



Upcoming Events

May 23, 2006

Relocation Seminar/Luncheon at Quiet Cannon. - Please mark your calendars! -

October 24, 2006

Annual Fall Seminar at Quiet Cannon, Montebello - Save the Date -

President's Message

By: Tom Hanley, Metrolink



The Chapter 1 Board met on March 28, 2006 before the membership luncheon meeting. Michael Fisher reported that the yearly finances are within budget expectations and that

our chapter is in general good financial condition. Mark Brusca finished software installations and presented the new Chapter 1 laptop and projector to Tom Hanley. Tom will keep it and plan to bring it for presentations and conference activities. Let him know if you need it.

The chapter moved closer to implementation of three new annual awards a scholarship award, a professional service award and a luncheon award for a free course. The Professional Development Committee (Michael Popwell, Vivian Howell, Gus Parker) are finalizing

The Annual Valuation Conference and Membership Luncheon

Date: April 25, 2006

Time: 8:00am check in

Location: Quiet Cannon Country Club & Golf Course, 901 North Via San Clemente, Montebello (TG 636-A7)

policies and procedures for the new awards. Thanks to the task force (Brian Riggs, Paul Norlen, and George Khoury) for their brainstorming and presentation of their ideas to the board.

Tom Hanley and Bryan Riggs represented Chapter 1 at the Regional Spring Forum held this year in Riverside at the Mission Inn. It is always good to get together with the leaders of other Region 1 chapters. Of concern to all is the continued ebb of support from employers for IRWA meetings and education courses. In the past year education courses have dropped on the average from 17 attendees per class in 2004 to 16 in 2005. At the same time IRWA attendance is up to approximately 6,200 members. One can imagine the financial implications of losing one student per education class on a national average. There was again lots of talk about successes and failures that different chapters have tried to increase interest and participation. With the increase in membership nationally the numbers are there and perhaps we need to work harder on mentoring them.

On June 18-21 Bryan Riggs and Tom Hanley will represent Chapter 1 at the IRWA International Education Conference in Denver. This year the conference starts on Sunday and ends on Wednesday. Let Tom or Bryan know of concerns or suggestions to help them be better representatives.

As a reminder, put the **Valuation Seminar** on your calendars, **April 25, 2006**. Dave Roberts is chairing the Valuation Seminar and he and his committee have completed the lineup. The annual **Relocation Seminar**, chaired by Freddy Arevalo, has a final scheduled date of **May 23, 2006** at the Quiet Cannon in Montebello. Also save the date for the **Fall Seminar** scheduled for **October 24, 2006**. Vivian Howell is hard at work getting this day ready.

I will keep you all posted on this and all issues of importance. Thank you all for your participation and commitment.

IRWA Chapter 1 2006 Officers and Executive Board

| | | | |
|---|---|-------------------------|--|
| <i>President and International Director</i> | Tom Hanley Metrolink | 213-452-0256 | hanleyt@scrra.net |
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| <i>Luncheon</i> | Vacant | | |
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| <i>Law</i> | Alan Sozio Esq. Burke, Williams, & Sorenson, LLP | 213-236-2819 | asozio@bwslaw.com |
| <i>Valuation Seminar</i> | Dave Roberts LA City General Services Asset Management | 213-922-8546 | dlRobert@gsd.LACity.org |
| <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> | Vivian Howell, SR/WA Los Angeles World Airports | (310) 417-0450 | vhowell@lawa.org |
| <i>Historian</i> | Vacant | | |
| <i>Engineering/Survey</i> | Vacant | | |
| <i>Environmental</i> | Mohammed Estiri, PhD Eco & Associates, Inc. | 714-832-5427 | mestiri@panenv.com |
| <i>Local Public Agency</i> | Vacant | | |
| <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> | Vacant | | |

Valuation Conference - April 26, 2006

Chapter members April 26, 2006 is fast approaching!

