for each deer feeder in the same area of forestry operations after 1st offense. If deer feeders are in a different area of forestry operations from a different notification, fines restart at 1st offense schedule.
If a deer feeder is placed in the same area of forestry operations after a 2nd offense, lease will be terminated.

<u>Un-Approved Food Plots</u>
Club will receive a \$1,000 fine plus damages for un-approved food plots.
Club will receive a \$2,000 fine plus damages for un-approved food plots in the same location after 1st offense.
If an un-approved food plot is re-established in the same location after 2nd offense, lease will be terminated.

<u>Roads</u>
\$300 fine for any road obstruction causing a delay in forestry operations.
\$600 fine for any road obstruction causing a delay in forestry operations after 1st offense.
\$900 fine and/or termination of lease for any road obstruction causing a delay in forestry operations after 2nd offense.

<u>Harassment</u>
Lease Termination. There will be a NO TOLERANCE policy for harassment of Soterra Employees, Agents, or Contractors.

Wildlife Management on Soterra Properties...

Soterra's Commitment to Wildlife

The following highlights Soterra's commitment to conservation of biological diversity. Soterra expects that leaseholders uphold a conservation ethic that strives to enhance both wildlife and conservation on all of its properties. We hope that leaseholders not only enjoy the wildlife and forests they find on Soterra lands but also work toward enhancing both for future generations to enjoy. This starts by respecting and following game and fish laws, but also extends out to participating in practices such as picking up litter from streams or roadsides, reporting poachers, or even by avoiding disturbing soil in an area that's prone to erosion. Each of these actions supports conservation and betters the property for both you and generations to come.

While following state laws, please remember that state bag limits are not set based on the number of members in any one particular club. State bag limits are derived using the best biological information available within the area or region or state. In many cases, hunters rely on the old adage of having 100 acres per hunter within their lease. Often times, membership bag limits **FAR Exceed** what's biologically sustainable on a given property.

For example: Following state law, a club in Mississippi having 5 members on 500 acres is legally allowed to harvest 5 does and 3 bucks per person – for a total of 25 does and 15 bucks. In most cases, this is not a biologically sustainable harvest.

To further our commitment to wildlife, Soterra requires wildlife reviews for every harvest conducted. Forest and wildlife management activities can be successfully integrated to improve wildlife habitat and protect, enhance, and increase game and non-game wildlife resources. In addition to timber and fiber production, forest management planning shall consider integration of activities to maximize wildlife benefits including economic, public relations and wildlife diversity. Soterra LLC requires its foresters, where practical, to consider the habitat requirements of game species when managing the land base. These habitat requirements also favor many other game and non-game wildlife species, such as songbirds, gray foxes, raccoons, gray squirrels, red foxes, rabbits, fox squirrels, black bears, woodpeckers, etc.

Common Lease Issues and Reporting...

Addressing Issues

Soterra understands that issues arise, and unexpected things happen. We've taken the time to list out some issues that our leaseholders have been faced with in the past. Use this section as a guide on how to proceed if you experience one of the following issues.

Soterra Tip:

Small Game:

A great introduction into hunting for youth...

The land that you leased isn't just a deer lease – it's a recreational lease!

Many leaseholders fail to utilize the other forms of outdoor recreation available on Soterra lands. Don't forget about small game hunting, fishing on streams, shed hunting, collecting fruits and berries, waterfowl hunting, or even bird watching.

When it comes to introducing youth to hunting, many mentors attempt to introduce a new or prospective hunter directly into deer hunting as their first experience. While deer hunting can be exciting, a softer introduction into the sport may be more attractive. For instance, small game hunting offers great fun in an easy to do fashion, and participants don't have to sit still and quiet!

Soterra encourages leaseholders to enjoy all aspects of their recreational leases and hopes that leaseholders share their passion for the outdoors with new folks each season.

