

Attachment 1

<p align="center">PROPERTIES WITH TAX ARREARS GREATER THAN \$500,000 OWNED BY A CORPORATION as of June 30, 2012</p>								
#	REF	Ward	Property Information	Outstanding Taxes	Full CVA (based on 2008 market value) ¹	CVA Used In 2012 Levy	Comments and Collections - Efforts Taken	Use of Bailiff for the Arrears
1	B	7	<p>99 Torkork Drive</p> <p>Owner: 230110 Investments Limited</p> <p>Mailing Address: 221 Milvan Drive Weston, ON M9L 2A3</p> <p>Property classification: Commercial</p>	3,167,996.61	2,053,000	2,053,000	<p>Contaminated lands. Balance represents unpaid 1998 to 2012 interim taxes, Ministry of Environment clean-up charges of \$548,762.82 originally posted to this account in 1998, and penalties. Property owner is in litigation with M.O.E. over these clean-up charges. M.O.E. has in excess of \$1.0 million in additional clean-up charges that have not been added to the tax account.</p> <p>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. The City had two years from the Tender Opening Date to determine if it was in the City's interest to vest the ownership of the land in the City's name. Environmental assessment of the property indicated significant environmental concerns and it was determined that it was not in the City's best interests to acquire title to the property.</p> <p>A new Tax Arrears Certificate was registered against title to the property on January 11, 2011 which re-commences the tax sale process. In addition, Revenue Services staff have issued a Notice of Attornment of Rent to the tenant at the property requiring the tenant to pay rent owing to its landlord to the City. Revenue Services continue to collect the monthly rent from the tenant in the amount of \$6,800.23/month. This property is scheduled to be included in the October 2012 Sale of Land by Public Tender.</p>	Yes, previously. Contaminated lands.
2	A	34	<p>186 Bartley Drive</p> <p>Owner: Triple Properties II Inc</p> <p>Mailing Address: 186 Bartley Drive Toronto, ON M4A 1E4</p> <p>Property classification: Industrial</p>	2,890,920.56	3,559,000	3,559,000	<p>Balance represents unpaid 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 June 30, 2014 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.</p>	No, contaminated lands. Confidential Council agreement in place.
3	B	17	<p>290 Old Weston Road</p> <p>Owner: Junction Lofts Inc</p> <p>Mailing Address: 450 Lyndebrook Rd Whitby, ON L1N 5R5</p> <p>Property classification: Commercial</p>	2,871,383.49	3,367,000	3,367,000	<p>Balance represents unpaid 2001 to 2012 interim taxes, water charges, and penalties. Contaminated lands. 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 had two years from the Tender Opening Date to determine if it was in the City's best interest to vest the ownership of the land in the City's name. As this property is environmentally contaminated, it was determined that it was not in the best interests of the City to acquire title to the property. The property owner has informed Revenue Services that he has commenced an environmental clean-up of the property, but it is unknown whether this is proceeding or the status of remediation efforts.</p> <p>On August 12, 2010 a new Tax Arrears Certificate was registered against title to the property. This property is scheduled to be included in the October 2012 Sale of Land by Public Tender.</p>	Yes, previously. Contaminated lands.
4	C	22	<p>25 St Clair Avenue East</p> <p>Owner: Public Works Canada</p> <p>Mailing Address: 4900 Yonge Street - Ste 1200 Toronto, ON M2N 6A6</p> <p>Property classification: Commercial</p>	2,826,647.72	31,368,723	31,368,723	<p>Federally owned property. Balance represents unpaid 2009 to 2012 interim taxes and penalties. Revenue Services staff have conducted a preliminary review of this account along with payment information provided by Public Works Canada. This preliminary review has identified that a significant portion of the taxable assessment may have been incorrectly returned on the assessment roll as taxable and should have been returned as exempt from taxes, but subject to payment in lieu of taxes. Revenue Services staff have contacted MPAC in order to validate this property's assessment classification and to take appropriate action to correct any errors.</p>	No, Federally owned property.
