

	5514 FIFTH LINE	Milton
27 January 2010	103.82 acres @ \$86,200	\$8,950,000

VENDOR **MOLERIN FARMS INC**
 Officers: Brian & Paul Molony, 5514 Fifth Line, Milton, L9T 2X8.
The farm had been in the family since at least 1960.

PURCHASER **SEMPRONIA ESTATES INC**
 President: Carlo Baldassarra, c/o Starlane Homes, 8600 Dufferin Street,
 Vaughan, L4K 5P5, 416-736-8854, www.starlanehomes.com.

REGISTRY DETAILS File H-10005.
 PIN: 24933-0087.
 AR: 24-09-090-0600-1500.
 Part of Lot 4, Concession 5, Trafalgar-NS (As in Instrument 111257).

LAND AREA 103.82 acres - 42.015 hectares.

SITE The sale was of a working farm, three kilometres by road from the built-up southeast edge of Milton. It had two barns and a good house at the end of a tree-lined driveway. Behind them, fertile cultivated fields rolled over a gentle topography to the far fences. A small stream in a shallow valley crossed the farm but there was no woodlot.

ZONING The land and its vicinity were zoned A-1 Agricultural. The official plan designated the same district as Greenlands. It could be speculated that the neighbourhood might eventually be designated for urban development.

SALE PRICE	\$ 5,000,000	Cash		
	\$ 3,950,000	VTB. Due	27 July 2014	Term 4.5 years
		Payment Amt	not stated	Frequency not stated
		Composition	not stated	Interest Rate not stated
		Calc Period	not stated	I-Free Period nil
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	\$ 8,950,000	TOTAL		

