

LOS ANGELES



IRWA
CHAPTER 1



February
2005

Upcoming Events

March 22, 2005

Membership Luncheon, 11:45am,
Steven's Steakhouse, 5332 Steven's
Place, Commerce, CA 90040

April 26, 2005

**Membership Luncheon and the
Valuation Conference** at the Rio
Hondo Country Club in Downey.
The lunch program is the LAX &
ONT and other LAWA airports
with Vivian Howell, SR/WA.

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.

As we move into the swing of 2005,
it's been really exciting to see how our
Chapter members have embraced the
upcoming year. Chapter 1 is in the

hands of a very capable, committed and knowledgeable
Executive Board. We've also had an enthusiastic
response from volunteers to put on seminars, classes and
get involved in other Chapter activities.

Our January membership luncheon had a really high
level of energy (and I think it was more than just
because the lunch was free . . .). Michael Popwell,
SR/WA, proclaimed the merits of the IRWA
designations and described the support available from
this year's Professional Development Committee. If you
are considering getting your SR/WA or an industry
designation, now is the time to act!

Membership Luncheon

Date: February 22nd

Time: 11:45am

Speaker: Al Gobar of Alfred
Gobar and Associates

Topic: 2005 Economic Forecast
for Real Estate: Where are we
going?

Location: Steven's Steakhouse,
5332 Steven's Place,
Commerce, CA 90040

Luncheon choice: NY Steak or
Chicken Oscar

To reserve your space and
make your luncheon selection,
please contact our Luncheon
Chair, Tracy Washburn at 310-
571-3400 or

twashburn@sphvalue.com

Bill von Klug, SR/WA, gave us a glimpse of the Chapter 1 May Relocation Seminar, as well as a CD that will be available within the next month that will highlight the changes in the Uniform Act regulations.

Congratulations to *Los Angeles World Airports* for winning the Large Employer of the Year award, *O & I Incorporated* for Small Employer of the Year and *Michael Popwell, SR/WA* for Professional of the Year!

In February we are looking forward to the annual joint luncheon with the Southern California Chapter of the Appraisal Institute. It's always enjoyable to have a special get-together with our colleagues in the appraisal industry. Tom Hanley has lined up a great speaker, so be sure to mark your calendar for February 22nd.

Paul Norlen, MAI, and the Valuation Seminar Committee have been busy confirming speakers for our April Valuation Seminar. Based on the preliminary list I saw, this promises to be a very powerful and captivating educational opportunity.

If you'd like to get more involved with the Chapter, please let me know. We still have plenty of work to do! I look forward to seeing you at the Membership Luncheon on February 22nd.

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
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<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@mwadh2o.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	213-847-5580	aparcero@eng.lacity.org
<i>Engineering/Survey</i>	Tony Pratt, PLS City of Los Angeles – BOE	213-482-7180	tpratt@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	robbsd@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.

February 24, 2005

The Westin Los Angeles Airport
5400 West Century Boulevard
Los Angeles, CA 90045

Seminar **PRE**-Registration Fee:

Members: \$199.00

Non-Members: \$249.00

Conference **ON-SITE** Registration Fee:

Members: \$224.00

Non-Members: \$274.00

Contact Information:

Tatyanna M. Wilkinson

Email: Wilkinson@irwaonline.org

Phone: 310-538-0233 x146

URA Seminar Information & Registration:

http://www.irwaonline.org/news_events/meet_events/

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@lacdc.org with any questions. We look forward to seeing you there!

February Membership Luncheon

Al Gobar of Alfred Gobar and Associates will speak at the February 22, 2005 Joint Luncheon with the Southern California Appraisal Institute. His talk will address “2005 Economic Forecast for Real Estate.”

Al Gobar is an economist who has provided consulting services to the real estate industry and municipal agencies almost 40 years. Prior to completion of his Ph.D. degree in economics from the University of Southern California in 1963, Al was a marketing executive for several high-tech and industrial companies—Beckman Instruments, Union Oil Company, General American Transportation Company, Deutsch Company, Microdot, etc. He has written more than 150 published articles, monographs, and technical papers on economic issues. Al has been a faculty member of the schools of business at the University of Southern California and in the California State University system, as well as serving as a guest lecturer at more than ten other universities.

His achievements have been recognized. His biography is included in Who’s Who in America, Who’s Who in the World, Who’s Who in California, Who’s Who in Orange County, Who’s Who in Finance and Industry, Who’s Who in the West, and The Dictionary of International Biography (London).