The Chapter 1 Annual Valuation Conference is ready to go. If you have not received a copy of the program brochure, please call Dave Roberts at 213) 922-8546 or Joyce Riggs (805) 578-2400 for additional information. As noted in last month's newsletter, the valuation committee has prepared a diverse lineup that will cover a number of topics of interest to the right of way industry. This year, we return back to the Quiet Cannon Country Club and Golf Course in Montebello on April 25, 2006. The session will begin at 8:30 a.m. with registration at 8:00 a.m. and we will end the day at 4:30 p.m. A continental breakfast will be provided after the first segment.

Our first panel will include Allison Burns, Esq., John Cutler, Overland Pacific Cutler, Bill Larsen, Integra Realty who will discuss acquisition appraisals of large multi-parcel projects. The second panel will include Richard Hodges, ASA and Madeleine Mamaux, of Desmond, Marcello & Amster. The third and final morning panel will include Orell Anderson, MAI and Mark Johnson, Esq. who will cover environmental concerns affecting R/W valuations.

In the afternoon, Faith Mitchell, Esq. will be our key luncheon speaker, who will speak on mediation. For the third panel, Todd Amspoker, Esq. and Gary Valentine, will report on valuing transportation corridors. The final presentation of the day will be a joint presentation by Kirsten Bowman, Esq. and Andy Nierenberg of the Department of Transportation, who will speak on the importance of analyzing land entitlements. Please reserve the date of April 25, 2006 on your calendar. We look forward to seeing you all there!

For more information, please see the attached seminar flyer.

Dave Roberts, 2006 Valuation Chairperson



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UCR currently has a job opening for a Principal Leasing Analyst.

The job description is posted at <http://humanresources.ucr.edu/jobs/JobBrowse.aspx?@strJobNumber=05-10-014>.

Please note that the job description has recently been updated to reflect the full salary range for a Principal Analyst I, and the education requirement has been changed to education and/or experience equivalent to a Bachelor's degree.

IRWA CHAPTER 1

ANNUAL VALUATION CONFERENCE

Tuesday, April 25, 2006

***Quiet Cannon Montebello
901 North Via San Clemente, Montebello (TG 636-A7)***

CONFERENCE SCHEDULE

| | | | |
|----------|--|----------|---|
| 8:00 AM | CHECK-IN | 12:30 PM | Chapter 1 Monthly Lunch Program & Keynote Address: PREPARING FOR EFFECTIVE MEDIATION: THE ROLES RIGHT OF WAY PROFESSIONALS PLAY |
| 8:30 AM | ACQUISITION APPRAISAL OF LARGE MULTI-PARCEL PROJECTS | | Faith A. Mitchell, Esq., <i>Metropolis Mediations</i> |
| | Allison E. Burns, Esq., <i>Stradling, Yocca, Carlson & Rauth</i> | | |
| | John Cutler, Principal Consultant, <i>Overland Pacific Cutler -</i> | 2:00 PM | APPROACHES TO VALUING TRANSPORTATION CORRIDORS - SUPPORTING CASE LAW & COMMON SENSE |
| | William Larsen, Senior Analyst, <i>Integra Realty Resources</i> | | |
| 9:45 AM | BREAK | | Todd A. Amspoker, Esq., <i>Price, Postal & Parma</i> |
| 10:00 AM | WHEN APPRAISAL ISSUES OVERLAP | 3:15 PM | BREAK |
| | Richard Hodges, <i>Desmond, Marcello & Amster</i> | 3:30 PM | THE IMPACT OF LAND ENTITLEMENTS ON PROPERTY VALUE IN LITIGATION |
| | Madeleine Mamaux, <i>Desmond, Marcello & Amster</i> | | |
| 11:05 AM | TOXIC GOO, SHOULD USE, AND OTHER ISSUES AFFECTING R/W VALUATIONS | | Kirsten R. Bowman, Esq., <i>Richards, Watson & Gershon</i> |
| | Mark D. Johnson, Esq., <i>Manatt, Phelps & Phillips, LLC</i> | | Andrew P. Nierenberg, District R/W Manager, <i>State of California, Department of Transportation</i> |
| | Orell C. Anderson, MAI, <i>Bell Anderson & Sanders, LLC</i> | 4:30 PM | Close |

