



Upcoming Events

June 28

Membership luncheon 11:30am at Steven's Steakhouse

July 26

Networking Membership luncheon, 11:30am in Marina Del, location TBD

July 29, 2005 Course 505 - Advanced Relocation Assistance I (Residential)

Education Calendar – See Page 13



President's Message

By: Holly Rockwell, Epic Land Solutions, Inc.

A hearty congratulations to **Paul Norlen, MAI** and **Joyce Riggs, SR/WA, MAI**, on a terrific Valuation feedback from participants was very enthusiastic. It was also the first time we have held an event at the Rio Hondo Country Club in Downey. It was good venue, centrally located, and they served a very

Membership Luncheon and Relocation Seminar

Date: May 24, 2005

Time: 11:30am

Speaker: William von Klug

Location: Quiet Cannon 901 N. Via San Clemente, Montebello (636-A/7)

RSVP to Joe Damm at joedamm@epicland.com or 310-378-1178, the luncheon choice is chicken, beef or vegetarian

tasty buffet lunch. Due to many last minute reservations (we have a lot of procrastinators in this group), adjustments had to be made to accommodate everyone, but the seminar still went off without a hitch. Thank you, Paul, Joyce and the others who made this a marvelous educational opportunity for IRWA members.

On a sadder note, as many of you are aware, **Howard Armstrong, SR/WA, R/W – RAC**, passed away unexpectedly this last month. Howard was tremendously committed to IRWA. His recent responsibilities included serving as Vice President on the International Executive Committee, developing and instructing the IRWA Uniform Relocation Act Seminar, and chairing the International Liaison Committee. The Chapter 1 Board voted to contribute \$500 to the International Educational Fund on Howard's behalf. He will also be posthumously awarded the IRWA Lifetime Achievement award at the Annual International Education Conference in June.

The Annual International Education Conference will be held in Toronto, Ontario, Canada from June 13th – 16th. Tom Hanley and I will be representing Chapter 1 as International Directors and attending the Directors meeting. Although it's a bit far from home, we hope to see some other Chapter 1 members there as well. It's a great opportunity to network and learn about the latest topics in our industry.

As I was recently perusing the IRWA website at www.irwaonline.org (yes, it is worth taking a look at every once in a while), I noticed that they are now posting the current status of the Gene L. Land Award and the Membership Appreciation Program. The Gene L. Land Award is presented to the two Chapters that have the 1) Highest Percentage Gain in Chapter Membership and 2) the Highest Numerical Gain in Chapter Membership. Chapter 1 won the award in 2004 for the Highest Numerical Gain. We are in the running to win it again in 2005! Chapter 1 is currently in second place with 19 new members this year. Chapter 53 in New Mexico is in first place with 21 new members to date. There's no award for second place, so now is the time to encourage your colleagues who have been sitting on the fence to finally get their membership! In addition to the benefit to the Chapter, for each new member that you sponsor, you will receive a \$25 coupon applicable to any IRWA event. Also posted on the website is the status of the Membership Appreciation Program Standings which shows the individuals that have sponsored the most new members. Currently the lead person has sponsored 7 new members. Current results of the Gene L. Land Award and the Membership Appreciation Program can be seen at http://www.irwaonline.org/news_events/International-Awards.cfm. Many thanks to our membership Chair, **Bill Larson**, who has worked hard encouraging and welcoming our new members in addition to ensuring their paperwork gets processed.

Chapter 1's education schedule for the year has been finalized and included in this newsletter. One item that I especially want to bring to your attention is the SR/WA Study /Review Sessions and Examination Seminar on September 14th – 16th. This 3 day session is being taught by **Michael Wolfe, SR/WA** who is a great instructor. Michael will teach a review session on everything you need to know to pass the exam, and then proctor the actual SR/WA exam while the information is still fresh. There is a very successful pass rate with this class. The review session is not given very often, and it's been years since it has been put on in Southern California. You do not have to have fulfilled the educational or experience requirements to sit for the exam. The only requirement is that you are an **SR/WA Candidate**. If you have considered trying for your SR/WA, or think that you might want to anytime in the next 5 years, this is the class you will want to take. To sign up for your candidacy, you only have to complete the application (found at http://www.irwaonline.org/resources/forms_apps/index.cfm and pay \$20). Be sure to get your candidacy application in soon to qualify to sit for the exam.

