

LOS ANGELES



IRWA
CHAPTER 1



April
2005

Upcoming Events

May 24, 2005

Relocation Seminar at Quiet Cannon in Montebello.

Please see Relocation Article in this newsletter.



President's Message

By: Holly Rockwell, Epic Land Solutions, Inc.

The year is already flying by as we leave the first quarter of 2005 and prepare to move into summer. Chapter 1 has a lot of exciting events

planned in the 2nd quarter that will keep members on top of the most current hot topics in the right of way industry.

On April 26th, we will be holding the Annual Valuation Seminar. The registration form is included in this month's newsletter so be sure to sign up as soon as

Membership Luncheon and Valuation Conference

Date: April 26th

Time: 11:30am

Location: Rio Hondo Event Center, 10627 Old River School Road, Downey

There is no lunch choice to specify - the cost is \$20.00 - RSVP Required to Joyce Riggs at (805) 578-2400 x 102 or email: jlriggs@sbcglobal.net

possible. Many thanks to Paul Norlen, MAI and Joyce Riggs, MAI, SR/WA, for their hard work in getting a great lineup of speakers for this event. If you are unable to attend the full day, please still plan on joining us for the membership luncheon at 11:30 am at the Rio Hondo in Downey. Vivian Howell, SR/WA, a Chapter 1 member and a fantastic presenter, will be giving us an update on the Los Angeles World Airport projects.

On May 24th, Chapter 1 will be hosting the Annual Relocation Seminar. This seminar comes at a critical time given the recent changes to the FHWA regulations. The Relocation Committee, led by Bill von Klug, SR/WA, R/W – RAC, and Fred Arevalo, R/W – RAC, has put a tremendous amount of work into preparing a CD that compares the old FHWA regulations to the new ones. For just \$25, this is a great deal! Plus, if you purchase the cd now, you will receive a credit towards the Relocation Seminar. The application to buy the cd is included in this newsletter.

The week of June 13th, IRWA's 2005 Annual International Education Conference will be held in Toronto, Canada. If you have attended these conferences before, you know what an educational experience it can be. For those of you who have not previously attended, I would highly recommend it. While there is tremendous benefit from attending the industry sessions that are given all day Monday, Tuesday, and Wednesday, my opinion is that one of the biggest advantages is the opportunity to meet others who may be encountering some of the same issues you are. Frequently the sessions ignite numerous off-line discussions to share challenges and solutions.

On another front, the Chapter 1 Board has discussed two proposed changes to the Chapter 1 by-laws. One relates to a change in the structure of the Chapter 1 officer positions and the other one relates to a change in the structure of the Professional Development Committee. For the first item, Chapter 1's elected officers currently consist of President, President-Elect, Vice-President, Treasurer and Secretary. Each position is elected annually by the membership and traditionally officers start at the Secretary position and move through the ranks until they are President. It was agreed by the Board that the Vice-President and President-Elect position could be combined. Therefore the Board voted to propose to the Chapter a change in the by-laws to eliminate the Vice-President position.

For the second item, Chapter 1's by-laws currently require the Professional Development Committee to have nine members, each of whom is to serve in that capacity for three years. The Chapter 1 Board has discussed revising the PDC to be a minimum of three members each of whom would serve a minimum one year commitment.

Any change to the by-laws requires a 2/3 vote of the members present at any membership meeting. The proposed change to the by-laws will be contained in the May newsletter and will be voted on at the June membership luncheon. If you have any questions or concerns about either of these changes, please don't hesitate to contact me at hollyrockwell@epicland.com or 310-378-0771.

Under the lost opportunities category, at each chapter luncheon we hold a membership drawing. We draw a name from the chapter roster and if that person is in attendance, they win a cash prize. The drawing starts at \$50 and increases \$10 for each month that there isn't a winner. March's drawing was for \$110 and the would-be recipient was Michael Popwell, SR/WA. Although Michael attends the majority of the membership luncheons, he was unfortunately not at the March meeting. Maybe next time! The April luncheon drawing will be for \$120 so be sure to be there in case your name is drawn! I look forward to seeing you there.

