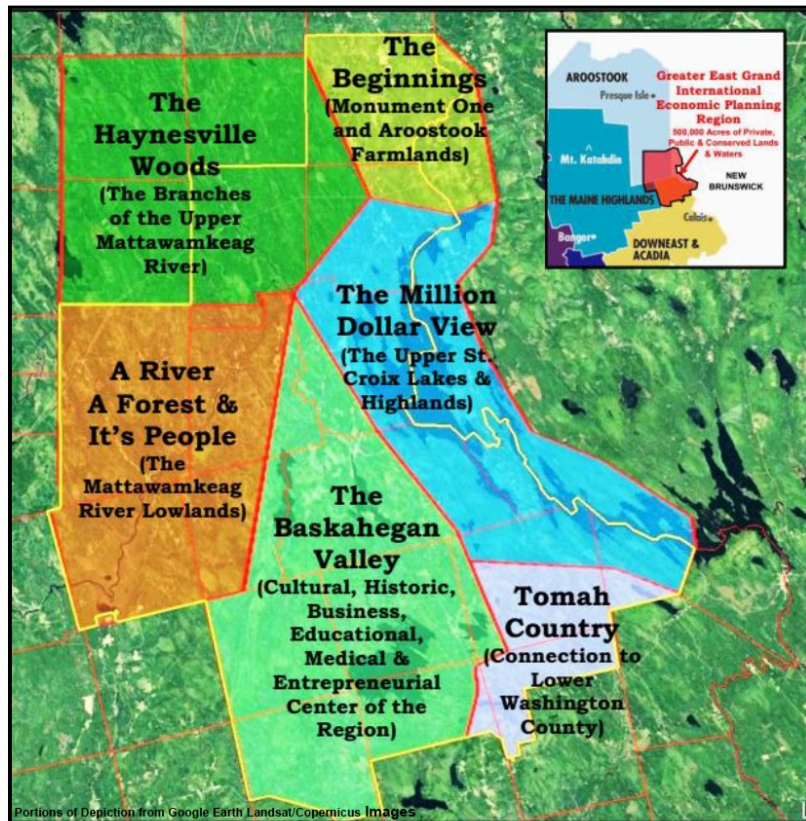


## Exhibit D

### A Regional Approach to Destination Branding Community Assets & Themes *A Concept for Discussion*

#### GREATER EAST GRAND REGION SIX COMMUNITY AREAS - 500,000 ACRES



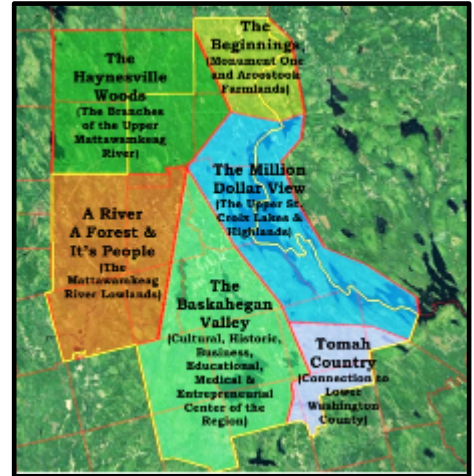
*500,000 acres of rural, remote landscape with 6 geographically distinct community areas and 10 small communities bordering New Brunswick, Canada*

- 3 major watersheds – Baskahegan, Mattawamkeag, St Croix
- 60,000 acres public and conserved lands
- Highly forested – endowed with nearly 30,000 lakes and ponds and East Grand Lake
- Hundreds of thousands of acres of working forest open to the public for traditional outdoor recreation
- 400 miles of existing and planned recreational trails – Water, ATV, Snowmobile, Bike, Hiking
- Signature landmarks – Scenic Million Dollar View; Peak-a-boo Lookout, Danforth Town Hall
- A highly natural landscape with an embedded 32 lake neighborhoods; over 1200 cottages; 12 Lodges/Sporting Camps