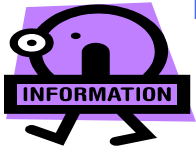
I look forward to seeing many of you at our Relocation Seminar on May 24th at the Quiet Cannon in Montebello. This seminar will focus on the FHWA changes to the Uniform Act regulations. The Seminar is being structured in a way that facilitates hearing different opinions on the changes, encouraging questions and answer sessions, and takes a good look at how the changes impact us here in California. Don't miss it!

2005 Officers and Executive Board

<i>President and International Director</i>	Holly Rockwell Epic Land Solutions, Inc.	310-378-0771	hollyrockwell@epicland.com
<i>President-Elect and International Director</i>	Tom Hanley Metrolink	213-452-0256	hanleyt@scrra.net
<i>Vice-President</i>	Bryan Riggs, MAI Riggs & Riggs, Inc.	805-578-2400	riggsinc@sbcglobal.net
<i>Treasurer</i>	Ken Robinson Paragon Partners, Ltd.	714-379-3376	krobinson@paragon-partners.com
<i>Secretary</i>	Michael Fischer Metropolitan Trans. Auth.	213-922-2413	fischerm@metro.net
<i>Professional Development</i>	Michael Popwell, SR/WA LA Community Dev. Com.	323-890-7195	michael.popwell@lacdc.org
<i>Nominations and Awards</i>	Joyce Riggs, SR/WA, MAI Riggs & Riggs, Inc.	805-578-2400	jlriggs@sbcglobal.net
<i>Education</i>	Lynette Overcamp Epic Land Solutions, Inc.	310-378-1178	lynetteovercamp@epicland.com
<i>Membership</i>	Bill Larsen Integra Realty Resources	818-593-7200	wlarsen@irr.com
<i>Luncheon</i>	Tracy Washburn Sanli Pastore & Hill, Inc.	310-571-3400	twashburn@sphvalue.com
<i>Communications</i>	Vacant		
<i>Webmaster</i>	Mark Brusca Riggs & Riggs, Inc.	805-578-2400	markbrusca@sbcglobal.net
<i>Newsletter</i>	Natalie Michelson JPI Studios, Inc.	818-634-6932	aunttalie@aol.com
<i>Law</i>	Bradley Pierce Esq. Demetriou, Del Guercio, Springer & Francis	213-624-8407	bpierce@ddsffirm.com
<i>Valuation Seminar</i>	Paul Norlen, MAI Metropolitan Water District	213-217-7765	pnorlen@mwdh2o.com
<i>Relocation Seminar</i>	Bill Von Klug, SR/WA, R/W - RAC LA Community Dev. Com.	323-890-7434	bill.vonklug@lacdc.org
<i>Fall Seminar</i>	Rudy Romo Independent Consultant	951-662-7997	rudromo@aol.com
<i>Tri-Chapter Installation Chair</i>	Tom Hanley Metrolink	213-452-0256	hanleyt@scrra.net
<i>Historian</i>	Gus Parcerro, SR/WA City of Los Angeles – BOE	213-847-5580	aparcerro@eng.lacity.org
<i>Engineering/Survey</i>	Tony Pratt, PLS City of Los Angeles – BOE	213-482-7180	tp Pratt@eng.lacity.org
<i>Environmental</i>	Mohammed Estiri, PhD Eco & Associates, Inc.	714-832-5427	mestiri@panenv.com
<i>Local Public Agency</i>	George Koury, SR/WA Port of Los Angeles	310-732-3865	gkoury@portla.org
<i>Pipeline</i>	Gary Valentine, SR/WA, MAI Valentine Appraisal & Assoc.	661-288-0198	gsv@valentineappraisal.com
<i>Property Management</i>	Duncan Robb, SR/WA, R/W - AMC Metropolitan Trans. Auth.	213-922-2435	robbd@mta.net
<i>Relocation</i>	Fred Arevalo, R/W – RAC LA Community Dev. Com.	323-890-7473	fred.arevalo@lacdc.org
<i>Title</i>	Teri Kortens Lawyers Title	310-210-6741	terikortens@msn.com
<i>Transportation</i>	Vacant		
<i>Utilities</i>	Andrew Thompson Sempra Utilities	310-244-5032	athompson@semprautilities.com