Al is semi-retired, accepting a few consulting assignments while maintaining a much-reduced public speaking schedule—±50 events a year, which is about one-third as much as his speaking schedule for much of the past 40 years.

His is a Trustee of Whittier College.

Date: Tuesday, February 22, 2005
Time: 11:45 am
Location: Steven’s Steakhouse, 5332 Steven’s Place, Commerce, CA 90040
Luncheon choice: NY Steak or Chicken Oscar

To reserve your space and make your luncheon selection, please contact our Luncheon Chair, Deborah Martinez at dmartinez@paragon-partners.com or 714-379-3376.

2005 Valuation Conference

By: Paul Norlen, MAI
Chair, Valuation Committee

Chapter 1 has planned a fantastic Valuation Conference for this year, scheduled for April 26th at the Rio Hondo Country Club in Downey. The tentative programs and speakers are as follows:

Multi-property Appraisal of Partial Takings, with Bradley D. Pierce and John G. Ellis, MAI

Coordinating Right of Way Services in a large public project, with Morris Reynolds and John Murphy.

How to be an Exceptional Expert Witness from a Lawyer’s Perspective - Trial Tactics and Appraisal Pitfalls and Trial Preparation, with Doug Evertz and Keith McCullough.

Lunch program - LAX & ONT and other LAWA airports update with Vivian Howell, SR/WA.

Public project update – site selection, appraisal & acquisition procedures, with Alameda Corridor east, MTA, and LAUSD with Gary Peck, SR/WA, Velma Marshall, and Joel Polachek.

Toro Airport re-use with Steve Norris, MAI

Appraisal of secondary uses in R/W corridors, with Edison, DWP, Gas Co, and Gary Valentine, MAI.

The seminar will have a bargain price of \$75 for IRWA members and \$100 for non-members. A finalized program and enrollment form will be released shortly.

We hope to see you there!

IRWA, Chapter 1 New Members

<u>Member</u>	<u>Job Title</u>	<u>Firm/Agency</u>
Terry Bills	Team Leader	Psomas
Georgetta Bostean	Senior RE Officer	LAWA
Mark Brusca	Associate Appraiser	Riggs & Riggs, Inc.
Joseph Damm	Assistant Project Manager	Epic Land Solutions, Inc.
Ron Domash	Property Manager	LAWA
Ruben Gutierrez	Owner/Appraiser	Coldwell Banker
Nancy Ocampo	Analyst	Century Law Group
Heather Rudolph	ROW Technician	Paragon Partners, Ltd.

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.

2004 CHAPTER 1 PROFESSIONAL OF THE YEAR AWARD

By: Holly Rockwell

Professional of the Year is the highest award that an IRWA Chapter can bestow on a member. While there are no strict definitions of criteria for Professional of the Year, it's generally given to a person who has embraced the values of the IRWA organization and made a substantial contribution to the Chapter.

Michael Popwell, SR/WA, has a long list of industry credentials and accomplishments, but his commitment to IRWA is why he is being honored as the IRWA Chapter 1 2004 Professional of the Year. Mr. Popwell has exhibited an unrelenting dedication to our Chapter over the past 6+ years serving in some of Chapter 1's most critical positions:

- Professional Development Committee Chair - 2005
- Nominations and Awards Chair - 2004
- Regional Forum Chair - 2004
- Chapter President - 2003
- Tri-Chapter Installation Chair – 2002
- Chapter President-Elect, Vice-President, Treasurer, Secretary (1999-2002)

Each of these capacities requires a tremendous amount of work and devotion and Mr. Popwell tackled each of them with energy and enthusiasm.

In 2001, Mr. Popwell attained his SR/WA, the highest educational designation available in the International Right of Way Association. In his new role as Professional Development Committee Chair, he is now assisting and encouraging other Chapter members to obtain that distinguished honor. Mr. Popwell truly embodies the values of the IRWA organization. Congratulations, Michael!

Michael Popwell, SR/WA, is a consultant with the Community Development Commission of the County of Los Angeles.

Case of the Month
Regents of the University of California v. Sheily (2004) 122 Cal.App.4th 824

By: Bradley D. Pierce
Demetriou, Del Guercio, Springer & Francis, LLP

This month's case of the month involves a tenant's claim for compensation for loss of business goodwill. The court found that the tenant Dr. Sheily failed to make reasonable efforts to relocate and denied him any recovery.

Dr. Sheily, a dentist, leased a portion of a building in Santa Monica that was owned by the Regents of the University of California. The Regents had acquired the building to construct a new orthopedic building. The construction efforts required Dr. Sheily to move his practice.