REGISTRATION

Name _____ Chapter No./Member No. _____
Firm _____ Email _____
Address _____
Phone _____ Fax _____
California Appraisal License No. _____ SR/WA Recertification Credit Needed? Yes or No
(If applicable)

Make check payable to IRWA Chapter 1 and send to:

C/o Joyce Riggs, MAI, SR/WA
Riggs & Riggs, Inc.
4195 Valley Fair Street, Suite 207
Simi Valley, CA 93063-2900

\$85 Member; \$100 Non-Member
Lunch Only - \$22; Lunch is Breast of Chicken Montebello
Vegetarian Available Upon Request
Space is Limited, Please Register Early

8.0 HOURS SR/WA APPROVED; DRE & OREA CONTINUING EDUCATION CREDITS PENDING

Note: OREA Credit Approval may not be approved until June 1, 2006

*****All refund requests must be in writing. 50% of the registration fee may be retained if the cancellation notice is postmarked less than 10 days before the program. *****



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Membership Drawing

At each chapter luncheon we draw a name from the Chapter 1 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. We haven't had a winner in a while. April's drawing will be for \$200 so be sure to be there in case your name is drawn!

Chapter 1, New Members

| <u>Member Name</u> | <u>Job Title</u> | <u>Firm/Agency</u> |
|--------------------|---------------------|--------------------|
| Marlene Vella | Real Estate Officer | City of LA, GSA |



Billy Cooper, SR/WA, far left, and Membership Chair Bill Larsen, far right, welcome new members Lowell Anderson, Arlene Chung, and Chiu Eng at January Chapter 1 luncheon meeting

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.

Case of the Month

City of Santa Clarita v. NTS Technical Systems, etc.

By: Alan A. Sozio, Esq. of Burke, Williams & Sorensen, LLP

(No. B169596, 2d App. Dist., Div. 2) 3/7/06 Daily J. D.A.R. 2634, 2006 Cal. App. LEXIS 290 (February 3, 2006, cert. for part. pub. March 3, 2006)

This month's Case of the Month deals with two separate issues: the proper date of value where a supplemental deposit has been made close to trial, and whether the court can exclude an appraiser for strategic gamesmanship in delaying timely disclosure of the appraisal to be relied upon in court.

Factual Background and Procedural History

As part of the construction of Golden Valley Road, a major public arterial, the City of Santa Clarita condemned a small unimproved area within defendants' 148.33 acre property. On August 3, 1999, City filed its eminent domain complaint, and deposited \$48,175 as the probable amount of just compensation based on the summary statement by Scott Lidgard.

At the pretrial appraisal exchange, the City's trial appraiser, D. Michael Mason, valued the property taken at \$80,250, using August 3, 1999 as the date of value. Thereafter, the City voluntarily increased its deposit to reflect this amount. Defendants' initial appraisal valued the property taken at \$230,000 based on May 20, 2002 date of value. The appraiser's report, however, indicated that he could, if requested, use August 3, 1999 as the date of value. Defendants later exchanged a second appraisal (again relying upon a May 20, 2002 date of value, but noting that the August 3, 1999 date of value could be used if requested), but valued the same property at \$815,000. Three days into trial, defendants exchanged a third appraisal valuing the same property at \$410,000 based upon an August 3, 1999 date of value. The third appraisal was based on two new sales not listed in the earlier appraisals. Defendants' appraiser opined these new sales were "the only truly comparable sales" and that they were "the most comparable to the subject in location, date of sale and physical conditions"

The court ruled at trial that August 3, 1999 was the proper date of valuation, and not the date of the supplemental deposit. Based on this ruling, the court prohibited use of defendants' first two appraisals. The City successfully moved to exclude defendants' third appraisal on grounds that defendants acted in bad faith by instructing their appraiser, "as a strategic tactic, to base his first and second appraisals on the May 20, 2002, date of valuation and that City was substantially prejudiced by the third appraisal which was belatedly served after trial began."