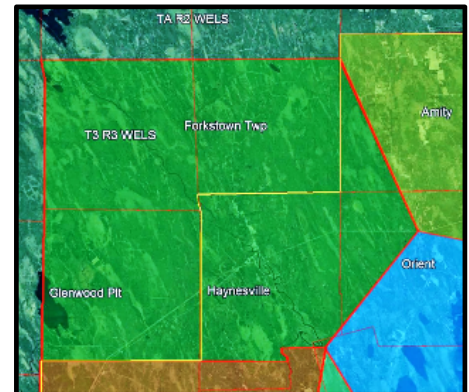
## The Haynesville Woods – “The Woods” The Upper Mattawamkeag River – “The Branches”

**The Haynesville Woods** is the name given to a highly productive northern working forest within the GEGR of Eastern Maine. With few public roads and settled areas **the “Woods”** is a vast, 100,000 acres of privately owned (several large unrelated family entities) working forest available free of charge to the respectful use of the recreating public.

The seemingly unbroken forest is traversed by 45 miles of the free-flowing **East and West Branches of the Mattawamkeag River**. Cold water brook trout fisheries complement the Branches including names like Babcock, Beaver, Alder, Skagrock and Battle Brooks. The area has a long history of river driving, woods work, and private hunting camps including one cabin formerly owned by LL Bean. On the West Branch, a State-owned Historic Site at Bible Point, marks a place of contemplation used by Teddy Roosevelt. The 45 miles of The Branches Water Trails and over 100 miles of ATV and snowmobile trails provide key recreational connections to the adjacent Island Falls, Millinocket, Sherman and Linneus areas.



While the Haynesville Woods is comprised of little public land, the State of Maine owns Big Island (an old growth forest area) and Long Point in the adjacent Lower Mattawamkeag Lake. The State also holds a 3,000-acre conservation easement around the Lake and the West Branch below the outlet. The Route 2A bridge and river access site in Haynesville marks the take-out for the Branches Water Trails and the put-in for the Ferry Bridge segment of the Main Mattawamkeag River Trail.



**Haynesville** is a much smaller and quieter community than it was prior to the completion of I-95. It was then, the US Route 2A (Military Road) served as a busy transportation corridor thru the “Woods” linking Bangor with Aroostook County. Haynesville, like many other small embedded forest communities was once the home of dozens of lumbermen and woods workers. Systemic changes in the forest products industry including mechanical harvesting and accompanying high rates of production have long since passed the need for an entire community of woods workers to be domiciled in close proximity to the forest. The only fatality during the Aroostook War is commemorated by a graveside marker on the easterly side of the “Military Road” in **Forkstown Twp**, formerly part of Haynesville.

Forkstown also has a roadside picnic area known as “Bells Field”, once a Maine Forest Service campsite in the 1930’s and 40’s. The landowners in the Haynesville Woods have long had a history of providing a “leased” wilderness-like setting to a number of widely distributed private hunting camps. These privately-owned camps are complemented by the commercially operated East Branch Lodge located in the north of Haynesville. Now, as for years, sports men and women continue to be drawn to

the area for fishing, big game and upland bird hunting. The **Haynesville Woods** remains the place in the GEG Region for those who truly want solitude in the great outdoors whether on foot, with the aid of a motor or in the company of a paddle.

**Glenwood Plantation**, situated to the southwest of the Town of Haynesville was a boom town during the hay-days of the Military Road. The Roe & Colby Atlas of 1877 shows numerous homesteads and back streets of "Dixie", along with a settlement at "Cod Fish Ridge". Glenwood, with a population of 3 (2017), has seen nature reclaim almost all of the old homesteads; the Dixie and Wytopitlock Lake roads ending at a state-owned boat landing on the highly secluded **Wytopitlock Lake**. (The only lake in the Haynesville Woods proper) Cod Fish Ridge is now the home of several seasonal back woods hunting camps and private wood lots.