In late-1999 the Regents retained relocation consultants who contacted Dr. Sheily on several occasions. The record indicates that the consultants provided Dr. Sheily with relocation assistance including lists of possible relocation sites. Additionally, the consultants offered to help Dr. Sheily in investigating the properties, including accompanying Dr. Sheily on site visits. Dr. Sheily never followed up on these overtures.

At the same time that Dr. Sheily was being displaced from the Santa Monica property, he and another doctor were in the process of acquiring a property in Marina del Rey for their secondary practices. Dr. Sheily never disclosed to the Regents or the relocation consultants that he intended to open a second practice or that he had acquired the property in Marina del Rey.

The Regents ultimately found out about the Marina del Rey building in September 2000, when Dr. Sheily submitted a declaration in support of a motion to stay prejudgment possession. In his declaration Dr. Sheily indicated that he had planned to expand his practice and open a second office in Marina del Rey. However, he noted that because of the opening of the new practice and conducting the existing practice, he had been unable to devote the time or expenses to the relocation effort and therefore, he could not afford to enter into a new lease in Santa Monica.

Interestingly, at trial Dr. Sheily testified he had in fact investigated the properties presented by the relocation consultants, went to the locations, spoke with the landlords, and that none of the locations were acceptable for various reasons. This conflicting testimony created a credibility problem for Dr. Sheily that was cited by the trial court.

Since entitlement to goodwill was contested, the trial court bifurcated the issue from the amount of compensation to be paid if entitlement was proven, and ordered the entitlement issue to be tried first. Relying on Code of Civil Procedure section 1263.510, the court ruled that Dr. Sheily failed to prove that loss of goodwill could not have been prevented by relocation of the business or by employing steps or procedures that a reasonable person would have taken to avoid losing goodwill. Code of Civil Procedure section 1263.510 provides:

- (a) The owner of a business conducted on the property taken, or on the remainder if such property is part of a larger parcel, shall be compensated for loss of goodwill if the owner proves all of the following:
- (b) The loss cannot reasonably be prevented by a relocation of the business or by taking steps and adopting procedures that a reasonably prudent person would take and adopt in preserving the goodwill.

The trial court found that Dr. Sheily failed to prove by a preponderance of the evidence that he was entitled to compensation for loss of business goodwill under section 1263.510. The issue on appeal was the correctness of the trial court's ruling, as well as the procedures it followed in reaching its decision.

On appeal, Dr. Sheily challenged a number of the trial court's ruling, including the decision to bifurcate the entitlement issue. On each of these issues, the Court of Appeal found that there was no support for any of Dr. Sheily's assertions. The Court of Appeal also discussed the trial court's thorough statement of decision and relied in significant part on that. The trial court found the Dr. Sheily had refused the services offered by the Regents; that he did not disclose to the Regents that he purchased the Marina del Rey location; that the Regents had done everything required to assist Dr. Sheily to relocate his practice; and that comparable sites for Dr. Sheily's practice in Santa Monica were available.

In addition to Dr. Sheily's challenges to the decision to bifurcate the trial and the court's finding that he was not entitled to compensation for loss of business goodwill, Dr. Sheily also argued that the decision should be reversed because the trial court erroneously found that Dr. Sheily had a duty to use the Regents' relocation services. The Court of Appeal noted that the trial court did not find that Dr. Sheily was required to use the Regents' relocation consultant. Further, while noting that Dr. Sheily was free to pursue relocation sites on his own, without the assistance of the Regents' consultant, there was evidence that viable relocation sites were available and not pursued.

Dr. Sheily's failure to pursue the relocation sites identified by the Regents' relocation consultant and his inability to document reasonable relocation efforts on his own, were fatal to Dr. Sheily's claim.

Uniform Relocation and Real Property Acquisition

By: William Von Klug, SR/WA, R/W
RACLA Community Dev. Com

As many of our members are aware there have been significant changes to the Uniform Relocation and Real Property Acquisition Policies Act regulations. Those changes will require all federally funded agencies to create and implement new policies and procedures. With this message we want our readers to know about the most significant changes so they can take appropriate action. We caution readers to take no action based solely on the following information, but please do attend our Relocation Seminar on May 24, 2005, to more fully understand the new changes and regulations impacting California.