IRWA Chapter 1 2005 Officers and Executive Board

<i>President and International Director</i>	Holly Rockwell Epic Land Solutions, Inc.	310-378-0771	hollyrockwell@epicland.com
<i>President-Elect and International Director</i>	Tom Hanley Metrolink	213-452-0256	hanleyt@scrra.net
<i>Vice-President</i>	Bryan Riggs, MAI Riggs & Riggs, Inc.	805-578-2400	riggsinc@sbcglobal.net
<i>Treasurer</i>	Michael Fischer Metropolitan Trans. Auth.	213-922-2413	fischerm@metro.net
<i>Secretary</i>	Joyce Riggs, MAI, SR/WA Riggs & Riggs Inc.	805-578-2400	jlriggs@sbcglobal.net
<i>Professional Development</i>	Michael Popwell, SR/WA LA Community Dev. Com.	323-890-7195	michael.popwell@lacdc.org
<i>Nominations and Awards</i>	Joyce Riggs, MAI, SR/WA Riggs & Riggs, Inc.	805-578-2400	jlriggs@sbcglobal.net
<i>Education</i>	Lynette Overcamp Epic Land Solutions, Inc.	310-378-1178	lynetteovercamp@epicland.com
<i>Membership</i>	Bill Larsen Integra Realty Resources	818-593-7200	wlarsen@irr.com
<i>Luncheon</i>	Nancy Ocampo Century Law Group	310-642-6900	nancy@centurylawgroup.com
<i>Webmaster</i>	Mark Brusca Riggs & Riggs, Inc.	805-578-2400	markbrusca@sbcglobal.net
<i>Newsletter</i>	Natalie Michelson JPI Studios, Inc.	818-634-6932	aunttalice@aol.com
<i>Law</i>	Bradley Pierce Esq. Demetriou, Del Guercio, Springer & Francis	213-624-8407	bpierce@ddsffirm.com
<i>Valuation Seminar</i>	Paul Norlen, MAI Metropolitan Water District	213-217-7765	pnorlen@mwdh2o.com
<i>Relocation Seminar</i>	Bill Von Klug, SR/WA, R/W - RAC LA Community Dev. Com.	323-890-7434	bill.vonklug@lacdc.org
<i>Fall Seminar</i>	Rudy Romo Independent Consultant	951-662-7997	rudromo@aol.com
<i>Tri-Chapter Installation Chair</i>	Tom Hanley Metrolink	213-452-0256	hanleyt@scrra.net
<i>Historian</i>	Gus Parcero, SR/WA City of Los Angeles – BOE	213-847-5592	aparcero@eng.lacity.org
<i>Engineering/Survey</i>	Tony Pratt, PLS City of Los Angeles – BOE	213-482-7180	tp Pratt@eng.lacity.org
<i>Environmental</i>	Mohammed Estiri, PhD Eco & Associates, Inc.	714-832-5427	mestiri@panenv.com
<i>Local Public Agency</i>	George Koury, SR/WA Port of Los Angeles	310-732-3865	gkoury@portla.org
<i>Pipeline</i>	Gary Valentine, MAI, SR/WA Valentine Appraisal & Assoc.	661-288-0198	gsv@valentineappraisal.com
<i>Property Management</i>	Duncan Robb, SR/WA, R/W - AMC Metropolitan Trans. Auth.	213-922-2435	robbd@mta.net
<i>Relocation</i>	Fred Arevalo, R/W – RAC LA Community Dev. Com.	323-890-7473	fred.arevalo@lacdc.org
<i>Title</i>	Teri Kortens Lawyers Title	310-210-6741	terikortens@msn.com
<i>Transportation</i>	Vacant		
<i>Utilities</i>	Andrew Thompson Sempra Utilities	310-244-5032	athompson@semprautilities.com

Uniform Relocation Act Seminars

"Implementing the Regulatory Revisions"

The **U.S. Uniform Relocation Act Seminar** is a one-day seminar devoted to the recent revisions to regulations implementing the Uniform Relocation Assistance and Real Property Acquisitions Policies Act. Sponsored by the International Right of Way Association, the URA seminar focuses on the regulations changes as published as of January 4, 2005. As the pre-eminent leader in the Right of Way profession, IRWA is committed to providing its members with a comprehensive review of the important changes to the Act. The URA Seminar features an eight-hour overview of the changes in the Uniform Relocation Act, contrasting the recently approved changes against existing policies.

Relocation Seminar

Chapter One is pleased to announce on May 24, 2005 we will be holding a one-day Seminar on the changes to the regulations implementing the Uniform Relocation Assistance and Real Properties Acquisition Policies Act Regulations. Presenters for the seminar will be proven, local professionals who have been exactly selected based on their knowledge of their discipline and their ability to communicate that knowledge.