Any narrative about Glenwood would not be complete without the mention of **Wytopitlock Stream**, which flows from the outlet of Wytopitlock Lake to the Mattawamkeag River, 20 miles to the south near the **Village of Wytopitlock**. While much of the Stream is a challenge to far during times of low water, the paddler at all levels of water must keep an ever-ready eye for strainers; the quaint size and variety of quick and dead waters is a total in-woods experience with the one exception of the stream crossing of US Route 2A at the foot of Santa Clause Hill.

*"A Tombstone Every Mile" is a song written by Dan Fulkerson and recorded by American country music artist Dick Curless. It was released in January 1965 as the lead single from the album of the same name. The song stayed at number five for two weeks and spent a total of seventeen weeks on the chart.<sup>[1]</sup> The song refers to the "Haynesville Woods", an area around the small town of Haynesville in Aroostook County in northern Maine noted for many automobile crashes.<sup>[2]</sup> Truck drivers would ship potatoes to market in Boston and a dangerous hairpin turn in the route through Haynesville was the inspiration for the song."*

Example of Lyrics

*"When you're talking to a trucker that's been haulin' goods  
Down that stretch of road in Maine they call the  
Haynesville Woods.  
He'll tell you that dying and going down below  
Won't be half as bad as driving on that road of ice and  
snow."*

*Listen here:*

<https://www.youtube.com/watch?v=MF12F0AveHg>



## “The River – The Forest – Its People”

### The Story of Wytopitlock and The Mattawamkeag River Lowlands

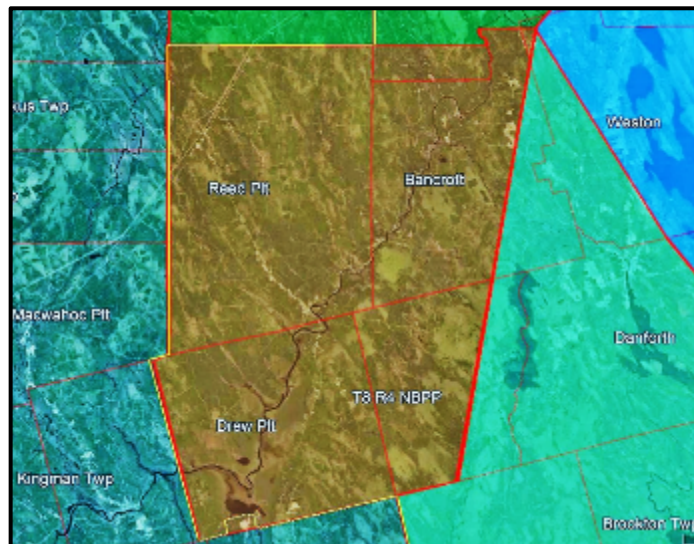
For the GEGR there may be no better example of a remote and once thriving logging community where it's past and future is indelibly linked to the surrounding forest and to the **Mattawamkeag River**.



The **Village of Wytopitlock** it is a work-in-progress, truly “a heritage reclaimed.” With a population at 1/3<sup>rd</sup> of its high point, a number of its residents still have roots to the early loggers and lumbermen of the past. One young forestry school grad, born and raised in Wytopitlock, recently returned as a 3<sup>rd</sup> generation owner in the family logging business. Much of this 100,000 acre landscape resembles the productive soils and privately-owned forests of the Haynesville Woods. One major difference is the 32,000 acre “conserved” **Reed Forest**, a heavily forested landscape purchased by The Conservation Fund and funded by Apple Computer in 2015. Whoever is to be the future owner of this conserved landscape, the Reed Forest will forever be managed as a highly productive timber factory, ensured thru a working forest easement held by

The Forest Society of Maine; an easement linking harvest volumes to specific levels of stocking - a first in the State of Maine.