5	B	2	<p>23 Brydon Drive</p> <p>Owner: Madresa Ashrafal Uloom</p> <p>Mailing Address: 2857 Derry Road East Suite 616 Mississauga, ON L4T 1A6</p> <p>Property classification: Commercial</p>	1,682,939.20	1,522,000	1,522,000	<p>Balance represents 1992-2000 and 2006 to 2012 interim unpaid taxes and penalties. Place of worship / Islamic Boys and Girls Private School. Property was taxable and partially exempt for 1992-2000 tax years, and became fully exempt effective January 2001 as a result of a Superior Court Order. In May 2006, the property reverted to fully taxable. 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.</p> <p>In 2008, the owner applied to the Province for private legislation to extend the time within which an application can be made to the Superior Court of Justice under section 46 of the <i>Assessment Act</i>. The private legislation would have allowed the owners to retroactively apply to the Court for a determination as to whether the property should have been classified as exempt from taxation for years 1994 to 2000. On June 18, 2008, Bill PR5, the <i>Madresa Ashrafal Uloom Act, 2008</i> received Royal Assent. In October 2008, Council decided not to pass a resolution pursuant to the <i>Madresa Ashrafal Uloom Act, 2008</i> to support an extension of the time limits for making an application to the courts, as such a decision would have rendered the appeal deadlines set out in legislation open to similar challenges, and could potentially see many property owners requesting retroactive exemptions or reclassifications.</p> <p>In 2009 an application was filed with the Superior Court of Justice under s. 46 of the <i>Assessment Act</i> 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 requested to provide information to MPAC in order to prove that it is entitled to the exemption, and numerous court hearing dates have been adjourned. MPAC maintains that it has not received appropriate documentation from the Madresa to substantiate the exemption for the periods claimed. Even if the tax appeal applications for 2006 to 2008, and the Court application for 2008 and future years, result in a reduction in taxes for 2006 and subsequent years, arrears of approximately \$1.25 million will remain owing for taxation years 1995 to 2000. There are no further outstanding appeals or legislative mechanisms available to address the unpaid taxes for these earlier years. This property is scheduled to be included in the October 2012 Sale of Land by Public Tender.</p>	No.
6	C	9	<p>1133 Sheppard Ave W</p> <p>Owner: National Defence Canada Municipal Grants, Public Works Can.</p> <p>Mailing Address: 4900 Yonge Street - Ste 1200 Toronto, ON M2N 6A6</p> <p>Property Classification: Commercial & Industrial</p>	1,558,008.85	N/A	N/A	<p>Federally owned property. Balance represents unpaid 1997 taxes. Supplementary Billing created for approximately 10 business tenants, however bills were mailed in 1998 after some tenants had moved out. 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 unpaid taxes and penalties, including the issuance of bailiff warrants in addition to holding meetings with Federal representatives, their counsel and MPAC. Federal policies & guidelines, the <i>Municipal Grants Act</i> and the <i>Payment in Lieu of Taxes Act</i> limit the City's ability to recover unpaid taxes and penalties from the Federal Government.</p>	Yes, previously. Federally owned property.

