

Attachment 1

PROPERTIES WITH TAX ARREARS GREATER THAN \$500,000 OWNED BY A CORPORATION as of December 31, 2009

#	Assessed Address	Ward	REF	Mailing Address	Ownership Information	Property Classification	Outstanding Taxes	Full CVA (based on 2008 market values)	CVA Used In 2009 Levy	Comments and Collections - Efforts Taken	Use of Bailiff for the Arrears
1	99 Toryork Drive	7	A	221 Milvan Drive Weston, ON M9L 2A3	230110 Investments Limited	Commercial	2,603,282.56	2,053,000	1,746,250	Contaminated lands. Outstanding balance represents 1998 to 2009 taxes, Ministry of Environment clean-up charges of \$548,762.82 originally posted to this account in 1998, and penalties. 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. On March 8, 2007, Revenue Services registered a Tax Arrears Certificate against the property title. In the Fall of 2008, Revenue Services held a Public Tender Opening for the Sale. There were no qualified tenders submitted and as such, the City has two years from the Tender Opening Date to determine if it is in the City's interest to vest the ownership of the land in the City's name. Real Estate staff have obtained an appraisal for the property and are working with Legal and Revenue Services to obtain an environmental assessment of the property to determine how best to proceed.	Yes, previously. Contaminated lands.
2	186 Bartley Dr	34	A	186 Bartley Drive Toronto, ON M4A 1E4	Triple Properties II Inc	Industrial	2,529,920.66	3,559,000	2,785,750	Outstanding balance represents 1995 – 2001 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, 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.
3	290 Old Weston Road	17	E	450 Lyndbrook Rd Whitby, ON L1N 5R5	Junction Lofts Inc	Commercial	2,110,687.69	3,367,000	2,542,750	Outstanding balance represents 2001 to 2009 taxes, water charges, and penalties. On November 17, 2006 Revenue Services registered a Tax Arrears Certificate against the property title. On July 3, 2008, Revenue Services held a Public Tender Opening for the Sale. There were no qualified tenders submitted and as such, the City has two years from the Tender Opening Date to determine if it is in the City's best interest to vest the ownership of the land in the City's name. The property owner has informed Revenue Services that he has commenced an environmental clean-up of the property and has given notice in writing that all outstanding taxes will be paid in full on or before May 31, 2010.	Yes, previously.
4	4759 - 4789 Yonge Street	23	C	PO Box 8 23 Lesmill Road Suite 306 Toronto, ON M3B 3P6	Hullmark Centre Inc	Commercial	1,553,479.67	N/A	N/A	Outstanding balance represents 2001 to 2006 taxes and penalties. The outstanding taxes were created as a result of an Assessment Review Board (ARB) assessment appeal decisions and municipal levy increases. On March 26, 2010 the account was paid in full.	No.

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5	185 The West Mall	5	C	5310 Explorer Drive Mississauga, ON L4W 5H8	PD Kanco LP	Commercial	1,497,230.33	58,757,000	46,092,501	Outstanding balance represents 2009 taxes and penalties. On February 17, 2010 the account was paid in full.	No.
6	1133 Sheppard Ave W	9	D	4900 Yonge Street Ste 1200 Toronto, ON M2N 6A6	National Defense Canada Municipal Grants, Public Works Canada	Commercial & Industrial	1,390,044.71	N/A	N/A	Outstanding balance represents 1997 taxes. Supplementary Billing created for approximately 10 business tenants, however bills were 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. Revenue Services have exhausted all efforts and attempts to recover the outstanding taxes and penalties, including the issuance of bailiff warrants in addition to holding meetings with Federal representatives, their counsel and MPAC. Federal policies & guidelines, <i>The Municipal Grants Act</i> and the <i>Payment in Lieu of Taxes Act</i> negate the City's efforts to recover the taxes and penalties from the Federal Government.	Yes, previously. Federal lands.
7	242 Cherry Street	30	AB	Metro Hall 55 John Street 7 FL Toronto, ON M5V 3C6	City of Toronto	Commercial	1,367,410.66	20,853,000	13,535,250	Outstanding balance represents 2006 to 2009 taxes and penalties. Contaminated lands. Over the years, TEDCO (now Toronto Port Lands Company) had made payments up to March 2008 equivalent to the current year's payment installments; however in accordance with legislative requirements, payment installments were applied to the oldest outstanding receivables on the account. On March 3, 2010, the 2003 to 2006 ARB appeals were withdrawn. Assessment appeals for 2007 and 2009 are still pending with the ARB.	No, City owned property. Contaminated lands.
8	23 Brydon Drive	2	E	2857 Derry Road East Suite 616 Mississauga, ON L4T 1A6	Uloom Madreasa Ashrafal	Commercial	1,325,791.69	1,522,000	1,268,500	Outstanding balance represents 2006 - 2009 taxes and penalties. Place of worship / Islamic Boys and Girls Private School. Property became 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. In May 2006, the property again reverted to taxable status. 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. In June 2008, Council adopted report GM15.9 (23 Brydon Drive - Tax Sale Extension Agreement), which granted an extension of the Tax Sale redemption date to July 31, 2009. Taxes remain unpaid after the expiry of the extension period. An Assessment Review Board (ARB) exemption classification appeal hearing scheduled for November 23, 2009 has been adjourned to April 2010.	No.

