

LOS ANGELES



IRWA
CHAPTER 1



July
2008

Upcoming Events

[July 22, 2008](#)

Past President's Luncheon

[August Dark](#)

[September 4 & 5, 2008](#)

Course 502

[September 22, 2008](#)

Course 600



President's Message

By: Andrew Thompson,
SR/WA

I hope everyone is having a fantastic summer! Just returning from the Annual Education Conference in Austin, TX and a two week vacation, I'm ready for the the 2nd half of 2008.

Please be advised of the following education opportunities coming up...

September

Course 502 – Business Relocation (9/4 to 9/5)

Course 600 – Introduction to Environmental Issues (9/22)

Membership Luncheon

[July 22, 2008](#)

Past President's Luncheon

[August Dark](#)

October

Course 400 – Principles in Real Estate Appraisal (10/6 to 10/7)

Course 803 – Eminent Domain Law Basics (10/23 to 10/24)

November

Course 701 – Property Asset Management; Leasing (11/5 to 11/6)

Course 703 – Real Property/Asset Management (11/21)

FALL SEMINAR

On October 28, 2008, Chapter 1 is hosting the annual Fall Seminar. David Graeler, this year's seminar chair, has brought together a great speaker line-up. We hope you take advantage of this opportunity and join us. Application for continuing education credits have been filed for OREA, MCLE and SR/WA. Please see the attached flyer for details. Updates will be forthcoming.

Our Chapter 1 Past President's Luncheon will be held July 22, 2008 at Shanghai Red's in Marina Del Rey, CA. For any last minute r.s.v.p.s please contact Cheryl DeMucci at CDeMucci@epicland.com and as always, she will need to know whether you want chicken or beef.

August is typically a month when no activities are planned for Chapter 1. Please enjoy the remaining summer months and I look forward to seeing you in September. Our next Membership Luncheon will be held September 23, 2008 at Steven's Steakhouse.

New Members

<u>Name</u>	<u>Company Name</u>	<u>Referred By</u>
Carol Hsu	San Diego Gas & Electric	Andrew Thompson
Daniel Poyourow, MAI	Daniel Poyourow & Associates	Keith Dang

**IRWA Chapter 1
2008 Officers and Executive Board**

<i>President and International Director</i>	Andrew Thompson, SR/WA Southern California Gas Company	213-244-5032	athompson@semprautilities.com
<i>President-Elect and International Director and Tri-Chapter Chair</i>	Vivian Howell, SR/WA, R/W-RAC, R/W-NAC LAWA	310-417-0450	vhowell@lawa.org
<i>Treasurer</i>	Bill Larsen Integra Realty Resources	818-593-7200	wlarsen@irr.com
<i>Secretary</i>	Konstantin Akhrem Paragon Partners, Ltd.	714-379-3376	kakhrem@paragon-partners.com
<i>Professional Development</i>	Michael Popwell, SR/WA LA Community Dev. Com.	323-890-7195	michael.popwell@lacdc.org
<i>Nominations and Awards</i>	Bryan Riggs, MAI, SR/WA Riggs & Riggs, Inc.	805-578-2400 ext 101	riggsinc@sbcglobal.net
<i>Education</i>	Keith Dang, MAI, SR/WA AFI Valuation Group, Inc.	310-378-0309	afivaluation@aol.com
<i>Membership</i>	Dan Kazden Riggs & Riggs, Inc.	805-578-2400 ext 104	dankazden@sbcglobal.net
<i>Luncheon</i>	Cheryl DeMucci Epic Land Solutions, Inc.	310-378-2061	cheryldemucci@epicland.com
<i>Webmaster</i>	Mark Brusca Riggs & Riggs, Inc.	805-578-2400 ext 105	markbrusca@sbcglobal.net
<i>Newsletter</i>	Natalie Michelson JPI Studios, Inc.	818-634-6932	aunttaliee@aol.com
<i>Law</i>	Michael Yoshiba, Esq. Richards, Watson & Gershon	213-626-8484	myoshiba@rwglaw.com
<i>Valuation Seminar</i>	Artemis Manos Southern California Gas Company	714-634-3141	agmanos@semprautilities.com
<i>LA Infrastructure Seminar</i>	Kelly Kitasato City of Pasadena		kkitasato@cityofpasadena.net
<i>Fall Seminar</i>	David Graeler, Esq. Nossaman, Guthner, Knox & Elliott LLP	213-612-7800	dgraeler@nossaman.com
<i>Historian</i>	Heather Riggs Riggs & Riggs, Inc.	805-578-2400	hnriggs@sbcglobal.net
<i>Engineering/Survey</i>	Art Cordero, PLS, SR/WA City of Los Angeles	213-482-7192	apcor75a@yahoo.com
<i>Environmental</i>	Mohammed Estiri, PhD Eco & Associates, Inc.	714-832-5427	mestiri@panenv.com
<i>Pipeline/Utility</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	909-627-2590	duncary@msn.com
<i>Liaison</i>	Tom Hanley, P.E. Paragon Partners	714-379-3376 ext 222	thanley@paragon-partners.com
<i>Title</i>	Teri Kortens Land America Commercial Services	213-330-3084 310-210-6741 cell	tkortens@landam.com