The most significant changes are:

1. **Revision of the 30% rule in calculating a replacement housing payment for 90-day occupants.** Supposedly this change will eliminate payment of a replacement housing payment to people who are not "low income" when the payment is necessitated because the person was paying rent in excess of 30% of their income. The biggest problem with this change is that it has not been adopted by the State of CA and therefore, we will have conflicting state and federal rules.
2. **Definition of Initiation of Negotiations.** The regulation change gives relief to agencies that "voluntarily" acquire property. This impact is specific and the reader is cautioned not to erroneously assume an acquisition falls into this category. There are specific criteria that must be met to qualify for relief.
3. **Tenant that is required to move because of American Dream Downpayment Initiative is not eligible for relocation benefits.** The regulations clearly state that these individuals are not to be considered displaced and therefore not eligible for relocation benefits.
4. **Clarity in the definition of an unlawful occupant.** An unlawful occupant is not eligible for relocation benefits. The new regulations added clarity of what constitutes an unlawful occupant.
5. **Waiver of the requirement for an appraisal when the value of the property is low.** The revised regulation increases the threshold when agencies can forgo securing an appraisal for property of low value. This change will likely only impact acquiring agencies in CA if they are buying partial acquisitions or easements. The value limits are so low it is unlikely that any full acquisition in CA will meet the standards.
6. **Appraisal standards and qualifications of appraisers.** The new regulations discuss the standards and scope of appraisals. This clarifies previous regulations on these topics.
7. **Reclassification of payments that were previously under the reestablishment payment.** The impact is that, overall, business relocation payments may increase as a result of this change.
8. **Relocation planning, advisory services, and coordination of business relocations.** This revision places more requirements on public agencies to provide advisory assistance to displaced businesses.
9. **Identification and resolution of personality/reality issues prior to appraising the real property.** In business relocations this may be a very difficult goal to meet.
10. **Eviction for Cause.** This revision clarifies that an agency that evicts an otherwise eligible person from the project site is still obligated to pay relocation benefits when the eviction was related to non-compliance with a requirement to carry out a project.
11. **No waiver of relocation assistance.** This revision provides clarity on the issue of waiving relocation benefits.
12. **Low Value/High Bulk.** The regulatory writers added this provision that was taken out of the regulations in 1987. It clearly permits agencies to acquire property, as a relocation cost, if the value is less than the cost to move the property.
13. **Increase in the amount of a searching expense.** The regulation increases searching expenses non-residential displacees. The increase goes to \$2,500 from \$1,000.
14. **Home inspections.** The regulations added, as an incidental expense, the cost of a home inspection on a replacement dwelling.

The above are the most significant changes. People from other disciplines or individuals that work for different types of agencies may easily see areas that they think are more significant than what I identified. It is impossible to identify, let alone explain, all the changes or the impact of the changes in this newsletter.

Chapter 1 of the International Right of Way Association will be conducting a one-day seminar on the new regulations under the Uniform Relocation and Real Property Acquisition Policies Act. Though there is another seminar being offered on the regulations, ours is unique.

Our speakers were competitively selected from members of the Right of Way Association. We required our speakers to have "street knowledge", experience and a proven understanding of the impact of the changes and how they impact California. We have expert appraisers, negotiators and relocation agents speaking on their area of expertise. Our speakers have not been involved in creating the revised regulations and therefore have no interest in defending the regulations or minimizing the impact of the changes to the regulations. The audience will be given clear insightful information void of ambiguous statements. Our speakers only concern is conveying accurate information and guidance to the audience.

Since Chapter 1 recognized that the full impact of the regulations would not be known until after the regulations have been in effect, we purposefully scheduled our program for May. Though we are covering all aspects of the regulations, we are concentrating on how the regulations most importantly will impact CA public agencies and consultants working on CA projects. Our seminar was created with goals of 1) informing the audience of the changes, 2) stimulating the audience to ask questions, and 3) give our audience an unbiased affordable full day seminar on the regulations.

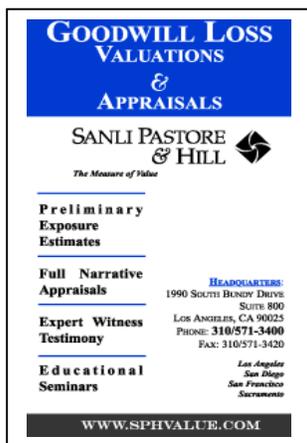
Our Relocation Seminar will be on May 24, 2005. We will start at 8:00 A.M. and finish at 3:00 P.M at the Quiet Cannon Conference Center in Montebello CA. Our fee for the seminar is \$99.00. The fee includes lunch and a CD-Rom that contains two valuable documents.