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9	0 Bremner Blvd N/S	20	D	60 Harbour Street Toronto, ON M5J 1B7	Harbour Toronto	Commercial Excess	1,289,949.84	1,178,000	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 <i>Metropolitan Toronto Convention Centre Act</i> . 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, Revenue Services will initiate a correction by way of a tax appeal due to gross and manifest error. This will result in a cancellation of the arrears for those years. Revenue Services and Legal Services staff 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.
10	49 - 59 Westmore Drive	28	C	39 Westmore Drive Toronto, ON M9V 3Y6	Norseman Plastics Ltd	Industrial	1,149,573.76	9,728,000	7,649,750	The outstanding balance represents 2005 - 2009 taxes and interest. Norseman Plastics Ltd owns two other properties that have approximately 1.2 million in credits as a result of assessment appeals. In February 2010, these credits were transferred to this account to offset the debit balance. Therefore, the account is now paid in full.	No.
11	108 Chestnut Street	27	C	108 Chestnut Street Toronto, ON M5G 1R3	Liverton Hotels	Commercial	1,112,139.73	19,834,000	19,834,000	The outstanding balance represents 2009 taxes and penalties. Revenue Services have a payment arrangement in place of \$125,000 per month.	Yes, previously.
12	1250 Eglinton Avenue East	26	C	515 West Pender Street Suite 300 Vancouver, BC V6B 6H5	Allied Don Valley Hotel Inc	Commercial	1,051,619.13	20,811,000	19,947,750	The outstanding balance represents 2009 taxes and penalties. Revenue Services have a payment arrangement in place of \$110,000 per month however, the account may be paid in full within a few months subject to re-financing.	No.
13	39 John Street Ground Floor	20	D	1400 Rene-Levesque Blvd E, Level B1 Montreal, QE H2L 2M2	Canadian Broadcasting	Commercial	972,297.60	40,471,379	34,931,885	The outstanding balance represents 2009 taxes and penalties. The tenant moved on or near April 30, 2009 and in 2009 paid approximately one third or \$450,000 in taxes. Since this property is owned by the CBC, the assessment on the portion previously occupied by the tenant should be made exempt from taxes (but subject to a payment in lieu of taxes) for the remaining portion of the 2009 taxation year.	No.

