

LOS ANGELES



IRWA
CHAPTER 1



June
2007

Upcoming Events

July 30

Course 401- The Appraisal of Partial Acquisitions

August

Dark



President's Message

By: Bryan Riggs, MAI,
SR/WA

As summer heats up, school comes to end and family vacations begin, Chapter 1 will slow down. We will be dark in June with our General

Membership Luncheon Meeting Schedule. Andrew Thompson and I will head off to Sacramento later this month to attend the 53rd Annual International Education Conference on behalf of our chapter.

Looking towards July and cooler weather, our next luncheon will be held at Marina Del Rey On July 24th, 2007. This General Membership Luncheon Meeting will be a partially subsidized by the chapter for our

Membership Luncheon

June

DARK

July 24, 2007

Warehouse Restaurant

membership. We will honor our Past Presidents and will have an open networking luncheon at The Warehouse Restaurant. **Please see the Luncheon Flyer as attached.**

Last month, Chapter 1 presented our [3rd Annual Relocation Seminar on May 22th at Quiet Canon in Montebello](#). Much thanks to all of our speakers and our Chair Bill VonKlug, SR/WA, R/W-RAC. This seminar was well attended with 50 attendees during at our General Membership Luncheon.

Please do not miss our next educational offering, [Course - 401, The Appraisal of Partial Acquisitions on July 30 - August 3 at MWD](#). **Please see Course Flyer and our complete Education Schedule as attached.**

[IRWA's 53rd Annual International Educational Conference](#) will be held in Sacramento, California on June 17-21 this year. For more information, please visit <https://www.irwaonline.org>. I look forward to seeing all of you at our upcoming events.

**IRWA Chapter 1
2007 Officers and Executive Board**

<i>President and International Director</i>	Bryan Riggs, MAI, SR/WA Riggs & Riggs, Inc.	805-578-2400 ext 101	riggsinc@sbcglobal.net
<i>President-Elect and International Director and Tri-Chapter Chair</i>	Andrew Thompson, SR/WA Sempra Utilities	310-244-5032	athompson@semprautilities.com
<i>Treasurer</i>	Vivian Howell, SR/WA Los Angeles World Airports	310-417-0450	vhowell@lawa.org
<i>Secretary</i>	Bill Larsen Integra Realty Resources	818-593-7200	wlarsen@irr.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>	Tom Hanley, P.E. Paragon Partners	714-379-3376 ext 222	thanley@paragon-partners.com
<i>Education</i>	Keith Dang, MAI, SR/WA AFI Valuation Group, Inc.	310-378-0309	afivaluation@aol.com
<i>Membership</i>	Alan Sozio Esq. Burke, Williams, & Sorenson, LLP	213-236-2819	asozio@bwsllaw.com
<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>	Paul Norlen, MAI Metropolitan Water District	213-217-7665 ext 102	pnorlen@mwdh2o.com
<i>Relocation Seminar</i>	Bill Von Klug, SR/WA, R/W - RAC LA County Development Commission	323-890-7495	Billvonklug@LACDC.org
<i>Fall Seminar</i>	Joyce L. Riggs, MAI, SR/WA Riggs & Riggs, Inc.	805-578-2400 ext 102	jlriggs@sbcglobal.net
<i>Historian</i>	Dan Kazden Riggs & Riggs, Inc.	805-578-2400 ext 104	dankazden@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 \$50 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 \$300 so be sure to be there in case your name is drawn!

PAST PRESIDENTS' LUNCHEON



IRWA – Chapter 1

SPEAKER/
TOPIC:

A networking luncheon with open conversation and a chance to meet with some of our Chapter's past presidents. Our past presidents will be given the opportunity to recall their time leading our organization.