Theft:

In the process of managing over a quarter-million acres in three states, both Soterra and its leaseholders occasionally experience an issue with theft. When theft takes place, first report the issue to the local Sheriff's Department and then report it to the Soterra Representative. If the Sheriff's Department is able to identify a suspect, the club should press charges. Soterra will support any club that presses charges in any trespassing, littering, or theft case. Soterra also encourages clubs to use trail-cameras as security cameras. Photos depicting a thief can be used as evidence to support a trespassing or theft charge. Leaseholders can place trail cameras in unsuspecting locations near campsites or on roads to monitor foot or vehicular traffic.

Advances InTechnology also are making it possible to "GPS tag" and track nearly anything. Tech companies have developed small GPS devices that can be stored within or on physical equipment such as tractors, ATV's, trucks, boats or even hidden within trail cameras or portable deer stands. The GPS tags can be programmed to alert the user if the tagged equipment moves from a defined area. Once alerted, the user can track the equipment using GPS. This technology not only helps the local Sheriff's Department make an arrest, but also helps you recover stolen equipment.

Illegal Dumping:

Soterra will support any club that presses charges in any trespassing, littering, or theft case. In the case of illegal dumping, try and keep all main roads gated and be diligent in keeping those gates closed and locked. In the event that you find illegal dumping, you may be able to locate mail or something within the litter that has an address or name. The local Sheriff's Department can use items like mail as evidence when filing an illegal dumping/trespass/criminal mischief charge. If the issue is chronic, consider using a trail camera to try and catch the litterbug in the act.

Trespassing:

Soterra does not recommend approaching or confronting trespassers since we often do not know why they individual(s) are trespassing. In the event that you have an issue with trespassing, contact the local Conservation Officer or Sheriff's Office.

Actual Incident: A Soterra Leaseholder witnessed a vehicle trespassing on their lease. The leaseholder and a group of members decided to 'chase' the trespassing vehicle. The trespassing vehicle got stuck on an unimproved road and the members surrounded the trespassers. The group held the trespassers until the Sheriff's Office arrived. When the Sheriff's Deputy searched the vehicle, they found alcohol and illegal methamphetamines. Fortunately, the officers didn't find any weapons, but the situation could have been much serious if weapons were present. Soterra does not condone the actions taken by this leaseholder and suggests the leaseholders should have simply reported the crime and waited for officers to arrive. The actions taken by the leaseholder endangered all involved and could have had dire consequences.

Thanks for being a Soterra Customer:

As a Soterra leaseholder, you can feel proud to be part of a large group of like-minded folks.

Hunters and outdoorsmen have long been known as salt of the earth people, continuing traditions that date back millennia. We each have a calling to be in the wild, an irrefutable passion to be amongst Mother Nature that rings with the changing of each season.

With that calling also comes great responsibility and duty to the earth; one that requires us to respect and better the land for all generations to enjoy.

At Soterra, we are a company made up of avid-sportsmen and women; we are conservationist; and we intend to leave our lands in better shape than we found them. Simply put, we expect the same from our leaseholders.

Again, Soterra welcomes you aboard. Go forth to your recreational lease and enjoy creation.

Share its beauty, life, and mystery with others and keep a spirit filled with a solid conservation ethic and great humility for life.

Safe and happy hunting –

Road Repair Request:

Soterra understands that unimproved roads need maintenance and repair from time to time. That being said, Soterra leases land AS-IS with no guarantee of repair, maintenance, or access through the life of the recreational lease. In addition, Soterra does not guarantee that there will be roads to all parts of any particular tract. Last, there are some roads that may not be travelable in certain weather conditions due to the soil type or other conditions. As discussed in this guide, maintaining our road network is one of our largest annual expenses and these roads benefit both Soterra and the Leaseholder. In that scope, it's in the best interest of the leaseholder to take due care of the roads on their lease.

