

Attachment 1

PROPERTIES WITH TAX ARREARS GREATER THAN \$500,000 OWNED BY A CORPORATION as of December 31, 2007

#	Assessed Address	Ward	REF	Mailing Address	Ownership Information	Property Classification	Outstanding Taxes	2007 CVA	Comments and Collections - Efforts Taken	Use of Bailiff for the Arrears
1	101 College St	27	C	South Tower MaRS Centre 101 College St. Suite 100 Toronto, ON M5G 1L7	MaRS Discovery District	Commercial	3,377,968.39	11,669,000	Outstanding balance represents taxes and omitted taxes for 2005 to 2007 period and accumulated interest. Minutes of settlement to resolve assessment appeals are expected to be finalized in early April 2008, to make certain portions exempt and reduce the assessment on the taxable portions, which is expected to substantially reduce or eliminate existing arrears.	No.
2	309 Cherry Street	30	A	260 Shoemaker St Kitchener, ON N2E 3E1	1337194 Ontario Inc.	Industrial	2,878,030.08	5,473,000	Outstanding balance represents 1997 to 2007 taxes 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. If the taxes remain unpaid, the property is tentatively scheduled to be included in the next Sale of Land by Public Tender to be held in June 2008.	Yes, previously. Contaminated lands.
3	186 Bartley Dr	34	A	186 Bartley Drive Toronto, ON M4A 1E4	Triple Properties II Inc	Industrial	2,241,120.74	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, 2010 to comply with terms of agreement of purchase and sale, which includes completion of environmental remediation and conducting a Phase II environmental study. The agreement requires the owner to pay all taxes as levied since date of closing.	No, contaminated lands. Confidential Council agreement in place.
4	99 Toryork Drive	7	A	221 Milvan Drive Weston, ON M9L 2A3	230110 Investments Limited	Commercial	2,085,448.88	1,644,000	Contaminated lands. Outstanding balance represents 2002 to 2007 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. If the taxes remain unpaid, the property is tentatively scheduled to be included in the next Sale of Land by Public Tender to be held in June 2008.	Yes, previously. Contaminated lands.
5	1 Island Airport	28	D	Toronto City Centre Airport Toronto, ON M5V 1A1	Toronto Port Authority Tenant - City Centre Aviation Ltd.	Commercial	1,678,672.37	7,001,829	Outstanding balance represents 2003 to 2007 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.

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6	495 Sherbourne Street	28	B	Finance Dept. Revenue Services 5100 Yonge Street Toronto, ON M2N 5V7	City of Toronto	Commercial & Exempt	1,615,358.58	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 has claimed that the property is exempt from taxes. A report to the April 2008 Government Management Committee recommends that the outstanding property taxes be written off, given that the property should have been assessed as exempt from taxation during this period.	No. City owned property.
7	290 Old Weston Road	17	E	450 Lyndbrook Rd Whitby, ON L1N 5R5	Junction Lofts Inc	Commercial	1,585,665.69	2,268,000	Outstanding balance represents 2001 to 2007 taxes, water charges, and interest. On November 17, 2006 Revenue Services registered a Tax Arrears Certificate against the property title. The property is tentatively scheduled to be included in the next Sale of Land by Public Tender to be held in June 2008.	Yes, previously.
8	242 Cherry Street	30	AB	Metro Hall 55 John Street 7 FL Toronto, ON M5V 3C6	City of Toronto	Commercial	1,551,228.84	11,096,000	Outstanding balance represents 2004 to 2007 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.
9	402 Unwin Avenue	30	B	Metro Hall 55 John Street 7 FL Toronto, ON M5V 3C6	Toronto Economic Development Corp	Commercial	1,445,583.12	6,292,000	Outstanding balance represents 2003 to 2007 taxes 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	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	1,237,880.15	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 and are attempting to schedule a final meeting in order to arrange payment.	Yes, previously. Federal lands.

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11	0 Bremner Blvd N/S	20	D	60 Harbour Street Toronto, ON M5J 1B7	Harbour Toronto	Commercial Excess	1,127,555.32	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. Federally owned property.
12	10 Delisle Avenue	33	B	30 St Clair Avenue W Suite 1404 Toronto, ON M4V 3A1	City of Toronto	Commercial	1,089,051.37	7,014,000	Outstanding balance represents 2004 to 2007 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 steps 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 and all future bills (including arrears) will be sent to the Parking Authority. On February 19, 2007 Revenue Services received a payment in the amount of \$867,718.73 from Toronto Parking Authority that cleared all taxes other than the 2007 taxation year. Toronto Parking Authority is working with MPAC to convert the 2007 taxation year to a Payment in Lieu of Taxes.	No. City of Toronto property.
13	23 Brydon Drive	2	E	2857 Derry Road East, Suite 616 Mississauga, ON L4T 1A6	Uloom Madresa Ashrafal	Commercial	1,073,156.63	1,184,000	Outstanding Taxes represent 1992 – 2000. Place of worship / Islamic Boys and Girls Private School. Revenue Services staff have determined that the property is no longer being used as a school. Property is fully exempt effective January 2001 as a result of a Superior Court Decision. The Court Decision is not retroactive, therefore the tax arrears for 1992 to 2000 remain outstanding. On August 1, 2007, Revenue Services registered a Tax Arrears Certificate against title of the property. In addition, Revenue Services have been advised by a financial institution that they are proceeding with a Notice of Sale Under Mortgage. On March 19, 2008 a private bill (Bill Pr5 "An Act respecting Madresa Ashrafal Uloom") was introduced by the Province of Ontario which would permit the Madresa to retroactively apply (back to January 1, 1994) to the courts for a tax exemption under section 46 of the Assessment Act.	No. A Tax Arrears Certificate has been registered against the title of the property.

