

2/14/2018

Town of Parsonsfield

634 North Road

Parsonsfield, ME 04047

Re: Robinson Mill Complex

Dear Selectmen and Selectwoman:

I expressed interest in the complex to you many months ago; I apologize it has taken this length of time to present this proposal. This is an intention of proposal; which will define the buyer's intentions of a formalized proposal and allow the Town of Parsonsfield, Maine to modify and recommend changes of an acceptable proposal.

As a preface to this intention of proposal; I would like you to know the effort towards ownership of this building complex are grounded in the belief that our community needs a flagship; This property, can (and will) be transformed to an assembly area (of sorts) for our community, which will uphold our history and transform it into a beautiful icon of the community. I would like to lead this vision, through the renovation and transformation of this complex. This effort will provide an area for future businesses and continue the economic growth of our wonderful town; increasing foot traffic and local employment.

While I would love to retain the original main mill building, it does not seem a responsible choice based on its proximity to the Ossipee River and the dangers in contamination of debris during renovation. Collaboration with the Army Corps of Engineers will take place for the safe removal of the main structure and any/all efforts to defer costs through grants and collaboration funds will be made. An effort will be made for HUD grants to facilitate a secondary education facility on the premise. The ancillary buildings will be renovated and marketed towards local businesses, the spaces in-between these facilities will (as feasible) be devoted towards public access (open space) to our wonderful river. I will ensure any businesses offered an opportunity to lease space from this complex will comply with DEP approval and obtain any variances needed.

In accordance with Article II (Land use ordinances) Section 8, para. C, 1a. "Expansions: A non-conforming structure may be added to or expanded after obtaining a permit from the same permitting authority as that for a new structure, if such addition or expansion does not increase the non-conformity of the structure and is in accordance with subparagraphs i and ii below..." No existing building will require a variance as there are no current plans for expansion of any existing facilities. There will be transformed space from the removal of the old mill building to parking space and public access (open space).

This letter constitutes my intention of an offer to purchase the real estate property specified above (The Robinson Mill Complex) from you (Parsonsfield township) on the following terms:

Total purchase price: \$1.01

Amount held in escrow: \$100,000.00

Closing date: 90 days from the acceptance of the proposal.

Contingencies:

Renovations will be made to the existing building and complexes:

Phase: 1 (within 365 days of closing) the four minor buildings will have all lead paint removed, repainted, and windows restored/and or replaced. Clearing of brush, weeds, and debris will take place over the entire complex.

Phase: 2 (within 730 days of closing) the Main building of the Robinson Mill will be safely removed; keeping the concrete addition on the end of the building.**

Phase: 3 (within 1095 days of closing) the concrete foundation of the Main building will be transformed to parking and a public accessible pavilion (if deemed structurally sound after removal of main building).

Phase: 4 (within 1460 days of closing) the installation of an on-site septic system (State approved) with a design capacity of 5,970 gallons/day.

**The remaining buildings will be marketed, as renovations are complete, for business use; which will be contingent upon application and planning board approval to meet the town vision & comprehensive plan.

Roofing for the remaining ancillary buildings will be determined through a structural analysis (at the cost of the buyer) and replaced/repared prior to business occupancy as necessary.

Other terms:

Upon the completion of Phase 1, \$50,000 of funds placed in escrow, will be returned to the buyer.

Upon the completion of Phase 2, all remaining funds will be returned from the escrow account the Town of Parsonsfield will retain any interested accrued.

If any of the above mentioned phases are not met in the stated timeline, after due process of remediation, any remaining exemptions and all remaining tax deferments agreed upon below will be null and void.

Request the following:

2 year Property Tax Exemption (2018-2020); these funds shall be used towards renovation of complex.

3 year Property Tax Deferment (2021-2023) due the year following (2024); in order to devote funds towards further enhancement of facilities.

None of the terms contained herein shall be binding on the parties until execution of a Purchase and Sale Agreement for the property.

At closing, Buyer shall pay the cost of the following:

Costs of recording the Deed(s)

Buyer's reasonable attorney's fees

Escrow and closing fees, if any.

All costs other than those listed above shall be borne by the Seller.

Buyer extends this real estate proposal to purchase the Property with the understanding that it may rescind or otherwise terminate this offer and any negotiations at any time.

Submitted By:

Justin Peter Espinosa

335 Mudgett Road

Parsonsfield, ME 04047

///Original signed and mailed/// 14FEB2018

DATE