DATE:

Tuesday, July 24, 2007

TIME:

Check-in 11:30 am; Lunch 12 noon

LOCATION:

The Warehouse Restaurant
4499 Admiralty Way
Marina Del Rey
(TG 672/A6)

COST FOR
BUFFET:

\$15.00 Per Person
(Entree includes choice of Prime Rib or Chicken Breast)
Free to Chapter 1 Past Presidents who RSVP

RSVP TO:

Cheryl DeMucci
(310) 378-2061
cheryldemucci@epicland.com
(Note that an Evite will be sent to all current Chapter 1 Members)

**FOR ACCURATE RESERVATIONS PLEASE REPLY
TO CHERYL BY JULY 17TH**

Case of the Month

I. Eminent Domain – Caltrans’ Exit before the Last Offramp

Sharon D. Dina et al. v. The People ex rel. Dept. of Trans.(Caltrans)
Filed June 5, 2007, Second Appellate District, Division Two
(Cite as 2007 SOS 3007)

by: Michael F. Yoshiba, Esq., Richards Watson & Gershon, a Professional Corporation

Caltrans successfully avoided several jury trials by pursuing motions to dismiss causes of actions brought by property owners alleging inverse condemnation, nuisance and negligence. Caltrans’ motions to dismiss, pre-jury trial, were based upon Code of Civil Procedure section 1260.040.

“Property Owners” Sharon Dina and David & Joann Whiteley, appealed a trial court’s judgment entered in favor of Caltrans. Property Owners brought separate complaints alleging inverse condemnation, nuisance and negligence by reason of noise, vibration, air pollution and property damage they claimed to have suffered as a result of the extension of the I-210 Freeway adjacent to their residences. After the case had been pending for one and one-half years and before starting a jury trial, Caltrans moved to dismiss pursuant to Code of Civil Procedure section 1260.040, which permits parties in an eminent domain proceeding to move for a ruling when “there is a dispute between plaintiff and defendant over an evidentiary or other legal issue affecting the determination of compensation” (Code Civ. Proc., § 1260.040, subd. (a)). Caltrans’ motions requested that the trial court evaluate whether Caltrans was legally liable for inverse condemnation, nuisance and negligence, prior to a jury deciding the issue of just compensation.

At the motions to dismiss and considering the Property Owners’ opposition, the trial court found that the Property Owners failed to offer evidence supporting a statutory basis for their cause of action for negligence.

The court found that the alleged “nuisance” conditions of which Property Owners complained were obnoxious to all persons who lived in close proximity to the state’s freeways, but that the alleged conditions must be endured without redress. The trial court also determined that Property Owners’ did not present any evidence that the freeway was constructed improperly. Thus, the nuisance claims fail as a matter of law.

Finally, the trial court agreed with Caltrans that the Property Owners failed to demonstrate by a preponderance of the evidence that their properties suffered peculiar and substantial damage or that the freeway construction or its operation were unreasonable. Caltrans was found not liable to Property Owners for inverse condemnation.

The Property Owners’ cases were dismissed by the trial court and judgment entered for Caltrans. The Property Owners appealed the judgment.

The Property Owners challenged the judgment on the ground that C.C.P. section 1260.040 didn’t authorize the trial court to resolve the entire action and, in particular, didn’t permit the trial court to weigh evidence. Property Owners further contended that even if section 1260.040 could have been employed in the manner utilized by the trial court, substantial evidence didn’t support the trial court’s determination. The appellate court disagreed with the Property Owners on both issues.

The appellate court determined that the language and legislative history of section 1260.040 permits a trial court to resolve legal issues, including liability. Therefore, the trial court could find that the Property Owners did not have sufficient grounds for maintaining their causes of action for inverse condemnation, nuisance and negligence, forestalling the need for a jury trial determining just compensation.

The appellate court affirmed the trial court judgment for Caltrans, Caltrans avoiding a jury trial to determine the issue of just compensation. Caltrans was awarded its costs on the appeal.

Lesson: “If we don’t change our direction we’re likely to end up where we’re headed.”
...Chinese Proverb

New Members

Name	Company Name	Referred By
Janelle Adelosca Carpena	LADWP	Reynan Ledesma
Georgina Robles	Real Estate Trainee	Ed Robles and Augusto Pavcero

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 2007. 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 at AFIValuation@aol.com.

