

1 [Settlement of Lawsuits - Park Hotels & Resorts Inc. - Stipulated Assessed Value of
2 \$140,700,000 and Refund of \$943,740 Plus Statutory Interest]

3 **Ordinance authorizing settlement of two related lawsuits filed by Park Hotels & Resorts**
4 **Inc. et al. against the City and County of San Francisco concerning the real property**
5 **located at 555 North Point, San Francisco, CA (Assessor’s Parcel Block No. 0029, Lot**
6 **No. 007) (the “Subject Property”) for a stipulated assessed value of the Subject**
7 **Property of \$140,700,000 as of September 17, 2019, contingent upon the Assessment**
8 **Appeals Board’s approval, and a refund of \$943,740 plus statutory interest; the first**
9 **lawsuit was filed on August 7, 2023, in San Francisco Superior Court, Case No. CGC-**
10 **23-608156; entitled Park Hotels & Resorts Inc., et al. v. City and County of San**
11 **Francisco; the second lawsuit was filed on June 27, 2023, in San Francisco Superior**
12 **Court, Case No. CGC-23-607311; entitled Park Hotels & Resorts Inc. v. City and County**
13 **of San Francisco, et al.; the lawsuits involve the assessed value of the Subject Property**
14 **for property tax purposes as of the September 17, 2019 change in ownership date and a**
15 **transfer tax refund.**

16
17 Be it ordained by the People of the City and County of San Francisco:

18 Section 1. Pursuant to Charter Section 6.102(5), the Board of Supervisors hereby
19 authorizes the City Attorney to settle the action entitled Park Hotels & Resorts Inc., et al. v.
20 City and County of San Francisco, San Francisco Superior Court, Case No. CGC-23-608156,
21 for a stipulated assessed value of the real property located at 555 North Point, San Francisco,
22 CA (APN 0029-007) of \$140,700,000 as of September 17, 2019, contingent upon the
23 Assessment Appeals Board’s approval;

24 Section 2. The action in Section 1 was filed in San Francisco Superior Court on
25 August 7, 2023, and the following parties were named in the lawsuit: Park Hotels and Resorts

1 Inc., a Delaware Corporation, Park Intermediate Holdings LLC, a Delaware Limited Liability
2 Company, CHSP Fisherman Wharf LLC, a Delaware Limited Liability Company, and CHSP
3 TRS Fisherman Wharf LLC, a Delaware Limited Liability Company, Plaintiffs; and City and
4 County of San Francisco, Defendant.

5 Section 3. Pursuant to Charter Section 6.102(5), the Board of Supervisors hereby
6 authorizes the City Attorney to settle the action entitled Park Hotels & Resorts Inc., et al. v.
7 City and County of San Francisco, et al., San Francisco Superior Court, Case No. CGC-23-
8 607311, for the payment of \$943,740, plus statutory interest. The lawsuit involves a transfer
9 tax refund.

10 Section 4. The action in Section 4 was filed in San Francisco Superior Court on
11 June 27, 2023, and the following parties were named in the lawsuit: Park Hotels and Resorts
12 Inc., a Delaware Corporation, Park Intermediate Holdings LLC, a Delaware Limited Liability
13 Company, and CHSP Fisherman Wharf LLC, a Delaware Limited Liability Company, Plaintiffs;
14 and City and County of San Francisco, San Francisco Assessor-Recorder, San Francisco
15 Controller, San Francisco Board of Supervisors, San Francisco Treasurer, San Francisco Tax
16 Collector, and Does 1-10, Defendants.

17 APPROVED AS TO FORM AND
18 RECOMMENDED:

19 DAVID CHIU
City Attorney

20 /s/ Scott M. Reiber
21 SCOTT M. REIBER
Chief Tax Attorney

RECOMMENDED:

OFFICE OF THE ASSESSOR-RECORDER

22 /s/
23 JOAQUÍN TORRES
Assessor-Recorder

24 FUNDS AVAILABLE:

25 /s/ Carol Lu for Greg Wagner
GREG WAGNER
Controller