Reasoning of the Court Case

Selection of Date of Value

The court of appeal concluded [1] the trial court did not err in finding August 3, 1999, the City's initial date of deposit, to be the date of valuation under the "quick take" statutory scheme, and [2] the City's supplemental deposit did not require a change of the date of value to this later date.

In reaching its conclusions, the court noted at the outset that no persuasive authority could be found for the proposition that the date of a voluntary supplemental deposit supersedes the date of the original deposit. Moreover, after reviewing provisions of the Eminent Domain Law involving the "quick take" statutory scheme, the court believed such a conclusion was not compelled by law. Because a procedure existed for increasing the amount on deposit, which defendants elected not to pursue, the court was unwilling to find the trial court should have unilaterally changed the date of value based on the supplemental deposit. Moreover, the court did not find in Section 1255.030(f) any reference to a change in valuation date upon a condemnor's voluntary increase in the deposit. The court "infer[red] from this silence that the Legislature did not intend the date of a supplemental deposit to become the date of deposit."

The court also distinguished the present facts from those in another date of value case, *Saratoga Fire Protection Dist. v. Hackett* (2002) 97 Cal.App.4th 895, which was a non-deposit case that held it would be unconstitutional where unusual circumstances would make it unjust to use a statutory mandate that the valuation date be the date the eminent domain action was filed. The court found *Saratoga* to be factually inapplicable for the reasons that it was a straight condemnation, not a quick-take action, and there was no deposit of probable compensation.

Exclusion of Defendants' Expert

The court of appeal acknowledged trial court had wide discretion to permit a witness to testify regarding opinions which were omitted from, or untimely included in, an appraisal "upon such terms as may be just." Such terms were that [1] the party made a good faith effort to comply with the appraisal requirements; [2] the party diligently gave notice to the opposing party after discovering the new information; [3] the omission was the product of "mistake, inadvertence, surprise, or excusable neglect"; and [4] that the opposing party was not unduly prejudiced.

Based on the circumstances, the trial court excluded defendants' third appraisal. In so ruling, court "impliedly found the omission from the first and second appraisals of [the appraiser's] opinions and valuation data based on a August 3, 1999, date of valuation and the tardy service of the third appraisal were the product of a deliberate decision of appellants to obtain a strategic advantage over City, rather than the inadvertence or neglect of their counsel." The court found "abundant evidence" supported the trial court's finding that service of the belated third appraisal was prejudicial, noting that, among other things, "the untimely service of the statement might deprive the other party of the opportunity to counter its contents and effect."

Effects of the Decision

A public agency cannot engage in effective budgeting where a date of valuation may be shifted later in the case. The eminent domain process starts with an appraisal, which is regularly updated. Gov. Code § 7267.1(b). The agency must then decide whether it wants to pay a price in that range, consider a different site, or forgo the project. If the agency decides to proceed and cannot acquire the property by negotiation, the agency commences the condemnation action, relying on the Eminent Domain Law for assurance as to the date on which the property will be valued. If a trial court is able to shift the date of value later in the case, these provisions are undermined, which may cause the project to exceed the agency's anticipated budget. The result here will assist in assuaging the fears of many public agencies faced with the problem where the trial appraiser has a higher opinion of value and the owner demands that the deposit be updated to reflect it. At least in the absence of a showing of bad faith in making the initial deposit, this case should help protect the agency from an unexpected shift in the date of value at trial.

On the issue of the exclusion of defendant's appraiser, the decision will have an impact on litigation conduct in future eminent domain actions. The two most oft-cited cases involving parties' failure to timely exchange appraisal reports are *County of Los Angeles v. Kling* ("Kling") (1972) 22 Cal.App.3d 916 and *State of California ex. rel. Public Works Bd. v. Bragg* ("Bragg") (1986) 183 Cal.App.3d 1018. *Kling* and *Bragg* are frequently cited at the trial court level by uncooperative parties as an example of the leniency that trial courts may provide when dealing with the untimely exchange of an appraisal by one of the parties. In stark contrast with the facts of *Kling* and *Bragg*, the decision makes it clear that, where a trial court believes the untimeliness of the appraisal exchange has occurred due to the strategic decision of a party or its counsel, and excludes that party's appraiser as a result, such a decision will not be set aside on appeal. Assumedly, this decision will cause the eminent domain bar to take notice that strategic litigation tactics designed to prejudice the opposing side will simply not be tolerated. See *Sherman v. Kinetic Concepts, Inc.* (1998) 67 Cal. App. 4th 1152 (opinion published in part to "send a loud and clear message to litigants and counsel alike" that unfair litigation tactics will not be tolerated).