Chapter 1 2007 Education Schedule

Course/Seminar	Date	Location	Coordinator
401 – The Appraisal of Partial Acquisitions	July 30 – August 4, 2007	MWD	Angela Aldridge (213) 217-6394 aaldridge@mwdh2o.com
403 – Easement Valuation	October 15, 2007	DPW	Collen McKenna (626) 458-7074
800 – Principles of Real Estate Law	October 18-19, 2007	DPW	Mark Brusca (805) 578-2400 markbrusca@sbcglobal.net

Chapter 11, 57 and 67 2007 Education Schedules

Course/Seminar	Date	Location	Coordinator
504 – Computing Replacement Housing Payments	June 28-29	Riverside, CA	Kim Reed (951) 826-5462
400 – Principles of Real Estate Appraisal	June 2007	Riverside, CA	Lisa Andersen (951) 826-5115
600 – Introduction to Environmental Issues	July 6, 2007	Santa Ana, CA	Alissa Rudolph (714) 379-3376 arudolph@paragon-partners.com
SR/WA Review Study Session	August 2-4, 2007	Westminster, CA	David Guder (714) 934-0853 david.guder@sce.com
100 – US Land Titles	October 2007	Riverside, CA	Jan Spindler (951) 826-5498
Chapter 57 - First Annual Golf Tournament & Educational Seminar	October 18, 2007	Eagle Glen Golf Course – 1800 Eagle Glen Parkway, Corona	Jim Kearns (951)780-7328, Walt Evans (760)419-9236, or Marilee Rendulich (909) 387-7836

Register Online www.irwaonline.org or Fax this Entire Page to IRWA: 310-538-1471

Name: _____ Title: _____ Membership #: _____
Company: _____ Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____ E-Mail: _____

Registration Fees:

	Member	Non-Member	Amount
Early Reg:	\$255.00	\$325.00	\$ _____
Regular: After 6/25/2007	\$280.00	\$350.00	\$ _____
Total:			\$ _____

*(MATERIALS NOT INCLUDED MAY BE ORDERED ONLINE AT WWW.IRWAONLINE.ORG)

PRINT NAME AS IT APPEARS ON CARD: _____

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

Signature: _____ Amount to be Charged: _____



INTERNATIONAL RIGHT OF WAY ASSOCIATION
Harbor Business Center
19750 South Vermont Avenue, Suite 220
Torrance, CA 90502-1144
Tel: 310-538-0233

Introduction to Environmental Issues

IRWA Course 600

July 6, 2007

Santa Ana, CA

Sponsored by Chapter 67



INTERNATIONAL RIGHT OF WAY ASSOCIATION

Course Description:

Become familiar with environmental issues and problems facing companies and agencies acquiring or managing real property and rights of way. Learn various environmental issues and the mitigating measures used to decrease environmental impacts. Gain increased awareness of environmental laws, regulations and associated regulatory agencies. Basic principles of ecology, history of the environmental movement, a review of federal/state/local environmental legislation, the right of way professional's role in the environmental process, and mitigation of environmental impacts are discussed in this course.

Topics:

- Background on environmental movement, environmental history,
- Environmental disasters that lead to litigation and/or regulations
- Environmental legislation
- Environmental document
- Environmental impact statement
- Environmental assessment
- Categorical exclusion Record of decision
- Factors in Environmental Compliance National Environmental Policy Act
- State and local regulations air, water and land regulations
- ROW agent's role in the Environmental Process: The agent has a definite role in the environmental process
- Developing environmental "eyes"
- Being a part of the environmental process
- Scoping Environmental documents Project plan

Course Tuition Includes: Participant's Manual, Video: Ecosystem and the Biosphere (to be returned)

Materials Not Included With Tuition:

Right of Way Textbook (recommended)
Real Estate Dictionary (recommended)

Who Should Take This Course: For private, public and regulatory agencies and right of way agents involved in acquiring or managing real property rights of way facing environmental issues and problems.

