

## ITEM 3 LMC (LMA) PUBLIC COMMENT 001

**From:** Brock Alexander <brockalex@hotmail.com>  
**Sent:** Monday, April 28, 2025 9:38 AM  
**To:** Gonzalez. Manuel <gonzalezma@saccounty.gov>  
**Subject:** Re: District 5 - Locke Community Meeting - 4-29-25 - Agenda

**⚠ EXTERNAL EMAIL:** If unknown sender, **do not** click links/attachments. **⚠**  
If you have concerns about this email, please report it via the Phish Alert button.

Manuel

As a property owner, I would like to see the LMA or LMC dissolved ASAP.

The board is a hot mess and holds no right to tell any property owner what to do?

Please pass the info on

thanks Brock Alexander

Sent from [Outlook](#)

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**From:** Gonzalez. Manuel <gonzalezma@saccounty.gov>  
**Sent:** Friday, April 25, 2025 3:50 PM  
**Subject:** District 5 - Locke Community Meeting - 4-29-25 - Agenda

Dear LMC AKA Association members,

Please see the attached the Agenda for the upcoming Locke Community Event scheduled for **Tuesday, April 29, 2025** at the **Jean Harvie Community Center**. The agenda and any associated material will be available on the Locke Community Meeting page here:

[https://sccob.saccounty.gov/Pages/Locke-Comm.Meetings\\_PublicNotices.aspx](https://sccob.saccounty.gov/Pages/Locke-Comm.Meetings_PublicNotices.aspx)

The event is scheduled to start at 6:00 p.m. and will be attended by Sacramento County Board Supervisor Patrick Hume and County Staff.

Best regards,

**Manuel Gonzalez**

Supervising Deputy Clerk  
County Board of Supervisors  
916-874-8170; Mail Code: 08-2450

GonzalezMa@saccounty.gov



To access the Sacramento County's eDisclosure (Form 700) site please visit:  
<https://form700.saccounty.gov/Pages/default.aspx>

To access the FPPC's AB 1234 Ethics Site please visit:  
<https://localethics.fppc.ca.gov/login.aspx>

## ITEM 3 LMC (LMA) PUBLIC COMMENT 002

**From:** Doug <doug@blacklabelcommercial.com>  
**Sent:** Sunday, April 27, 2025 6:37 AM  
**To:** Pat Hume <PatHume@saccounty.gov>  
**CC:** Clerk of the Board Public Email <boardclerk@saccounty.gov>  
**Subject:** Re: LMA-January 9th, 2023, Agenda Item 9.  
**Attachments:** Locke Community Event Agenda 4-29-25.pdf; Bk337-9-1.pdf; Bk337-9-2.pdf; Locke\_County Roads4.pdf; Locke\_County Roads3.pdf

**Importance:** High

**Categories:** Red Category

**⚠ EXTERNAL EMAIL:** If unknown sender, **do not** click links/attachments. **⚠**  
If you have concerns about this email, please report it via the Phish Alert button.

Honorable Supervisor Hume, (see e-chain)

We spoke in 2023 on the subject of Locke, I lived there as a little boy, from 1951 to 1964.  
Fast forward to now;

Please find attached the Final Map of Locke, delineating in yellow the County Roads within Locke. These are to be improved/maintained to County standards.

I am a Professional Land Surveyor, L6046 (CA), and I have development projects in Sacramento County, California.

I spent time (LMA) and treasure by sending my survey crew to locate the centerline monuments, helping the LMA with the above, and this, et al, went nowhere.

---

I am notified of your April 29, 2025, meeting, and I will attend remotely;  
I viewed the video, July 19, 2021; Very damning...

...*Locke Management Corporation (LMA)*:

*ox·y·mo·ron*  
*/,äksə'môr, än/*  
*noun*  
*a figure of speech in which apparently contradictory terms appear in conjunction.*

*Best Regards,*

*Doug OwYang*

*Development Consultant*

Commercial Site & Development Planning | Black Label Commercial Group

*Commercial Real Estate Advisor*

www.BlackLabelCommercial.com



**281-865-9135 Cell/Text**

**936-441-2610 Office**

**1610 FM 1960**

**Houston, Texas 77073**

[doug@blacklabelcommercial.com](mailto:doug@blacklabelcommercial.com)

Texas Real Estate Commission Consumer Protection Notice

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Thank you. Any information, including third party information, shall be verified as the accuracy and recipient shall be responsible for verifying any and all information as to its accuracy.

Electronic Communication: This email shall stand alone and cannot be consolidated or integrated with other correspondences to form a contract.

---

**From:** Doug <doug@blacklabelcommercial.com>

**Sent:** Saturday, March 11, 2023 6:21 PM

**To:** PatHume@saccounty.gov <PatHume@saccounty.gov>

**Cc:** boardclerk@saccounty.gov <boardclerk@saccounty.gov>; Locke Management Association

<lockelma@gmail.com>; Doug <doug@blacklabelcommercial.com>

**Subject:** Re: LMA-January 9th, 2023, Agenda Item 9.

Hornable Supervisor Hume:

Attached is my thesis regarding the LMA 'By-Laws' and the recorded CC&Rs.

This was emailed to your office on February 2, 2023. see below.

- these documents are in Conflict, please advise me if this irregularity will be addressed and corrected.
  - this is not on March 13, 2023 agenda.

LOCKE MANAGEMENT CORPORATION AKA ASSOCIATION

LOCKE MANAGEMENT CORPORATION

*Best Regards,*

*Doug OwYang*

*Development Consultant*  
Houston Commercial Site & Development Planning - Black Label Commercial Group  
*Commercial Real Estate Advisor*



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Electronic Communication: This email shall stand alone and cannot be consolidated or integrated with other correspondences to form a contract.

---

**From:** Doug <[doug@blacklabelcommercial.com](mailto:doug@blacklabelcommercial.com)>  
**Sent:** Thursday, February 2, 2023 3:16 AM  
**To:** PatHume@saccounty.gov <[PatHume@saccounty.gov](mailto:PatHume@saccounty.gov)>  
**Cc:** boardclerk@saccounty.gov <[boardclerk@saccounty.gov](mailto:boardclerk@saccounty.gov)>; Locke Management Association <[lockelma@gmail.com](mailto:lockelma@gmail.com)>; Doug <[doug@blacklabelcommercial.com](mailto:doug@blacklabelcommercial.com)>  
**Subject:** LMA-January 9th, 2023, Agenda Item 9.

Honorable Mr. Hume:

I sent the attached letter on or about the 11<sup>th</sup> of January to the LMA, and *as directed by county staff, to boardclerk@saccounty.gov*.

Would you ask your staff to inquire about the status of my thesis regarding the LMA By-Laws and the CC&Rs?

