

Great Pond Mountain Conservation Trust  
Findings of Fact  
Transfer of Wemett Property from GPMCT to Coastal Mountains Land Trust  
March 14, 2017

1. The land parcels are outside the defined service area of GPMCT.
2. The two parcels were willed to GPMCT without any restrictions.
3. Each parcel would require investment of stewardship funds to address collapsed dwelling, safe access.
4. The smaller parcel has steep topography and limited road access and no significant conservation value and thus can be deemed trade land.
5. CMLT has demonstrated that it is a qualified organization under the GPMCT Land Transaction Policy Article IX by providing a copy of its IRS Section 501 (c)(3) determination letter and a review of its Form 990 indicates that it meets the public support test under IRC Section 509 (a)(2).
6. CMLT is most willing to accept both parcels and to protect the conservation values of the larger parcel by recording a Declaration of Trust in the Waldo County Registry of Deeds.
7. An opinion of value prepared for GPMCT indicates that very few sales over past few years have occurred in the area of Bowden Point.
8. CMLT will provide public access that will benefit residents in our service area.
9. CMLT will reimburse GPMCT its acquisition costs, holding costs and disposition costs not to exceed \$3750.