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 \$100 and increases \$10 for each month that there isn't a winner. We haven't had a winner in a while. July's drawing will be for \$150 so be sure to be there in case your name is drawn!

Case of the Month

“Use It Before You Lose It: An Offer of Dedication Can Be Revoked Before It Is Accepted”

BIAGINI v. BECKHAM

June 9, 2008

163 Cal.App.4th 1000

(Third District)

by: Maricela E. Marroquin, Esq., Richards Watson & Gershon, a Professional Corporation

The issue presented in this case is whether a private property owner can revoke a statutory offer to dedicate a road before it is accepted by the public. The case arises out a neighbor dispute regarding a road known as King Way that crosses through defendants', the Beckhams, property. Plaintiff Biagini owns property adjacent to the Beckhams and cut down trees and other vegetation on the Beckhams' property that was near King Way. Biagini sued for injunctive relief and the Beckhams cross-complained to quiet title and for trespass. Biagini claimed she had a right to cut the vegetation because the Beckhams dedicated King Way and that the vegetation was impeding with her ability to use a public road.

In May 2001, the Beckhams filed an application to subdivide their property into two parcels. When a subdivision map is filed delineating a street on the map it becomes an offer to dedicate the land identified on the map for street purposes. To accomplish the subdivision, the Beckhams recorded a parcel map that depicted a 50-foot right-of-way that corresponds generally with King Way. At the same time they recorded the parcel map, the Beckhams also recorded an offer to dedicate a 50-foot right-of-way to the county. In August 2001, the county declined to accept the offer of dedication, but retained the right to accept the offer at later date.

In 2004, Biagini purchased her property. The property had an express private easement over King Way. Shortly after purchasing the property Biagini began to clear trees and brush. The Beckhams told her that she was removing vegetation beyond her property line and they eventually erected a fence between the two properties.

There was no dispute that the public used King Way. The only dispute was whether the public use was sufficient to be considered an acceptance by the public of the Beckhams' offer to dedicate. Biagini introduced evidence that she operated three businesses from her home and that clients used King Way to visit her home about ten times a month. Another neighbor, Runion, testified that clients used King Way to visit her home about fifteen to twenty times a week for three years. Like Biagini, Runion also had an express private easement over King Way.

The trial court determined the Beckhams revoked their offer to dedicate the road before it was accepted. The trial court also found that there was insufficient public use of King Way to constitute acceptance of the Beckhams' dedication offer. The trial court held that Biagini did not have prescriptive easement and did not have a right to cut the vegetation. Biagini appealed.

In affirming the trial court's decision, the Court of Appeal relied on different reasoning than the trial court. The Court of Appeal noted that in determining there was insufficient use of the road to constitute an acceptance by the public, the trial court appeared to be looking for an intensity of public use that was beyond what could be reasonably expected of a dead end road in rural area serving only a limited number of parcels. The Court of Appeal found that there was sufficient evidence that the public use was commensurate with the nature of King Way. Nevertheless, the Court of Appeal held the use of the road was within the scope of the private easements held by Biagini and Runion and, therefore, an implied acceptance of the offer to dedicate could not be found based on that use.