Thank you in advance.

Please confirm receipt.

*"I can confirm receipt of your email with attachment. In the future, please direct all requests/communications regarding government meetings to [boardclerk@saccounty.gov](mailto:boardclerk@saccounty.gov)"*

*Best Regards,*

*Doug OwYang*

*Development Consultant*

Houston Commercial Site & Development Planning - Black Label Commercial Group

*Commercial Real Estate Advisor*



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Thank you. Any information, including third party information, shall be verified as the accuracy and recipient shall be responsible for verifying any and all information as to its accuracy.

Electronic Communication: This email shall stand alone and cannot be consolidated or integrated with other correspondences to form a contract.

FINAL MAP OF  
SUBDIVISION NO. 03-0290  
**"COMMUNITY OF LOCKE"**

BEING A RESUBDIVISION OF PARCEL 1 PER 163 OF PARCEL MAPS, PAGE 17  
SACRAMENTO COUNTY RECORDS

COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2004



SHEET 1 OF 4

**OWNER'S STATEMENT**

THE UNDERSIGNED HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS SUBDIVISION MAP, AND OFFER FOR DEDICATION AND DO HEREBY DEDICATE TO SPECIFIC PURPOSES THE FOLLOWING:

- (1) RIGHTS OF WAY AND EASEMENTS FOR INSTALLATION AND MAINTENANCE OF WATER, GAS, SEWER, AND DRAINAGE PIPES, AND FOR POLES AND OVERHEAD AND UNDERGROUND WIRES AND CONDUITS FOR ELECTRICAL, TELEVISION, AND TELEPHONE SERVICES, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER, AND ACROSS THOSE STRIPS OF LAND LYING BETWEEN THE LINES SHOWN HEREON AND DESIGNATED "PUBLIC UTILITY EASEMENT." [PUE]
- (2) EASEMENTS FOR LIGHT AND AIR TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER, AND ACROSS THOSE STRIPS OF LAND LYING BETWEEN THE LINES SHOWN HEREON AND DESIGNATED "LIGHT AND AIR EASEMENT." SAID EASEMENT TO BE KEPT OPEN AND FREE FROM BUILDINGS.
- (3) EASEMENT FOR NO INGRESS AND EGRESS TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER, AND ACROSS THAT PROPERTY LINE COMMON TO LOTS 143 AND 144 AS SHOWN HEREON.
- (4) RIGHTS OF WAY AND EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF A PEDESTRIAN WALKWAY, TOGETHER WITH ANY AND ALL APPURTENANCES PERTAINING THERETO ON, OVER, UNDER AND ACROSS THOSE STRIPS OF LAND SHOWN HEREON AND DESIGNATED "PEDESTRIAN EASEMENT." [PE]

SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY A PUBLIC BODY, CORPORATE AND POLITICAL

*Cassandra H. Jenkins* BY: \_\_\_\_\_

Deputy Executive Director TITLE: \_\_\_\_\_

**NOTARY'S STATEMENT**

STATE OF CALIFORNIA  
COUNTY OF SACRAMENTO | SS

On October 27, 2004, BEFORE ME, April L. Peno, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED Cassandra H. Jenkins  PERSONALLY KNOWN TO ME (  OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/ THEY EXECUTED THE SAME IN HIS/ HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND April L. Peno MY COMMISSION EXPIRES: July 3, 2008  
SIGNATURE

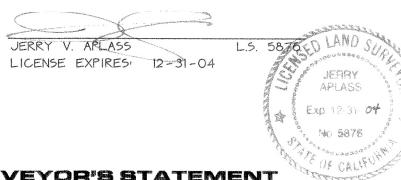
MY PRINCIPAL PLACE OF BUSINESS IS SACRAMENTO COUNTY.

Lot A does not seem to be dedicated to  
the County of Sacramento or Accepted

**SURVEYOR'S STATEMENT**

THIS SUBDIVISION MAP FOR THE COMMUNITY OF LOCKE WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY IN APRIL, 2004. I HEREBY STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED AND ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

DATED: 10/25/04



**COUNTY SURVEYOR'S STATEMENT**

I HEREBY STATE THAT I HAVE EXAMINED THIS MAP OF "COMMUNITY OF LOCKE" AND FIND IT TO BE SUBSTANTIALLY THE SAME AS THE TENTATIVE MAP APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF SACRAMENTO; THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND ALL APPLICABLE COUNTY ORDINANCES HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT SAID MAP IS TECHNICALLY CORRECT.

DATED: 10/15/04

*K. Schmidt* 25724  
COUNTY SURVEYOR  
EXP. DATE 12-31-05 RCE NO.



**BOARD OF SUPERVISOR'S STATEMENT**

I HEREBY STATE THAT THE BOARD OF SUPERVISORS OF SACRAMENTO COUNTY HAS APPROVED THIS MAP, AND HAS ACCEPTED, ON BEHALF OF THE PUBLIC, ALL LANDS, RIGHTS-OF-WAY, AND EASEMENTS SHOWN HEREON.

DATED: 10/7/04

*Cindy H. Turner* CLERK OF THE BOARD OF SUPERVISORS



**CLERK OF THE BOARD OF SUPERVISOR'S STATEMENT**

I, CINDY H. TURNER, CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SACRAMENTO DO HEREBY CERTIFY THAT ALL CERTIFICATES AND SECURITY REQUIRED UNDER THE PROVISIONS OF SECTION 65493 OF THE GOVERNMENT CODE HAVE BEEN FILED AND DEPOSITED WITH ME AND ARE APPROVED BY THE COUNTY OF SACRAMENTO.

DATED: 10/7/04

*Cindy H. Turner* CLERK OF THE BOARD OF SUPERVISORS



**RECORDER'S STATEMENT**

FILED THIS 10/10/04 DAY OF December, 2004, AT 0:33 P.M. IN BOOK 387 OF MAPS, AT PAGE 9 AT THE REQUEST OF BURRELL ENGINEERING GROUP, INC., TITLE TO THE LAND INCLUDED IN THIS SUBDIVISION BEING VESTED AS PER CERTIFICATE NO. 1005 ON FILE IN THIS OFFICE.

FEE: \$100

MARK NORRIS  
RECORDER OF SACRAMENTO COUNTY  
DOCUMENT NO. 20041008-2005 BY: Deacons  
DEPUTY

337-9-1

FINAL MAP OF  
SUBDIVISION NO. 03-0290  
**"COMMUNITY OF LOCKE"**

BEING A RESUBDIVISION OF PARCEL 1 PER 163 OF PARCEL MAPS, PAGE 17  
SACRAMENTO COUNTY RECORDS

COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2004

SHEET 2 OF 4



A small graphic of a house roof with the word "NORTH" written on it, indicating the cardinal direction.