As for road work, Soterra most commonly completes roadwork surrounding active timber operations. Issues arising in areas where there are no active timber operations may be addressed, but only after being approved by our forestry division. Request for road work can be submitted to Orbis and must contain the following information:

To submit an Official Roadwork Request, please visit the lease website to send a work request email and include the following:

- 1) Your lease ID or club name
- 2) Your Contact Information
- 3) A copy of your official lease map (available on your account) with the road work issues annotated on the map
- 4) Pictures of the issue if available

MEMBER INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

_____, whose address is: _____
(Insert Name Above)

City: _____ State: _____ Zip: _____, (hereinafter referred to as "Member") is present on Soterra's property as a Member of the _____(Club).

By signing this Agreement, Member acknowledges and agrees to the following:

1. That Member has read this Agreement and the Hunting Club Rules in their entirety.
2. That Member desires to enter the subject Property for the purposes of hunting, shooting, fishing, the taking of game and wild fowl, and/or related recreational activities authorized by the Hunting Club Lease.

3. Member acknowledges that neither Soterra, nor any of its agents, servants, and employees have made any representations regarding the suitability of the Property for the purpose of hunting, fishing, recreational or related activities, the relative safety or risks and hazards of entering upon said Property and/or risks associated with participating in such activities. Member acknowledges that he/she is fully aware of the general risks and hazards associated with the activities of hunting and fishing and/or traversing unimproved terrain and voluntarily has elected to enter upon said Property, appreciating that the condition of the Property may be and/or become hazardous or dangerous either with regard to the physical condition of the Property and/or the hunting and related activities transpiring thereon.

4. Member understands and agrees that in furtherance of his/her safety (and that of others in Member's custody) the undersigned shall comply with all federal, state or local laws, rules and regulations, including but not limited to hunting and fishing laws and regulations.

5. Member, for himself/herself, his/her heirs, executors and administrators agrees to come in, indemnify, defend and save entirely harmless Soterra, its successors and assigns, members, officers, contractors, employees, representatives, agents and insurers and the Property from and against any and all loss, damage, expense, attorney's fees, liabilities, demands and causes of action, and any expense incidental to the defense thereof arising from Member's use of the Property, or arising out of the of the Property by Members Guests, including but not limited to injury or death of person, damage to property of any kind or character whatsoever, occurring on or about the Property or in any manner whatsoever.

6. Member understands that Soterra may be conducting timber operations on the property without any notice whatsoever, and that this may include repairing roads, harvesting timber, site preparation, planting trees, burning, establishing and painting lines, ground and aerial application of chemicals, or other management whatsoever.

MEMBER SIGNATURE

Print Name: _____

Date: _____

GUEST INDEMNIFICATION AND HOLD HARMLESS AGREEMENT

_____, whose address is: _____
(Insert Name Above)

City: _____ State: _____ Zip: _____, (hereinafter referred to as "Guest") is present on Soterra's property as the Guest of _____(Host).

By signing this Guest Agreement, Guest acknowledges and agrees to the following:

1. That Guest has read this Agreement and the Hunting Club Rules in their entirety.
2. That Guest desires to enter the subject Property for the purposes of hunting, shooting, fishing, the taking of game and wild fowl, and/or related recreational activities authorized by the Hunting Club Lease.
3. Guest acknowledges that neither Soterra, nor any of its agents, servants, and employees have made any representations regarding the suitability of the Property for the purpose of hunting, fishing, recreational or related activities, the relative safety or risks and hazards of entering upon said Property and/or risks associated with participating in such activities. The undersigned Guest is fully aware of the general risks and hazards associated with the activities of hunting and fishing and/or traversing unimproved terrain and voluntarily has elected to enter upon said Property, appreciating that the condition of the Property may be and/or become hazardous or dangerous either with regard to the physical condition of the Property and/or the hunting and related activities transpiring thereon.
4. Guest understands and agrees that in furtherance of his/her safety (and that of others in Guest's custody) the undersigned shall comply with all federal, state or local laws, rules and regulations, including but not limited to hunting and fishing laws and regulations.
5. Guest, for himself/herself, his/her heirs, executors and administrators agrees to come in, indemnify, defend and save entirely harmless Soterra, its successors and assigns, members, officers, contractors, employees, representatives, agents and insurers and the Property from and against any and all loss, damage, expense, attorney's fees, liabilities, demands and causes of action, and any expense incidental to the defense thereof arising from Guest's use of the Property or arising out of Guests's use of the Property Lease, including but not limited to injury or death of person, damage to property of any kind or character whatsoever, occurring on or about the Property or in any manner whatsoever.
6. Guest understands that Soterra may be conducting timber operations on the property without any notice whatsoever, and that this may include repairing roads, harvesting timber, site preparation, planting trees, burning, establishing and painting lines, ground and aerial application of chemicals, or other management whatsoever.