Tuesday May 24, 2005 8:00 a.m. - 4:00 p.m.
Quiet Cannon, Montebello, 901 Via San Clemente, Montebello, CA 90640
(Thomas Guide Map: 636-A/7)

HOW THE APPRAISAL, ACQUISITION AND RELOCATION PROCESSES WERE IMPACTED BY THE URA CHANGES



This is a different seminar than other programs that dealt with the changes to the Federal Acquisition and relocation regulations. First, our speakers have had the time to identify problems and issues that have actually surfaced as a result of the new regulations; they will speak from experience not speculation. Second our speakers are practitioners in the specific areas they talk about; appraisers will discuss the appraisal changes, negotiators will discuss the changes to the acquisition process and relocation specialists will discuss the relocation process. Third, we will discuss the impact of the federal changes in the state of CA. Fourth, two attorneys will conclude the seminar with guidance regarding problems implementing the rules in CA, particularly when there is a conflict with state law or regulations.

A clear example of how this seminar is different; one of our speakers has received verbal confirmation from the lead Federal Agency that they are planning to re-revise the regulations in one very critical area. No other seminar covered this re-revision.

The format of the seminar is also unique. There will be four separate panels; an appraisal panel, an acquisition panel, a relocation panel and a legal panel.

A valuable handout is included with the seminar fee. Chapter 1 created a valuable CD-ROM that will be given to all attendees of the seminar. The CD-ROM has two separate documents on it.

The first document is a copy of the previous regulations printed in black with changes to the regulations printed in red. Text in the old regulations that was removed is identified by red print with a line drawn through the text. New verbiage was added in red print. By printing removed text and new verbiage in color, the reader can easily identify changes. In addition the document created links to other paragraphs in the regulations. This was done since specific topics frequently reference another paragraph or paragraphs. To enable the reader to understand a specific topic, when the text references another section(s) of the regulations, Chapter One created a link to take the reader directly to the referenced paragraph(s). The link is printed in blue. As an additional benefit for the reader, this document was created in a manner that lets the reader electronically copy text and paste that text to another document.

The second document is a copy of the new regulations as published by the Federal Lead Agency, Federal Highway Administration (FHWA). This document includes a preamble by FHWA that discusses most of the changes they made with the rationale behind the changes. This document is a PDF document.

7:30 AM-8:00 AM

Registration

8:00 AM-8:30 AM

Introduction of the seminar and explanation of the CD-ROM with instructions on reading the new regulations. Fred Arevalo, Los Angeles County Community Development Commission

8:30 AM-9:10 AM

APPRAISAL PROCESS

Introduction by William Von Klug, Los Angeles County Community Development Commission

Opinion of changes by Tom Beezy, City of Los Angeles Community Redevelopment Agency

Opinion of changes by Joyce Riggs, appraiser with Riggs and Riggs, Inc.

Questions and comments from audience

Answers from appraiser panel

9:10 AM- 9: 20 AM

Break

9:20 AM-10:00 AM

ACQUISITION PROCESS

Introduction by Holly Rockwell, Epic Land Solutions, Inc.

Opinion of changes by Mike Yoshiba, attorney with Richards, Watson and Gershon

Opinion of impact of changes by Brian Everett, Overland Pacific and Cutler

Questions and comments from audience

Answers from acquisition panel

10:00 AM-10: 15 AM

Break with refreshments

10:15 AM-11: 30 AM

RELOCATION PROCESS

Introduction by William Von Klug, Los Angeles County Community Development Commission

Opinion of impact of changes by Del Richardson, Del Richardson and Associates, Inc

Opinion of impact of changes by Ceci Melanson, Overland Pacific and Cutler

11:30 AM-12:00 noon **NETWORK OPPORTUNITY**

12:00 noon-1:30 PM **LUNCH.** Chapter business meeting and Luncheon presentation, "Reading Tells in no limit Texas Holdem and its relationship to Understanding body language in interpersonal relationships and negotiations for Right of Way." Presented by William Von Klug, SR/WA

