

Attachment 1

PROPERTIES WITH TAX ARREARS GREATER THAN \$500,000 OWNED BY A CORPORATION as of June 30, 2007

#	Assessed Address	Ward	REF	Mailing Address	Ownership Information	Property Classification	Outstanding Taxes	Rating On Last Report	2007 CVA	Comments and Collections - Efforts Taken	Use of Bailiff for the Arrears
1	309 Cherry Street	30	A	260 Shoemaker St Kitchener, ON N2E 3E1	1337194 Ontario Inc.	Industrial	2,646,360.29	1	5,473,000	Outstanding balance represents 1997 to 2006 taxes, 2007 interim tax, and interest. Contaminated lands. Account returned by the bailiff since tenant is conducting environmental clean-up in lieu of rent. Therefore there are no rents to atorn. Property owner is a limited company with no assets other than this contaminated property. On March 7, 2007, Revenue Services registered a Tax Arrears Certificate against title to the property.	Yes, previously. Contaminated lands.
2	186 Bartley Dr	34	A	186 Bartley Drive Toronto, ON M4A 1E4	Triple Properties II Inc	Industrial	2,168,920.76	3	2,528,000	Outstanding balance represents 1995 – 2000 taxes and interest. 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.
3	99 Toryork Drive	7	A	C/O Steve Ward 221 Milvan Drive Weston, ON M9L 2A3	230110 Investments Limited	Commercial	1,960,312.03	6	1,644,000	Contaminated lands. Outstanding balance represents 2002 to 2006 taxes, 2007 interim taxes, Ministry of Environment clean-up charges of \$548,762.82 originally posted to this account in 1998, and interest. 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 March 8, 2007, Revenue Services registered a Tax Arrears Certificate against title to the property.	Yes, previously. Contaminated lands.
4	495 Sherbourne Street	28	B	Finance Dept. Revenue Services 5100 Yonge Street Toronto, ON M2N 5V7	City of Toronto	Commercial & Exempt	1,556,684.08	4	3,636,000	Outstanding balance represents 1998 - 2002 taxes and interest. City purchased the property in December 1998. City leased property to Province. Ontario Realty Corporation (ORC) entered into management agreement with a parking company. The Province is claiming that they are exempt from taxes.	No. City owned property.
5	290 Old Weston Road	17		450 Lyndebrook Rd Whitby, ON L1N 5R5	Junction Lofts Inc	Commercial	1,463,562.43	8	2,268,000	Outstanding balance represents 2001 to 2006 taxes, 2007 interim taxes, water charges, and interest. On November 17, 2006 Revenue Services registered a Tax Arrears Certificate against the property title.	Yes, previously.
6	242 Cherry Street	30	AB	Metro Hall 55 John Street 7 FL Toronto, ON M5V 3C6	City of Toronto	Commercial	1,452,937.46	7	11,096,000	Outstanding balance represents 2004 to 2006 taxes, 2007 interim taxes, and interest. Contaminated lands. TEDCO continues to pay based the current years payment installment amounts and the payments are applied to the oldest outstanding receivables. This account currently has pending appeals with the ARB with respect to the 2003 to 2007 tax years.	No, City owned property. Contaminated lands.

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7	1 Island Airport	28	D	Toronto City Centre Airport Toronto, ON M5V 1A1	Toronto Port Authority Tenant - City Centre Aviation Ltd.	Commercial	1,441,200.05	10	7,001,829	Outstanding balance represents 2003 to 2006 taxes, 2007 interim taxes, and interest. Toronto Island Airport is disputing the assessed information as provided by MPAC. Based on the returned assessment roll, the tax bill was issued to the tenant - City Centre Aviation Ltd. Minutes of Settlements are pending and once a decision is issued by the Assessment Review Board (ARB) all the outstanding 2003 to 2007 taxes/charges will be removed from the tenant account and a levy will be established and sent to the Toronto Port Authority.	No. Federally owned lands.
8	1133 Sheppard Ave W 1377	9	D	4900 Yonge Street Ste 1200 Toronto, ON M2N 6A6	National Defence Canada Municipal Grants, Public Works Canada	Commercial & Industrial	1,199,868.01	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 has compiled and provided to the Federal representatives additional information as requested.	Yes, previously. Federal lands.
9	402 Unwin Avenue	30	B	Metro Hall 55 John Street 7 FL Toronto, ON M5V 3C6	Toronto Economic Development Corp	Commercial	1,135,830.13	13	6,292,000	Outstanding balance represents 2003 to 2006 taxes, 2007 interim taxes, and interest. 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.
10	0 Bremner Blvd N/S	20	B	60 Harbour Street Toronto, ON M5J 1B7	Harbour Toronto	Commercial Excess	1,086,982.44	11	N/A	The outstanding balance represents 2000 - 2003 taxes and interest. 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.
11	54 Commissioners St	30	A	54 Commissioners St. Toronto, ON M5A 1A7	1160623 Ontario Inc.	Commercial	1,047,338.15	12	1,083,000	Outstanding balance represents 1995 to 2006 taxes, 2007 interim taxes, and interest. Contaminated lands. On May 30, 2006 Revenue Services registered a Tax Arrears Certificate against the property title. An extension agreement was granted by Council (By-Law #349-2007) to extend the cancellation price payable to October 1, 2007.	Yes, previously. Contaminated lands.
12	3401 Dufferin St	15	C	130 Adelaide St W Suite 1100 Toronto, ON M5H 3P5	1331430 Ontario Inc	Commercial	1,005,725.63		867,519,000	Outstanding balance represents 2007 interim taxes and interest. Pending minutes of settlement is expected to reduce the total outstanding receivables when a decision is issued by the Assessment Review Board.	No. Only 2007 taxes are outstanding