The Court of Appeal also held that the Beckhams' acts revoked the offer of dedication and, therefore, the offer could not be implicitly accepted by public use. The offer was revoked because the Beckhams' objected to Biagini using the property and because they built a fence between the properties. The Court of Appeal held that although a statutory offer has to remain open for formal acceptance by a public entity under the provisions of the Subdivision Map Act, it does not require the offer to remain open for acceptance by the public for a public use. Therefore, the offer was revoked as to the public, but could still be accepted by the county.

Pipeline Committee

by Gary Valentine, MAI, ASA, SR/WA

As the Pipeline Committee Chair for the Chapter, one of my duties is to promote professional education for the pipeline industry.

A few years ago I was involved in reviewing one of the first CD-based courses offered by the IRWA, entitled "Course 215 - Pipeline Right-of-Way Agents Development Program." After a few years of successful instruction, the course is now being updated to current standards and will once again become available for course participation—this time via a web-based format by the end of this year.

This course discusses a pipeline acquisition project from start to finish, and covers most all aspects regarding acquisition and construction of pipelines. One of the first items the course teaches us is a suggested check-list throughout the whole process, and the first item on the check-list is a data program scope which includes a preliminary reconnaissance, area reconnaissance, land use investigation, site location, and interim mapping. When devising alternative routes, environmental issues are utmost important.

In fact, they can make or break a deal. Oftentimes, it is more financially feasible to alter the right-of-way as to avoid such environmentally sensitive areas.

One of the biggest responsibilities a right-of-way agent will have in the early stages of the project is calculating a cost estimate budget. This cost estimate needs to include land cost analysis, permit cost, estimate damage cost, personnel cost, legal cost, appraisal cost, expert witness cost, court cost, field office cost, environmental cost, surveying cost, and special witness cost.

After determining a budget, the next important step to the commencement of this project is scheduling of the project. A reliable time allowance for each step is necessary for this project to run efficiently, minimizing overruns and downtimes. Therefore, the project manager must estimate when the acquisition date will occur, whereas construction may begin. Part of the scheduling commences with a title examination to determine property ownership. Then the agent needs to secure permission to survey the property before acquisition is even obtained, then estimate the amount of time it will require to complete surveying of the property, estimate the time it will take to acquire the property, determine a construction schedule, time it will take for settling damages, restoration of the remainder property, and finally complete permanent records.

After scheduling of the project is completed, a public relations program must commence. This public relations program must require communication with the regulatory agency, give public notice, understand the concerns of the public, and provide education, service, and illicit public support while keeping public officials informed of the project.

A most important part of a successful pipeline project is to develop records. This is done with a preliminary title report by searching information from the County Assessor's Office, develop a chain of title of the property, develop a limited title certificate of the right-of-way, permission to enter property for survey, develop an environmental archeological survey, gather permits for the project, and compile general information which includes a summary of discussions, restrictions, draft information, data release forms, other signed agreements, recording information, compilation of damages off the right-of-way, and title research. Part of records development is the inclusion of an accurate title search of the property, which includes property ownership, transfer interest, land descriptions which may be described via rectangular survey method, meets and bounds, or lot and tract system. Meets and bounds are often used when the property is very irregular in shape.

A large part of pipeline projects is being informed about legal alternatives in acquiring property, be it through local, state, federal courts, using subordinations, affidavits, or title insurance.

Surveying of the project may require select route analysis, civil service assistance, engineering surveys, geophysical survey, and an analysis of water resources.

When attempting to secure permits for the project, check-lists are very effective. They may include a check-list for permit investigation, check-list for agency contact persons, or a permit investigation report check-list.

When negotiating for easements, it is advised to retain local counsel, retain a local appraiser, develop strategies concerning initial prices, develop forms and documents, maximize staff resources, and consider holding a kick-off meeting with staff. To strengthen your negotiations with the property owners, manage your time, take thorough notes, know the property, make an offer, have an easement agreement in hand during negotiations, bring a checkbook, and address all concerns with the property owner.