1:30 PM-2:50 PM **RELOCATION PROCESS CONTINUED**

Opinion of impact of changes by Lynette Overcamp, Epic Land Solutions

Opinion of changes by Lourdes Romero, Los Angeles World Airport

Questions and comments from audience

Answers from Relocation panel

2:50 PM-3:00 PM Break

3:00 PM-3:30 PM **Discussion of impact of Federal changes on State of CA projects**

Mike Yoshiba, Attorney with Richards, Watson and Gershon

Faith Mitchell, Attorney with Metropolis Mediations

Questions and comments from audience

Answers from legal panel

3:30 PM Comments by Jana Bickel, Relocation Specialist, Los Angeles office, U.S. Department of Housing and Urban Development (HUD)



SEMINAR RESERVATION:

IRWA Members registering at least two weeks in advance will pay only \$100, while non-members pay \$125. Registrations received after Friday, May 20th, 2005, or on-site will be charged an additional \$25. Seminar registration fee covers the full seminar, lunch, and the valuable CD-ROM with all new regulations and materials.

PLEASE COMPLETE THE FOLLOWING REGISTRATION FORM AND MAKE CHECKS PAYABLE TO IRWA CHAPTER ONE AND MAIL TO:

JOE DAMM
Epic Land Solutions, Inc.
24050 Madison Street, Suite 205
Torrance, CA 90505

Name: _____

Company/Agency: _____

Telephone #: _____ E-mail _____

Entrée Choice: Vegetarian Beef Chicken

 Lunch only: \$25.00

OR CONTACT JOE DAMM AT:

Direct Phone: 310-378-1178 Fax: 310-378-0558 E-mail: joedamm@epicland.com

SPEAKERS

Fred Arévalo, R/W-RAC

Fred Arévalo is a Development Specialist who works for the Community Development Commission of the County of Los Angeles. Mr. Arévalo oversees the work of Project Managers regarding relocation requirements, and payments to displaced families. He reviews projects involving both residential and business occupants; review relocation plans and needs analysis, cost studies, and relocation impact studies. Perhaps his strongest area is having an above average experience in auditing relocation files for both federal and state funded projects. Fred Arévalo has served as Chapter 1 Relocation Chair since 1999.

Thomas S. Beezy, SRA, SRPA

Tom works for the Community Redevelopment Agency, City of Los Angeles. He currently manages and reviews all real estate related reports prepared for the Agency as well as reports submitted by developers. He prepares all budget estimates for proposed projects. In addition Tom has acted as the Review Appraiser Alameda Corridor Reviewed as well as ordered all appraisals on the Mid-Corridor portion of the project. He also prepared and reviewed reports for the Pacific Coast Highway flyover. Tom has worked in the appraisal field since 1970.

Jana Bickel

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

Brian Everett

Brian Everett has been administrating right of way and real estate projects for 18 years. His experience has spanned performance for redevelopment/community development, school district, public improvement and transportation agencies. Mr. Everett has managed numerous property related projects and successfully implemented (California Department of Transportation) guidelines as well as been a liaison to prominent engineering firms for various right of way projects. Mr. Everett has a Master's Degree in Economics from California State University Northridge and is currently the Regional Director of Overland, Pacific & Cutler Inc.

Cecilia Melanson, SR/WA

Ceci has more than 23 years experience in Real Estate acquisition and relocation. As Manager of Real Estate Services for the Los Angeles County Metropolitan Transportation Authority (MTA), she was responsible for the acquisition and relocation of residential and commercial occupants being displaced from MTA's rail and bus projects. She also served as Director of Rehousing and Property Management for the City of Los Angeles Community Redevelopment Agency. Ceci is Director,

Training & Development, with Overland, Pacific & Cutler, Inc., a full-service acquisition, relocation and property management firm, where she plans, develops, coordinates and implements the staff training program covering acquisition and relocation policies and procedures. She is a certified IRWA instructor of relocation and other real estate courses.

Faith Mitchell

Faith Mitchell is the principal of Metropolis Mediations, an alternative dispute resolution provider, specializing in the resolution of public sector-related disputes. She has extensive experience as an attorney in the field of eminent domain, in public agency relocation procedures and also serves as relocation appeals hearing officer. She has represented both public agencies and private owners in eminent domain litigation. She was formerly a Deputy Attorney for the State of California Department of Transportation (CALTRANS).

