

## Attachment 1

### PROPERTIES WITH TAX ARREARS GREATER THAN \$500,000 OWNED BY A CORPORATION as of December 31, 2006

#	Assessed Address	Ward	REF	Mailing Address	Ownership Information	Property Classification	Outstanding Taxes	Rating On Last Report	2006 CVA	Comments and Collections - Efforts Taken	Use of Bailiff for the Arrears
1	309 Cherry Street	30	A	309 Cherry Street Toronto, ON M5A 3L3	1170611 Ontario Limited	Industrial	2,437,360.05	2	5,473,000	Outstanding balance represents 1997 – 2006 tax and penalties. Contaminated lands. Account returned by the bailiff since tenant is conducting environmental clean-up in lieu of rent. Therefore there are no rents to attorn. Property owner is a limited company with no assets other than this contaminated property. On February 27, 2007, a Tax Arrears Certificate was sent to Legal Services to be registered against title to the property.	Yes, previously. Contaminated lands.
2	220 Elizabeth Street	27		79 Wellington Street W Unit 8 Floor Toronto, ON M5K 1E2	The Canada Trust Company VP Corp Trust Services	Commercial Exempt	2,143,280.06	N/A	73,224,000	Outstanding balance represents partial 2005 and 2006 taxes and penalties. This is part of Toronto General Hospital which has filed an appeal for exempt status. Awaiting outcome of appeal.	Not required.
3	186 Bartley St	34	A	186 Bartley Drive Toronto, ON M4A 1E4	Triple Properties II Inc	Industrial	2,096,720.78	3	2,528,000	Outstanding balance represents 1995 – 2000 taxes and penalties. Contaminated lands. Property was sold September 11, 2001 under confidential Council agreement where new owner has an extended agreement with the City until December 31, 2007 to comply with terms of agreement of purchase and sale, which includes completion of environmental remediation and conducting a Phase II environmental study. The owner is responsible for taxes from date of closing.	No, contaminated lands. Confidential Council agreement in place.
4	495 Sherbourne Street	28	B	Finance Dept. Revenue Services 5100 Yonge Street Toronto, ON M2N 5V7	City of Toronto	Commercial & Exempt	1,498,004.58	4	3,636,000	Outstanding balance represents 1996 - 2006 taxes and penalties. Taxes effective from June 2002 to the present and the assessment may be subject to a change (pending an appeal decision) from taxable to exempt status. City purchased the property in October 1999. City leased property to Province. Ontario Realty Corporation (ORC) entered into management agreement with a parking company. Staff from Facilities and Real Estate recently met with representatives from both ORC & MPAC and some progress has been made. The Province has claimed exemption from the taxes which has been researched and reviewed by Facilities & Real Estate and Legal Services.	No. City owned property.
5	35 Dundas Street East	28		C/O Penequity Management Corp 370 King Street West Suite 400 Toronto, ON M5V 1J9	Penex Dundas Square Ltd	Commercial	1,361,519.14	5	19,429,000	Outstanding balance represents 2005 omit bills and 2006 taxes and penalties. Revenue Services staff have secured a payment arrangement plan with Penex Dundas Square Ltd in the amount of \$200,000 per month.	No. Payment plan in place.

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6	99 Toryork Drive	7	A	C/O Steve Ward 221 Milvan Drive Weston, ON M9L 2A3	230110 Investments Limited	Commercial	1,841,845.49	5	1,644,000	Contaminated lands. Outstanding balance represents 2002 - 2006 taxes and penalties and Ministry of Environment clean-up charges of \$548,762.82 originally posted to this account in 1998 plus interest/penalty charges. Property owner in litigation with M.O.E. over these clean-up charges. M.O.E. has approximately \$1.0 million in additional clean-up charges that have not been added to the tax account. Payments are being made in the same amount as the taxes levied however, all payments are being applied to oldest charges which are the clean-up charges. Revenue Services staff have met with M.O.E. legal counsel in order to initiate negotiations regarding the add-on charges in preparation of commencing the tax sale process. On February 23, 2007, a Tax Arrears Certificate was sent to Legal Services to be registered against title to the property.	Yes, previously. Contaminated lands.
7	242 Cherry Street	30	B	Metro Hall 55 John Street 7 FL Toronto, ON M5V 3C6	City of Toronto	Commercial	944,590.61	7	11,096,000	Outstanding balance represents 2002 - 2006 taxes and penalties. Contaminated lands. Currently, TEDCO has a pending appeal with the ARB with respect to the 2001 to 2003 tax years.	No, City owned property. Contaminated lands.
8	290 Old Weston Road	17		290 Old Weston Road Toronto, ON M6N 3A4	Grayker Corporation	Commercial	1,237,879.58	8	2,268,000	Outstanding balance represents 2001 to 2006 taxes and penalties however, approximately \$480,000 represents outstanding water receivables that were added to the tax rolls. Property sold with a closing date of December 22, 2004. Revenue Services have been unsuccessful in recovering the outstanding receivable from new owner. Revenue Services is currently preparing a Tax Arrears Certificate to be registered against the property title.	Yes, previously.
9	1133 Sheppard Ave W 1377	9		4900 Yonge Street Ste 1200 Toronto, ON M2N 6A6	National Defence Canada Municipal Grants, Public Works Canada	Commercial & Industrial	1,161,855.87	9	N/A	Outstanding balance represents 1997 taxes. Supplementary Billing created by approximately 10 business tenants, however bill mailed in 1998 after some tenants had vacated the premises. Municipalities are restricted from using certain collection actions such as tax sales, on Federally owned property. A meeting was held with Federal representatives and their counsel, MPAC and Revenue Services in an attempt to resolve outstanding taxes. Revenue Services had compiled and provided to the Federal representatives additional information as requested. Revenue Services staff and Federal Government representatives met on November 30, 2006 in order to discuss possible payment of arrears.	Yes, previously. Federal lands.
10	1 Island Airport	28		Toronto City Centre Airport Toronto, ON M5V 1A1	City Centre Aviation Ltd.	Commercial	1,219,683.36	10	7,001,829	Outstanding balance represents 2003 - 2006 taxes and penalties. Toronto Island Airport is disputing the assessed information as provided by MPAC. On December 14, 2005, Revenue Services prepared a letter that was mailed by Legal Services demanding payment in order to avoid further collection action. Revenue Services staff have been in contact with Airport representative who have advised City staff that they will not pay the property taxes until all pending appeals have been dealt with. Revenue Services staff are continuing to negotiate with the proper authorities in order to resolve all outstanding issues.	No. Federally owned lands.