Become an IRWA Instructor.

The International Right of Way Association (IRWA) will be conducting an Instructor Clinic (Clinic) during its 52nd Annual International Education Conference in Denver, Colorado. The Clinic is scheduled immediately following the conference, on Thursday, June 22 and Friday, June 23, 2006.

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 we have again scheduled David Layne, SR/WA and IPDC representative, 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 16 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. Successful Candidates will be notified in late March.

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

UNIFORM RELOCATION ASSISTANCE AND REAL PROPERTY ACQUISITION POLICIES ACT UPDATE – ONE YEAR LATER

By: Lynette Overcamp, Epic Land Solutions, Inc.

On January 4, 2005, those of us who work in the real property acquisition and relocation assistance profession were delighted to see in the Federal Register for the Department of Transportation, Federal Highway Administration, the new proposed changes in the regulations implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended. These new changes took effect on February 3, 2005.

Now, one year later, the questions become, have they made a difference, and, if so, how much?

Many may have a different response to these questions, but, as a practicing acquisition and relocation consultant, I can attest to the fact that there are some changes that have made big differences. The most notable ones are as follows:

- General (Subpart A) – This Subpart, for *voluntary* acquisitions, clarifies that relocation eligibility does not become effective until there is a written purchase agreement between the Agency and owner to purchase the property. This helpful clarification eliminated some confusion from the previous assumption that the Initiation of Negotiations always triggered potential eligibility.
- Real Property Acquisition (Subpart B) – This Subpart unencumbers many small projects by increasing the threshold for appraisal waivers from \$2,500 to \$10,000 - a positive difference when projects have a substantial number of part takes requiring small acquisitions, say in a street widening project.
- General Relocation Requirements (Subpart C) – This Subpart increases requirements to provide relocation advisory assistance for non-residential relocations - an area still developing with respect to enforcement from the federal government. However, the federal government has signaled its expectations for agencies to spend a lot more time and energy helping businesses with the relocation advisory process
- Payments for Moving and Related Expenses (Subpart D) – This Subpart increases search expenses from \$1,000 to \$2,500, which seems small, but still helps get more money in the hands of the businesses. Also, permitting is now completely under unlimited moving expenses, which is a huge help, with permitting sometimes running as much as \$100,000 and lastly, a great new category of nonresidential eligible expenses (unlimited) has been added for utility connections for businesses, professional moving services and impact or one-time assessment fees for businesses.

All in all, the changes, especially with respect to non-residential relocations, have been extremely helpful with the passing of the new changes to the regulations.

Upcoming, on May 23rd, Bill Von Klug will host a Relocation Advisory Seminar at the Quiet Canon Country Club to discuss the changes in relocation advisory services in more detail.

IRWA Chapter 1, Los Angeles, presents the Third Annual Relocation Assistance Conference

**May 23 from 8-4:30 pm at the Quiet Cannon
901 N Via San Clemente Montebello CA**

The changes to the regulations of the Uniform Relocation Assistance and Real Property Acquisitions Policies Act of 1970 (Uniform Act) will have a significant impact on public agencies throughout the United States. This impact will have a greater effect in CA than in most other jurisdictions for two reasons. First, the new regulations create significant differences between the Federal regulations and the CA regulations. Second, the new regulations require a greater degree of advisory services and there appears to be a tendency with CA public agencies to minimize the responsibility to provide advisory assistance.

