



First Atlantic HealthCare

Ms. Phyllis Powel
CON Unit, Licensing Regulatory Services
Department of Human Services
State House Station 11
221 State Street
Augusta, Maine 043330-0011

Subject: Letter of Intent

Re: Change of Ownership Hibbard's Nursing Home, Inc.

Date: Friday May 17, 2013

Dear Ms. Powel,

We are sending this **Letter Of Intent (LOI)** as required by Section 71.05 of the Bureau of Elder and Adult Services Policy Manual, titled, CERTIFICATE OF NEED FOR NURSING FACILITY LEVEL OF CARE PROJECTS. Pursuant to this section we are providing the following information and seek a determination whether or not this particular project is subject to CON review by your office.

Brief Description:

A purchase and sale agreement was reached between Jane Hibbard-Merrill representing Hibbard's Nursing Home, Inc. and First Atlantic Healthcare for sale of assets and transfer of ownership to a new limited liability company to be owned by First Atlantic Corporation and Rosscare, Inc. Rosscare is a subsidiary of Eastern Maine Health systems and is the joint venture partner with First Atlantic Corporation in the following nursing homes:

Katahdin Nursing Home
Ross Manor
Stillwater Healthcare
Dexter Healthcare
Colonial Healthcare

Need:

Hibbard's Nursing Home Inc. has long standing record of quality service to citizens in and around Dover Foxcroft. The 94 bed facility has always maintained its census in the mid to high ninety percent and in August 2000 added 14 independent apartments for seniors. The

independent living known as Main Street West also enjoys a fine reputation and nearly full occupancy.

Project Cost:

The agreed purchase price is as follows for the nursing facility:

Land	24,000.00
Improvements	92,839.00
Building	2,177,656.00
Major Moveable Equipment	303,631.00
FF&E/Vehicles	8,000.00
	<hr/>
	2,606,126.00

The agreed purchase price is as follows for the Independent Living Facility:

Land	24,000.00
Improvements	361.00
Building	1,582,431.00
Major Moveable Equipment	3,031.00
	<hr/>
	1,609,823.00

Goodwill 305,726.00

Total transaction: \$4,521,675.00

We welcome the opportunity to discuss this project more fully with you and your staff prior to our submitting an application for CON approval using the Department's most current uniform application template.

Sincerely,



Kenneth W. Bowden, CEO
First Atlantic Healthcare

Cc: Ronald Coffin, Craig Coffin and Wanda Pelkey; Jane Hibbard-Merrill
Larry Carbonneau, Analyst