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14	222 Spadina Avenue Units 23 - 25	20	E	222 Spadina Avenue C/O Management Office Toronto, ON M5T 3A2	Manbro Holdings (Ontario) limited	Commercial	908,818.41	870,000	870,000	Outstanding balance represents 1997 to 2009 taxes, fire charges added to the tax account, and penalties. This property has numerous abandoned units. On February 17, 2006 Revenue Services registered a Tax Arrears Certificate against the property title. In the Fall 2008, Revenue Services held a Public Tender Opening for the Sale. There were no qualified tenders submitted and as such, the City has two years from the Tender Opening Date to determine if it is in the City's best interest to vest the ownership of the land in the City's name. Should the City take no further action, the tax arrears certificate will expire, the properties will remain in the name of the last registered owner, and the arrears will remain.	Yes, previously.
15	2195 Yonge Street	22	E	427 Laurier Avenue West Suite 300 Ottawa, ON K1R 7Y2	Minto Midtown Inc	Multi-Residential	883,797.65	N/A	36,334,000	The outstanding balance represents 2009 taxes and penalties. There are pending Assessment Review Board (ARB) assessment and property classification appeals awaiting hearing scheduling. Once the appeal decisions are rendered, a 2009 tax apportionment hearing will be scheduled that may result in all taxes being apportioned amongst the residential condominium units.	No.
16	575 Centennial Park Boulevard	3	D	C/O ORC Tax Department 77 Wellesley Street West 11th Floor Ferguson Block Toronto, ON M7A 2G3	Management Board Secretariat	Exempt	872,968.52	2,651,300 Exempt from taxation	1,998,425 Exempt from taxation	Outstanding balance represents 2003 to 2008 taxes and penalties. Provincially owned property leased to the City of Toronto. There are assessment related appeals for the years 2006 to 2008 that are awaiting scheduling with the Assessment Review Board (ARB). For the 2009 tax year, the assessment on this property was returned as exempt and no tax levy was issued for 2009.	No.
17	222 Spadina Avenue Units 19 - 26	20	E	222 Spadina Avenue C/O Management Office Toronto, ON M5T 3A2	Manbro Holdings (Ontario) limited	Commercial	864,497.68	848,000	848,000	Outstanding balance represents 1997 to 2009 taxes and penalties. Spadina Avenue property has numerous abandoned units. On May 25, 2006 Revenue Services registered a Tax Arrears Certificate against the property title. In the Fall 2008, Revenue Services held a Public Tender Opening for the Sale. There were no qualified tenders submitted and as such, the City has two years from the Tender Opening Date to determine if it is in the City's best interest to vest the ownership of the land in the City's name. Should the City take no further action, the tax arrears certificate will expire, the properties will remain in the name of the last registered owner, and the arrears will remain.	Yes, previously

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18	4795 - 4789 Yonge Street	23	C	P.O. Box 8 23 Lesmill Road Suite 306 Toronto, ON M4B 3P6	Hullmark Centre Inc	Commercial	860,911.97	29,168,000	25,589,750	Outstanding balance represents 2007 to 2009 taxes and penalties. The outstanding taxes were created as a result of an Assessment Review Board (ARB) assessment appeal decisions and municipal levy increases. Revenue Services have been contacted by the property owner's legal counsel for an explanation of appeal results and calculations. On March 26, 2010, the City received and processed payments sufficient to offset the outstanding balance on this account. As such, this account is now paid in full.	No.
19	25-33 Mallard Rd	34	E	141 Bond St. Toronto, ON M3B 1M1	St George and St. Ruesiss Coptic Orthodox Church Toronto	Commercial	812,220.87	2,819,000	1,890,501	Outstanding balance represents 2003 to 2009 taxes, and penalties/fees. The owner has filed court proceedings for tax relief relating to a portion of the building. On December 23, 2008, the Ontario Divisional Court granted an appeal by the owner, and the Assessment Review Board was ordered to reconsider its earlier decision to refuse to grant a reduction in taxes for the 2003 taxation year on the basis that the property became exempt from taxation. The ARB review remains pending.	Yes, currently.
20	2250 Islington Avenue	2	C	612 St-Jacques Street 14th Floor Montreal, QC H3C 4M8	Quebecor Media Printing Inc	Commercial	784,039.14	17,046,000	16,350,250	The outstanding balance represents 2009 taxes and penalties. On January 26, 2010 Revenue Services received a payment in the amount of \$767,698.77, which covered a significant portion of the arrears.	No.
21	2A Spadina Avenue	20	C	23 Spadina Avenue Toronto, ON M5V 3M5	Concord Cityplace Acquisition	Multi-Residential	780,828.16	N/A	N/A	The outstanding balance represents 2003 - 2005 taxes and penalties. On January 11, 2010 Assessment Review Board (ARB) appeals were processed on this account removing all the outstanding taxes on this property.	No.
22	222 Spadina Avenue Units 1 - 6	20	E	222 Spadina Avenue Units 1 - 6 Toronto, ON M5T 3A2	Manbro Holdings (Ontario) limited	Commercial	762,105.21	160,000	137,500	Outstanding balance represents 1997 to 2009 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. In the Fall 2008, Revenue Services held a Public Tender Opening for the Sale. There were no qualified tenders submitted and as such, the City has two years from the Tender Opening Date to determine if it is in the City's best interest to vest the ownership of the land in the City's name. Should the City take no further action, the tax arrears certificate will expire, the properties will remain in the name of the last registered owner, and the arrears will remain.	No. Vacant commercial unit.
23	195 The West Mall	5	C	5310 Explorer Drive Mississauga, ON L4W 5H8	PD Kanco LP	Commercial	739,323.55	28,224,000	21,841,500	The outstanding balance represents 2009 taxes and penalties. On February 17, 2010 the account was paid in full.	No.