Lynette Overcamp

Ms. Overcamp has over twenty years of right of way experience. She is highly knowledgeable in both relocation assistance and acquisition, and is familiar with the Federal and State laws pertaining to those areas. She has managed City, County, pipeline, Redevelopment Agency, and School District projects. Ms. Overcamp has overseen some of Epic's most challenging relocation projects – ones with numerous agents, technical complexities and short timeframes. She is a licensed salesperson in the State of California and a Notary Public.

Del Richardson

Ms. Richardson has over 20 years of experience in relocation planning and implementation; housing, community and economic development programs for public agencies, profit and non-profit organizations. Having served on several boards such as the City of Carson Mobile Home Park Rent Review Board and MJB Transitional Recovery, Del Richardson has lead the way in the field of relocation through her experience, education, and willingness to offer her time in conducting training seminars, workshops and symposium on various right-of-way, environmental justice, and social policy issues. Ms. Richardson and her company, DRA, is a pioneer in relocation of undocumented residential and commercial displacees. DRA was involved in the historical relocation case that brought about public law 105-117 – the Alien Bill. She is also part owner in two other businesses, obtained her undergraduate degree in Business Management from the University of Redlands and has graduate studies in real estate finance and development from the University of Southern California. Ms. Richardson has completed numerous executive training programs in land use planning, sociology, housing, community and economic development

Joyce L. Riggs, MAI, SR/WA

Joyce is Vice President of Riggs & Riggs, Inc., a real estate appraisal and consulting firm in Simi Valley. She holds the MAI designation with the Appraisal Institute, SR/WA designation with the International Right of Way Association, and is certified by the State of California as a General Real Estate Appraiser. Ms. Riggs is Past President of the Chapter 1 - Los Angeles of the International Right of Way Association, 2000, and Past President of the Southern California Chapter of the Appraisal Institute, 2003. Her valuation and consultation experience includes: expert witness testimony, appraisal review, full and partial take appraisal report preparation of fee simple, permanent easements, and temporary construction easements of retail, office, industrial,

agricultural, and residential uses, including determination of severance damages and/or benefits for condemnation acquisitions, redevelopment acquisitions, property tax appeals, deficiency judgments, financial decisions, inverse condemnation cases, planning purposes, or other litigation matters.

Holly Rockwell, President

Holly Rockwell is President of Epic Land Solutions, Inc., a full service right-of-way consulting firm. Ms. Rockwell has overseen right of way projects for numerous clients, including redevelopment agencies, cities, counties, energy companies, transportation authorities, water districts, alternative energy companies, and school districts. Prior to establishing Epic Land Solutions, Inc. she spent seven years with a global consulting firm, as a manager in their Real Estate and Financial Services group. Ms. Rockwell received her Bachelor of Science in Economics from the Wharton School of Business at the University of Pennsylvania. She is licensed in the State of California as a Real Estate Salesperson, a Notary Public, and a Certified Public Accountant (CPA). She is currently serving as IRWA Chapter 1 President.

Lourdes Romero – Program Director, Residential Acquisition Division, LAX

Lourdes Romero directs the Voluntary Residential Acquisition and Relocation Program. This \$485 million program includes the acquisition of 568 properties and the relocation of over 2,500 families. Ms. Romero's governmental real estate career began at the Department of Water and Power where her areas of responsibility spanned appraisal, acquisition, relocation, and property management. Upon moving to the City's Department of Public Works, Bureau of Engineering, she headed the Department's Real Estate Appraisal Section. She joined the Residential Acquisition Division at LAX in 2001 as Acquisition/Relocation Manager and was appointed Program Director in 2003. Ms. Romero is a Senior Member of the International Right of Way Association, and has served as Education Chair, Treasurer, and Professional Development Chair for Chapter One. Ms. Romero was born in Los Angeles and resides in Pasadena. She holds a BS from Pepperdine University and a Certificate in Real Estate/Appraisal from UCLA.