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PROPERTIES WITH TAX ARREARS GREATER THAN \$500,000 OWNED BY A CORPORATION as of June 30, 2012								
#	REF	Ward	Property Information	Outstanding Taxes	Full CVA (based on 2008 market value) ¹	CVA Used In 2012 Levy	Comments and Collections - Efforts Taken	Use of Bailiff for the Arrears
7	B	20	222 Spadina Avenue, Units 23 - 25 Owner: Manbro Holdings (Ontario) Limited Mailing Address: 222 Spadina Avenue C/O Management Office Toronto, ON M5T 3A2 Property classification: Commercial	1,165,486.32	870,000	870,000	Balance represents unpaid 1997 to 2012 interim taxes, fire charges added to the tax account, and penalties. This Spadina Avenue condominium complex has numerous abandoned units. On February 17, 2006 Revenue Services registered a Tax Arrears Certificate against title to the subject unit. 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 had two years from the Tender Opening Date to determine if it was in the City's best interest to vest the ownership of the unit in the City's name. Staff, in consultation with Legal, determined that it was not in the City's best interest to acquire title. A new Tax Arrears Certificate was registered against title on May 3, 2011. The one year redemption period has expired and this property is expected to be included in a future tax sale.	Yes, previously.
8	B	20	222 Spadina Avenue, Units 19 - 26 Owner: Manbro Holdings (Ontario) Limited Mailing Address: 222 Spadina Avenue C/O Management Office Toronto, ON M5T 3A2 Property classification: Commercial	1,109,994.14	848,000	848,000	Balance represents unpaid 1997 to 2012 interim taxes and penalties. This Spadina Avenue condominium complex 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 had two years from the Tender Opening Date to determine if it was in the City's best interest to vest the ownership of the land in the City's name. Staff, in consultation with Legal, determined that it was not in the City's best interest to acquire title to this property. A new Tax Arrears Certificate was registered against title to the property on June 15, 2011. The one year redemption period has expired and this property is expected to be included in a future tax sale.	Yes, previously
9	B	20	222 Spadina Avenue, Units 1 - 6 Owner: Manbro Holdings (Ontario) Limited Mailing Address: 222 Spadina Avenue Units 1 - 6 Toronto, ON M5T 3A2 Property classification: Commercial	944,824.03	160,000	160,000	Balance represents unpaid 1997 to 2012 interim taxes, and penalties. This Spadina Avenue condominium complex 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 had two years from the Tender Opening Date to determine if it was in the City's best interest to vest the ownership of the land in the City's name. Staff, in consultation with Legal, determined that it was not in the City's best interest to acquire title to this property. A new Tax Arrears Certificate was registered against title to the property on June 22, 2011. The one year redemption period has expired and this property is expected to be included in a future tax sale.	No. Vacant commercial unit.
10	D	34	25-33 Mallard Rd Owner: St George and St. Rueilss Coptic Orthodox Church Toronto Mailing Address: 141 Bond St. Toronto, ON M3B 1M1 Property classification: Commercial	790,486.37	2,819,000	2,819,000	Balance represents unpaid 2003 to 2012 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 rehear an earlier decision regarding an application for a reduction in taxes for the 2003 taxation year on the basis that the property became exempt from taxation. The ARB issued a decision in June 2011, which resulted in a portion of the premises used by the church being made exempt for the 2003 taxation year only. Further applications under the <i>City of Toronto Act, 2006</i> remain pending for taxation years 2004 to present, which are expected to reduce the property taxes payable for those years.	Yes, previously.
11	D	26	1185 Eglinton Avenue East Owner: Bannockburn Lands Inc Mailing Address: 30 Hazelton Avenue Toronto, ON M5R 2E2 Property classification: Commercial	785,811.25	14,413,000	14,413,000	Balance represents unpaid 2011 to 2012 interim taxes and penalties. Account was issued to a bailiff in August 2012 since previously made payment arrangement was dishonoured.	Yes, currently.
12	C	20	39 John St Owner: Canadian Broadcasting Corp. Tenant - Movel Restaurants Limited Mailing Address: 111 Richmond St W - Suite 1500 Toronto, ON M5H 2G4 Property classification: Commercial	755,714.17	N/A	N/A	Balance represents unpaid 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/WaterhouseCoopers stating that Richtree Markets Inc. (Movel Restaurants Limited) filed for Companies' Creditors Arrangement Act (CAA) 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 unpaid taxes from the CBC.	No. Owned by a Federal Crown Corporation
13	B	2	121 City View Drive Owner: 1056949 Ontario Ltd Mailing Address: 9 Amy Court Woodbridge, ON L4L 7R2 Property classification: Industrial	604,952.71	1,699,000	1,699,000	Balance represents unpaid 2005 to 2012 interim taxes, water charges and penalties. On November 16, 2011, Revenue Services registered a Tax Arrears Certificate against the title of the property.	Yes, previously.
14	B	27	205 Yonge Street Owner: Midas Investment Corporation Mailing Address: 75 Courtneypark Drive, Unit 1 Mississauga, ON L5W 0E3 Property classification: Commercial	576,009.24	2,841,000	2,841,000	Balance represents unpaid 2008 to 2012 interim taxes, penalties and water charges. On October 12, 2011 Revenue Services registered a Tax Arrears Certificate against title to the subject property.	Yes, previously.
15	C	28	1 Queens Quay West Owner: Toronto Port Authority Mailing Address: C/O Captain John's 1 Queens Quay West Toronto, ON M5J 2H1 Property classification: Commercial	568,376.05	825,000	825,000	Balance represents unpaid 2002 to 2012 interim taxes, water charges and penalties. This property is a docking slip that is owned by the Toronto Port Authority (Federal Government) and is occupied by a tenant operating a restaurant known as Captain John's. Revenue Services has been working with Legal Services, the Toronto Port Authority and Waterfront Toronto to recover the unpaid taxes and the tenant's other debts. All attempts have been unsuccessful however, combined efforts continue. Water services were disconnected in June 2012 and the restaurant has since closed.	Yes, previously.