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11	0 Bremner Blvd N/S	20	B	60 Harbour Street Toronto, ON M5J 1B7	Harbour Toronto	Commercial Excess	1,046,409.56	11	N/A	The outstanding balance represents 2000 - 2003 taxes and penalties. Legal Services is currently trying to determine if this property is exempt from taxation, under the terms of the Metropolitan Toronto Convention Centre Act. The land is owned by The Toronto Harbour Commissioner, but leased in perpetuity to the Canadian Pacific Railway, with a further sublease of the property to the Metropolitan Convention Centre Corporation for the access, service and sidewalk lands effective May 23, 1997. If it is determined that the lands are exempt from taxation, but have been incorrectly returned as taxable for the years to which the arrears relate, Council authority will be sought to cancel the arrears for those years. Staff of Revenue Services and Legal Services are continuing to meet with representatives from MPAC, Toronto Port Authority and their respective legal counsel to resolve the issue of whether this property is correctly identified as subject to taxation.	No. City owned property.	
12	54 Commissioners St	30	A	191 Parliament Street Toronto, ON M5A 2Z4	1160623 Ontario Inc.	Commercial	986,454.51	14	1,083,000	Outstanding balance represents 1995 – 2006 taxes and penalties. Contaminated lands. Site visit was conducted, title search and detailed legal description returned from Legal Services. On May 30, 2006 Revenue Services registered a Tax Arrears Certificate against the property title.	Yes, previously. Contaminated lands.	
13	402 Unwin Avenue	30	B	Metro Hall 55 John Street 7 FL Toronto, ON M5V 3C6	Toronto Economic Development Corp	Commercial	944,590.61	15	6,292,000	Outstanding balance represents 2003 - 2005 taxes and penalties. Revenue Services has met with various City divisions in an attempt to resolve all properties with tax arrears and pending exemption appeals which are awaiting hearing scheduling.	No. City owned property.	
14	65 - 75 Rexdale Blvd	2		145 Adelaide Street W Suite 500 Toronto, ON M4H 4E5	65 - 75 Rexdale Blvd Limited	Commercial	862,040.01	N/A	9,732,000	Outstanding balance represents partial 2006 taxes and penalties. Awaiting Assessment Review Board (ARB) appeal decision which should eliminate or reduce the outstanding taxes.	No.	
15	10 Delisle Avenue	33		30 St Clair Avenue W Suite 1404 Toronto, ON M4V 3A1	The St Clair Corporation	Commercial	675,829.17	N/A	7,014,000	Outstanding balance represents 2004 - 2006 taxes and penalties. Revenue Services staff have confirmed by way of a title search that the subject property is owned and operated by the city as a parking lot. Revenue Services are ensuring that the proper step are taken in order for the property to be tax exempt.	No. City owned property.	
16	222 Spadina Avenue Units 23 - 25	20		222 Spadina Avenue Toronto, ON M5T 3A2	Manbro Holdings (Ontario) limited	Commercial	628,704.53	18	931,000	Outstanding balance represents 1997 - 2006 taxes and penalties and fire add-on charges. Spadina Avenue property has numerous abandoned units. On February 17, 2006 Revenue Services registered a Tax Arrears Certificate against the property title.	Yes, previously.	
17	222 Spadina Avenue Units 19 - 26	20		222 Spadina Avenue Toronto, ON M5T 3A2	Manbro Holdings (Ontario) limited	Commercial	559,828.26	18	932,000	Outstanding balance represents 1997 - 2006 taxes and penalties. Spadina Avenue property has numerous abandoned units. On May 25, 2006 Revenue Services registered a Tax Arrears Certificate against title to the property.	Yes, previously	
18	222 Spadina Avenue Units 1 - 6	20		222 Spadina Avenue Toronto, ON M5T 3A2	Manbro Holdings (Ontario) limited	Commercial	549,019.70	19	130,000	Outstanding balance represents 1997 - 2006 taxes and penalties. Spadina Avenue property has numerous abandoned units. On March 3, 2006 Revenue Services registered a Tax Arrears Certificate against title to the property.	Yes	
<b>TOTAL</b>							<b>22,195,615.87</b>					
					<b>Ref</b>	<b>less</b>						

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				<b>A</b>	Contaminated Properties		<b>7,362,380.83</b>				
				<b>B</b>	City-Owned Properties		<b>4,433,595.36</b>				
					Total excluding contaminated and City owned Properties		<b>10,399,639.68</b>				