



## DISCLOSURE FORM

(Form 3 of 5)



Project Title: Meadow Creek Townhomes, 533 Bellevue Ave. Santa Rosa, CA. 95407  
 (Include site address)

Please provide the name of each individual, partnership, corporation, LLC, or trust who has an interest in the proposed land use action. Include the names of all applicants, developers, property owners, and each person or entity that holds an option on the property.

- Individuals: Identify all individuals
- Partnerships: Identify all general and limited partners
- Corporations: Identify all shareholders owning 10% or more of the stock and all officers and directors (unless the corporation is listed on any major stock exchange, in which case only the identity of the exchange must be listed.
- LLCs: Identify all members, managers, partners, officers and directors.
- Trusts: Identify all trustees and beneficiaries.
- Option Holders: Identify all holders of options on the real property.

Full Name:	Address:
Burgess SR, LLC	1425 Treat BLVD. Walnut Creek, CA. 94597
RHCA Investment LP	1425 Treat BLVD. Walnut Creek, CA. 94597
N. Jay Ryder, General Partner	1425 Treat BLVD. Walnut Creek, CA. 94597
Bellevue Investment Partners LP	1425 Treat BLVD. Walnut Creek, CA. 94597
Dean Moser, General Partner	7250 Redwood BLVD. #350 Novato, CA. 94945

In addition, please identify the name of each civil engineer, architect, and consultant for the project.

Full Name:	Address:
Civil Engineer - CBG Engineers - Evan Dornbacher	2633 Camino Ramon #350, San Ramon, CA. 94583
Landscape Architect - Ripley Design - Annika Carpenter	1615 Bonanza St. #314, Walnut Creek, CA. 94596
Architect - Bassenian Lagoni - Michael Stone	2031 Orchard Dr. #100, Newport Beach, CA. 92660

Additional names and addresses attached:     Yes     No

The above information shall be promptly updated by the applicant to reflect any change that occurs prior to final action.

I certify that the above information is true and correct: 
DocuSigned by:  
  
893F98116E0D439...
5/30/2022  
Applicant
Date

## Wolski, Sheila

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**From:** Jay Ryder <jay@ryderhomes.com>  
**Sent:** Wednesday, November 2, 2022 11:18 AM  
**To:** Wolski, Sheila; Savannah Ryder  
**Subject:** [EXTERNAL] RE: Disclosure- Additional Information Needed

Sheila,

Burgess SR, LLC is owned 50% by RHCA Investment LP and 50% by Bellevue Investment Partners LP

RHCA Investment LP is owned 100% by the Ned J and Leslie irene Ryder Revocable Trust with Ned J Ryder as General Partner

Bellevue investment Partners LP is not a Ryder family entity and I do not have the exact ownership structure but Dean Moser is the general Partner and signatory of this entity.

Thanks

### Jay Ryder

President

T 925.937.4373 x3001

E [jay@ryderhomes.com](mailto:jay@ryderhomes.com)

W [www.ryderhomes.com](http://www.ryderhomes.com)



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**From:** Wolski, Sheila <swolski@srcity.org>  
**Sent:** Wednesday, November 2, 2022 8:57 AM  
**To:** Jay Ryder <jay@ryderhomes.com>; Savannah Ryder <Savannah@ryderhomes.com>  
**Subject:** Disclosure- Additional Information Needed  
**Importance:** High

Hi Jay & Savannah,

Our admin is doing a quorum and check on conflicts of interest. We've had some feedback from our Board and Commissioners that they want to see individual's names associated with LLCs and LPs listed on the City's Disclosure form so they know who's affiliated with a project.

Can you please expand on the persons associated with these entities highlighted below **by noon today?**: [Form--Disclosure- \(srcity.org\)](#)

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Bellevue Investment Partners LP	1425 Treat BLVD. Walnut Creek, CA. 94597
Dean Moser, General Partner	7250 Redwood BLVD. #350 Novato, CA. 94945

Thank you,

**Sheila Wolski, City Planner**

Planning & Economic Development

100 Santa Rosa Ave., Room 3 | Santa Rosa, CA 95404

Tel. (707) 543-4705 | [swolski@srcity.org](mailto:swolski@srcity.org)

Hours | Monday-Friday 7:30am-4:30pm



**We are hiring – join the team with a purpose and make an impact!**

We offer incredible opportunities, dynamic work and excellent benefits.