The first document is an interactive copy of the old regulations with the new regulations superimposed, using different color ink, onto the copy of the old regulations. This gives the reader a clearer understanding of the true impact of the changes. The reader can simultaneously read the new regulations while seeing exactly what was changed in the old regulations. In addition, the document electronically links regulations to stated references. For example, if a provision of the regulation tells the reader to see Appendix A paragraph 24.2 (a) of the regulations, the reader simply "clicks" on the reference and is taken immediately to Appendix A, paragraph 24.2 (a) of the regulations. This makes it much easier for the reader to quickly read all of the factors that impacts a specific regulation. The last innovation is for individuals that need to write reports or letters that reference or reproduce a portion of the regulations. Our electronic copy of the regulations allows the reader to copy and paste sections of the regulations. This innovative electronic copy of the regulations was created by many members of the Chapter and took over 100 cumulative hours to create. The second document on the CD is a copy of the Federal Highway Administration (FHWA) regulations it includes their explanation why they took the actions to create, rewrite or remove a regulation or parts of a regulation.

Copies of the CD will be available for purchase prior to the seminar for a cost of \$25.00. People that attend the seminar will receive credit for the \$25.00 purchase off the seminar fee. In the near future we will be e-mailing a brochure on specifics of our seminar. People interested in securing a copy of the CD can contact William Von Klug at 323-890-7434.




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Aaron D. Amster, ASA
 President



Gary Valentine, MAI, ASA, SR/WA

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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@laedc.org no later than February 18, 2005.



Bill Larsen, Membership Chair, welcomes Chapter 1's newest Members, Brian Everett, Joe Damm, Ruben Gutierrez, Mark Brusca Gorgetta Bostean, Terry Bills, Nancy Ocampo



Michael Popwell, SR/WA, presents the Small Employer of the Year Award to Irene Ibarra of O&I Incorporated



Michael Popwell, SR/WA presents the Large Employer of the Year Award to Vivian Howell, SR/WA, of Los Angeles World Airports



Holly Rockwell presents the Professional of the Year Award to Michael Popwell, SR/WA

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

**2004 CHAPTER 1
EMPLOYER OF THE YEAR AWARDS**

By: Michael Popwell, SR/WA

The 2004 Chapter 1 Employer of the Year Awards were presented to the large and small employers of the year at the January 25th Chapter 1 luncheon meeting. These awards recognize the firms' support of IRWA and Chapter 1 and their commitment to the professional development of their staffs.

Large Employer of the Year

The large employer of the year award recognizes employers with 20 or more right of way professionals in the organization. The Chapter 1 large employer of the year for 2004 is **Los Angeles World Airports (LAWA)**. LAWA is the aviation authority for the nation's second largest city and the hub of one of the world's most populous metropolitan areas. LAWA is a self-supporting department of the City of Los Angeles governed by its Board of Airport Commissioners with 27 divisions staffed by nearly 3,000 professional and administrative employees. The department administers Los Angeles International Airport, Ontario International Airport, Van Nuys Airport and Palmdale Regional Airport.

LAWA received the Chapter 1 Large Employer of the Year award in recognition of its exceptional support of the professional development of its staff as members of the IRWA and Chapter 1. The department sponsors many of its employees as members of Chapter 1 and has supported the Chapter's educational classes and seminars by providing tuition reimbursement to its staff. Over the last three years, many of the IRWA classes and Chapter 1 seminars were well populated by LAWA staff. LAWA's participation with the IRWA and Chapter 1 has been in the spirit of its motto, "LAWA wants to "do the right things" and not just "do things right".

The award was accepted on behalf of LAWA by Ms. Vivian Howell, SR/WA, Long Range Planning, LAWA.

Small Employer of the Year

The small employer of the year award recognizes employers with less than 20 right of way professionals in the organization. The Chapter 1 small employer of the year for 2004 is **O&I Incorporated (O&I)**. O&I was formed in 1994 as Orduno & Ibarra with the two principals and one employee. Today, O&I has offices in Laguna Beach and the Inland Empire with 10 employees. O&I has received recognition by members of the California State Assembly and Lt. Governor Cruz Bustamante for its work in Latino communities.

O&I received the Chapter 1 Small Employer of the Year award in recognition of its support of the professional development of its staff as members of the IRWA and Chapter 1. The firm sponsors its employees as members of Chapter 1 and has supported the Chapters educational classes and seminars by providing tuition reimbursement to its staff. Over the last year most of O&I's staff has attended Chapter 1 classes and seminars regarding relocation.

The award was accepted on behalf of O&I by Ms. Irene Ibarra, Principal, O&I.

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