

1 [Settlement of Lawsuits - Park Hotels & Resorts Inc. - Stipulated Assessed Value of
2 \$222,145,336 and Refund of \$1,636,749 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 375 Battery Street, San Francisco, CA (Assessor's Parcel Block No. 0229, Lot**
6 **No. 020) (the "Subject Property") for a stipulated assessed value of the Subject**
7 **Property of \$222,145,336 as of September 18, 2019, contingent upon the Assessment**
8 **Appeals Board's approval, and a refund of \$1,636,749, plus statutory interest; the first**
9 **lawsuit was filed on August 18, 2023, in San Francisco Superior Court, Case No. CGC-**
10 **23-608468; 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-23-607304; 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 18, 2019, change in ownership date and**
15 **a 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-23-608468,
21 for a stipulated assessed value of the real property located at 375 Battery Street, San
22 Francisco, CA (APN 0229-020) of \$222,145,336 as of September 18, 2019, contingent upon
23 the Assessment Appeals Board's approval;

24 Section 2. The action in Section 1 was filed in San Francisco Superior Court on
25 August 18, 2023, and the following parties were named in the lawsuit: Park Hotels & Resorts

1 Inc., a Delaware Corporation, PK Domestic Property LLC, a Delaware Limited Liability
2 Company, CHSP San Francisco LLC, a Delaware Limited Liability Company, and CHSP TRS
3 San Francisco LLC, a Delaware Limited Liability Company, Plaintiffs; and City and County of
4 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 607304, for the payment of \$1,636,749, 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, PK Domestic Property LLC, a Delaware Limited Liability
13 Company, and CHSP San Francisco 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:

RECOMMENDED:

19 DAVID CHIU
City Attorney

OFFICE OF THE ASSESSOR-RECORDER

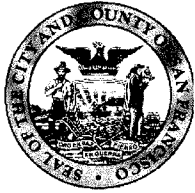
20 /s/ Scott M. Reiber
21 SCOTT M. REIBER
Chief Tax Attorney

/s/
JOAQUÍN TORRES
Assessor-Recorder

22 FUNDS AVAILABLE:

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

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City and County of San Francisco

Tails Ordinance

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 240826

Date Passed: November 05, 2024

Ordinance authorizing settlement of two related lawsuits filed by Park Hotels & Resorts Inc. et al. against the City and County of San Francisco concerning the real property located at 375 Battery Street, San Francisco, CA (Assessor's Parcel Block No. 0229, Lot No. 020) (the "Subject Property") for a stipulated assessed value of the Subject Property of \$222,145,336 as of September 18, 2019, contingent upon the Assessment Appeals Board's approval, and a refund of \$1,636,749, plus statutory interest; the first lawsuit was filed on August 18, 2023, in San Francisco Superior Court, Case No. CGC-23-608468; entitled Park Hotels & Resorts Inc., et al. v. City and County of San Francisco; the second lawsuit was filed on June 27, 2023, in San Francisco Superior Court, Case No. CGC-23-607304; entitled Park Hotels & Resorts Inc. v. City and County of San Francisco, et al.; the lawsuits involve the assessed value of the Subject Property for property tax purposes as of the September 18, 2019, change in ownership date and a transfer tax refund.

October 17, 2024 Government Audit and Oversight Committee - RECOMMENDED..

October 29, 2024 Board of Supervisors - PASSED, ON FIRST READING

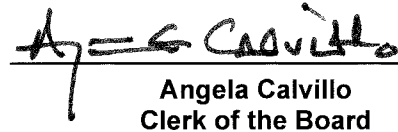
Ayes: 11 - Chan, Dorsey, Engardio, Mandelman, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton


November 05, 2024 Board of Supervisors - FINALLY PASSED

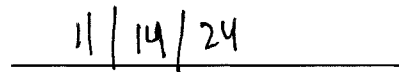
Ayes: 11 - Chan, Dorsey, Engardio, Mandelman, Melgar, Peskin, Preston, Ronen, Safai, Stefani and Walton

File No. 240826

I hereby certify that the foregoing
Ordinance was FINALLY PASSED on
11/5/2024 by the Board of Supervisors of the
City and County of San Francisco.


Angela Calvillo
Clerk of the Board


London N. Breed
Mayor


Date Approved