GUEST SIGNATURE

HOST SIGNATURE

Print Name: _____

Print Name: _____

Date: _____

Date: _____



FOOD PLOTS Approved Seed List

Generally Acceptable Species

*(includes the most common species,
but is not limited to the list below)*

- Clovers (most common species: arrowleaf , ladino, berseem, crimson, alsike, red)
- Annual or Elbon Rye (differs from rye grass, which is a perennial invasive)
- Wheat
- Oats
- Brown top millet (except foxtail millet)
- Milo (also called grain sorghum)
- Soybeans
- Cowpeas
- American jointvetch
- Corn
- Chicory
- Austrian Winter peas
- Lab Lab
- Kale, rape, turnips

*Genetically modified organisms,
non-native perennials and invasive
annuals or perennials cannot be
planted on our property.*

Prohibited Species

*(includes most common problem
species on Soterra land food plots,
but not limited to the list below)*

- Perennial Rye grass (annual rye only)
- Bahia grass
- Cogon grass
- Sericea lespedeza

**A detailed plant species list and species accounts that are considered invasive plant species can be found at the website: invasive.org. Another useful book, *A Field Guide for the Identification of Invasive Plants in Southern Forests* can be found here.*

https://www.srs.fs.usda.gov/pubs/qtr/qtr_srs119.pdf

CAMPSITE APPLICATION



This document outlines the general guidelines for camping on your recreational lease. Please review all information prior to submitting your application.

All campsite applications **MUST BE RECEIVED BY JANUARY 1st** in order to be considered for the upcoming season. Any requests submitted after this date will be declined.

The purpose of this document is to establish clear and consistent policies for camping on your recreational lease. Soterra, LLC. reserves the right to amend these policies at any time. **Additional campsite policies are included in the Soterra Leaseholder Guide.**

- ◇ Once a campsite has been established on a lease, leaseholders are required to keep the campsite area maintained.
- ◇ Campsite area fees (\$627.00 per year) will be included in your lease fee and due when lease renewal payments are due. Camp structure permits will be inventoried and invoiced in September and are due by October 15th of each year (\$313.50/structure). Camp structure permits will be mailed to the club representative once they have been paid for in full.
- ◇ The leaseholder will be billed for a minimum of 1 camper permit each year after campsite area establishment, regardless of use. **Note this is included in the established campsite fee \$627.00.**
- ◇ No permanent residence will be permitted at campsites.
- ◇ Campsite grounds must be kept clean and free of litter at all times.
- ◇ Random campsite inspections will be made by Soterra employees and its contractors. Valid camper permits must be displayed on the outside of permitted structures where the sticker is easily visible.

To apply for a campsite, please complete the form below. ALL information is required. The campsite area location must be approved by Soterra.

Lease (RLU) Number: _____
Club Contact: _____ Club Name: _____
Phone #: _____ Email Address: _____
Requested Campsite Location (GPS Coordinates): Lat. _____ Long. _____

**Also attach a map with the requested campsite location.

Submit the completed form along with a map with the requested campsite area location marked to the address below for processing:

Soterra Recreational Leases
8809 Lenox Pointe Drive
Suite B
Charlotte, NC 28273

or by email to sothuntsupport@orbishuntlease.com