SCALE: 1"-60

## **BASIS OF BEARINGS**

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE IDENTICAL WITH THAT AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP TOWN OF LOCKE", FILED FOR RECORD IN THE OFFICIAL RECORDS OF THE COUNTY OF SACRAMENTO, IN BOOK 163 OF MAPS AT PAGE 17, SAID BEARING BEING ALONG THE MONUMENTED EASTERLY LINE OF PARCEL 1 OF SAID MAP, BEING S 25°26'51" W AS SHOWN THEREON.

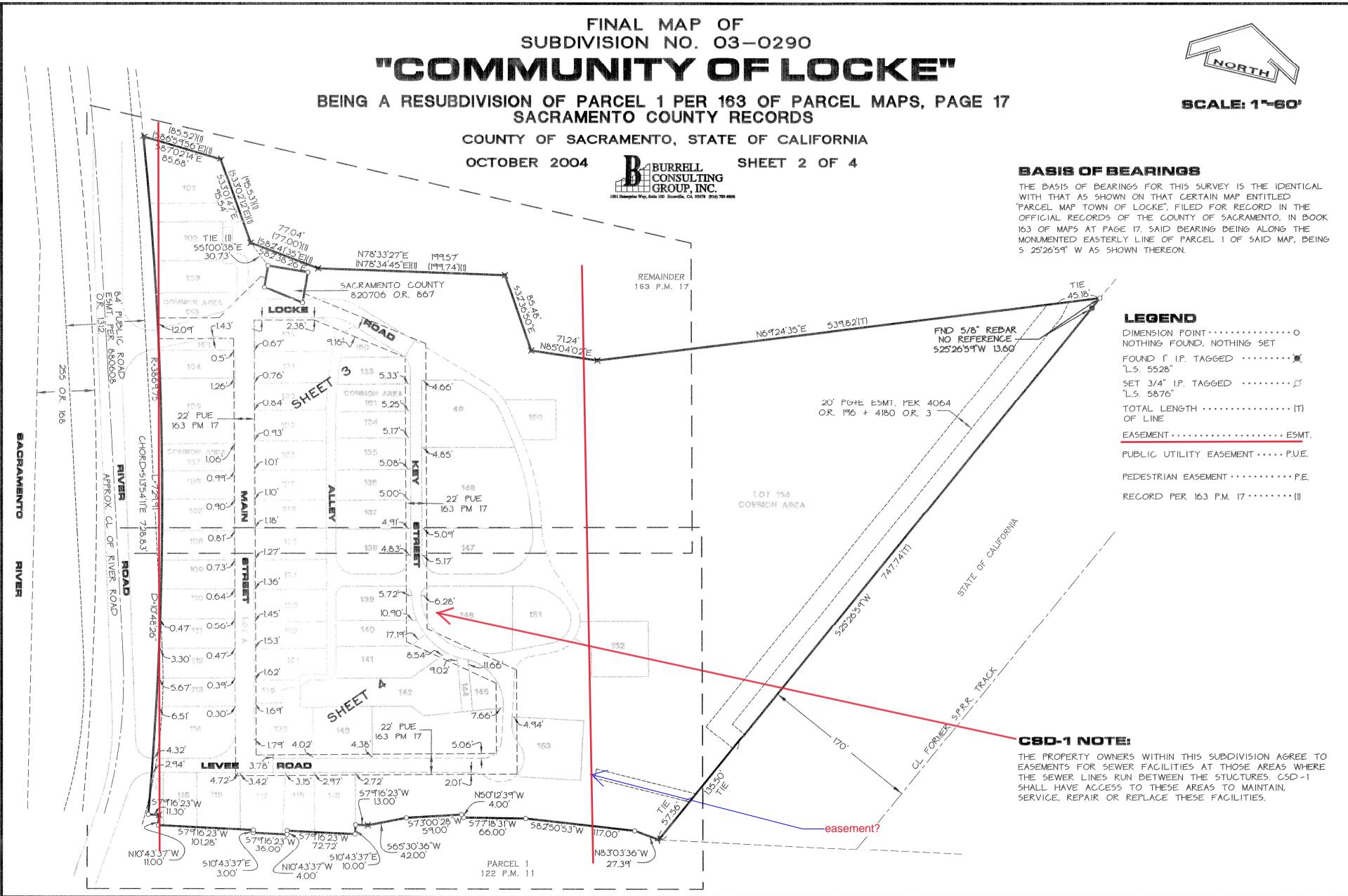
### LEGEND

DIMENSION POINT .....	O
NOTHING FOUND, NOTHING SET	
FOUND 1 IP. TAGGED .....	█
"LS. 5528"	
SET 3/4" IP. TAGGED .....	█
"LS. 5876"	
TOTAL LENGTH .....	(T)
OF LINE	
EASEMENT .....	ESMT
<u>PUBLIC UTILITY EASEMENT .....</u>	P.U.E.
PEDESTRIAN EASEMENT .....	P.E.
RECORD PER 163 P.M. 17 .....	(I)

-RNA

## — CBD-1 NOTE —

THE PROPERTY OWNERS WITHIN THIS SUBDIVISION AGREE TO EASEMENTS FOR SEWER FACILITIES AT THOSE AREAS WHERE THE SEWER LINES RUN BETWEEN THE STUCTURES. CSD-1 SHALL HAVE ACCESS TO THESE AREAS TO MAINTAIN, SERVICE, REPAIR OR REPLACE THESE FACILITIES.



**AGENDA**  
**FIFTH SUPERVISORIAL DISTRICT**  
**LOCKE COMMUNITY MEETING**  
**JEAN HARVIE COMMUNITY CENTER**  
**14273 RIVER ROAD**  
**WALNUT GROVE, CA 95690**

**TUESDAY**

**APRIL 29, 2025**

**6:00 PM**

**FIFTH SUPERVISORIAL DISTRICT**

**PUBLIC COMMENT PROCEDURES**

The County fosters public engagement and encourages public participation, civility and use of courteous language. The County does not condone the use of profanity, vulgar language, gestures or other inappropriate behavior including personal attacks or threats directed towards any participant. To make a comment at the community meeting, speakers will be provided with a speaker request form to complete and submit to County staff. Speakers will be invited individually to make a comment.

**Written Comment**

- Send an email comment to [pathume@saccounty.gov](mailto:pathume@saccounty.gov).
- Mail a comment to Supervisor Patrick Hume, District 5, at 700 H Street, Suite 2450, Sacramento, CA 95814.