Our Seminar will be essential to all members working with or for public agencies as this will be the most extensive change to the Federal regulations since 1987. The changes will require local agencies to significantly amend their procedures, policies and budgets. The presenters will discuss all the disciplines impacted by the change in the regulations and will include each discipline – *Appraisal, Acquisition* and *Relocation*. We will be providing our audience with the best analysis of the Federal changes by local people that understand local issues, and there will be plenty of time for audience participation in the form of discussions and questions.

The seminar will include lunch and a color-coded document on a CD with the new regulations superimposed on top of the old regulations. The reader will not only be able to read the new regulation but will be able to see exactly what was changed. The cost for the seminar, lunch and CD will be \$100.

We are looking forward to this very exciting event! Please contact Bill von Klug, Relocation Seminar Chair at 323-890-7434 or bill.vonklug@lacd.org with any questions. We look forward to seeing you there!

April Membership Luncheon

Date: Tuesday, April 26, 2005
Time: 11:30 am
Location: Rio Hondo Event Center, 10627 Old River School Road, Downey

There is no lunch choice to specify - the cost is \$20.00 - RSVP Required to Joyce Riggs at (805) 578-2400 x 102 or email: jriggs@sbcglobal.net

Seeking Candidates for IRWA's 2005 Instructors Clinic

The International Right of Way Association (IRWA) will be conducting an Instructor Clinic (Clinic) during its 51st Annual International Education Conference in Toronto, Ontario, Canada. The conference runs from June 13-16, 2005 and the Clinic is scheduled immediately following on *Friday, June 17 and Saturday, June 18, 2005*.

The Clinic is designed specifically for those individuals interested in becoming an instructor for the IRWA, and have not completed a train-the-trainer program through a comparable professional organization approved by the International Professional Development Committee (IPDC) or are not a College/University level Instructor. The Clinic registration fee, which will be collected after a Candidate is selected, is the same as that for a two day course \$370.00 (U.S. Dollars) per person. This year David Layne, SR/WA and IPDC representative, is scheduled to facilitate the clinic.

The purpose of the Clinic is to offer participants an intensive, two-day training program in the latest instructional methods and techniques. A maximum of 15 Candidates will be selected to attend the Clinic. Application forms will be distributed to IRWA Region and Chapter Leaders for solicitation from interested Region members and will be available on line through the IRWA website. The IPDC will evaluate the applications and make the final selection of participants. Successful Candidates will be notified in late March.

Should you have any questions, please feel free to contact Valerie Fries, Director of Professional Development, via E-mail, at fries@irwaonline.org or by telephone at (310) 538-0233 ext. 143.

Invitation to Presenters for IRWA Chapter 1 Relocation Seminar

In May 2005, Los Angeles Chapter 1 will be holding its Annual Relocation Seminar. The Seminar will be focused on the implementation of the recent revisions to regulations related to the Uniform Relocation Assistance and Real Property Acquisitions Policies Act. It will supplement the IRWA Uniform Act Seminar being held in Los Angeles in February, 2005 and cover Appraisal, Acquisition and Relocation.

We are currently soliciting interest from potential speakers and panel members for the Seminar. Qualifications for potential presenters include:

- Expertise in appraisal, acquisition *or* relocation
- Knowledge about the impacts of the recent changes to the regulations
- Dynamic presentation skills

If you are interested, please contact Bill von Klug, SR/WA, Chapter 1 Relocation Seminar Chair, at 323-890-7434 or bill.vonklug@lucdc.org no later than February 18, 2005.

IRWA CHAPTER 1

ANNUAL VALUATION CONFERENCE

Tuesday, April 26, 2005

Rio Hondo Event Center
10627 Old River School Road, Downey (TG 705-H6)

CONFERENCE SCHEDULE

8:00 AM CHECK-IN AND CONTINENTAL BREAKFAST
8:30 AM MULTI-PROPERTY APPRAISAL OF PARTIAL TAKINGS

Bradley D. Pierce, Esq., *Demetriou, Del Guercio, Springer & Francis*
John G. Ellis, MAI, *Integra Realty Resources – Los Angeles*

9:30 AM COORDINATION OF R/W PROPERTY IN A LARGE PUBLIC PROJECT

Morris L. Reynolds, Supervising Real Property Agent, *Riverside County Flood Control*
John C. Murphy, Esq., *Nossaman, Guthner, Knox & Elliott, LLP*

