

Attachment 1

PROPERTIES WITH TAX ARREARS GREATER THAN \$500,000 OWNED BY A CORPORATION as of June 30, 2010

#	Assessed Address	Ward	REF	Mailing Address	Ownership Information	Property Classification	Outstanding Taxes	Full CVA (based on 2008 market values)	CVA Used In 2010 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	2,737,849.75	2,053,000	1,848,500	Contaminated lands. Outstanding balance represents 1998 to 2010 interim 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 MOE over these clean-up charges. MOE 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. Environmental assessments of the subject property indicating significant environmental concerns. The Treasurer will be registering a Tax Arrears Cancellation Certificate and a new Tax Arrears Certificate on or about November 7, 2010 if taxes remain unpaid.	Yes, previously. Contaminated lands.
2	186 Bartley Dr	34	A	186 Bartley Drive Toronto, ON M4A 1E4	Triple Properties II Inc	Industrial	2,602,120.64	3,559,000	3,092,130	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 obtaining a Record of Site Condition from the MOE. The owner is complying with the agreement requiring that all current taxes be paid as levied since the date of closing. In August 2010, Council is expected to consider an extension of the current agreement to complete remediation to June 2012.	No, contaminated lands. Confidential Council agreement in place.
3	290 Old Weston Road	17	A	450 Lyndebrook Rd Whitby, ON L1N 5R5	Junction Lofts Inc	Commercial	2,252,724.61	3,367,000	2,817,500	Outstanding balance represents 2001 to 2010 interim 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. The two-year period following the Tender Opening during which the City may vest title to the property in the City's name expired on July 3, 2010. The property owner has informed Revenue Services that an environmental clean-up of the property is being undertaken. The Treasurer will be registering a Tax Arrears Cancellation Certificate and a new Tax Arrears Certificate on or about August 3, 2010.	Yes, previously.
4	39 John Street Ground Floor	20	D	1400 Rene-Levesque Blvd E, Level B1 Montreal, QE H2L 2M2	Canadian Broadcasting	Commercial	1,736,472.14	40,471,379	36,778,380	The outstanding balance represents 2009 and 2010 interim 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 should be exempt from taxes for the remaining portion of the 2009 taxation year and 2010. Staff will attempt to collect any of the tenant's portion of unpaid taxes from the CBC if these amounts remain uncollectible.	No.

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5	4759 - 4789 Yonge Street	23	E	PO Box 8 23 Lesmill Road Suite 306 Toronto, ON M3B 3P6	Hullmark Centre Inc	Commercial	1,668,605.23	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 June 30, 2010 a Final Notice was mailed to the owner advising of pending bailiff action.	No.
6	242 Cherry Street	30	AB	Metro Hall 55 John Street 7 FL Toronto, ON M5V 3C6	City of Toronto	Commercial	1,409,144.89	20,853,000	15,974,501	Outstanding balance represents 2007 to 2010 taxes and penalties. Contaminated lands. The outstanding taxes are subject to adjustment due to a previously approved Council recommendation and assessment appeals that remain pending for the 2007, 2009 and 2010 taxation years, which, once resolved, are expected to significantly reduce the tax arrears.	No, City owned property. Contaminated lands.
7	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	1,407,896.45	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 has 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.
8	23 Brydon Drive	2	E	2857 Derry Road East Suite 616 Mississauga, ON L4T 1A6	Uloom Madreasa Ashrafu	Commercial	1,393,137.94	1,522,000	1,353,000	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 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. In 2009 the owner, through its lawyer, filed an application with the Superior Court of Justice under section 46 of the Assessment Act to re-instate the exempt status of the property from 2009 and going forward, together with applications under section 325 of the COTA to re-instate the exemptions for 2007 and 2008. The owner has been providing information in the form of affidavits to MPAC in order to prove that it is entitled to the exemption claimed and MPAC has been evaluating these. Court hearing dates have been adjourned while MPAC is carrying out its determination.	No.