Sponsored By: Chapter 67

Date	Time	Days
7/6/2007	8am-5pm	1

Location:

Orange County Executive Offices
10 Civic Center Plaza
Second Floor, Room 214/215
Santa Ana, CA 92701
Phone: (714) 834-5315

Late Registration Fee of \$25.00 After:
6/25/2007

Accommodations:

Red Roof Inn
2600 North Main Street
Santa Ana, CA 92705
Phone: (714) 542-0311

Rates:

- Single/Double \$58.49 + 11% Tax
 Business King \$62.99 + 11% Tax

Please contact the hotel directly for reservations; **mention Rates Code "Red Hot Deal."**

Four Ways to Register:

Online: www.irwaonline.org

Fax: 310-538-1471

Phone: 310-538-0233 x138

Contact Coordinator

Mail to Course Coordinator:

Ms. Alissa Rudolph
5762 Bolsa Avenue, Suite 201
Huntington Beach, CA 92649
Phone: (714) 379-3376
Fax: (714) 373-1234
Email: arudolph@paragon-partners.com

*Please make checks payable to:
International Right of Way Association*

About the Facilitator:

John A. Bare, SR/WA, R/W-EC, currently teaches Biology and Environmental Science at the University of Nevada, Las Vegas. Prior to earning his post-graduate degree and becoming a teacher, John was employed by Nevada Power Company in Las Vegas. His last position there was Senior Environmental Scientist where he coordinated environmental and archaeological studies for proposed construction projects and directed various environmental compliance programs. John also has many years experience in right of way acquisition, damage claim settlement and real estate appraisal for public utilities, energy companies and local government agencies. John has served in many chapter leadership positions and he is a past-president of Southern Nevada Chapter 44 and Colorado West Chapter 70. He loves teaching the three IR/WA environmental courses and Principles of Land Acquisition. John and his wife, Kathleen, have been married 35 years. In their spare time, they enjoy traveling and visiting their children and grandchildren.

Cancellation Policy

Written notification of cancellation must be received by class coordinator 15 days prior to start of class. A 75% refund will be made if written notification is received less than 15 days prior to start of class. No refund will be made after the start of class. A fee may be charged for registrations received after deadline and for those registering on day of class.

Register Online www.irwaonline.org or Fax this Entire Page to IRWA: 310-538-1471

Name: _____ Title: _____ Membership #: _____

Company: _____ Address: _____

City: _____ State: _____ Zip Code: _____


Phone: _____ Fax: _____ E-Mail: _____

Registration Fees:	Member	Non-Member	Amount
Early Reg:	\$730.00	\$910.00	\$ _____
Regular: After 07/01/2007	\$755.00	\$935.00	\$ _____
Total:			\$ _____

PRINT NAME AS IT APPEARS ON CARD: _____

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

Signature: _____ Amount to be Charged: _____


INTERNATIONAL RIGHT OF WAY ASSOCIATION
Harbor Business Center
19750 South Vermont Avenue, Suite 220
Torrance, CA 90502-1144
Tel: 310-538-0233

The Appraisal of Partial Acquisitions

IRWA Course 401

July 30 - August 3, 2007

Los Angeles, CA

Sponsored By Chapter 1




INTERNATIONAL RIGHT OF WAY ASSOCIATION

Course Description:

This advanced course for the experienced appraiser deals with the special problems of the valuation of partial acquisitions, both fee and easement. The student learns various accepted appraisal methods in order to best determine the approach that is needed in any particular situation.