William Von Klug, SR/WA, R/W-RAC

William is the Acquisition/Relocation Coordinator for the Community Development Commission for the County of Los Angeles California (LACDC). His major responsibilities at LACDC are to oversee all acquisition and relocation projects. In addition he owns a consulting company, Von Klug and Associates, Inc., (VKA). His responsibilities with VKA include creating and presenting training programs on the acquisition process, negotiation skills and relocation procedures for public and private clients and acting as an administrative hearing officer for public agencies. He has been involved in the acquisition and relocation process since 1970. He has taught over 350 courses or seminars since 1982. He has worked on projects throughout the United States.

Michael F. Yoshiba

Michael F. Yoshiba is a shareholder in the Litigation Department and the Eminent Domain Practice Group at Richards, Watson & Gershon. Mr. Yoshiba specializes in the area of eminent domain and relocation program advisory assistance, representing public entities and property owners in both litigation and advisory capacities through all phases of the pre-condemnation and condemnation process. His current condemnation projects have included the City of Temecula and City of Agoura Hills. B.S. Real Estate Finance, CSU, Long Beach, 1984; J.D., University of West Los Angeles, 1994



Chapter 1 – Los Angeles County

PRESENTS

*Changes to the
Uniform Relocation Assistance and
Real Properties Acquisition Policies Act Regulations*

CD



Each CD contains the following:

- A color-coded Microsoft Word document with the new regulations superimposed on top of the old regulations. The reader will not only be able to read the new regulations but will be able to see exactly what was changed. This document also allows the user to copy and paste sections of the Regulations to other documents and to hyperlink to referenced paragraphs within the document.
- A Portable Document Format (PDF) file from the Federal Highway Administration (FHWA). This file contains the new regulations with a preamble explaining why the changes were made.

Price: \$25 per CD (If you attend the Relocation Seminar on May 24, 2005 you will receive a credit of \$25 on the cost of the seminar.)

To Order your CD:

NAME: _____ **TITLE:** _____

COMPANY: _____ **PHONE:** _____


ADDRESS: _____ **CITY:** _____ **ZIP:** _____

EMAIL ADDRESS: _____

NUMBER OF CDs: _____

AMOUNT ENCLOSED: _____

Make checks payable to **IRWA Chapter One** and mail to:

Joe Damm, Epic Land Solutions, Inc. , 24050 Madison Street, Suite 205, Torrance, CA 90505
(Tel# 310-378-1178) (Fax# 310-378-0558) (Email: joedamm@epicland.com)

May Membership Luncheon

NO LIMIT TEXAS HOLD-EM AND SUCCESSFUL NEGOTIATIONS

No Limit Texas Hold-em is a poker game; it is one of the hottest crazes in the country. William Von Klug has studied Texas Hold-em for over fifteen years. He has been involved in Right of Way Negotiations for over thirty years. It is clear to him that success in No Limit Texas Hold-em and Negotiations take similar paths. Knowledge and understanding of your opponents are key factors for success in both fields. Recognizing, understanding and applying body language is one of the greatest sources of that knowledge. Understanding and successfully reading body language gives a person knowledge of an opponent. Successfully applying that knowledge of body language also permits a person to convey messages that they want perceived by others. William will share with the audience insight gained over the many years he has been a student of both fields.

Date: Tuesday, May 24, 2005
Time: 11:30 am
Location: Quiet Cannon
901 N. Via San Clemente,
Montebello (636-A/7)

Vertical Datums and Elevations

By: Tony Pratt, PLS
City of Los Angeles, Survey Division

Occasionally in the course of Right of Way Engineering work elevations or heights must be considered. This paper will attempt to shed some light on the concepts of heights, elevations and datums.

In the United States there are 2 vertical datums most commonly in use. The first is the National Geodetic Vertical Datum of 1929 (NGVD29). The second is the new North American Vertical Datum of 1988 (NAVD88).

Although the NGVD29, until 1973, was known as the Sea Level Datum of 1929, it is not sea level or sea level extended across the continent (*geoid*) but could be considered an attempt to model a sea level surface across the continental United States. The origin of NGVD29 was based on an adjustment that distorted actual measurements by constraining to local mean sea level at 26 tide stations along the east and west coasts of the United States, Canada and the Gulf of Mexico.