**ACCOMMODATIONS**

If there is a need for an accommodation pursuant to the Americans with Disabilities Act (ADA), medical reasons or other needs are available. Please contact the Clerk of the Board by telephone at (916) 874-5411 and CA Relay Services 711 (for the hearing impaired) or [Boardclerk@saccounty.gov](mailto:Boardclerk@saccounty.gov) prior to the meeting for accommodation requests.

1. Welcome
  - Introduction
  - Background And Current Governance Issues
2. Presentation Of County Recommendations For Alternative Governance Structures
3. Public Comment
4. Summary Of Process Forward

FINAL MAP OF  
SUBDIVISION NO. 03-0290  
**"COMMUNITY OF LOCKE"**

BEING A RESUBDIVISION OF PARCEL 1 PER 163 OF PARCEL MAPS, PAGE 17  
SACRAMENTO COUNTY RECORDS

COUNTY OF SACRAMENTO, STATE OF CALIFORNIA  
OCTOBER 2004 **D**IBBLE SHEET 3 OF 4

The logo for Burrell Consulting Group, Inc. It features a stylized letter 'B' composed of a grid of small squares. To the right of the 'B', the company name is written in a serif font, with 'BURRELL' on the first line, 'CONSULTING' on the second line, and 'GROUP, INC.' on the third line. Below the company name, the address '500 Pacific Way, Suite 100, Roseville, CA 95747' and the phone number '(916) 752-8098' are printed in a smaller, sans-serif font.

SCALE: 1"=30'

## LEGEND

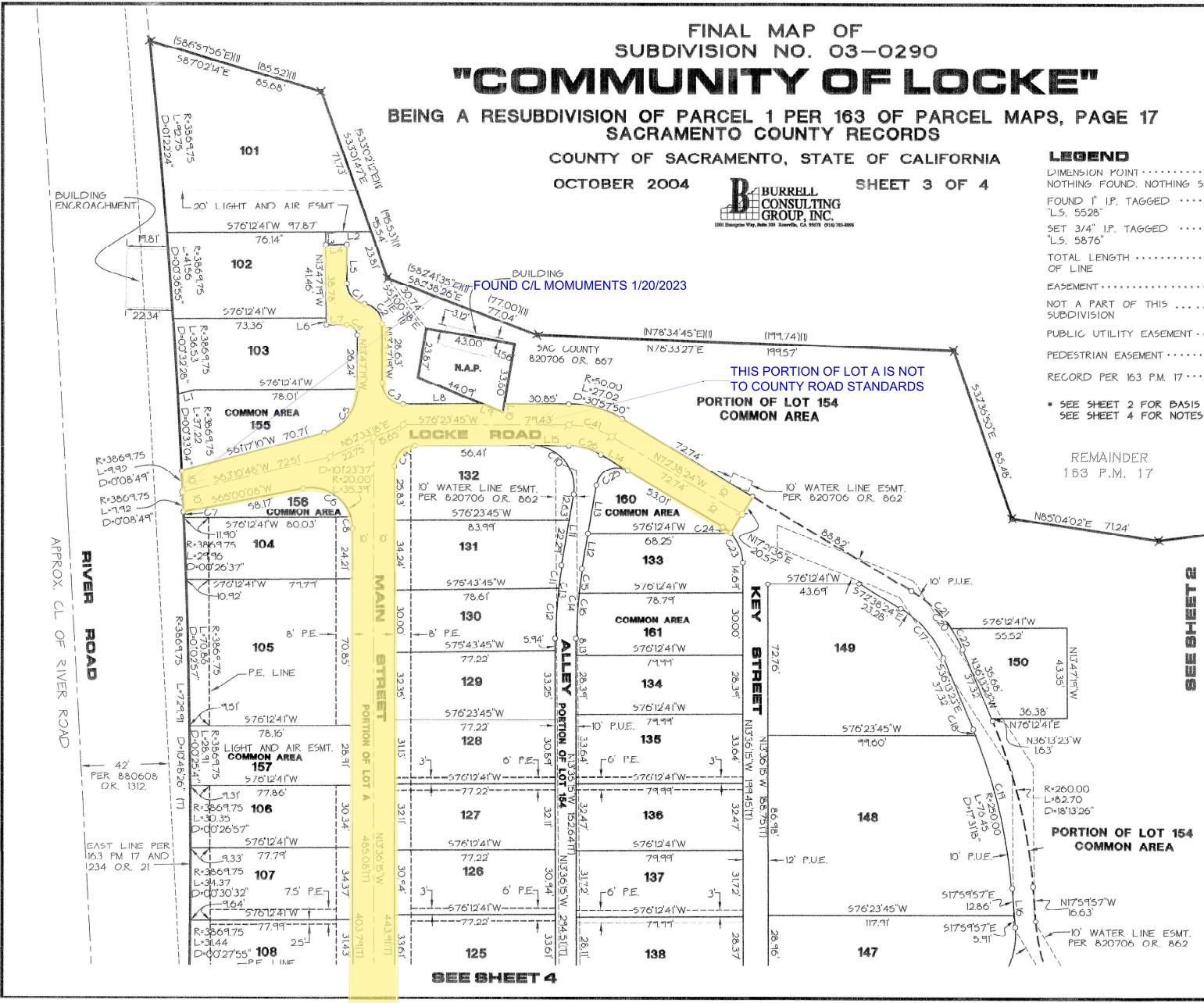
DIMENSION POINT ..... 0  
 NOTHING FOUND. NOTHING SET  
 FOUND "I" I.P. TAGGED ..... ☒  
 "L.S. 5528"  
 SET 3/4" I.P. TAGGED ..... ☐  
 "L.S. 5876"  
 TOTAL LENGTH ..... (T)  
 OF LINE  
 EASEMENT ..... ESMT.  
 NOT A PART OF THIS ..... N.A.P.  
 SUBDIVISION  
 PUBLIC UTILITY EASEMENT ..... P.U.E.  
 PEDESTRIAN EASEMENT ..... P.E.  
 RECORD PER 163 P.M. 17 ..... (I)  
 \* SEE SHEET 2 FOR BASIS OF BEARINGS  
 SEE SHEET 4 FOR NOTES

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.24'	56332458W
L2	217.3	N761241E
L3	6.08	N134719W
L4	10.00	5762345W
L5	18.80'	N134719W
L6	3.40	N134719W
L7	9.78	5762345W
L8	38.21	5762345W
L9	10.48	S805197E
L10	4.06	NO35457W
L11	34.92	NO35322E
L12	17.33	NO35322E
L13	23.87	NO35322E
L14	14.99	N723823W
L15	17.34	5762345W
L16	18.77	5751975E
L17	14.00	NI33615W
L18	1154	NO564564E
L19	13.04	NO54461DE
L20	1/1.95'	N/620350E
L21	159'	N133904E