10:30 AM HOW TO BE AN EXCEPTIONAL EXPERT WITNESS FROM A LAWYER'S PROSPECTIVE – TRIAL TACTICS AND APPRAISAL PITFALLS AND TRIAL PREPARATION

Douglas J. Evertz, Esq., *Stradling Yocca Carlson & Rauth*
Keith E. McCullough, Esq., *McCormick, Kidman & Behrens, LLP*

11:30 AM Chapter 1 monthly lunch program: Update on LAX, Ontario and other LAWA Airports

Vivian D. Howell, SR/WA, Administrator, Long Range Planning, *Angeles World Airports*

1:00 PM PUBLIC AGENCY UPDATE

Mark T. Mendoza, Vice President, *Paragon Partners (Alameda Corridor East)*
Velma C. Marshall, *Director of Real Estate, MTA*
Kathi Head, Real Estate Acquisition & Relocation, Manager, *Los Angeles Community Redevelopment Agency*

2:00 PM APPRAISAL AND ACQUISITIONS PROCEDURES FOR EI TORO AIRPORT RE-USE

Steven R. Norris, MAI, *Norris Realty Advisors*

3:45 PM APPRAISAL AND MANAGEMENT OF SECONDARY USES IN R/W CORRIDORS

David Guder, Project Manager, *So. Cal. Edison*
Casey Woo, Senior Real Estate Officer, DWP
Thomas Spence, Senior Real Estate Officer, DWP
Gary Valentine, MAI SR/WA, ASA, *Valentine Appraisal Associa*

4:45PM Close

REGISTRATION

Name _____ Chapter No./Member No. _____
Firm _____ Email _____
Address _____
Phone _____ Fax _____

Make check payable to IRWA Chapter 1 and send to:

Riggs & Riggs, Inc.
4195 Valley Fair Street, Suite 207
Simi Valley, CA 93063-2900

\$75 Member; \$100 Non-Member
Lunch Only - \$20; Lunch is BBQ Buffet Style
Space is Limited, Please Register Early

8.0 HOURS SR/WA AND OREA CONTINUING EDUCATION CREDITS PENDING

All refund requests must be in writing. 50% of the registration fee may be retained if the cancellation notice is postmarked less than two weeks before the program.

IRWA'S 51ST ANNUAL INTERNATIONAL EDUCATION CONFERENCE

The IRWA is pleased to announce the 2005 Annual International Education Conference on June 13-16, 2005 where IRWA will celebrate its 51st Annual International Education Conference in beautiful Toronto, Ontario, Canada.

Appropriately themed "*Where the World Meets,*" the 2005 conference boasts a colorful and energetic educational experience in one of the biggest metropolitan cities in North America.

Toronto is heralded as one of the most multicultural cities in the world. In the spirit of the city's rich culture, the conference will bring members from the United States and Canada with affiliates in South Africa and Japan. And for the first time, the conference introduces "International Tracks" throughout the educational breakout sessions. These sessions will address right of way issues and challenges across international borders.

The annual conference showcases professional speakers as well as intensive workshops on all aspects of the right of way process. The educational programs are supplemented by an exhibit area and networking opportunities with other professionals from around the world.

The venue for the 2005 Annual Conference will be the Westin Harbour Castle hotel. A 20-year recipient of the CAA/AAA Four Diamond Award, The Westin Harbour Castle is a landmark in hospitality in the cosmopolitan city of Toronto. Featuring a scenic waterfront setting, the hotel is located near major attractions, such as the Air Canada Centre, CN Tower, financial and theatre districts and the Eaton Centre

If your professional world involves the Right of Way profession, then this is the place where you want to be this June. The 2005 Conference Host Committee led by Chair, Kevin Paul, SR/WA and Vice Chair, Robert Alstrom, SR/WA and the entire IRWA headquarters staff invite you come to Toronto and be at the place "*Where the World Meets.*"

For more information, and to register, go to www.irwaonline.org.

Holly Rockwell
Epic Land Solutions, Inc.
866-378-1178

New Members

Karen A. Larson	Attorney	Century Law Group
Marisol Ocampo	Attorney	Century Law Group
Paul A. Burke	Real Estate Trainee	City of LA, General Services Division
Trang H. Nguyen	Real Estate Officer	City of LA, General Services Division
Irene C. Saltzman	Senior Real Estate Officer	City of LA, General Services Division
Russell Shane	RE Representative	MWD of SC
William Thompsen	Valuation Manager	Stonefield Josephson, Inc.