In 1978 the National Geodetic Survey (NGS) began an effort to combine leveling surveys into a single least squares adjustment to provide improved heights for over 700,000 vertical control points. The adjustment was completed in June, 1991 and was designated NAVD88. This new datum has its origin at the primary tidal benchmark at Father Point/Rimouski, Quebec, Canada. This water level station is located on the mouth of the Saint Lawrence River and was selected, among other reasons, to minimize the variation nationally from NGVD29.

The critical thing to consider at this point is the NGV29 and NAVD88 datums are **unrelated** because they have different origins and definitions of height and also measurements. For this reason there is no direct (constant) relationship between the two systems even though they may be referenced to the same monument. In California, elevations based on NAVD88 will be greater than NGVD29 by two to three feet. A computer program, "Vertcon", is available at no cost from the NGS website that will approximate a translation from one datum to the other.

For the majority of our work in Right of Way engineering the foregoing may be sufficient to gain an understanding of the vertical datums in use and perhaps keep us out of trouble. However, for those so inclined to read further, let's explore the past, some more definitions and what the future may bring.

While the previous describes the essential differences between the two datums, there are some further definitions to consider. A *geoid* can be defined as a theoretical irregular surface that represents mean sea level extending across the face of the earth. A way to visualize the geoid is to imagine the surface of the planet consisting of only water and completely free of currents, tides, temperature variations and all other physical forces, except gravity. It is a equipotential surface, meaning the force of gravity is equal (water does not flow). The surface of the geoid is irregular because the force and direction of gravity is not constant across the planet. Surveyors measure elevations (orthometric heights) relative to the geoid using differential or trigonometric leveling techniques. A surveyor's leveling instrument is

“level” when it is perpendicular to the force of gravity at that setup. The direction of the perpendicular line (or a plumb bob on the end of a string) is not likely to be coincident with a line radiating to the center of the Earth’s mass. This concept will be dealt with in more detail in the future when we look at horizontal datums.

Another important definition, particularly with regard to the use of Global Positioning System (GPS) equipment, is that of the *ellipsoid* defined by the North American Datum of 1983 (NAD83). This datum reference is an earth-centered, earth-fixed ellipsoid of revolution that best fits the global geoid. Again we’ll look at the NAD83 datum in more detail under horizontal datums. Therefore NAD83 is also a vertical, in addition to a horizontal, datum. The distance between the ellipsoidal surface and the geoid is called the geoid separation. In California the geoid is below the ellipsoid by approximately 30 meters. To clarify, at the ocean shoreline the ellipsoid surface is about 100 feet overhead. GPS measurements are related to the ellipsoid and provide very accurate relative ellipsoidal height differences between points on the earth's surface. Unfortunately GPS measurements do not give any information about orthometric heights such as would be obtained by conventional leveling. One way to obtain orthometric heights with GPS is by employing a “geoid model” that seeks to closely approximate the vertical difference between the ellipsoid and the geoid for each geographic location. The geoid model is available from NGS and they are continually improving the accuracy of the model.

Let’s examine the history of vertical datums and leveling in my jurisdiction, the City of Los Angeles. For the City of Los Angeles we must include yet another datum. In 1908 the Survey Division began a network of leveled bench marks. The lines radiated out from City Hall (presumably the City Hall in the 200 block of Broadway) into all sections of the city as of that date. I was not able to discover the datum for this leveling. However we do know that for the Los Angeles City datum prior to July 1, 1925, “zero” was 1.075 feet above the highest observed tide from 1924 to 1945. The “zero” for NGVD 29, mean sea level at San Pedro Harbor, is 5.775 lower than this previous datum. By Ordinance 52222 (July 1, 1925) the City adopted, what would be know as, the NGVD29 which was based on observations by the NGS for the years 1924-1932. I know that it is a little confusing to be adopting a datum 4 years before the apparent creation of the datum.