REMAINDER  
163 P.M., 17

卷之三

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	10.00'	80°41'17"	14.08'
C2	10.00'	80°41'17"	14.08'
C3	10.00'	8°14'30"	10.06'
C4	5.00'	8°48'56"	7.84'
C5	2150	75°04'24"	26.17'
C6	20.00'	8°44'49"	27.97'
C7	3869.75'	0°00'02"21'	2.65'
C8	20.00'	16°37'23"	5.80'
C9	10.00'	10°00'00"	15.71'
C10	20.00'	9°14'25"	34.81'
C11	210.00	0°30'74"	11.47'
C12	210.00	0°35'05"	24.13'
C13	210.00	0°42'53"	35.61'
C14	200.00	0°44'25"	33.97'
C15	200.00	0°32'60"	11.11'
C16	200.00	0°61'46"	21.92'
C17	50.00'	36°25'01"	31.78'
C18	250.00	0°04'20"	3.06'
C19	250.00	18°13'26"	7.93'
C20	60.00'	36°25'01"	38.14'
C21	60.00'	25°11'03"	26.37'
C22	60.00'	11°13'58"	11.76'
C23	20.00'	45°21'24"	15.83'
C24	20.00'	13°40'45"	4.77'
C25	10.00'	11°14'57"	19.42'
C26	30.00'	36°57'30"	10.21'
C27	25.00'	110°54'38"	48.34'
C28	35.00'	115°50'27"	68.32'
C29	50.00'	82°30'10"	72.00'
C30	70.00'	77°10'06"	76.72'
C31	50.00'	0°32'29"23"	3.05'
C32	70.00'	0°72'35"88"	9.04'
C33	70.00'	10°10'01"	12.42'
C34	70.00'	24°41'34"	30.17'
C35	70.00'	14°39'38"	17.97'
C36	70.00'	27°14'50"	27.18'
C37	60.00'	21°30'30"	22.52'
C38	30.00'	43°20'30"	22.69'
C39	25.00'	82°36'08"	36.04'
C40	25.00'	16°51'16"	72.08'
C41	40.00'	30°57'50"	216.2'



FINAL MAP OF  
SUBDIVISION NO. 03-0290

**"COMMUNITY OF LOCKE"**

BEING A RESUBDIVISION OF PARCEL 1 PER 163 OF PARCEL MAPS, PAGE 17  
SACRAMENTO COUNTY RECORDS



SCALE: 1"-30'

COUNTY OF SACRAMENTO, STATE OF CALIFORNIA

OCTOBER 2004



SHEET 4 OF 4

NOTES

- ALL DISTANCES ON CURVED LINES ARE ARC AND DELTA MEASUREMENTS.
- THIS SUBDIVISION CONTAINS 10.09 ACRES GROSS.
- ANY EXISTING SEPTIC TANKS AND/OR WELLS WILL BE ABANDONED PURSUANT TO THE ENVIRONMENTAL MANAGEMENT REQUIREMENTS.

- LOT A SHALL BE GRANTED IN FEE TO THE COUNTY OF SACRAMENTO.

- SEE SHEET 3 FOR LEGEND AND LINE/CURVE DATA TABLES.

- SEVERAL UNPLOTTABLE EASEMENTS EXIST WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY AND ARE INDICATED BELOW:
  - AN EASEMENT FOR RECLAMATION PURPOSES AND INCIDENTAL PURPOSES PER 151 OR. 544.
  - AN EASEMENT FOR COMMUNICATION FACILITIES AND INCIDENTAL PURPOSES PER 751231 OR. 1047.
  - AN EASEMENT FOR TELEPHONE LINES PER 460 OF DEEDS 111.
  - AN EASEMENT TO GENERAL TELEPHONE CO. PER 870428 OR. 1922.

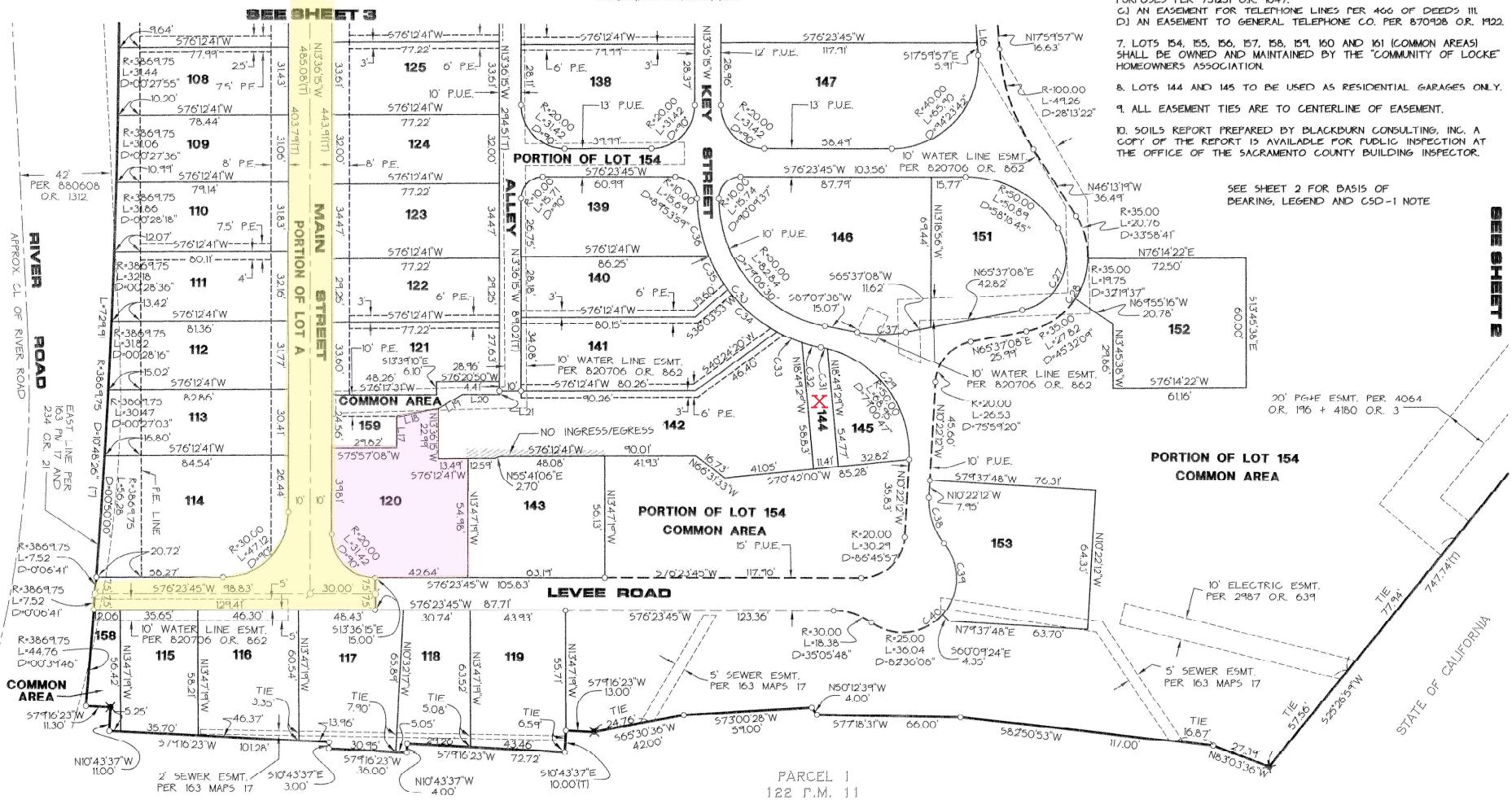
- LOTS 154, 155, 156, 157, 158, 159, 160 AND 161 (COMMON AREAS) SHALL BE OWNED AND MAINTAINED BY THE "COMMUNITY OF LOCKE" HOMEOWNERS ASSOCIATION.

