

1 [Settlement of Lawsuit - 2121 Pine Street SF, LLC, et al. - \$300,000]

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3 **Ordinance authorizing settlement of the lawsuit filed by 2121 Pine Street SF, LLC, et al.**  
4 **against the City and County of San Francisco for \$300,000; the lawsuit was filed on**  
5 **January 11, 2024, in San Francisco Superior Court, Case No. CGC-24-611594; entitled**  
6 **2121 Pine Street SF, LLC, et al. v. City and County of San Francisco, et al.; the lawsuit**  
7 **involves a claim for refund of transfer taxes, penalties, and interest.**

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

10 Section 1. Pursuant to Charter Section 6.102(5), the Board of Supervisors hereby  
11 authorizes the City Attorney to settle the action entitled 2121 Pine Street SF, LLC, et al. v. City  
12 and County of San Francisco, et al., San Francisco Superior Court, Case No. CGC-24-  
13 611594, by the payment of \$300,000. The lawsuit involves a claim for refund of transfer  
14 taxes, penalties, and interest.

15 Section 2. The above-named action was filed in San Francisco Superior Court on  
16 January 11, 2024, and the following parties were named in the lawsuit: Plaintiffs 2121 Pine  
17 Street SF, LLC, a Delaware Limited Liability Company; 1359 Pine Street SF, LLC, a Delaware  
18 Limited Liability Company; 2043 19th Avenue SF, LLC, a Delaware Limited Liability Company;  
19 2707 Pine Street SF, LLC, a Delaware Limited Liability Company; BME HOLDCO A LLC, a  
20 Delaware Limited Liability Company; BME HOLDCO B LLC, a Delaware Limited Liability  
21 Company; BME HOLDCO C LLC, a Delaware Limited Liability Company; BME HOLDCO  
22 PARENT A LLC, a Delaware Limited Liability Company; BME HOLDCO PARENT B LLC, a  
23 Delaware Limited Liability Company; BME HOLDCO PARENT C LLC, a Delaware Limited  
24 Liability Company; Defendants City and County of San Francisco; San Francisco Assessor-  
25 Recorder; and San Francisco Board of Supervisors.

1 APPROVED AS TO FORM AND  
2 RECOMMENDED:

3 DAVID CHIU  
4 City Attorney

5 /s/ Scott M. Reiber  
6 SCOTT M. REIBER  
7 Chief Tax Attorney

8 FUNDS AVAILABLE:

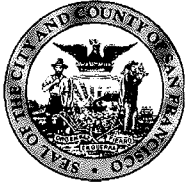
9 /s/ Michelle Allersma for Greg Wagner  
10 GREG WAGNER  
11 Controller

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RECOMMENDED:

OFFICE OF THE ASSESSOR-RECORDER

/s/  
JOAQUÍN TORRES  
Assessor-Recorder



**City and County of San Francisco**  
**Tails**  
**Ordinance**

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

**File Number:** 250695

**Date Passed:** July 29, 2025

Ordinance authorizing settlement of the lawsuit filed by 2121 Pine Street SF, LLC, et al. against the City and County of San Francisco for \$300,000; the lawsuit was filed on January 11, 2024, in San Francisco Superior Court, Case No. CGC-24-611594; entitled 2121 Pine Street SF, LLC, et al. v. City and County of San Francisco, et al.; the lawsuit involves a claim for refund of transfer taxes, penalties, and interest.

July 17, 2025 Government Audit and Oversight Committee - RECOMMENDED AS COMMITTEE REPORT

July 22, 2025 Board of Supervisors - PASSED, ON FIRST READING

Ayes: 11 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton

July 29, 2025 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Chan, Chen, Dorsey, Engardio, Fielder, Mahmood, Mandelman, Melgar, Sauter, Sherrill and Walton

File No. 250695

I hereby certify that the foregoing  
Ordinance was FINALLY PASSED on  
7/29/2025 by the Board of Supervisors of the  
City and County of San Francisco.

f Angela Calvillo  
Clerk of the Board

Daniel Lurie  
Mayor

8 / 5 / 2025

Date Approved