**Come find your passion;** visit [SRCity.org/Jobs](https://srcity.org/jobs)

**Recording Requested by:  
HCA Management Company, LLC.**

**When Recorded, Return to:  
HCA Management Company, LLC  
P.O. Box 7  
Novato, CA 94948**

## **STATEMENT OF PARTNERSHIP**

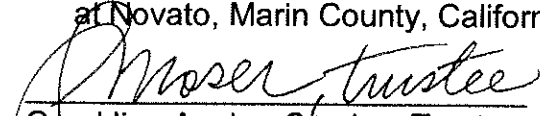
The undersigned, partners of **Bellevue Investment Partners, a California General Partnership**, declare that:

- 1) **Bellevue Investment Partners** is a partnership.
- 2) The name of this partnership is **Bellevue Investment Partners**, a California General Partnership.
- 3) The names of the partners are:
  - a) The Geraldine Aguirre Survivor Trust, Dean J. Moser, Trustee ("Survivor Trust")
  - b) Christine Lea Gaddini "HCA" Living Trust, Christine Gaddini, Trustee ("Trustee/Chris");
  - c) Mark S. Aguirre "HCA" Living Trust, Mark Aguirre, Trustee ("Trustee/Mark");
  - d) Jon E. Aguirre "HCA" Living Trust, Jon Aguirre, Trustee ("Trustee/Jon");
  - e) Jay Greenwell "HCA" Living Trust, Jay Greenwell, Trustee ("Trustee/Jay")
  - f) Jennifer Thayer "HCA" Living Trust, Jennifer Thayer, Trustee ("Trustee/Jennifer")
  - g) James Greenwell "HCA" Living Trust, James Greenwell, Trustee ("Trustee/Jim")
- 4) The partners named in this statement are all of the partners.
- 5) Mark S. Aguirre and Dean J. Moser are the Co-Managing Directors. Mark Aguirre and Dean Moser acting together may convey title to any real property held in the Partnership name by a conveyance executed in the Partnership name. As used in this paragraph, "conveyance" includes every instrument in writing by which any estate or interest in real estate is created, alienated, mortgaged, or encumbered, or by which the title to any real property may be affected, except by will; and "convey" includes the execution of any such instrument.
- 6) If Dean Moser is unwilling or unable to serve as a Managing Director, then Mark S. Aguirre shall serve as sole Manager having all the powers and responsibilities delineated herein. If Mark Aguirre fails or ceases to act as Manager, the same authority to act as Manager shall be delegated to a successor Manager by a vote of the majority of the Partners.
- 7) The Managing Director(s) acting alone may transact any normal day-to-day operating partnership business.
- 8) The Managing Director(s) of the Partnership may, in writing, designate any other general partner of the Partnership to execute any of the aforementioned documents.

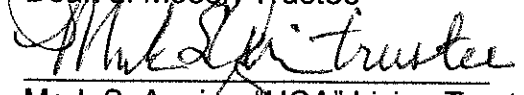
**SIGNATURES ON THE NEXT PAGE**

**Bellevue Investment Partners, a California General Partnership**  
**STATEMENT OF PARTNERSHIP**

IN WITNESS WHEREOF this statement was executed on December 14, 2015,  
at Novato, Marin County, California.



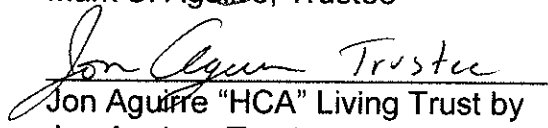
Geraldine Aguirre Survivor Trust,  
Dean J. Moser, Trustee



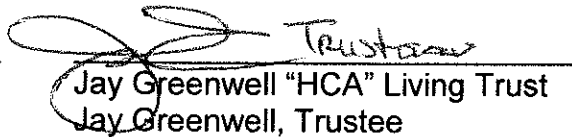
Mark S. Aguirre "HCA" Living Trust  
Mark S. Aguirre, Trustee



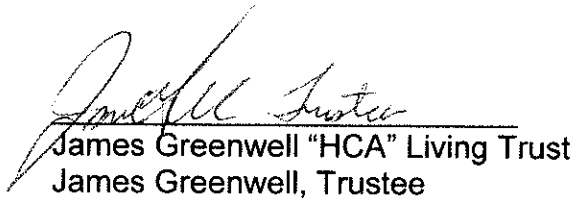
Christine Gaddini "HCA" Living Trust  
Christine Gaddini, Trustee



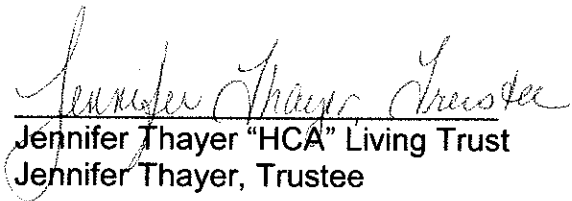
Jon Aguirre "HCA" Living Trust by  
Jon Aguirre, Trustee



Jay Greenwell "HCA" Living Trust  
Jay Greenwell, Trustee



James Greenwell "HCA" Living Trust  
James Greenwell, Trustee



Jennifer Thayer "HCA" Living Trust  
Jennifer Thayer, Trustee