- LOTS 144 AND 145 TO BE USED AS RESIDENTIAL GARAGES ONLY.

- ALL EASEMENT TIES ARE TO CENTERLINE OF EASEMENT.
- SOILS REPORT PREPARED BY BLACKBURN CONSULTING, INC. A COPY OF THE REPORT IS AVAILABLE FOR PUBLIC INSPECTION AT THE OFFICE OF THE SACRAMENTO COUNTY BUILDING INSPECTOR.

SEE SHEET 2 FOR BASIS OF BEARING, LEGEND AND CSD-1 NOTE

SEE SHEET 2



## ITEM 3 LMC (LMA) PUBLIC COMMENT 003

**From:** Doug <doug@blacklabelcommercial.com>  
**Sent:** Sunday, April 27, 2025 8:37 AM  
**To:** Pat Hume <PatHume@saccounty.gov>  
**CC:** Clerk of the Board Public Email <boardclerk@saccounty.gov>  
**Subject:** Re: LMA-January 9th, 2023, Agenda Item 9.  
**Attachments:** articles of incorporation17771554-1.pdf

**Importance:** High

**Categories:** Red Category

⚠ EXTERNAL EMAIL: If unknown sender, **do not** click links/attachments. ⚠  
If you have concerns about this email, please report it via the Phish Alert button.

Mr. Hume:

The attached is public record, and the video below is in  
Conflict with said public record.

see Time stamp: 01:33:19 on video quotes LMA made a profit...

[Locke Management Corporation \(AKA Association\) - July 19, 2021](#)

*Best Regards,*

*Doug OwYang*  
*Development Consultant*  
[Commercial Site & Development Planning | Black Label Commercial Group](#)  
*Commercial Real Estate Advisor*  
[www.BlackLabelCommercial.com](#)



*281-865-9135 Cell/Text*

*936-441-2610 Office*

*1610 FM 1960*

*Houston, Texas 77073*

[\*doug@blacklabelcommercial.com\*](mailto:doug@blacklabelcommercial.com)

[Texas Real Estate Commission Consumer Protection Notice](#)

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---

**From:** Doug <doug@blacklabelcommercial.com>  
**Sent:** Sunday, April 27, 2025 8:36 AM  
**To:** PatHume@saccounty.gov <PatHume@saccounty.gov>  
**Cc:** boardclerk@saccounty.gov <boardclerk@saccounty.gov>  
**Subject:** Re: LMA-January 9th, 2023, Agenda Item 9.

Honorable Supervisor Hume, (see e-chain)

We spoke in 2023 on the subject of Locke, I lived there as a little boy, from 1951 to 1964.  
Fast forward to now;

Please find attached the Final Map of Locke, delineating in yellow the County Roads within Locke. These are to be improved/maintained to County standards.

I am a Professional Land Surveyor, L6046 (CA), and I have development projects in Sacramento County, California.

I spent time (LMA) and treasure by sending my survey crew to locate the centerline monuments, helping the LMA with the above, and this, et al, went nowhere.

---

I am notified of your April 29, 2025, meeting, and I will attend remotely;  
I viewed the video, July 19, 2021; Very damning...

...*Locke Management Corporation (LMA)*:

*ox·y·mo·ron*  
/äksə'môr, än/  
*noun*

*a figure of speech in which apparently contradictory terms appear in conjunction.*

*Best Regards,*

*Doug OwYang*  
*Development Consultant*  
Commercial Site & Development Planning | Black Label Commercial Group  
*Commercial Real Estate Advisor*  
www.BlackLabelCommercial.com



**281-865-9135 Cell/Text**

**936-441-2610 Office**

**1610 FM 1960**

**Houston, Texas 77073**

**[doug@blacklabelcommercial.com](mailto:doug@blacklabelcommercial.com)**

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---

**From:** Doug <[doug@blacklabelcommercial.com](mailto:doug@blacklabelcommercial.com)>

**Sent:** Saturday, March 11, 2023 6:21 PM

**To:** PatHume@saccounty.gov <[PatHume@saccounty.gov](mailto:PatHume@saccounty.gov)>

**Cc:** boardclerk@saccounty.gov <[boardclerk@saccounty.gov](mailto:boardclerk@saccounty.gov)>; Locke Management Association <[lockelma@gmail.com](mailto:lockelma@gmail.com)>; Doug <[doug@blacklabelcommercial.com](mailto:doug@blacklabelcommercial.com)>

**Subject:** Re: LMA-January 9th, 2023, Agenda Item 9.

Hornable Supervisor Hume:

Attached is my thesis regarding the LMA 'By-Laws' and the recorded CC&Rs.

This was emailed to your office on February 2, 2023. see below.

- these documents are in Conflict, please advise me if this irregularity will be addressed and corrected.
  - this is not on March 13, 2023 agenda.

---

LOCKE MANAGEMENT CORPORATION AKA ASSOCIATION

LOCKE MANAGEMENT CORPORATION

*Best Regards,*

**Doug OwYang**

**Development Consultant**

**Houston Commercial Site & Development Planning - Black Label Commercial Group**

**Commercial Real Estate Advisor**



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---

**From:** Doug <[doug@blacklabelcommercial.com](mailto:doug@blacklabelcommercial.com)>

**Sent:** Thursday, February 2, 2023 3:16 AM

**To:** PatHume@saccounty.gov <[PatHume@saccounty.gov](mailto:PatHume@saccounty.gov)>

**Cc:** boardclerk@saccounty.gov <[boardclerk@saccounty.gov](mailto:boardclerk@saccounty.gov)>; Locke Management Association

<[lockelma@gmail.com](mailto:lockelma@gmail.com)>; Doug <[doug@blacklabelcommercial.com](mailto:doug@blacklabelcommercial.com)>

**Subject:** LMA-January 9th, 2023, Agenda Item 9.

Honorable Mr. Hume:

I sent the attached letter on or about the 11<sup>th</sup> of January to the LMA, and *as directed by county staff, to boardclerk@saccounty.gov*.