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24	191 The West Mall	5	C	5310 Explorer Drive Mississauga, ON L4W 5H8	PD Kanco LP	Commercial	725,109.60	28,381,000	22,039,750	The outstanding balance represents 2009 taxes and penalties. On February 17, 2010 the account was paid in full.	No.
25	30 Vince Regent Blvd	2	C	50 Queen Post Drive Woodbridge, ON L4L 3G4	1310890 Ontario Inc.	Commercial	718,085.20	7,943,000	7,199,000	Outstanding balance represents 2006 to 2009 taxes and penalties. The outstanding 2007 to 2008 balance includes omit bills issued late in 2008 and due January and February 2009. Revenue Services had secured a payment arrangement of \$200,000 on March 10 and \$50,000 per month thereafter.	No.
26	300 - 304 The East Mall	5	C	5945 Airport Road Suite 360 Mississauga, ON L4V 1R9	301 - 304 East Mall Inc	Commercial	639,701.85	51,090,000	38,007,750	The outstanding balance represents 2009 taxes and penalties. On January 28, 2010 the account was paid in full.	No.
27	39 John St Grnd	20	D	111 Richmond St W Suite 1500 Toronto, ON M5H 2G4	Canadian Broadcasting Tenant - Movel Restaurants Limited	Commercial	621,684.87	N/A	N/A	Outstanding balance represents 2003 to 2005 taxes and penalties. This is a federally owned property leased to Movel Restaurant Limited. Late in 2006 or early 2007, collection staff received a letter from Price Waterhouse Coopers 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 are attempting to collect the outstanding receivables from the CBC.	No. Owned by a Federal Crown Corporation
28	260 Bartley Drive	34	C	260 Bartlet Drive Toronto, ON M4A 1G1	BLP Real Estate Ltd	Commercial	595,300.25	4,632,000	3,758,250	The outstanding balance represents 2009 taxes and penalties. On February 9, 2010 the account was paid in full.	No.
29	75 Commissioner Street	30	B	55 John Street 7th Floor Toronto, ON M5V 3C6	City of Toronto Economic Development Corporation	Commercial	531,487.79	7,248,000	5,384,250	Outstanding balance represents 2007 to 2009 taxes and penalties. All pending assessment appeals have been posted to the account and as such, all taxes are fully due and payable. On February 21, 2010 Revenue Services mailed a correspondence advising TEDCO (now Toronto Port Lands Company) of the tax status for all its properties.	No, City owned property.
30	545 Lake Shore Blvd W	20	E	545 Lake Shore Blvd W Toronto, ON M5V 1A3	Rogers Broadcasting Limited	Commercial	526,285.90	N/A	N/A	Outstanding balance represents 1998 and 1999 taxes and penalties. Revenue Services have sent numerous written requests for documentation regarding approximately \$314,000.00 in credits from various accounts. Revenue Services are continuing their efforts to establish the entitlement of the credits and accumulated penalties adjustments that would offset the outstanding balance.	No.

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31	103 Ingram Drive	12	C	155 East Beaver Creek Road Richmond Hill, ON L4B 2N1	Ex-L Sweeping & Flushing Ltd	Commercial & Industrial	503,124.44	5,082,000	3,851,500	The outstanding balance represents 2008 - 2009 taxes and penalties. Revenue Services have a payment arrangement of \$10,000 per month (March/April) and payment in full on May 1, 2010.	Yes, previously.
32	34 Southport Street	13	E	160 Traders Boulevard East Mississauga, ON L4Z 3K7	Bentley Valley Investors Inc	Commercial	500,278.04	5,601,000	4,440,750	The outstanding balance represents 2008 - 2009 taxes and penalties. Account has been assigned to a Bailiff for collection. If Bailiff's efforts are not successful, the account will be returned to Revenue Services to commence Tax Sale proceedings.	Yes, currently.
					TOTAL		\$33,583,997.13				
				A	Contaminated Properties		\$5,133,203.22				
				AB	Contaminated City Own Property		\$1,367,410.66				
				B	City-Owned Properties		\$531,487.79				
				C	Paid in Full or Suitable Payment Armt		\$12,710,466.78				
				D	Properties owned by Federal Crown Corporations or the Province		\$5,146,945.54				
				E	Remainder		\$8,694,483.14				
					Total		\$33,583,997.13				