IRWA Instructors Wanted

If you have ever considered becoming an IRWA course instructor, San Diego Chapter 11 is currently in discussions with San Diego State University and IRWA Headquarters regarding the holding of a local Train-the-Trainer course. It would be an acceptable alternate to the IRWA Instructors Clinic that normally is only held at the Annual Education Conference. This year the Conference is in Toronto, Canada. If you have an interest in this, please contact James Anthony at 619-533-6509 or janthony@sandiego.gov. Instructors are paid approximately \$500 per day, plus expenses, to facilitate a class.

Case of the Month

MT. SAN JACINTO COMM. COLLEGE DIST v. SUPERIOR COURT, 126 Cal.App.4th 619; 24 Cal.Rptr.3d 328 (February 4, 2005) (2005) DJ D.A.R. 1461

By: Alan Sozio of Burke, Williams & Sorensen, LLP

Over two years ago, the court of appeal in *Saratoga Fire Protection District v. Hackett* (“*Saratoga*”) (2002) 97 Cal.App.4th 895 ruled that, where the amount of probable just compensation had not been deposited prior to judgment, the court could—in the interests of fairness—disregard statutory provisions regarding the date of value to ensure just compensation to the owner. The present case of the month deals with the flip side of the coin, *i.e.*, whether the overriding constitutional principle of just compensation could require that the date of valuation be the date of trial even where a deposit was made at the outset of trial. In response to this question, the court of appeal answered a resounding “no”.

By way of background, Article I, section 19 of the California Constitution allows for possession by the condemnor following commencement of eminent domain proceedings “upon deposit in court and prompt release to the owner of money determined by the court to be the probable amount of just compensation.” Cal. Const., art. I, § 19. Consistent with this state constitutional provision, the Eminent Domain Law permits a condemnor to apply for a prejudgment order for possession upon a deposit of probable compensation for the owner. Following the deposit, the owner may withdraw the deposited funds, even if the condemnor does not subsequently seek or obtain prejudgment possession. California’s statutory scheme mandates that such a deposit sets the date on which the property is valued as the date of deposit. Code Civ. Proc. § 1263.110. The condemnee may withdraw the funds on deposit, but in doing so waives its right to contest the condemnor’s right to take the property. Code Civ. Proc. § 1255.260.

Consistent with these provisions, in the *Mt. San Jacinto* case, the condemning agency deposited into court the probable amount of just compensation at the outset of the case. Trial did not commence until much later, however. Relying on the logic in the *Saratoga* case, the property owner argued that the date of valuation should be changed from the date of deposit to the date of trial because the property had substantially increased in value since the date of deposit. The owner further argued that the waiver rule of Section 1255.260 rendered the deposit unusable, because the owner could not withdraw the amount on deposit without waiving the owner’s right to challenge the right to take. The trial court agreed with the owner, and changed the date of value to the date of trial. The condemnor appealed.

On appeal, the court was faced with having to reconcile the statutory provisions dealing with setting the date of value on the date of deposit against the overall mandate of the California’s constitution requiring that compensation be “just.” The court first examined the statutory scheme, and noted that it was reasonable to value the property no later than the date probable compensation is deposited. This was because the statutory scheme:

reflects the view that a taking occurs at the time the owner is paid. The owner may use the deposited funds to purchase other property or make other investments. Or, the owner may leave the funds on deposit and draw interest from the date the condemnor takes possession. Additionally, the risk of loss to the property shifts to the condemnor when the condemnor takes possession.

Notwithstanding the foregoing statutory scheme, the court of appeal in *Mt. San Jacinto* recognized that, as set forth in the *Saratoga* case, “just compensation” is a constitutional requirement which cannot be made to depend upon statutory provisions. The court of appeal thus acknowledged that, when necessary, courts have rightfully disregarded eminent domain statutes to ensure just compensation to the property owner.

In balancing these two considerations, the court of appeal distinguished the facts in *Saratoga* from the facts in the instant case. As explained by the court, the “critical difference” between *Saratoga* and the facts before them was that *Saratoga* involved a straight condemnation proceeding where no amount was ever deposited until the amount of just compensation was determined by the trier of fact. On the other hand, the condemnor in *Mt. San Jacinto* had deposited the probable amount of the owner’s just compensation well before the date of trial. Because the facts in *Saratoga* were distinguishable, the owner’s reliance on *Saratoga* was “misplaced.” Explaining that there was no comparable, compelling reason to disregard the statutory scheme mandating that the date of valuation be the date of deposit, the court of appeal held that valuing the property on the date deposit ensured that the owner would receive just compensation. The court reasoned that this is because an agency’s deposit of funds “satisfies the condemnee’s right to just compensation at the time of the taking” which, the court explained, occurs where the condemnor has “deposited probable compensation before judgment and had a right to early possession of the property.”