Would you ask your staff to inquire about the status of my thesis regarding the LMA By-Laws and the CC&Rs?

Thank you in advance.

Please confirm receipt.

*"I can confirm receipt of your email with attachment. In the future, please direct all requests/communications regarding government meetings to [boardclerk@saccounty.gov](mailto:boardclerk@saccounty.gov)"*

*Best Regards,*

**Doug OwYang**

**Development Consultant**

**Houston Commercial Site & Development Planning - Black Label Commercial Group**

*Commercial Real Estate Advisor*



**281-865-9135 Cell/Text**

**936-441-2610 Office**

**1610 FM 1960**

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**doug@blacklabelcommercial.com**

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A0694711

67  
FILED  
In the Office of the Secretary of State  
of the State of California

AUG 7 2009

*264207*  
**CERTIFICATE OF AMENDMENT OF  
ARTICLES OF INCORPORATION**

The undersigned certify that:

1. They are the President and Secretary, respectively, of Locke Management Corporation, a California corporation.
2. Article IV of the Articles of Incorporation of this corporation is hereby renumbered to become Article V.
3. The following new Article IV is hereby added to the Articles of Incorporation of this corporation.

IV

This Corporation is not organized, nor shall it be operated, for pecuniary gain or profit, and it does not contemplate the distribution of gains, profits or dividends of its members and is organized solely for nonprofit purposes. No part of the profits or net income of this Association shall ever inure to the benefit of any director, officer or member thereof, or to any individual. Upon the dissolution or winding up of the Corporation, after payment of, or provision for payment of, all debts and liabilities of this Corporation, the remaining assets shall be distributed to a nonprofit fund, foundation or corporation which has been formed to provide benefits or services for Locke and which has established its tax exempt status under §501(c)(3) of the Internal Revenue Code. If no such corporation as described above is in existence at the time of dissolution, then the remaining assets shall be distributed to a nonprofit fund, foundation or corporation, which has established its tax-exempt status under §501(c)(3) of the Internal Revenue Code.

4. The foregoing amendment of Articles of Incorporation has been duly approved by the Board of Directors.
5. The corporation has no members within the meaning of the Nonprofit Corporation Law.

We further declare under penalty of perjury under the laws of the State of California that the matters set forth in this certificate are true and correct of our knowledge.

DATED: July 14, 2009

*Russell James Ooms*  
Russell Ooms, President/Chairman

*Clarence Chu*  
Clarence Chu, Secretary



STATE OF CALIFORNIA  
FRANCHISE TAX BOARD  
PO BOX 1286  
RANCHO CORDOVA CA 95741-1286

In reply refer to  
755:APL:RW

July 3, 2008

LOCKE MANAGEMENT CORPORATION  
ALFREAD YEE  
PO BOX 1085  
WALNUT GROVE CA 95690-1085

ENTITY ID : 2564207  
APPLICATION FOR EXEMPTION

We have reviewed the application for exemption from tax of the above-named organization under Section 23701f of the Revenue and Taxation Code.

Before your application can be processed, the items listed below are required:

The original articles of incorporation do not meet the organizational requirement under Section 23701f making it necessary for them to be amended to comply with the statute.

Corporations desiring exemption under Section 23701f of the Revenue and Taxation code should incorporate under the Public Benefit Corporation Law.

Articles of incorporation that will meet the requirements of Section 23701f are as follows:

ARTICLES OF INCORPORATION OF  
(Corporation Name)

I

The name of this corporation is: \_\_\_\_\_

II

This corporation is a nonprofit public benefit corporation and is not organized for the private gain of any person. It is organized under the Nonprofit Public Benefit Corporation Law for public purposes.

III

The specific purpose of this corporation is to \_\_\_\_\_

July 3, 2008  
LOCKE MANAGEMENT CORPORATION  
ENTITY ID : 2564207  
Page 2

## IV

The name and address in the state of California of this corporation's initial agent for service of process is: \_\_\_\_\_

## V

A. This corporation is organized and operated exclusively for Social Welfare purposes within the meaning of Section 501(c)(4) of the Internal Revenue Code.

## VI

The property of this corporation is irrevocably dedicated to Social Welfare purposes and no part of the net income or assets of this corporation shall ever inure to the benefit of any director, officer or member thereof or to the benefit of any private person. Upon the dissolution or winding up of the corporation, all assets remaining after payment, or provision for payment, of all debts and liabilities of this corporation shall be distributed to a nonprofit fund, foundation or corporation which is organized and operated exclusively for Social Welfare purposes and which has established its tax exempt status under Section 501(c)(4) of the Internal Revenue Code.

---

(Date)

---

(Type name of Incorporator)

Please formally amend your articles through the Office of the Secretary of State and furnish this office with a copy of the endorsed certificate of amendment. If additional information is needed concerning the amendment process, contact the Office of the Secretary of State at (916) 657-5448.

Please respond within 90 days. If you have any questions or if you need more time, please call (916) 845-4171. When calling, have available the reference code shown in the upper right corner of this letter, the exact name of the organization, and the corporation or organization number if one has been assigned.

Please attach a copy of this letter to your reply for prompt association with your account.

R WILLIAMS  
EXEMPT ORGANIZATIONS  
BUSINESS ENTITIES SECTION  
TELEPHONE (916) 845-6543  
FAX NUMBER (916) 843-6151

EO :

COPY

## ITEM 3 LMC (LMA) PUBLIC COMMENT 004

**From:** kingtonylee@gmail.com  
**Sent:** Monday, April 28, 2025 8:42 PM  
**To:** Gonzalez. Manuel <gonzalezma@saccounty.gov>  
**Subject:** Comment

⚠ EXTERNAL EMAIL: If unknown sender, do not click links/attachments. ⚠  
If you have concerns about this email, please report it via the Phish Alert button.

Manuel, please forward my comment to All board Supervisors. Thanks.

Dear Supervisors,

The majority of homeowners do not want Locke Management Association a Hoa or any other local governance in a Federal listed Historical landmark town with so called Chinese civil rights Board members who help non Chinese acquire property.

The homeowners want to be free just as any other delta towns such as Clarksburg, Hood, Courtland,

Isleton and Main Street city of Rio Vista.

None of these have Homeowners Association.