This seminar, sponsored by Chapter 1 (Los Angeles) of the IRWA, has assembled a great panel of experts who have a significant number of years interpreting, applying and solving the more complex issues impacting relocation programs in public acquisition and relocation.

The seminar will identify and discuss the 40+ differences between the new federal acquisition/relocation regulations and the state of California (Housing and Community Development [HCD] regulations).

Primarily, the seminar is devoted to the increased emphasis to provide relocation advisory assistance to displaced people. Understanding and applying the principals of advisory assistance discussed in the seminar will reduce litigation, increase public confidence in acquisition projects, create better relationships with people impacted by projects, promote compliance with Federal regulations and regulators and will reduce overall costs necessary to complete projects.

We will have a great luncheon speaker who will address the proposed constitutional and legislative proposals to eminent domain procedures, which, if enacted would severely impact all public agencies in CA.

Don't miss this opportunity. Sign up now! Register by e-mail at: mmeyers@paragon-partners.com or Contact:

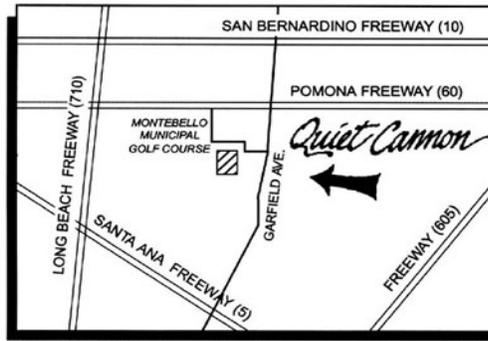
Maureen Meyers, Paragon Partners Ltd.

5762 Bolsa Avenue, Suite 210
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(714) 379-3376

Tuesday May 23, 2006 8:00 a.m. to 4:30 p.m.

Seminar Cost: \$100.00 (Includes Lunch)

Lunch only: \$25.00



AGENDA

- | | |
|-------------|---|
| 7:30-8:00 | Registration |
| 8:00-8:30 | Introduction by Fred Arévalo and William Von Klug |
| 8:30-9:30 | Identification and discussion of advisory assistance requirements under Federal and State regulations. Lynette Overcamp |
| 9:30-9:45 | Break |
| 9:45-10:45 | Discussion of why advisory assistance is more important now than ever before. Karen Eddleman |
| 10:45-11:00 | Break |
| 11:00-12:00 | Discussion of litigation and similar costs related to advisory assistance. Barry McDaniel |
| 12:00-1:30 | Lunch (Monthly Chapter 1 luncheon with Darryl Root speaker discussing the proposed California constitutional amendments and proposed legislative changes) |
| 1:30-3:30 | Identification and discussion of differences between state and federal acquisition requirements. William Von Klug and panel |
| 3:30-3:45 | Break |
| 3:45-4:00 | Presentation from Jana Bickel on the Federal perspective on advisory assistance. |
| 4:00-4:30 | Panel Question and Answer session. |

-----Complete Registration Below and Mail Along your check-----

CONFERENCE AND LUNCH REGISTRATION

Name: _____ E-Mail Address: _____

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\$75 Early Registration for Seminar and lunch
(Before May 13, 2006)

[□ \\$100 Conference and Lunch Registration \(After May 13, 2006\)](#)

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[Maureen Meyers](#)
[Paragon Partners Ltd.](#)
[5762 Bolsa Avenue](#)
[Huntington Beach CA 92649](#)

[Speakers Bio](#)

Fred Arévalo, R/W-RAC- has served as Chapter 1 Relocation Chairman since 2000. Fred Arévalo has over 10 years experience working for the public sector. He currently works for the Community Development Commission of the County of Los Angeles.

As a relocation specialist he oversees the work of Project Managers regarding relocation requirements involving both residential and business occupants; reviews relocation plans and needs analysis, cost studies, and relocation impact studies. Perhaps Freddy's strongest area is having an above average experience in auditing relocation files for both federal and state funded projects. He is very detail oriented and thorough.

