

Full Name:

## 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.

Address:

Trusts: Identify all trustees and beneficiaries.

Option Holders: Identify all holders of options on the real property.

|  | 7.00.000  |                             |
|--|---|-----------------------------|
| Burgess SR, LLC  | 1425 Treat BLVD. Walnut Creek, CA. 945                                | 597                         |
| RHCA Investment LP                                     | 1425 Treat BLVD. Walnut Creek, CA. 945                                | 597                         |
| N. Jay Ryder, General Partner                          | 1425 Treat BLVD. Walnut Creek, CA. 94                                 | 597                         |
| Bellevue Investment Partners LP                        | 1425 Treat BLVD. Walnut Creek, CA. 94                                 | 597                         |
| Dean Moser, General Partner                            | 7250 Redwood BLVD. #350 Novato, CA                                    | . 94945                     |
|  |   |                             |
|  |   |                             |
| In addition, please identify the name of ea            | ch civil engineer, architect, and consultant for the projec           | t.                          |
| 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 nam   | es and addresses attached:   Yes   No                                 |                             |
| The above information shall be promptly                | updated by the applicant to reflect any change that occDocuSigned by: | curs prior to final action. |
| I certify that the above information is true           | and correct: Jay Ryder  | 5/30/2022                   |
|  | Applicant   | Date                        |
|  |   |                             |

#### Wolski, Sheila

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

W 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)

| 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 |

### Thank you,

#### Sheila Wolski, City Planner

Planning & Economic Development 100 Santa Rosa Ave., Room 3 | Santa Rosa, CA 95404 Tel. (707) 543-4705 | <a href="mailto:swolski@srcity.org">swolski@srcity.org</a>

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







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");
  - 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, aliened, 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.

# 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, Californi | a.   |
| Moser trustee                      |  |
| Geraldine Aguirre Survivor Trust,  |  |
| Dean J. Moser/Trustee              |  |
| Mhede trustee                      | Man Manny                                    |
| Mark S. Aguirre "HCA" Living Trust | Christine Gaddini "HCA" Living Trust         |
| Mark S. Aguirre, Trustee           | Christine Gaddini, Trustee                   |
| Jon Claum Trustee                  | Trustan                                      |
| Jon Aguirre "HCA" Living Trust by  | Jay Greenwell "HCA" Living Trust             |
| Jon Aguirre, Trustee               | Jay Øreenwell, Trustee                       |
| Smithe Inster                      | Jenneye Thay Treestee                        |
| James Greenwell "HCA" Living Trust | Jenniter a nayer "HCA" Living Trust          |
| // James Greenwell, Trustee        | Jennifer Thayer, Trustee                     |