Moreover, this organization called Chinese American Council of Sacramento should be ashamed of how they tell Homeowners what to do when they do not pay assessments or own any property and operate no business and blatantly violate state Hoa laws.

The majority of homeowners want these Chinese board members out immediately.

Obviously, they need to read and learn about the Anti Asian land laws. What the Chinese organization should have done was to prevent Locke Management Association from forming from the very beginning but all they want is Political power and donations.

If not for anti Asian land laws from 100 yrs ago

Locke never would have formed this nightmare Homeowners association. So much wasted money all due to controlling homeowners in a de facto government Lma reminiscent of the late 1800s anti Asian land law Bills first introduced.

In a million years, you would never see members of the NAACP sell 40 acres an a Mule to white privilege.

But you would see So called Chinese civil rights seated on the Lma help sell to a white woman in the 21st Century.

All those who signed Supervisor Pat Hume questionnaire no matter what nationality or race should be awarded 1 million dollars reparations also.

Sincerely,  
Tony Lee

Sent from my iPhone

## **ITEM 3 LMC (LMA) PUBLIC COMMENT 005**

**From:** kingtonylee@gmail.com  
**Sent:** Monday, April 28, 2025 7:06 PM  
**To:** Gonzalez. Manuel <gonzalezma@saccounty.gov>  
**Subject:** Comment

⚠ EXTERNAL EMAIL: If unknown sender, do not click links/attachments. ⚠  
If you have concerns about this email, please report it via the Phish Alert button.

Dear Manuel,  
Please forward my letters again to All Board Supervisors.  
Thank you,  
Tony Lee

October 28, 2024

To Sacramento Board of Supervisors

Dear Supervisors,

What was happening in mid to late 1800s and 1900s America? The Civil War was raging on, and had ended. The Black slaves were freed from White Plantation slave owners. The Chinese were coming to California for opportunity to find Gold.

The Irish left Ireland by the millions due to the Potato famine and also came for the gold and opportunities that America had for a better life.

But when they arrived, the Chinese were not welcome as well as the Irish; both received racist harassment. As time went by, the Chinese were beaten and some were lynched and hanged. The Chinese Exclusion Act of 1882 and The Anti Asian Land laws of 1913 were meant to impoverish the Chinese and that devastated generations of families. The Irish were white, so they did not have racism as deadly as the Blacks and Chinese had to endure.

With all the hate and violence against the Chinese, the Chinese built Chinatowns across America, but what was the purpose of those Chinatowns? They were built for a safe haven for the Chinese such as Chinatowns in San Francisco and Chinatowns in Los Angeles and in New York city. About 200 Chinatowns were burnt down and destroyed by white racists. Not even in their own safe Chinatowns were they safe.

So what did these Chinatowns have in common with Locke? Locke was named by the Chinese for wealthy landowner George Locke who was not a white racist or a ku klux Klansman and made an agreement for the Chinese to build Locke in 1915 due to the Chinese Alien Land laws of 1913 prohibiting Chinese from owning land. This was their Chinatown.

By far, the worst white racism treatment happened to the Black slaves. When they were freed, they were promised 40 Acres and a Mule but White racist President Andrew

Johnson became President when Abraham Lincoln was Assassinated and he stopped the land transfer and took the land back.

So what does the 40 Acres and a Mule have to do with Locke? Land, In 2004 Sacramento Board of Supervisors and Sacramento Housing and Redevelopment agency created Locke Management Association but they said if you want your land beneath your homes you would have to sign into this Home Owners Association and if you did not sign into the Association you would not be able to buy your land.

The Chinese and other races and nationalities got their land, unlike the people promised 40 Acres and a Mule but the Sacramento Board Supervisors are in



Angeles and in New York city. About 200 Chinatowns were burnt down and destroyed by white racists. Not even in their own safe Chinatowns were they safe.

So what did these Chinatowns have in common with Locke? Locke was named by the Chinese for wealthy landowner George Locke who was not a white racist or a ku klux Klansman and made an agreement for the Chinese to build Locke in 1915 due to the Chinese Alien Land laws of 1913 prohibiting Chinese from owning land. This was their Chinatown.

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So what does the 40 Acres and a Mule have to do with Locke? Land, In 2004 Sacramento Board of Supervisors and Sacramento Housing and Redevelopment agency created Locke Management Association but they said if you want your land beneath your homes you would have to sign into this Home Owners Association and if you did not sign into the Association you would not be able to buy your land.

The Chinese and other races and nationalities got their land, unlike the people promised 40 Acres and a Mule, but the Sacramento Board Supervisors are in control, just like the Whites from the 1850s, and want poor homeowners to pay for the maintenance of the roads and street lights and make way for tourists by the thousands to visit—with all the responsibility on the homeowners.

The Chinese could not own land according to racist laws from over 100 years ago, but in 2004 the Supervisors carried the torch for those racist politicians by creating this nightmare Home Owners Association. This is how communist China and Russia and Iran control their people. This is outrageous.

I am a descendant of those Chinese from the 1850s who could not own land, and I hereby request 1 million dollars for reparations from 2004-2024.

Sincerely,

Tony Lee

CC; Mr. Allen D. Hine, Ms. Florence Evans, All Homeowners.

### Questionnaire

Background:	Supervisor Pat Hume wants to know if the Locke Management Association members want the Association, "Yes" or "No"? Dissolve it and turn over all roads and streetlights in the Town of Locke to the County and sell the Garden land to the Homeowners undivided and let them take over liability. <u>Homeowners ARE NOT REQUIRED to purchase land.</u>
Sign: Yes or NO	

Printed Name	Signature	Address	Yes or No	Date
Harry Hall	Larry Hall	13935 River Road	NO	5/7/2024
NING Hsieh	<del>See Tha</del>		NO	5/7/2024
TONY LEE	<del>TH</del>	1275 LEVEE	NO	5/7/2024
Ronnie Maiden	Ronnie Maiden	1272 Levee Rd	NO	5/7/2024
Martha Esch	Martha Esch	13959 Main St, Locke	NO "them" = County	5-7-24
Brock Alexandra	<del>Brock</del>	13955 River Rd	NO	5-7-24
Charles McMillan	CHARLES McMILLAN	13947 River RD Locke	NO	5-7-24
Brook Alexander	<del>Brook</del>	13956 KEY Street	NO	5-7-24
Elizabeth Miller	ELIZABETH MILLER	13926, 13937, 13939 KEY STREET	NO	5-7-24
Sandra Clark	SANDRA CLARK	13932 KEY ST LOCKE	NO	5-8-24
Maria Sonone	Maria Sonone	13928 KEY Street	NO	5/11-24
Joy Kuo	Joy Kuo	1265 LEVEE	NO	5/12-24
TL: Signed for Joy due to unavailability.				

Sent from my iPhone