In refusing to alter the statutory scheme setting the date of valuation as the date of deposit, the court of appeal also rejected the other argument made by the property owner, which was that the waiver rule rendered the deposit unavailable to the condemnor. The court of appeal reasoned that having to leave funds on deposit was a reasonable condition to place on a condemnee’s statutory right to further litigate the right to take issue, or pursue a final adjudication of the issue on appeal. This was because “[a] condemnee who denies the condemnor’s right to take cannot have it both ways. He cannot withdraw the deposit and challenge the right to take. It is reasonable to require him to choose one or the other.” The court also noted that the procedural safeguards allowing for a speedy trial on the issue of the

right to take further “afford the owner procedural due process in litigating the right to take issue.” and “mitigate the apparent Hobson's choice the owner faces between withdrawing the deposited funds and litigating the right to take issue.”

The *Mt. San Jacinto* case accordingly clarified the confusion caused by *Saratoga* as to when a trial court may ignore the statutory rules related to dates of valuation and apply a later date. The holding in *Saratoga* was left intact, but the court of appeal made clear in *Mt. San Jacinto* that procedural rules related to the date of valuation may be bent only in situations where, as in the *Saratoga* case, no deposit of probable just compensation had been made. Following the ruling in *Mt. San Jacinto*, where a deposit has been made, the trial court is left with no other option than to follow the statutory scheme and set the date of value on the deposit date.

Region 1 Spring Forum Meeting

Region 1 Spring Forum was held in Tempe, Arizona on March 10-12, 2005. We have summarized major topics that were discussed at the Spring Forum for your knowledge:

1. **International Conference:** Planning of the International Conference is five years in advance. There was only one weekend available for 2009 in Indianapolis. As of 2006 in Denver, the conference will be shortened by one day to Wednesday and the Monday Night Event will be discontinued.
2. **Financial:** International has lost approximately \$600,000 in the last two years. There are three sources of income at the international level: 1) Membership, 2) Education Courses, and 3) Annual Conference. In October, November, and December of 2004, the number of courses offered was down from previous years. An increase in membership and attendance at the 2004 annual conference did not offset the revenue lost from the course reductions.
3. **Education Courses:** There was a lively discussion about education courses and the need for coordination not only within the region but at the international level as well.
4. **Region 1 Bylaws:** The Region 1 Bylaws are not yet complete. There was an approved motion to allow Region 1 to make updates, including references to Canada. The completed drafts will be made available to the Chapters for review.
5. **DRE Certification:** There is no across the board support on the regional level for DRE for future courses. However there is \$3,000 budgeted yearly for reimbursement for Chapters that want to offer DRE accreditation. This also applies to OREA and other certifications.
6. **Hawaii Chapter:** There have been some previous discussions at prior regional forums of an outreach program to the Hawaii Chapter, which is also part of Region 1. It was reported calls have been made to members in Hawaii with no return calls.
7. **Region 1 Website:** Mark Keller asked that each chapter contribute \$50 toward maintenance of the Region 1 website. It was mentioned that this expenditure would need approval from each chapter board. Bryan Riggs and Tom Hanley reported that the Region website does not link to our Chapter 1 website. It was agreed Chapter 1 would be connected since we had already contributed to the website.
8. **International Conference for 2010 or 2013:** It appears that there may be two plans for Region 1 to host either the 2010 or 2013 International Conference. Negotiations may be underway, but Mark Keller had no particulars. Region 1 needs to clarify planning for one or the other.
9. **Relocation Conference Conflict:** There was a discussion about the two relocation conferences planned both by Chapter 1 and International. Mark Keller asked that all Chapters send Region 1 a schedule of all local conferences for communication with International.
10. **2004/2005 Professional of the Year:** Michael Wolf accepted this award. Chapter 1 should consider a nomination next year.
11. **Small Newsletter of the Year:** This award went to Chapter 73.
12. **Large Newsletter of the Year:** This award went to Chapter 11.
13. **Luncheon Attendance:** All chapters reported a decrease in luncheon attendance and a discussion of successful ways to attract attendance at luncheons and seminars. The Tucson chapter reported that a legal description class and a city permitting process class were very successful.
14. **Oakland Forum:** The Fall Forum is scheduled for Oakland on October 20-21, 2005. Flyers were distributed.