Attachment 1

**PROPERTIES WITH TAX ARREARS GREATER THAN \$500,000
OWNED BY A CORPORATION
as of June 30, 2012**

#	REF	Ward	Property Information	Outstanding Taxes	Full CVA (based on 2008 market value) ¹	CVA Used In 2012 Levy	Comments and Collections - Efforts Taken	Use of Bailiff for the Arrears
16	C	9	75 Sheppard Avenue West Owner: National Defence Canada Municipal Grants, Public Works Can. Mailing Address: FG Soccer Enterprises Inc 84 Alexander Blvd Toronto, ON M4R 1L9 Property classification: Commercial	537,223.69	N/A	N/A	Balance represents unpaid 1998 taxes and penalties. Federally owned property where the tenant vacated the premises in October 1998. 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, the <i>Municipal Grants Act</i> and the <i>Payment in Lieu of Taxes Act</i> limit the City's ability to recover unpaid taxes and penalties from the Federal Government.	Yes, previously.
17	D	35	97 Manville Road Owner: Misco Holdings Inc Mailing Address: 2 Laureleaf Road Thornhill, ON L3T 4S6 Property Classification: Industrial	536,954.45	7,176,000	7,176,000	Balance represents unpaid 2010 to 2012 interim taxes, water charges and penalties. Account issued to a bailiff on February 16, 2012. Bailiff has informed Revenue Services that the account is expected be paid in full on or before August 31, 2012.	Yes, currently.
18	B	20	222 Spadina Avenue, Units 20 - 22 Owner: Manbro Holdings (Ontario) Limited Mailing Address: C/O Management Office 222 Spadina Avenue Toronto, ON M5T 3A2 Property classification: Commercial	525,420.23	471,000	471,000	Balance represents unpaid 1997 to 2012 interim taxes and penalties. This Spadina Avenue condominium complex has numerous abandoned units. On May 25, 2006 Revenue Services registered a Tax Arrears Certificate against the title of the 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 had two years from the Tender Opening Date to determine if it was in the City's best interest to vest the ownership of the land in the City's name. Staff, in consultation with Legal, determined that it was not in the City's best interest to acquire title to this property. A new Tax Arrears Certificate was registered against title to the property on June 14, 2011. The one year redemption period has expired and this property is expected to be included in a future tax sale.	Yes, previously.

TOTAL

23,899,149.08

Note 1. "Full CVA (based on 2008 market values)" refers to the full Current Value Assessment (CVA) of the property based on a January 1, 2008 valuation date. i.e., the full CVA total for the property that applies in the fourth year of the provincially mandated four-year phase-in period for assessment values.

Code	Count	Summary	
A	1	Contaminated Properties with Council Agreement	\$2,890,920.56
B	9	Tax Arrears Certificate registered against the title of the property	\$12,649,005.97
C	5	Federal Crown Corporations or Provincially Owned Properties	\$6,245,970.48
D	3	Remainder	\$2,113,252.07
18		TOTAL	\$23,899,149.08