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14	222 Spadina Avenue Units 23 - 25	20	E	222 Spadina Avenue Units 23 - 25 Toronto, ON M5T 3A2	Manbro Holdings (Ontario) limited	Commercial	716,016.78	931,000	Outstanding balance represents 1997 to 2007 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. If the taxes remain unpaid, the property is tentatively scheduled to be included in the next Sale of Land by Public Tender to be held in October 2008.	Yes, previously.
15	108 Chestnut Street	27	C	108 Chestnut Street Toronto, ON M5G 1R3	Liverton Hotels	Commercial	705,269.38	28,034,000	Outstanding balance represents last 2007 tax instalment and penalties. Revenue Services have secured a payment arrangement plan that will have the account paid in full by September, 2008.	No.
16	222 Spadina Avenue Units 19 - 26	20	E	222 Spadina Avenue Units 19 - 26 Toronto, ON M5T 3A2	Manbro Holdings (Ontario) limited	Commercial	681,205.51	932,000	Outstanding balance represents 1997 to 2007 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. If the taxes remain unpaid, the property is tentatively scheduled to be included in the next Sale of Land by Public Tender to be held in October 2008.	Yes, previously
17	39 John St Grnd	20	D	111 Richmond St W Suite 1500 Toronto, ON M5H 2G4	Canadian Broadcasting Tenant - Movel Restaurants Limited	Commercial	665,370.40	3,381,900	Outstanding balance represents 2003 to 2007 taxes and interest. 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. (Movel 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
18	25 Photography Drive	12	C	1599 Hurontario Street Unit 101 Mississauga, ON L5G 4S1	Lowblaws Properties Limited	Commercial	643,854.10	9,327,000	Outstanding balance represents 2005, 2006 and 2007 omit bills and interest for new account. Lowblaws Properties Limited is disputing the penalties due to a mailing address error. However, since December 31, 2007 there have been a payments on account in the total amount of \$546,458.68.	No.
19	222 Spadina Avenue Units 1 - 6	20	E	222 Spadina Avenue Units 1 - 6 Toronto, ON M5T 3A2	Manbro Holdings (Ontario) limited	Commercial	619,128.38	130,000	Outstanding balance represents 1997 to 2007 taxes, and penalties. This Spadina Avenue property has numerous abandoned units. On July 31, 2007 Revenue Services registered a Tax Arrears Certificate against title on this property. If the taxes remain unpaid, the property is tentatively scheduled to be included in the next Sale of Land by Public Tender to be held in October 2008.	No. Vacant commercial unit.

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20	1 Island Airport	28	D	Hanger 1 2 Toronto Island Airport Toronto, ON M5V 1A1	Toronto Port Authority Tenant - Stolport Corp	Commercial	597,388.33	1,029,790	Outstanding balance represents 2002 to 2007 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.	No. Federally owned property.
21	25-33 Mallard Rd	34	E	141 Bond St. Toronto, ON M3B 1M1	St George and St. Ruesiss Coptic Orthodox Church Toronto	Commercial	589,411.89	1,581,000	Outstanding balance represents 2003 to 2007 taxes, and penalties/fees. The owner has filed court proceedings for tax relief relating to a portion of the building. The motion for leave to be able to appeal is scheduled to be heard on March 18, 2008..	No.
22	101 Kendleton Drive	1	B	931 Yonge Street Toronto, ON 2H2 L4W	Toronto Community Housing	Multi-tenanted	528,364.07	19,512,000	Outstanding balance represents 2007 taxes interest and fire add-on charges. Account paid in full on January 31, 2008.	No, account paid in full January 31, 2008.
23	600 Jarvis Street	27	E	2 Hunter's Point Drive Suite 5 Richmond Hill, ON 9Y4 L4C	Philmor (Bloor Walk) Development Corp	Multi-tenanted	523,551.19	8,027,000	Outstanding balance represents 2006 and 2007 taxes and interest. There are pending appeals for gross manifest error that may reduce the taxes significantly. Revenue Services is waiting for MPAC to provide comparables in order to determine and verify billing details.	No.
					TOTAL		29,256,280.19			
				Ref	Summary		Outstanding (\$)			
				A	Contaminated Properties		\$7,204,599.70			
				AB	Contaminated City Own Property		\$1,551,228.84			
				B	City-Owned Properties		\$4,678,357.14			
				C	One Years Tax Billing		\$4,727,091.87			
				D	Properties owned by Federal Crown Corporations		\$5,306,866.57			
				E	Remainder		\$5,788,136.07			
					Total		\$29,256,280.19			