“**The River**”, once the hub of activity, is again the focus of efforts to reinvigorate community connectivity and use. **Drew Deadwater**, which begins below the State Route 171 Bridge at the entrance of Wytopitlock Stream, ends 12 miles downstream at the Page Farm public landing. The **Page Farm** is an upland game habitat unit of the 12,000-acre Mattawamkeag River Wildlife Management Area which straddles the Drew Deadwater section of the River. The watershed area of the Lower Mattawamkeag also supports cold water brook trout habitat in tributary streams such as Smith, Finn, Hawkins and Meadow Brooks. The State of Maine has agreed to explore the siting and construction of a new boat access site near the Village of Wytopitlock.



When the school closed in 2008 the Town of Reed retained ownership of the building and is now used as a municipal building and food pantry. Other community assets include a newly reinvented fish and game clubhouse as a privately-owned commercial lodge, a locally-owned sugar bush, organic and artistic growers of plant and nursery stock, several big game outfitters, hunting and recreational guides, rental cabins, an active snowmobile club and a small wood using cottage industry specializing in Northern White Cedar.

Upriver from Wytopitlock is the **Village of Bancroft**, now a part of the ten-million acre Unorganized Territory of Maine. The Township encompasses the historic and culturally significant **Confluence of**

**the Mattawamkeag and Baskahegan Rivers. Beans Falls** on the Baskahegan, above the confluence, earns the distinction of the only class IV whitewater in the entire GEG Region. Plans for the confluence include an improved hand carry canoe and kayak launch and mini hiking trail highlighting the historic significance of these two rivers from Native American travel to the immigration of European settlers. The confluence also marks the dividing point between the Ferry Bridge and **Reed-Drew Lowland Sections** of the Mattawamkeag River Water Trail. A short but safe distance upstream from Beans Falls is the takeout for the Lower Baskahegan River Water Trail.

Five miles upstream from the Confluence is the **Ferry Bridge** Mattawamkeg River access, soon to be an improved, state-owned boat access site on the road to Haynesville. Between the Ferry Bridge and the Confluence are two class II sections of water known as Ledge Falls and Scutaze.

**Bancroft** is home to a cottage business whose owner returned in retirement to restore the family farm raising ram Boulet sheep, and specializing in hand-dyed yarn. Most of the cleared lands in Bancroft once supported small dairy farms and some of these remaining cleared lands are used to grow hay and fodder. It has been said the soils in Bancroft may hold the best potential for local agriculture of any in the entire GEGR.

The train whistles of the former European and North American Railroad signaling its passage thru Reed and Bancroft now hail from a division of the Irving Corp of New Brunswick. To those unaccustomed to rural life, the railroad may seem to be the only sound of man regularly breaking the silence of this peaceful landscape. Even the quiet and scenic back roads that trek for miles along the River, thru the forests and widely distributed fields of the communities of Drew, Reed and Bancroft engender thoughts of a wide bike trail more than a public highway.

While this Lower Mattawamkeag River area contributes much to the, historic, cultural, and natural diversity of the Greater East Grand Region, it is science that may have revealed its ultimate importance to humanity. Some evidence suggests the lowlands of the Mattawamkeag River watershed contain the most resilient soils to climate change of any location in the lower 48.

## “The Beginnings”

### Monument “One” Marker of the International Boundary

#### The Farm Country of Aroostook



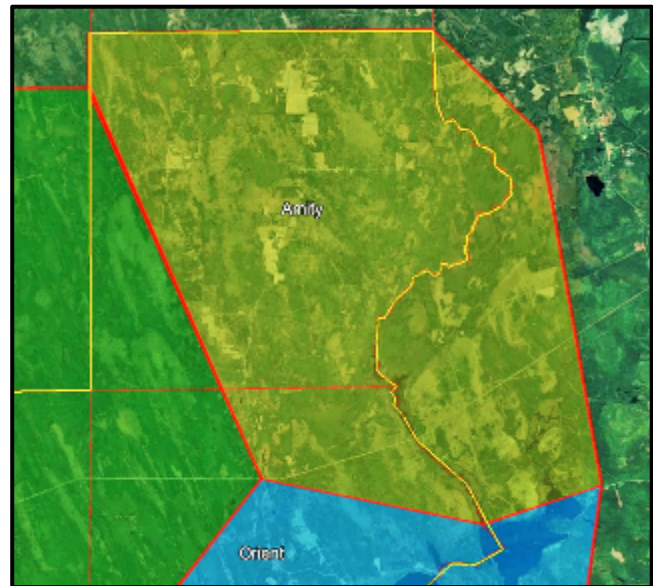
For the GEGR, this 35,000-acre rural area at the northern extremity of the Region is the home of International Boundary marker **Monument “One”** and the beginning of the agricultural region of Aroostook County.