This "how to" class includes:

- How to determine and appraise the larger parcel
- Techniques for appraising the part acquired
- How to identify and measure various types of damages
- How to value the remainder after acquisition
- Special benefits - ways to handle
- Straight before and after - how, why & when

Topics:

- Valuation of the Larger Parcel
- The 2 Basic Approaches to Right of Way Valuation How Each Approach Works, Cases Differences, Uses, Advantages Techniques for Valuation of the Part Acquired
- Damages/Diminution Causes, Methods of Measurement, How to Demonstrate in Court
- Special Benefits Techniques for Measurement, Practical Considerations in Eminent Domain
- Special Problems of Easement Valuation All Types of Utility Easements, Temporary Easements Rule of Thumb v. Rule of Economic Impact, How to Handle in Court
- The Appraiser as an Expert Witness

Course Tuition Includes:

Participant's manual; USPAP Text

Materials Not Included With Tuition:

Right of Way Textbook (recommended)
Real Estate Dictionary (recommended)

Who Should Take This Course:

For the experienced appraisers who are in the process of conducting partial acquisitions; deals with the special problems of the valuation of partial acquisition both fee and easement.

Sponsored by: Chapter 1

Date	Time	Days
7/30-8/3/07	8am-5pm	5

Location:

Metropolitan Water District
700 North Alameda Street
Los Angeles, CA 90012
Phone: (213) 217 - 6000

Late registration of \$25 after:
07/01/2007

Accommodations:

Net Otani Hotel
120 S. Los Angeles St.
Los Angeles, CA 90012
Phone: (800) 639 - 6826

Room Rate:

Single or Double Occupancy - \$110.00 and up, depending upon availability

Four Ways to Register:

Online: www.irwaonline.org

Fax: 310-538-1471

Phone: 310-538-0233 x138

Contact Coordinator

Mail to course coordinator:

Angela Alridge
P.O. Box 54153
Los Angeles, CA 90054-0153
Phone: (213) 217 - 6394
Fax: (213) 217 - 7650
Email: aalridge@mwdh2o.com

*Please make checks payable to:
International Right of Way Association*

About the Facilitator:

Ralph C. Brown, SR/WA, has been in the right of way field for over 40 years. As a Senior Right of Way agent with Caltrans he was involved with negotiations and appraisals. He testified in court as an expert appraiser, prepared appraisals in anticipation of condemnation and supervised the preparation of narrative appraisal reports. For 16 years as a Staff V.P. with IRWA Mr. Brown managed the Association's education program. He developed courses, monitored outside course developers, conducted Instructor Certification Clinics, taught IRWA courses and presented seminars. Mr. Brown currently is an independent review appraiser specializing in partial take appraisals.

**Cancellation Policy**

Written notification of cancellation must be received by class coordinator 15 days prior to start of class. A 75% refund will be made if written notification is received less than 15 days prior to start of class. No refund will be made after the start of class. A fee may be charged for registrations received after deadline and for those registering on day of class.

Register Online www.irwaonline.org or Fax this Entire Page to IRWA: 310-538-1471


Name: _____ Title: _____ Membership #: _____
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City: _____ State: _____ Zip Code: _____
Phone: _____ Fax: _____ E-Mail: _____

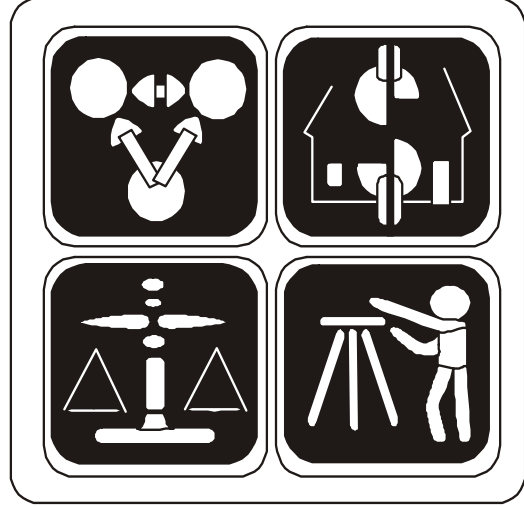
Registration Fees: Member Amount

Early Reg: \$480.00 \$ _____
Regular: After 7/19/2007 \$505.00 \$ _____
Exam fee: \$100.00 **Total: (plus exam fee)** \$ _____