During construction, review right-of-way details, including easements, side agreements with the property owners, and emergency construction plans. The right-of-way agent is an observer only of construction. Observe and make sure clean up is completed to the satisfaction of the property owners. The right-of-way agent is the conduit from the project to the property owners.

After construction is completed, damage settlements should commence. They include damage negotiations. This will require measuring effectively damages as a result of the construction. This is often due to damages to property in the remainder areas due to construction. Finally, by studying Title 49, the Code of Federal Regulations, one will be better informed of what the construction requirements are for different types of pipelines.

In conclusion, regardless what your specialty is in IRWA, I hope I have peaked your interest in taking this excellent course when it becomes available once again in the Fall of 2008.

California Propositions 98 and 99 – Now What??

By: Duncan W. Robb, SR/WA, R/W-AMC

On June 3, 2008 California's voters voted on these two competing ballot propositions that were partly a reaction, like that of other states, to the Supreme Court's ruling in 2005 in *Kelo v. City of New London*. Both propositions were designed to limit the power of eminent domain by local and state governments to acquire real property for "private uses" (uses) and to define the properties subject to this limitation.

Briefly, Proposition 98 was designed to include nearly all private properties under its provisions and was much more restrictive in the application of eminent domain for such uses by local and state governments. Additionally, it included a provision that would have restricted or eliminated rent control. The provisions of Proposition 99 applied only to restricting the application of eminent domain for such uses to the acquisition of owner-occupied residences, if the owner had occupied the residence for at least one year, and did not address the issue of rent control.

The state's voters approved the passage of Proposition 99 by over 62% and defeated Proposition 98 by nearly 61% in a record-low voter turnout. An analysis of the defeat for Proposition 98 indicated that the issue of rent control was of a key concern to many tenant groups, senior citizens and the like. Obviously, local and state governments can breathe easier with the passage of Proposition 99 since it essentially retained the current provisions of the state's power of eminent domain to acquire property.

Proponents of Proposition 98 have not completely conceded their defeat and have promised to make another attempt to address this contentious issue, possibly at the legislative level in Sacramento. So, stay tuned for further developments!!

While researching for this article, I became curious about the exercise of eminent domain by other countries, especially in the acquisition of property for "private uses". For the most part, it appears that many European countries permit the application of eminent domain, or "compulsory purchase" as it is defined in England and the United Kingdom, or Canada's "expropriation" to acquire private properties for "private uses" as long as the use ultimately results in a public benefit. Other countries such as Japan and China follow drastically different procedures, often to the detriment of the property owner, when acquiring privately owned properties for any public or private use. Other less civilized and democratic countries often just seize, with little or no compensation, any private property that their leaders desire, often in retaliation against political opponents of the current regime.

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.

Below are the classes Chapter 1 has scheduled for 2008. 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 contact Keith Dang, the Education Chair for 2007-2008 at AFIValuation@aol.com.

Chapter 1 2008 Education Schedule

Course/Seminar	Date	Location	Coordinator
400 – Principles of RE Appraisal	October 6-7, 2008	DPW	Colleen McKenna
502 – Business Relocation	September 4-5, 2008	MTA	Diane Dominguez
600 – Intro to Environmental Issues	September 22, 2008	MTA	Diane Dominguez
803 – Eminent Domain Law Basics	October 23-24, 2008	MWD	Lizeth Olague
701	November 5 & 6, 008		
703	November 21, 2008		



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IRWA Chapter 1 - Los Angeles County Presents

2008 Annual Fall Seminar

Tuesday, October 28, 2008

8:00 a.m. - 5:00 p.m.

