

From: [Marc Burridge](#)
To: [Rebecca Bustos](#)
Cc: [Myron Von Raesfeld](#)
Subject: RE: 906 Monroe Street - Owner Contact
Date: Tuesday, February 03, 2026 2:53:59 PM
Attachments: [TDUS 2024.06.07 - recorded - 930 & 950 Monroe St.pdf](#)

Hi Rebecca.

Thanks for letting us know this property falls under the Mills Act. Arixa is the original lender, and we foreclosed, transferring title to our REO LLC. LP Monroe St hasn't owned the property since June 2024. Attached is the recorded Trustee's Deed for reference.

That said, we will review the checklist and the original plan from 1998. As for a 10-year plan, we acquired the property through our foreclosure, so our plan is to sell 906 and 1341 sometime this year.

Regards,

Marc Burridge

Director Special Assets | Risk Management
Arixa Capital | Crosswind Financial

Direct: (424) 467-1750
Mobile: (805) 754-8222
Email: mburridge@arixacapital.com

From: Rebecca Bustos <RBustos@SantaClaraCA.gov>
Sent: Tuesday, February 3, 2026 1:19 PM
To: Marc Burridge <mburridge@arixacapital.com>
Cc: Myron Von Raesfeld <myron4homes@gmail.com>
Subject: RE: 906 Monroe Street - Owner Contact

You don't often get email from rbustos@santaclaraca.gov. [Learn why this is important](#)

Hello Marc,

My name is Rebecca, and I oversee the City's historic preservation program. I'm writing to follow up on the Mills Act audit for the property at 906 Monroe Street.

At this time, the City is moving forward with the process to remove the property from the Mills Act program. Over the past two years, the City has attempted to contact the property owners through mailed notices sent to both the property address and the owner of record with the County, LP Monroe Street LLC.

The Historic Preservation Agreement (attached), originally executed by the previous owners in 1998, requires property owners to comply with audits and provide supporting documentation. These agreements run with the land and remain in effect despite changes in ownership.

To retain the Mills Act contract, you must complete the audit checklist in full, including photographs and expenditure records. This process allows you to document all relevant work completed on the property, including projects not included in the original 10-Year Plan. In addition, you will need to submit a new 10-Year Plan demonstrating your continued commitment to the program. If these items are not submitted, staff will proceed with termination of the agreement.

At the January 27, 2026 Council meeting, the City Council voted to continue the termination hearing to March 10. To allow sufficient time for staff review prior to that hearing, please submit the completed checklist and new 10-Year Plan no later than **Friday, February 20**.

If the Council ultimately votes to terminate the agreement, property owners are subject to a cancellation fee equal to 12.5 percent of the current fair market value of the property, as determined by the County Assessor, in accordance with the California Government Code. The property will remain listed on the City's Historic Resources Inventory and will continue to be subject to all requirements of the Historic Preservation Ordinance. Any future work on the structures will require historic review and approval consistent with City regulations.

Please let me know if you have any questions or would like to discuss the process further.

Best,

Rebecca Bustos | Principal Planner
Community Development Department, Planning Division
1500 Warburton Avenue, Santa Clara, CA 95050
Direct: 408.615.2464 | rbustos@santaclaraca.gov

From: Myron Von Raesfeld <myron4homes@gmail.com>

Sent: Tuesday, February 03, 2026 10:03 AM

To: Rebecca Bustos <RBustos@SantaClaraCA.gov>; Marc Burr ridge <mburridge@arixacapital.com>

Subject: Re: 906 Monroe Street - Owner Contact

Rebecca,

Yes Arixa is the current owner of the properties located at 906 Monroe and 950 Monroe St. Marc Burr ridge is the new contact for Arixa and I am copying him on this email as well. Marc, This is Rebecca who works for the city of Santa Clara and can be very helpful with the historic nature of 906 Monroe. I am sure Arixa would like to keep the Mills Act for 906 Monroe St if at all possible. They are working on some of the necessary repairs to keep this home in good shape for many years. I do know there is some porch rot that they are going to address.

If you could let us know what you need from us in order to maintain the Mills Act we will work to accomplish those tasks.

Myron Von Raesfeld
Real Estate Broker
Keller Williams Bay Area Estates
CA DRE: 00866594
Real Estate Broker
Parker James Properties
North Carolina Lic: 302419
408-472-4025

YOUR SILICON VALLEY TO RALEIGH CONNECTION

On Tue, Feb 3, 2026 at 12:52 PM Rebecca Bustos <RBustos@santaclaraca.gov> wrote:

Hi Myron,

I'm following up on our conversation late last year regarding the Mills Act Contract for the property at 906 Monroe Street.

At its January 27 meeting, the Council reviewed the termination recommendation and continued the item, requesting that staff make one additional attempt to contact the property owner.

Can you confirm whether Arixa Secured Income Fund LLC is the current owner of the property? If so, could you please provide an appropriate contact person?

For your awareness, LP Monroe Street is still listed as the owner in County records.

Thank you,

Rebecca Bustos | Principal Planner
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Direct: 408.615.2464 | rbustos@santaclaraca.gov