Fred Arévalo's forthright approach to problem solving in a win-win fashion allows him to be the liaison in various disciplines within public agencies. Fred Arévalo speaks at public meetings, conferences and citizen participation groups. For the past five years, he has been the official Spanish interpreter at community meetings to promote County services for all unincorporated areas. Chapter One Nominations and Awards Committee selected Fred Arévalo Professional of the Year in 2002. This award gives consideration to IRWA Board participation, job classification, voluntary duties and effort, and general professionalism.

Jana Bickel, Relocation Specialist U.S. Dept. of Housing and Urban Development, Los Angeles Field Office. Jana has twenty-nine years of Federal Service, eighteen of it with HUD in Community Planning and Development Department. She has administered CDBG, Section 108 HOME, ESG, HOPWA and the McKinney homeless programs in communities in Los Angeles, San Bernardino, Riverside and San Diego counties. For the last two years she has been the Southern California Relocation Specialist for HUD. During this time she has given seven relocation-training sessions and has monitored eight grantees. She has a Masters Degree from U.S.C in Public Administration.

Karen Eddleman, AR/WS Karen Eddleman - has more than 16 years of experience in providing project planning, project management and primary field agent services for relocation projects. Ms. Eddleman has specialized in Relocation Planning and Relocation Assistance. With her comprehensive understanding of State, Federal and HUD Relocation Guidelines, Karen also prepares Replacement Housing Studies, Relocation Impact Studies and Cost Estimate Studies. These documents and studies guide public agencies and non-profit organizations through the Relocation process. Ms. Eddleman has relocated all types of businesses including light industrial warehouses, machine shops, veterinary clinics, offices, school districts, liquor stores, bars, restaurants, boat shops, retail shops and churches. Her residential relocation experience spans the spectrum from luxury single-family homes and ranches to Single Room Occupancy hotels. Several projects throughout the State have allowed her to deal with the special concerns of relocating persons living in mobile homes.

Barry McDaniel is Chief Executive Officer of **Overland Pacific & Cutler, Inc.** He has over three decades of experience with relocation consulting, project planning and engineering and construction management. Mr. McDaniel has directed large scale acquisition/relocation programs including program development, budgeting, acquisition/relocation planning, relocation case implementation, property management, housing inspections, staff and client training, and quality control. These acquisition/relocation activities were undertaken while employed with a public agency and while consulting to over 200 public agencies, including airport authorities, housing authorities, school districts, transportation agencies, redevelopment and economic development agencies, and other special districts. These projects have involved a variety of funding sources that required compliance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA) and state and local public agency relocation assistance laws and guidelines. Mr. McDaniel is known for his ability to handle large, complex business relocations that require compliance with various regulatory oversight agencies. In addition, he provides expert witness support for situations that arise as a result of relocation exposure.

Lynette Overcamp, SR/WA has twenty years of acquisition and relocation experience. She has worked with numerous types of properties, including residential, commercial and industrial. She is highly knowledgeable in acquisition and relocation assistance, and familiar with the State and Federal laws pertaining to those areas. She is a licensed Real Estate Sales Person in the State of California and a Notary Public. Lynette is also the Education Chair for International Right of Way Association, Chapter 1.

Darryl Root is a Senior Project Manager with Paragon Partners Ltd. Darryl has more than twenty (20) years of professional real estate experience in the public sector involving acquisition of right of way, easements and fee property, as well as providing residential and business relocation assistance. His work experience has involved work on airports, highways, mass transit projects, school construction projects, design build projects, redevelopment projects and similar projects. He has worked on projects throughout the United States. He brings a distinctive perspective to the right of way process through his educational background. He has earned both a Juris Doctorate degree and a Master of Business Administration degree. His combination of education and national experience makes him uniquely qualified to speak on the topic of to the proposed changes to eminent domain legislation.