**Monument “One”**, is a large stone and concrete marker erected at the **very source of Monument Brook and the place of beginning of the St. Croix River**. From Monument One, the international boundary commences its southern trek along the meandering thread of the flat and flowing waters of the St. Croix River 125 miles to Passamaquoddy Bay.

Monument One also is the beginning of the **US-Canadian continental Boundary**, a marker that is only replicated in size at the location of where the 49<sup>th</sup> parallel intersects the Pacific Ocean on the western coast of Washington State. This landscape, once more populated with small farms, is now home of a number of seasonal and year-round residences surrounded by the quiet and woodsy settings along the back roads of **Amity**, Maine.

This farming area of the GEGR is endowed with some of the more productive soils in the upper part of the St. Croix watershed. A natural fault, running in a northeasterly direction thru Monument divides the heavily granite based and glaciated soils of the MDV – Lakes area from the agricultural soils of the Southern Aroostook. Woodlot and commercial timberland owners enjoy a level of timber growth not unlike those same lands in the Mattawamkeag River sections of the Region.

The Beginnings has over 9,000 acres of conserved and publicly-owned forests and wetlands, the largest combined fee-owned conserved lands in the Region. Much of these conservation lands are managed for wildlife habitat including deer wintering areas. These lands are highly accessible with internal road system and adjacency to US Route 1 and to the Boundary Road in **Orient**.



**Monument Brook** is highly remote, water accessible and ecologically significant as a wetland complex, birding and wildlife viewing paradise. There are hundreds of acres of wading bird and waterfowl habitat, and expansive sedge meadows along both the Canadian and US shores. The **Gordon Manual State of Maine Game Management** area lies just to the north of this section of the GEGR.



## “The Million Dollar View”

### The Lakes & Highlands of the Upper St. Croix River

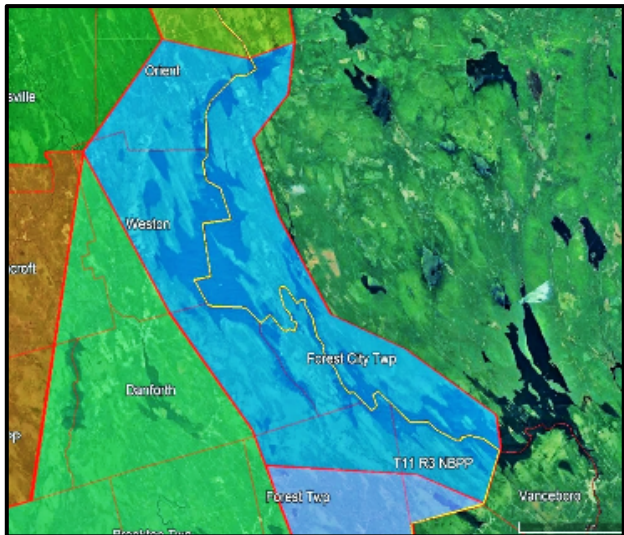


For the GEGR, this area establishes a name set apart from all others in the landscape of the State of Maine.

From scenic vistas to the highest land values in the Region, the **US Route 1 Million Dollar View Scenic Byway** overlooks the highlands, thousands of acres of water and hundreds of miles of shore front in the Upper St. Croix River watershed. Views extend westerly half way across the State of Maine to **Mount Katahdin** and the **Appalachian Mt. Range**, and easterly into the **Province of New Brunswick**.