Chapter 1 Los Angeles presents Uniform Relocation Act Seminar
May 24 from 8-4 pm at the Quiet Cannon, 901 N Via San Clemente Montebello CA
(Thomas Guide Page 675-G/3)

As you are aware there have been significant changes to the regulations implementing the Uniform Relocation and Real Property Acquisition Policies Act 49 CRF Part 24. Chapter 1 Los Angeles will be holding a one-day seminar that will provide a direct benefit to our local members by bringing information pertinent to California issues. We have assembled a panel of local experts in the areas of appraisal, acquisition and relocation. This seminar is an incredible opportunity to hear experts address your concerns regarding the new changes. The changes will require local agencies to amend their policies to be in compliance with the new regulations. The revised regulations became effective February 3, 2005.

The regulatory writers made the revisions for several reasons:

- To provide agencies more flexibility
- To incorporate guidance for clarity
- To strengthen valuation practices
- To strengthen acquisition practices
- To provide enhanced relocation assistance and benefits for residential and businesses relocations.

We are extending an opportunity for you to e-mail your questions to fred.arevalo@lacdc.org We will tailor a portion of the seminar to address topics that you let us know.

Chapter 1 is also offering, for \$25, a color-coded document on a CD with the new regulations superimposed on top of the old regulations. The reader will not only be able to read the new regulation but will be able to see exactly what was changed. For those who purchase a CD prior to the May 24th Seminar, we will deduct \$25 from your registration fee.

From the Education Chair:
Lynette Overcamp

We are continuing to work on the 2005/2006 education class schedule. Michael Popwell and the Professional Development Committee have done a great job working with those of you who are Candidates, either for Certification through one of the Disciplines, or for the SR/WA. Through those efforts, we are focusing on offering classes that will help you to complete the course work for those professional designations.

Several of you have volunteered to coordinate classes or to teach classes, which is great! I will be working closely with you to see that we are successful in our endeavors.

I am also working with my counterparts in Chapter 57 and Chapter 11 (Inland Empire and San Diego) to offer as many different courses as possible, while not offering the same class in the same year.

Some of the classes that we are looking at are the various 200 level classes that are needed by almost everyone completing course work for a designation. A brand new class is 203, Alternative Dispute Resolution (a two-day class) and one of our Chapter 1 members has stepped forward to teach it this year. We have had several requests about relocation classes, since the new revisions to the regulations are now in place, and will see where the most requests take us.

Additionally, we have had requests, and a volunteer coordinator, for 406A, the 15-Hour National USPAP Course so that will be scheduled for some time this year. We will be the only IRWA chapter offering it, nationwide, this year.

Lastly, for those of you who are getting close to having your course work completed and are ready for the SR/WA exam, we are looking at holding the **SRWA Study/Review Sessions and Examination Seminar**, probably next January. Keep in mind that you can take the exam at any time, regardless of whether your course work is completed or not.

If you would like to see a class offered, and/or coordinate one or more classes, please call or e-mail me. As we get dates and times nailed down, we will be getting that information to you.

DM&A
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Valuation & Litigation Consultants

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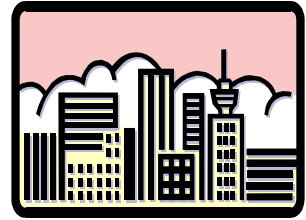
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Currently IRWA does not have your e-mail address as part of your membership profile. In order to add your e-mail address, please follow the instructions below. While I will be able to add your e-mail to our list for a short period of time, the only permanent solution to ensure you receive IRWA communications throughout the year is to update it as per the instructions. Please let me know if you have any questions and I hope to see you at future IRWA events. Also, please find attached the December/January newsletter.

Updating your IRWA Membership Information

1. Visit www.irwaonline.org
2. Highlight "Resources" in the upper right hand corner and then click on "Membership Directory".
3. Click on Update Member Profile.
4. Enter your User Name and Password and click on Login. Your User Name is your membership number (contained on your membership card and dues renewal notice) and the Password is your last name. The Password is case sensitive, so ensure you capitalize the first letter and leave the rest in non-caps.
5. Update your information and click on "Submit. A new page will come up and you can choose to "Exit" or "Logout".
6. That's it! Your information will be automatically updated on the headquarters master list, which is also the one the Chapter uses for communications. Going forward, Chapter 1 monthly newsletters will be sent out via e-mail so it's important to ensure your e-mail address is current.
7. If you do not have access to the Internet or have any questions about updating membership information, call Bonnie Gray at 310-538-0233.