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9	1250 Eglinton Avenue East	26	C	515 West Pender Street Suite 300 Vancouver, BC V6B 6H5	Allied Don Valley Hotel Inc	Commercial	1,305,206.34	20,811,000	20,235,500	The outstanding balance represents 2009 and 2010 interim 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.
10	108 Chestnut Street	27	C	108 Chestnut Street Toronto, ON M5G 1R3	Liverton Hotels	Commercial	1,210,358.36	19,834,000	19,834,000	The outstanding balance represents 2009 and 2010 interim taxes and penalties. Revenue Services have a payment arrangement in place of \$125,000 per month.	Yes, previously.
11	222 Spadina Avenue Units 23 - 25	20	E	222 Spadina Avenue C/O Management Office Toronto, ON M5T 3A2	Manbro Holdings (Ontario) limited	Commercial	959,699.32	870,000	870,000	Outstanding balance represents 1997 to 2010 interim 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 property will remain in the name of the last registered owner, and the arrears will remain.	Yes, previously.
12	2195 Yonge Street	22	E	427 Laurier Avenue West Suite 300 Ottawa, ON K1R 7Y2	Minto Midtown Inc	Multi-Residential	946,183.37	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 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.
13	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	920,387.02	2,651,300 Exempt from taxation	2,216,050 Exempt from taxation	Outstanding balance represents 2003 to 2008 taxes and penalties. Provincially-owned property leased to the City of Toronto (Parks, Forestry and Recreation Division), and sub-leased to a commercial tenant. This property is the subject of pending appeals for the 2006 to 2008 taxation years scheduled to be heard before the Assessment Review Board in July 2010. It is expected that the appeals will result in the property being made exempt from taxation, but subject to a commercial payment in lieu of tax, as it was prior to 2006, which will restore the former capping treatment and reduce the outstanding taxes payable. Once resolved, it is expected that the entire amount owing will be paid.	No.

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14	222 Spadina Avenue Units 19 - 26	20	E	222 Spadina Avenue C/O Management Office Toronto, ON M5T 3A2	Manbro Holdings (Ontario) limited	Commercial	913,155.76	848,000	848,000	Outstanding balance represents 1997 to 2010 interim 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
15	25-33 Mallard Rd	34	E	141 Bond St. Toronto, ON M3B 1M1	St George and St. Ruesiss Coptic Orthodox Church Toronto	Commercial	811,147.58	2,819,000	2,200,000	Outstanding balance represents 2003 to 2010 interim 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. Revenue Services have an interim payment arrangement in place of \$25,000 per month.	Yes, previously.
16	222 Spadina Avenue Units 1 - 6	20	E	222 Spadina Avenue Units 1 - 6 Toronto, ON M5T 3A2	Manbro Holdings (Ontario) limited	Commercial	803,881.21	160,000	145,000	Outstanding balance represents 1997 to 2010 interim 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 registered owner, and the arrears will remain.	No. Vacant commercial unit.
17	39 John St Grnd	20	D	111 Richmond St W Suite 1500 Toronto, ON M5H 2G4	Canadian Broadcasting Tenant - Movel Restaurants Limited	Commercial	648,487.53	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

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18	75 Commissioner Street	30	B	55 John Street 7th Floor Toronto, ON M5V 3C6	City of Toronto Economic Development Corporation	Commercial	610,610.24	7,248,000	6,005,500	Outstanding balance represents 2007 to 2010 interim taxes and penalties. All pending assessment appeals have been posted to the account and as such, all taxes are due and payable. On February 21, 2010 Revenue Services mailed a correspondence advising TPLC of the tax status for all TPLC properties requesting payment.	No, City owned property.
19	2306 St Clair Avenue West	11	E	PO Box 96584 2414 Major Mackenzie Drive Maple, ON L6A 1W5	Kingcrest Investments Ltd	Industrial	543,091.17	1,233,000	972,000	Outstanding balance represents 2005 to 2010 interim taxes, penalties and numerous Building Charges added to the taxes. Revenue Services are preparing to register a Tax Arrears Certificate against the title of the property.	Yes, previously.
20	260 Eighth Street	6	B	260 Eighth Street Toronto, ON M8V 3C6	Arrowhead New Toronto East Inc	Vacant Land	527,110.54	8,277,000	6,340,500	Outstanding balance represents 2007 to 2010 interim taxes and penalties. Arrowhead New Toronto East Inc is a subsidiary of TPLC that has pending assessment related appeals for the 2007 to 2010 tax years.	Yes, previously.
					TOTAL			\$25,407,270.09			
				A	Contaminated Properties			\$7,592,695.00			
				AB	Contaminated City Own Property			\$1,409,144.89			
				B	City-Owned Properties			\$1,137,720.78			
				C	Paid in Full or Suitable Payment Armt			\$2,515,564.70			
				D	Properties owned by Federal Crown Corporations or the Province			\$4,713,243.14			
				E	Remainder			\$8,038,901.58			
					Total			\$25,407,270.09			