For the more hands-on, a 56 mile long International circular route by vehicle or bike begins at Route 1 in **Weston** and continues clockwise thru the rural and lakeside settled areas and **Border Crossing of Orient**, passing thru the villages of **Fosterville, Green Mountain, Pemberton Ridge and Forest City NB**, to a re-crossing of the Border at the highly picturesque hamlet of **Forest City**, Maine; leaving 12 miles of additional travel thru an unbroken forest back to US Route 1 and the **Village of Brookton**. Twelve additional miles north along US Route 1 brings the traveler to **Danforth** and 3 more miles to the point of beginning. The 360-degree view from atop the refurbished former fire tower on **Peekaboo Mt. in Weston** reaches to nearly every corner of this 500,000 acre GEGR landscape.

The diverse distribution of developed, undeveloped and conserved shore lands on the 17,000-acre International **East Grand Lake** belies the 800 +/- cottages situated in clusters along its shores. In stark contrast to East Grand, **Spednic Lake**, a remote international sister of similar size to the south, remains much the same as nature provided, the results of a 30+ year history of conservation of its adjacent wildlands in both Maine and New Brunswick. Natural features abound in the Spednic Basin but none can top the water accessible **Historic Booming Grounds**, now a 500 acre, publicly owned old growth reserve which includes **Mud Lake Falls**. Here, also are **two traditional Native American portages** connecting the St. Croix River waters of East Grand, Mud Lake and Spednic Lakes. This backdrop of lands and waters coupled with a fishery that has supported a robust sporting camp presence has been the major draw for years for visitors seeking respite from a busy life by coming to this Region.



Region-wide efforts are underway to diversity, improve and expand outdoor recreational offerings while ensuring the future of the sporting camp and wilderness-like outdoor traditions. Such efforts include expansion of existing hiking trails and the development of water trails including those tailored toward nature-based interests and guided functions. Improving year-round motorized recreational trails to meet environmental and safety standards and to better connect communities throughout the region is a key priority. Outdoor recreation assets close to

home are not only important to attract and keep youth, but for the health and quality of life for residents of all ages. Improvements in access to

public water will not only provide more fishing, canoeing and kayaking opportunities, but also will fill a huge gap in vehicle accessible access to waterfront areas for swimming, picnicking and simply relaxing along the water's edge.

Additional focus is also being placed on the expansion and development of recreational related infrastructure for lodging, camping, guiding and availability of outdoor gear. While the development of the areas recreational assets is critically important to the Region, it is no less important to ensure their proper oversight and maintenance and to not compromise the stewardship and protection of the area's natural, cultural assets and resources.

The 1250+/- cottages and nearly three dozen seasonal and year-round neighborhoods around area lakes and waterways represent a highly valued part of the local real estate tax and service business customer base. A small portion of these cottages also provide short-term rentals for family vacationers. Seeking ways to expand services to this largest segment of the Region's population is one of the important components of a region-wide focus on entrepreneurship. This lake population is key in helping to sustain the presence of year-round service businesses such as grocery, hardware, lumber and building materials, energy and food as well as the more seasonal businesses such as wholesale assembly and distribution of greenery, plants and flowers, grounds keepers, landscaping, land and building construction.

No other section of the GEGR so clearly demonstrates the interconnectivity to the lands and people "across the Lake" in **western NB than the MDV-Lakes and Highlands area**. From families whose heritage began in nearby **Green Mountain** to those whose blood lines run throughout the Maritime Provinces of Canada, this rural Region of Eastern Maine is truly of an international origin.