Quiet Cannon - Montebello

901 North Via San Clement

Montebello, CA 90640

323.724.4500

CONFERENCE SCHEDULE

8:00 a.m.	Registration & Continental Breakfast	12:00 p.m.	LUNCH Alternative Dispute Resolution - A Private Judge's Tales From the Trenches <i>Speaker: Hon. Enrique Romero (Ret.)</i>
8:30 a.m.	Takings and the Media: How to Effectively Communicate in a Post-Kelo World <i>Speaker: Lori Teranishi (COO of VPG LLP)</i>	1:30 p.m.	Unique/Challenging Appraisal Assignments: A Case Study <i>Speaker: Scott Delahooke, MAI</i>
9:35 a.m.	Unified Approaches to Congestion Management <i>Speaker: Roger Moliere (Chief for Real Property Management and Development at Los Angeles County Metropolitan Transportation Authority)</i>	2:30 p.m.	Current Trends in Commercial Real Estate <i>Speaker: William C. Ukropina (Executive VP of Commercial Properties for Coldwell Banker)</i>
10:35 a.m.	BREAK	3:30 p.m.	BREAK
10:50 a.m.	Recent Changes in Eminent Domain Law and Why the Case Is Now More Likely to Be Won or Lost in the First Thirty Days <i>Speaker: Rick Rayl, Esq. (Partner at Nossaman LLP)</i>	3:45 p.m.	Program Coordination for Large Scale Acquisition and Relocation Projects <i>Speaker: Brian Everett and Craig Justesen (Overland Pacific & Cutler, Inc.)</i>
		4:30 p.m.	Closing Remarks

PENDING APPROVALS

Approval Pending - State of California, Office of Real Estate Appraisers for 7.5 Continuing Education Hours, 90% seminar attendance is required.

Approval Pending - Minimum of Continuing Legal Education (MCLE) credit of 7.5 hours, 100% seminar attendance is required.

Approval Pending - International Right-of-Way Association for Senior Designation Re-certification Credits (SR/WA) 7.5 course hours, 100% seminar attendance is required.

Note: Please bring your identification of designation for each professional credit desired for the seminar completion certificate (i.e. verification of DRE or OREA license number).

REGISTRATION FOR ANNUAL FALL SEMINAR

Name _____

Chapter No./Member No. _____

Firm _____

Email _____

Address _____

Phone _____

Fax _____

California Appraisal License No. _____
(if applicable)

SR/WA Recertification Needed? YES NO
(please circle one)

Make checks payable to:

IRWA Chapter 1
c/o David Graeler , Esq.
Nossaman LLP
445 South Figueroa Street, 31st Floor
Los Angeles, CA 90071
213.612.7800

Please register early, space is limited

\$95 Member; \$110 Non-member (if received on or before 10/18/08)
\$105 Member; \$120 Non-member (if received after 10/18/08)
Lunch only - \$25; Lunch is Chicken
Vegetarian available upon request

- 7.5 HOURS of OREA Continuing Education Credits - **Pending Approval**
 - 7.5 HOURS SR/WA Recertification Credits - **Pending Approval**
 - 7 HOURS MCLE Credit - **Pending Approval**

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

FALL SEMINAR SPEAKER BIOGRAPHIES

Scott Delahooke, MAI has 28 years of experience as an appraiser specializing in the areas of office, retail, industrial, apartment, residential and vacant land. His consultation assignments include feasibility analysis, developer consultation, loan portfolio analysis, marketing oversight and entitlement assistance. Mr. Delahooke also has experience teaching courses for the Appraisal Institute and is the Past President for the Los Angeles Chapter of the Appraisal Institute.

Brian Everett has been involved in virtually every aspect of real estate consulting pertaining to right of way and real property acquisition, relocation assistance and property management services since 1986. His experience includes program and project management for redevelopment and community development, school district, public improvement, transportation agency and private engineering firm projects. Mr. Everett joined Overland, Pacific and Cutler in 2001. Before that he was with the County of Los Angeles Department of Public Works. As Regional Director for OPC he is responsible for the management, scheduling and fiscal responsibilities of their Southern California operations.

Craig Justesen is a Senior Project Manager for Overland, Pacific & Cutler. He has been involved in numerous projects throughout Southern California overseeing acquisition and relocation projects, acquisition/relocation consultants and sub-consultants, such as appraisal, F&E appraisal, title and escrow, environmental and demolition firms. Mr. Justesen's experience includes project management for the Los Angeles World Airports (LAWA) Voluntary Acquisition Program. He is a skilled negotiator and has extensive experience with voluntary acquisitions which require intense work in an expedited timeframe to settle with the property owner at the appraised value of the parcel. Mr. Justesen possesses a California Real Estate license and has been with OPC since 1997.