William Von Klug, SR/WA, R/W-RAC is currently a Senior Project Manager with Paragon Partners Ltd. In his present capacity, Mr. Von Klug trains staff for Paragon Partners and oversees acquisition and relocation projects for the Company. Prior to joining Paragon Partners he was Acquisition/relocation Coordinator for Los Angeles County Community Development Commission. He has worked in acquisition/relocation since 1970. He has worked on projects throughout the US. His projects have been governed by Federal relocation regulations and numerous different state laws. Most recently he has worked on projects governed by various Federal regulations and by State of California relocation regulations. He has over 35 years of relocation experience, has testified to Congress on relocation issues and has taught over 375 classes or seminars. Mr. Von Klug is a member of the International Right of Way Association's Relocation Committee and is a Past President of one of its chapters and was voted professional of the year by Chapter 1.

Below are the classes Chapter 1 has scheduled for 2006. If you would like to coordinate a class that you need (and get the class free, close to your work/home, and on a date you select!), please let me know also. We have several classes below for which we need coordinators, so feel free to volunteer to coordinate one of those. My contact info is lynetteovercamp@epicland.com.

Chapter 1 2006 Education Schedule

| Course/Seminar | Date | Coordinator | Instructor |
|---|---|--|----------------------|
| 900 - Principles of Real Estate Engineering | June 5 th & 6 th , 2006 | Michael Fischer 213-922-2413 fischerm@metro.net | Jerry Moran |
| 100 – Principles of Land Acquisition | June 26 th – 30 th , 2006 | Artemis Manos 213-244-5024. AGManos@semprautilities.com | Ralph Brown |
| 140 – Principles of Wireless Site Development | July, 2006 | Lynette Overcamp 310-378-1178 lynetteovercamp@epicland.com | Alan Louie |
| 203 – Alternative Dispute Resolution | July 27 th /28 th | Konstantin Akhrem 323-854-0866 akhrem@yahoo.com | Vivian Howell, SR/WA |
| 700 – Introduction to Property Management | August 14 th – 15 th , 2006 | Michael Fischer 213-922-2413 fischerm@metro.net | Joe Pestinger |
| 801 – Land Titles | August 16 th – 17 th , 2006 | TBD | Joe Pestinger |
| 602 – Project Development and the Environmental Process | September, 2006 | TBD | TBD |
| 901 – Engineering Plan Development and Application | November, 2006 | Dan Kazden (805) 578-2400 ext.104 dankazden@sbcglobal.net | TBD |

Below is a list of courses/events being sponsored by International or other Chapters. Please check the IRWA website at <http://www.irwaonline.org/education/> for the most recent information.

Other IRWA Educational Events

| Date | Course # | Course Name | Location |
|-----------------|----------|--|---------------|
| May, 2006 | 505 | Advanced Residential Relocation | Riverside |
| May, 2006 | 200 | Principals of Real Estate Negotiations | Riverside |
| May, 2006 | 205 | Bargaining Negotiations | San Diego |
| June, 2006 | 506 | Advanced Business Relocation | Orange County |
| June, 2006 | 603 | Understanding Environmental Contamination in Real Estate | Orange County |
| June 2006 | 802 | Legal Aspects of Easements | Riverside |
| August, 2006 | 402 | Income Capitalization Approach | San Diego |
| August, 2006 | 403 | Easement Valuation | San Diego |
| September, 2006 | 800 | Principles of Real Estate Law | Orange County |
| September, 2006 | 201 | Communications in Real Estate Acquisition | San Diego |
| September, 2006 | 506 | Advanced Business Relocation | Riverside |
| September, 2006 | 701 | Property Management: Leasing | San Diego |
| September, 2006 | 703 | Real Property Asset Management | San Diego |
| October, 2006 | 803 | Eminent Domain Law Basics for Right of Way Professionals | Orange County |
| October, 2006 | 501 | Relocation Assistance | San Diego |
| October, 2006 | 214 | Skills of Expert Testimony | Riverside |
| October, 2006 | 209 | Negotiating Effectively with a Diverse Clientele | San Diego |
| November, 2006 | 902 | Property Descriptions | Orange County |
| November, 2006 | 403 | Easement Valuation | Riverside |
| January, 2007 | 103 | Ethics and the Right of Way Profession | San Diego |

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