Today, workers, cottage owners, recreationists, civic, conservation, and faith-based supporters continue to be sourced from the larger international community around the Lakes. Maybe, no other issue has so united the peoples of the Upper St Croix as the environmental and economic issues related to the regulation of the international waters and fisheries of the Region, neither of which recognize man-made boundaries. Maybe the best example of a two-country heritage is the historic small Church situated on the high land near the Town Office in Weston. This historic Church overlooks its place of origin in Green Mountain, NB, an immigrant of sorts, having been brought with horses across the international frozen surface of East Grand Lake many years ago.



## “The Baskahegan Valley”

### The Region’s Historic, Cultural, Business, Education, Medical and Entrepreneurial Center

For the GEGR, the **Town of Danforth** owes its continued legacy as the largest community and regional service center to the early settlers who strategically chose a place downstream from the expansive forests of the **Baskahegan River Watershed**.



From the early days of settlement the Community of Danforth was endowed with sawmills, an east-west railroad, retail businesses, on-site electrical generation, doctors and lawyer offices, entertainment facilities, and a financial and farming supply center. Although much quieter and less populated now, the Town is striving to remake the downtown, invigorate community and to economically strengthen the entire Region. Local efforts include removal of blight, working independently and alongside the GEGR and its partners to sustain local education, health services, and banking. The Town is actively encouraging community service and support for all ages, and expanding cultural,

historic and recreational offerings. Specific actions in the area include educational, community, non-profit, individual, landowner and business partnerships to help fund and develop place-and project-based natural resource pathways education, outdoor learning, use of technology, an expanded 15 year-old outdoor educational program, workforce training and entrepreneurship with a focus on small business development and succession, keying on area related youth.

The benefits of rural life may be no more apparent than with the recent onset of a world-wide pandemic. Wide open spaces, social distancing, remote communication describe normal life, and travel between residences are sometimes measured in miles not feet. It may seem as a paradox that this remote and rural way of life for all is also home to broadband and tele-commuting for some. While broadband access is currently available and in use in the more settled areas of the Baskahegan Valley, along US Route 1 and the border communities of Orient and Forest City, recent efforts are underway to expand broadband to all communities and households within the Region.



Shortages in labor are no more acute than in the logging businesses. It is common for a logging firm to have 50's to near 60 year-old average age woods workers. Strategic moves by contractors to encourage and support independent owner-operators of equipment to augment employees, has brought a greater degree of entrepreneurship to the logging end of the forest products business. Much needs to be done to foster interest and involvement of area youth in job opportunities at home, including the woods. Landowners are not exempt in this effort as some highly support a working-circle concept and

hire as much as possible local contractors and workers in the management of the millions of acres of surrounding working forests.

The **Town of Danforth** is nearly twice the size, geographically, as a standard township. **Greenland Cove**, a populated East Grand - St. Croix Lakes and Highlands neighborhood, is located in the eastern part of the Town, while Lower and Upper **Hot Brook Lakes** neighborhood lies near the western boundary in-common with **T8R4 NBPP**. These lake neighborhoods are critical to the Town's recreational, sporting camp, and real estate tax base as well as a welcomed source of volunteers to augment the local base. Much work is left to be done to accomplish the goals of the Town of Danforth and the GEGR economic development effort. The Danforth Town Hall, once the place of vaudeville and community plays now listed on the national historic register, houses a restored town clock. That clock continues, as it has for over 75 years, to toll every hour on the hour as a reminder of the theme of the efforts of the GEGR, "A Heritage Reclaimed".

Perhaps nowhere in the State of Maine has the combination of water, land and land ownership played such a prominent role in community than within the **Baskahegan River** watershed. One example of such influence was in the early days of Danforth when an entrepreneur associated with the timberlands now owned by the Baskahegan Company considered Danforth a site for a paper mill; a mill which was ultimately located on the Penobscot River in Millinocket. Some of the earliest evidence of human influence was the **ancient Maliseet Trail**, a Native American and First Nation portage of 3 miles in length connecting the waters, lands and peoples of the Penobscot with those of the St. Croix and St. John Rivers. It was this same Trail that early settlers and entrepreneurs used to come into the country, to carve out homesteads, build communities, and to tap the unspoiled natural resources of the Region. The kiosks found at the southern Scenic Turnout along US Route 1 in Weston display the history and story of the Maliseet Trail which is actually situated in the Baskahegan Watershed. **Crooked Brook Flowage**, a flat-water section of the Baskahegan River Water Trail, is one of the best examples of waterfowl and riparian habitat in the State of Maine.