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13	10 Delisle Avenue	33	B	30 St Clair Avenue W Suite 1404 Toronto, ON M4V 3A1	City of Toronto	Commercial	874,757.51	15	7,014,000	Outstanding balance represents 2004 to 2006 taxes, 2007 interim taxes, and interest. 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 exempt from taxes, but subject to payments in lieu of taxes. Mailing address has been updated on July and all future bills (including arrears) will be sent to the Parking Authority.	No. City of Toronto property.
14	300-304 The East Mall	5	C	5945 Airport Rd Suite 360 Mississauga, ON L4V 1R9	301-304 East Mall Inc.	Commercial	868,829.10		33,647,000	Outstanding balance represents 2007 interim levy, fire charges issued in 2006 and due in 2007, and interest. Based on past experience, this account is expected to be paid in full including interest and fees by December 31, 2007.	No. Only includes 2007 outstanding and fire charges due in 2006.
15	401-405 The West Mall	3	C	5945 Airport Rd Suite 360 Mississauga, ON L4V 1R9	Transglobe Property Management	Commercial	746,015.97		37,639,000	Outstanding balance represents 2007 interim levy and interest/fees. Based on past experience, this account is expected to be paid in full including interest and fees by December 31, 2007.	No. Only includes 2007 outstanding.
16	39 John St Grnd	20	D	111 Richmond St W Suite 1500 Toronto, ON M5H 2G4	Canadian Broadcasting Tenant - Movel Restaurants Limited	Commercial	740,968.66		3,381,900	Outstanding balance represents 2003 to 2006 taxes, 2007 interim taxes, and penalties/fees. This is a federally owned property leased to Movel Restaurant Limited. Late in 2006 or early 2007, collection staff received a letter from PriceWaterhouseCoopers stating that Richtree Markets Inc. (Movl Restaurants Limited) filed for Companies' Creditors Arrangement Act (CCAA) protection on October 18, 2004. The letter also stated that the shell companies went into bankruptcy in June 2005. Staff will attempt to collect the outstanding receivables from the CBC.	No. Owned by a Federal Crown Corporation
17	101 College St	27	C	South Tower Mars Centre 101 College St. Suite 100 Toronto, ON M5G 1L7	Mars Discovery District	Commercial	673,160.88		11,669,000	Outstanding balance represents 2007 interim levy and interest/fees. Based on past experience, this account is expected to be paid in full including interest and fees by December 31, 2007.	No. Only includes 2007 outstanding.
18	222 Spadina Avenue Units 23 - 25	20		222 Spadina Avenue Units 23 - 25 Toronto, ON M5T 3A2	Manbro Holdings (Ontario) limited	Commercial	670,473.13	16	931,000	Outstanding balance represents 1997 to 2006 taxes, 2007 interim taxes, fire add-on charges, and interest. This property has numerous abandoned units. On February 17, 2006 Revenue Services registered a Tax Arrears Certificate against the property title.	Yes, previously.
19	222 Spadina Avenue Units 19 - 26	20		222 Spadina Avenue Units 19 - 26 Toronto, ON M5T 3A2	Manbro Holdings (Ontario) limited	Commercial	638,138.43	17	932,000	Outstanding balance represents 1997 to 2006 taxes, 2007 interim taxes, and interest. 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

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20	222 Spadina Avenue Units 1 - 6	20		222 Spadina Avenue Units 1 - 6 Toronto, ON M5T 3A2	Manbro Holdings (Ontario) limited	Commercial	585,055.07	18	130,000	Outstanding balance represents 1997 to 2006 taxes, 2007 interim taxes, and penalties. This Spadina Avenue property has numerous abandoned units. On March 3, 2006 Revenue Services registered a Tax Arrears Certificate against title on this property. An omission was detected and the Tax Arrears Certificate was cancelled. Staff are currently in the process of re-registering a new Tax Arrears Certificate.	
21	1 Island Airport	28	D	Hanger 1 2 Toronto Island Airport Toronto, ON M5V 1A1	Toronto Port Authority Tenant - Stolport Corp	Commercial	537,300.46		1,029,790	Outstanding balance represents 2002 to 2006 taxes, 2007 interim taxes, and penalties/fees. Based on the return of the assessment roll as provided by MPAC, the tax bill was issued to the tenant - Stolport Corporation. Minutes of Settlements are pending and once a decision is issued by the Assessment Review Board (ARB) all the outstanding 2005 to 2007 taxes/charges will be removed from the tenant account and a levy will be established and sent to the Toronto Port Authority.	
22	25-33 Mallard Rd	34		141 Bond St. Toronto, ON M3B 1M1	St George and St. Ruesiss Coptic Orthodox Church Toronto	Commercial	536,977.93		1,581,000	Outstanding balance represents 2003 to 2006 taxes, 2007 interim taxes, and penalties/fees. This account is currently status as pre-registration and a tax arrears certificate is expected to be registered by the end of 2007.	
					TOTAL		25,037,398.60				
					Ref	Summary	Outstanding (\$)				
					A	Contaminated Properties	7,822,931.23				
					AB	Contaminated City Own Property	1,452,937.46				
					B	City-Owned Properties	4,654,254.16				
					C	Current Years Taxes Only	3,293,731.58				
					D	Properties owned by Federal Crown Corporations	3,919,337.18				
						Remainder	3,894,206.99				
						Total	25,037,398.60				