Roger Moliere is the Chief of Metro's Real Property Management and Development. This position involves public/private development of Metro-owned property along the Los Angeles region's transportation corridors and at larger Metro-owned sites at transportation and operations terminals. A number of mixed-use and commercial projects have already been completed at these venues, with construction of a new full city block mixed-use (hotel, retail, residential) project having broken ground in early 2007 at Metro's Hollywood and Vine location. More than 30 further projects representing more than \$5 billion in construction investment are in various stages of project solicitation and/or negotiation at Metro venues, including a new 1.4 million square foot facility for NBC/universal Studios, and the 2 million square foot North Hollywood Station mixed-use project as expansion of Metro's rail and bus operations continues.

Rick Rayl, Esq. is a partner with Nossaman LLP. He has experience litigating a broad range of complex civil litigation issues. His practice is concentrated primarily on real estate litigation, with an emphasis on eminent domain and inverse condemnation. Mr. Rayl represents property owners, lessees, and public agencies in all aspects of eminent domain matters, including claims for loss of business goodwill, inverse condemnation, and pre-condemnation delay. He has also represented both public agencies and landowners in challenges to the agency's right to take.

Hon. Enrique Romero (Rt.) For the last 5 years, Judge Romero has settled hundreds of cases averaging between \$300 million - \$500 million in settlements each year. Judge Romero has extensive experience in, among other areas, environmental insurance coverage cases, eminent domain, all aspects of wrongful termination, product liability cases, massive toxic tort litigation, class actions, complex business litigation, intellectual property, entertainment law, complex construction defects cases, insurance coverage and bad faith, legal, accounting and medical malpractice, police misconduct, civil rights litigation, and complex business dissolution cases. As a judge, Judge Romero conducted settlements in other states besides California and in the United Kingdom in cases involving Lloyds of London.

Lori Teranishi, COO and director of the VPG LLP's west coast office, has over 20 years of experience in litigation communications and has trained a number of Fortune 500 CEOs, general counsel, outside counsel and government officials on working with media. VPG provides communications counsel for almost every type of litigation or arbitration including bankruptcy and corporate reorganization, shareholder litigation, environment issues, property disputes, class actions and employment issues.

William C. Ukropina has 27 years of experience in Commercial Real Estate. He is presently Executive Vice President of the Coldwell Banker Commercial North County Office located in Glendale. The company plans to open offices in Pasadena/Monrovia area in the future. He is responsible for managing the entire transaction process of commercial real estate acquisition, disposition and consulting assignments. Mr. Ukropina has been involved in many landmark sale and lease transactions in the San Gabriel Valley including the former 13.36 acre St. Luke Hospital and 7.88 acre World Vision property in Pasadena. He has negotiated leases and subleased over 2.2 million square feet on behalf of IBM in the Western United States.

IRWA CHAPTER 67 **ORANGE COUNTY** AUGUST 2008 COURSE OFFERINGS

August 12, 2008 (1 day) –



C213 Conflict Management

Effective conflict management can open doors to healthier workplace relationships and more productive working relationships with property owners and the general public. Conflict Management presents specific methods for reaching collaborative solutions and minimizing negative aspects of conflict while maximizing benefits of resolving conflict. This course covers the following topics: nature and consequences of conflict, outcomes of “unusual conflict,” identifying crazy makers, constructive vs. destructive controversies, influence of climate on conflict management, coping with criticism, and managing interpersonal conflict.

Instructor: Ralph Brown

Course Coordinator: Alissa Rudolph (562) 787.5261 or irwa67@yahoo.com

August 21 & 22, 2008 (2 days) –



C504 Computing Housing Replacement Payments

Computing Replacement Housing Payments an advanced relocation course, designed for students with thorough knowledge and experience implementing the Uniform Act. Realistic and complex situations are used as if the students have been assigned to small projects requiring relocation of the occupants of twelve (12) residential properties; the household survey have been conducted and a copy of each interview sheet is contained in the materials provided; and, the students acting as individuals assigned to compute the replacement housing payments on behalf of the Agency. Students should have the knowledge to calculate basic payments, group discussions and exercises maximizing practical application of the cases studies will be the emphasis of this course.

