

Senator Dill, Representative O'Neil and distinguished members of the Agriculture, Conservation and Forestry Committee, my name is Eugene Mahar. I am a Maine licensed Professional Forester, a resident of Hermon and the Timberland Region Manager - Maine for LandVest, Inc. I am speaking to you today in opposition to **LD 486 Resolve, Directing the Bureau of Parks and Lands To Convey Certain Land in Township 12, Range 13 WELS in Exchange for Other Land in Township 11, Range 10 WELS**. I have 20 plus years in the forest industry and in my current role as Timberland Region Manager for LandVest, Inc. I represent and have management responsibilities for over 1.25 million acres of forestlands in the state of Maine covering a wide range of ownerships sizes and management objectives, including Clayton Lake Woodlands Holdings, LLC the subject of this resolve.

I find this bill extremely unnecessary and could do more harm than good. As you consider LD 486, I ask you to please keep the following points in mind:

- This resolve was introduced without consent or consideration of the landowner in question. It also appears the Bureau of Parks and Lands were in the dark and not consulted on this resolve.
- It essentially takes a shotgun wedding approach by forcing both parties to come to the table to negotiate terms that may not be equitable or desirable to either party.
- The untangling of common and undivided interests can be complicated and time consuming. It is not simply the exchange of acres and deeds. It is a complex process that can include multiple property appraisals/valuations and timber inventories to establish fair market value, and survey work to establish new property bounds. All of which can be costly to both parties.
- The Bureau of Parks and Lands can initiate the Petition for Division if desired or negotiate freely for the sale or swap/exchange of common and undivided interests.

I recognize the introduction of LD 486 was well intended, and our client desires the same outcome, the consolidation of common and undivided interests. However, the shotgun wedding approach of forcing negotiations within an arbitrary timeline does not make sense, particularly when there could be more desirable outcomes for both parties. So why replace free willed negotiations based upon the principles of a willing buyer, willing seller? It is bad policy

and sets a dangerous precedent, which is worrisome for our client and for other landowners who share common and undivided interests with the Bureau of Parks and Land. I thank you for your consideration and respectfully ask you to vote ought not to pass on LD 486.

Respectively submitted,

Eugene Mahar

Hermon, ME