

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

2
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.**

8
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:

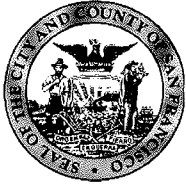
9 /s/ Michelle Allersma for Greg Wagner
10 GREG WAGNER
11 Controller

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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