Instructor: Bill Von Klug

Course Coordinator: Kathy Guarenas (714) 379.3376 ext. or kguarenas@paragon-partners.com

Both classes will be held at the following location:

Orange County Executive Offices
1300 S. Grand Avenue
Building A, Conference Room C
Santa Ana, California

If you have any question regarding these classes, please contact the Course Coordinator.

HOPE TO SEE YOU THERE!!!





INTERNATIONAL RIGHT OF WAY ASSOCIATION

19750 S. Vermont Ave, Suite 220

Torrance, CA 90502

Phone: (310) 538-0233

www.irwaonline.org

Coming Soon!

Course 506:

Advanced Business Relocation

Course 506: Advanced Business Relocation

Course Description:

In "Advanced Business Relocation Assistance", a pre-assessment of the participants' knowledge is followed with case study analysis of complex business relocation issues that require a thorough understanding of the relocation process and the Uniform Act. A detailed analysis of each case study is provided so participants understand the lead agency's theory behind its interpretation of the situation. Facts are applied in order to simulate a relocation that is consistent with the intent of the Uniform Act.

Prerequisites:

It is highly recommended that participants successfully complete IRWA Course 502, "Business Relocation", and have a minimum of two (2) years actual field experience performing relocation assistance, prior to attending this class.

Topics:

- Loss of Tangible Personal Property
- Substitute Personal Property
- Re-Establishment Expenses
- Owner Related Expenses
- Advanced Business Relocation Theory
- Adapting Utilities to Machinery and Equipment
- Fixed Payments

Course Tuition Includes:

Participant's Manual; Federal Register

Required Materials:

Handheld Calculator

Who Should Take This Course:

This course is designed for experienced right of way professionals who are in the field of relocation assistance.

Last Name	First Name
Title	
Company Name	
Address	
City, State, Zip	
() -	<input type="checkbox"/> Yes <input type="checkbox"/> No
Phone	Member
Member ID Number	
Email Address	

If payment includes the fees registrants other than yourself check here
 (Please submit names of other registrants on a separate paper along with this form)
 Will you also be attending? Yes No

Registration Deadlines	Member Tuition	Non-Member Tuition	Total Tuition Amount Due	
Before 9/4/2008	\$415.00	\$520.00	\$ _____	Total Member Registrants: ____ Total Non-Member Registrants: ____
After 9/4/2008	\$440.00	\$545.00	\$ _____	

PRINT NAME AS IT APPEARS ON CARD: _____

Amex MC Visa Card #: _____ Exp: _____ 3-Digit CVV: _____

Signature: _____ Amount to be Charged: _____

Course 506: Advanced Business Relocation

Sponsor: IRWA Chapter 57
Date: October 2-3, 2008
Time: 8:00 AM - 5:00 PM Daily
City: Riverside, CA

Class Location:
 Fairmount Park, Lakeside Room
 2601 Fairmount Blvd.
 Riverside, CA 92501

Four Ways to Register:
Online: www.irwaonline.org
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Phone: 310-538-0233 x134
Contact Coordinator

Registration Deadline/Late Fee Policy:
 Registration deadlines and subsequent late fees may be set at the chapter's discretion
 Registration fee after 9/4/08 is inclusive of \$25.00 late fee.

Cancellation Policy:
 Written notification must be received by the course coordinator prior to class start date to be eligible for tuition refund:
 - 100% if notice received 15 days or more prior to class start date
 - 75% if notice received less than 15 days
 - no refund issued for notice received on or after class start date

Accommodations:
 Marriott Hotel
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Rates: (starting at)
 Single: \$149 + 16.39% Tax
 Double: \$159 + 16.39% Tax

Please contact the hotel directly for rates and reservations.

Course Coordinator:
 Jeff Wellcome
 2280 Market Street, Ste. 340
 Riverside, CA 92501
 Phone: (951) 683-2353
 Fax: (951) 683-3901
 Email: jwellcome@opcservices.com

About the Facilitator:

William A. Von Klug, SR/WA and 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 are Federal relocation regulations and numerous different state laws. Most recently he has worked on project 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.



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