Today, the influence of landownership and land use on the community of Danforth remains strong. Examples include the restored farmlands of west Danforth and the home of an active family farm which plays a significant role in local food and with the farmer's market. There are also a number of family entities and trusts who collectively own thousands of acres of timberlands in the Baskahegan Valley. These landowners not only provide a flow of timber and jobs for area loggers, allow free public use of their lands for traditional recreation, but also grant permission for commercial bear baiting, recreational trails including hiking, x-country skiing, snowmobiling, ATV, water trails, and related infrastructure of campsites and vehicle access points. The landowner influence also goes beyond recreation to helping support local community projects, TIF funding from UT generated tax assessments of leased wind power sites to global issues such as 100 year-long commitments of thousands of acres of timber to carbon sequestration.

Any narrative of the Baskahegan Valley must include the **Village of Brookton**, the only community within the thousands of acres of the wildlands of northern Washington County. Brookton, once called Jackson Brook during the tannery days, encompasses the lake neighborhoods of **Jackson Brook and Drake Lakes**. It is at the Brookton Corner Store where an old county road leading westerly from the Village to Baskahegan Landing enables access to the otherwise inaccessible, undeveloped and expansive Baskahegan Lake. This Lake is a premier bass and white perch fishery used extensively by guides and residents. Thanks to the long-standing tradition of the surrounding lands, Baskahegan Company, the Lake has several

well-established and maintained primitive campsites along its shores and islands. The Lake's flat waters set apart the Upper and Middle segments of the Baskahegan River Water Trail.

An easterly turn at the Corner Store onto the Forest City Road leads past the once populated mill and railroad town of **Forest Station**, and the former Eaton Brothers Sawmill. The mill, 100 years ago was one of the Region's largest. Today, nature has reclaimed all but the mill pond which lies adjacent to the north edge of the Forest City Road, beyond the tracks. Continuing easterly past an old logging road leading to **Little Tomah** and **Greenland Lakes**, soon reveals the **Arm of East Grand Lake**, a dirt road to a rare boat landing on Spednic Lake, the "main street" of the picturesque **Village of Forest City**, Maine. It is here the US and Canadian Customs straddle the St. Croix River and the International Boundary of Forest City, New Brunswick.



### "Tomah Country"

#### Connection to the Lower St. Croix and the Remainder of Washington County

For the GEGR, **Tomah Country** denotes the significance of connecting the GEGR to the remainder of Washington County and to the communities along the Route 6 corridor directly to the south.

The southern planning boundary of the GEGR specifically follows the ownership boundary of the Baskahegan Company, always staying northerly of Route 6 and the peopled areas of **Topsfield**, **Codyville Plantation**, **Lambert Lake** and **Vanceboro**.

The purpose of locating the planning boundary, as above, is not to permanently avoid economic deliberations for this adjacent rural and remote area, but simply to utilize existing time and resources most efficiently. It is our belief many of the findings, the types of locally identified assets, and the economic recommendations resulting from our work will have much validity for these communities and geographic directly to the south of our focused planning area.

One thing is sure, there are no economic islands. If success is to be had in this entire remote and sparsely populated area of Eastern Maine it will depend upon a close working relationship with our neighbors, much larger service centers and people located far from the landscape of the Greater East Grand Region.

It is only fitting that the linkage to Lower Washington County by the naming of Tomah Lakes and Tomah Stream were in recognition of Chief Joseph Tomah who in 1777 helped save the Town of Machias from falling into the hands of the French and preserved the St. Croix River as the eventual boundary between the US and Canada.