*Chapter 47 of the International Right of Way Association
presents
Steering Through the Obstacles, a Right-of-Way Acquisition Seminar
Friday, April 22, 2005*

TheVeterans' Hall, 801 Grand Avenue, San Luis Obispo, California

Program Includes:

8:30~9:00 *Registration and Continental Breakfast*

9:00~9:05 *Opening Remarks*

9:05~10:15 *The Right of Way Acquisition and Certification Process*

Presenter: Ken Hill and Roberta Odahl, Caltrans. A broad brush overview of the appraisal, offer, and negotiation requirements, including requirements for relocation assistance, utility clearances, and Caltrans and FHWA right of way certifications.

10:15~10:30 *Morning Break*

10:30~11:15 *Utility Coordination and Clearance: How to minimize costs and delays*

Presenter: Attorney Robert McDowell, Hamner, Jewell & Associates

11:15~Noon *Relocation Assistance Requirements and Recent Updates to the Uniform Act*

Presenter: Lillian D. Jewell, Hamner, Jewell & Associates

Noon~1:30 *Lunch (Lunch included) Lunch Topic: The Appraisal Process*

Presenter: Warren Reeder, Reeder, Gilman & Borgquist

1:30~2:30 *Environmental Process - Phase I and II, CEQA, NEPA*

Presenter: Eric Snelling, Padre & Associates

2:30~2:45 *Afternoon Break*

2:45~4:00 *When All Else Fails: The Eminent Domain Process*

Procedures you must comply with, timelines, processes, costs, obtaining possession. When is it worth it, when is it not?? Including updates on new case law and statutory requirements.

Presenter: Attorney Todd Amspoker of Price, Postel & Parma

4:00~4:05 *Closing Remarks*

Seminar Fees: \$95 IRWA members \$115 Non-members (by April 5, 2005)
After April 5: \$105 members \$125 non-members Space is limited!
Fees include Continental Breakfast, Lunch, and Materials

Discount Rooms Available(just mention IRWA) at The Lamplighter Inn/Comfort Inn @ \$99/night Thursday and Friday nights only. Saturday at standard rates, subject to availability. Room rate includes Continental Breakfast. Call (866) 756-7378 direct to book. Reserve room by April 1, 2005.

Seminar Reservations: *Mail Checks Payable to IRWA Chapter 47
Use attached Registration Form!*

For more info, contact : *Kathleen Michel at (805) 658-8844*

Recertification credit hours (6.5) for current SR/WAs.
Approved for 6.0 hours of MCLE credit by the Calif. State Bar.

**IRWA Chapter 47 Seminar
Friday, April 22, 2005**

The Veterans' Hall, 801 Grand Avenue, San Luis Obispo, CA

Steering Through the Obstacles, a Right-of-Way Acquisition Seminar

REGISTRATION FORM

Name: _____ Daytime Phone: _____

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Address: _____ City/State/Zip: _____

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Will you need a certificate for continuing education, re-certification or MCLE?
For which organization? IRWA; State Bar MCLE; Other _____

Note: An additional \$10 processing fee payable to IRWA Chapter 47 will be required for MCLE credits.

Seminar Fee: \$95 for IRWA members; \$115 for non-members, by April 5
After April 5: \$105 for IRWA members; \$125 for non-members
Fee includes Continental breakfast, lunch and conference materials

Please return this form by April 5, 2005, with your check payable to IRWA Chapter 47 in the appropriate amount to:

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Please add \$10 MCLE fee, if applicable.

TOTAL ENCLOSED: \$ _____



Alan Sozio, Esq of Burke, Williams & Sorensen, LLP presents the Case of the Month



Luncheon attendees enjoy the food and presentations



IRWA Chapter 1 President, Holly Rockwell, makes luncheon announcements

Pictures provided by IRWA Chapter 1 Members Sam Wong and Gus Parcero, SR/WA

This is not an unsolicited e-mail or spam message. You are receiving this e-mail because you are listed as requesting the IRWA Chapter 1 Newsletter by e-mail. To cancel your e-mail subscription to the IRWA Chapter 1 Newsletter, please notify us at the following address: hollyrockwell@epicland.com