PRINT NAME AS IT APPEARS ON CARD: _____

Amex MC Visa Card #: _____ Exp: _____ 3-Digit CVV: _____
Signature: _____ Amount to be Charged: _____


INTERNATIONAL RIGHT OF WAY ASSOCIATION
Harbor Business Center
19750 South Vermont Avenue, Suite 220
Torrance, CA 90502-1144
Tel: 310-538-0233




INTERNATIONAL RIGHT OF WAY ASSOCIATION

SR/WA Review Study Session

IRWA Course SRWA

August 2-4, 2007

Westminster, CA

Sponsored by Chapter 67

Course Description:

This two (2) day seminar is designed to prepare Candidates for taking the SR/WA comprehensive examination by reviewing the seven (7) core disciplines in the right of way profession.

The Comprehensive Exams (United States version), will be administered at the conclusion of the review session, covers the seven (7) core disciplines: Engineering, Law, Negotiation, Valuation, Environment, Relocation, and Asset Management.

Although not required, students are encouraged to take the examination at the conclusion of the study session.

The completion of the education experience or core course requirements do not have to be completed in order to sit for the SR/WA examination.

IMPORTANT: The attendance at this Seminar does not guarantee successful completion of the SR/WA examination.

NOTE: YOU MUST FILL OUT A SR/WA CANDIDACY APPLICATION FORM AND BE APPROVED BEFORE ATTENDING THIS CLASS. IF YOU HAVE NOT, CONTACT FRANCIS VICENTE AT (310) 538-0233 EXT. 123

Sponsored By: Chapter 67

Date	Time	Days
8/2-4/07	8am-5pm	3

***NOTE: Study session to be held on 8/2 and 8/3/07; exam to be held on the morning of 8/4/07 ***

Location:

Southern California Edison Company
Westminster Combined Facility, Admin. Bldg.
7455 Fenwick Lane
Westminster, CA 92683
Phone: (714) 934-0853

Late Registration Fee of \$25 After: 7/19/2007

Accommodations:

Hotel Huntington
7667 Center Avenue
Huntington Beach, CA 92627
Phone: (714) 891-0123

Rates:

Single \$94.00 + Tax

Please contact the hotel directly; **mention "King Preferred Corporate Rate."** This hotel is located near the classroom facility and is adjacent to shops and restaurants.

Four Ways to Register:

Online: www.irwaonline.org

Fax: 310-538-1471

Phone: 310-538-0233 x138

Contact Coordinator**Mail to Course Coordinator:**

Mr. David Guder
14799 Chesnut Street
Westminster, CA 92683
Phone: (714) 934-0853
Fax: (714) 934-0849
Email: David.Guder@SCE.com

*Please make checks payable to:
International Right of Way Association*

About the Facilitator:

Michael Wolfe, SR/WA, graduated from Sacramento State University with a degree in Business Administration and earned his "Certificate in Real Estate," and a teaching credential from the University of California, Berkley. He is a Right of Way Agent with Alameda County, California Public Works Agency who began his right of way profession with the California Division of Highways. Mr. Wolfe specializes in the acquisition of real property and real property rights for public use and has acquired real property for Caltrans, as well as for numerous counties, cities, town and districts throughout Northern California. He was selected as a member of the Service Employees International Union bargaining team four consecutive times to help facilitate contracts between the Union and the County of Alameda. Mr. Wolfe has instructed college classes in Public Speaking, as well as several business courses. He is a Certified Instructor of International Right of Way courses in communications, law and acquisition. He was selected in 2004 as the Region One Professional of the Year, and has made presentations at several International Right of Way Education Seminars.

Cancellation Policy

Written notification of cancellation must be received by class coordinator 15 days prior to start of class. A 75% refund will be made if written notification is received less than 15 days prior to start of class. No refund will be made after the start of class. A fee may be charged for registrations received after deadline and for those registering on day of class.

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- Easements
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- Inverse Condemnation
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