	NGVD 29	L.A. City Datum Prior to Ordinance 52222 (July 1, 1925)
		0.00
Highest Tide Observed 1924- 1945	+4.70	-1.075
Mean Sea Level (San Pedro Harbor)	0.00	-5.775

The same thing will occur with horizontal datums. Suffice it to say that the definitions for the datums are developed in advance of the naming and implementation of the datum. The important thing to be aware of is that the elevations shown on plans produced prior to July 1, 1925 will need to have 5.775 added to them to make them equivalent to the NGVD29. Thankfully this is a constant value that can be used to convert elevations between these datums. In 1933 the Survey Division proposed a new network of leveling. It was to consist of two large nets and one loop. One net would cover the Valley, Eagle Rock and Boyle Heights areas with a total length of 111.5 miles a second net would cover the metropolitan, Venice and southern areas with a total length of 82.5 miles. The loop would cover the Shoestring and Harbor district and total 31 miles. 300 new permanent bench marks would be set at a spacing of about 4,000 feet for this network. The level party would consist of one surveyor (party chief), one instrumentman and four chainmen. The cost (salary) for this six-person crew was \$40 per day! The total cost for 225 miles of first order leveling, setting of 300 monuments and office calculations was \$5,565. I think the foregoing affords a good insight into the Great Depression of the 30’s. From this time until the 1980’s the City has been re-leveled at approximately five-year intervals, the network growing to over 17,000 bench marks. For reasons of economy only 85% of the 1975 adjusted bench marks were reobserved for the 1980 adjustment. The final observation on the NGVD29 was realized in the 1985 adjustment. Since this time, due to budget constraints, the Division’s leveling efforts have been sporadic. Beginning in the late 1990’s levels were run in the Valley on the new NAVD88 and tied into bench marks established by the NGS following the Northridge earthquake. The current procedures call for establishing geographic coordinates on the bench marks, enabling the new bench mark data to be included in the GIS.

Let’s look at a benchmark, reference number 08-05835, near the intersection of Laurel Cyn and Woodbridge St.

Year	1963	1970	1974	1975	1980	2000
Elevation	601.77	601.63	601.62	601.77	601.53	604.03

Note that 2000 is the NAVD88, the others are of course NGVD29.

The differences in elevation shown for this bench mark do not necessarily reflect movement of the monument but rather an adjustment needed to constrain this bench mark to a primary line of leveling to which this point is related. For example with the 1980 adjustment, the primary lines were simultaneously adjusted to fit the 1978 Southern California Releveling Program performed and adjusted by the NGS.

Therefore it is important to consider both the datum and the adjustment of the benchmarks from which elevations are generated and shown on preliminary surveys, Right of Way maps and construction plans. For example caution must be used in relating elevations between sewer plans that have utilized different bench mark adjustments. It may be necessary to perform a new preliminary survey that will tie the two projects to a common adjustment/datum.

What about the future of leveling? Since the 1920's the City has relied on a relatively dense network of vertical control provided by the NGS to base our leveling upon. Due to technological advances and budget constraints (surprise!) the NGS will be performing very little field work in the future. With Federal grants and NGS guidance an organization called the California Spatial Reference Center (CSRC) was initiated to develop and disseminate a modern, statewide control network for California. The ultimate goal of the CSRC is to establish both vertical and horizontal control networks consisting entirely of the array of permanent Continuously Operating Reference Stations (CORS). These CORS collect GPS data 24/7/365 and the position information is made available over the Internet. The spacing, while quite dense in Southern California, is roughly 10 kilometers. Perhaps in the future elevations will be obtained exclusively with GPS, using a CORS for a bench mark reference (backsite) that is 10 kilometers distant. Technology and the expense of maintaining passive, in-ground monumentation will drive the transition to "space based surveying" (GPS).

I hope this will help to clarify the subject of vertical datums and elevations. I intend to follow this up with a discussion of horizontal datums and coordinates in the near future. An excellent tutorial on GPS by Trimble Corp. can be found here: <http://www.trimble.com/gps/index.html>. Further information on CORS from the NGS: <http://www.ngs.noaa.gov/CORS/cors-data.html>.

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.

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Greetings from the International Nominations and Elections Committee (INEC):

The INEC met on April 2, 2005 in San Diego to discuss and vote on the 2004 awards to be given at Toronto, as well as the slate of officers for the IEC (2005-2006). The results were as follows:

2005-2006 SLATE OF INTERNATIONAL OFFICERS:

International President-Elect: James Finnegan, SR/WA
International Vice President: Jim Struble, SR/WA
International Treasurer/Secretary: Faith Roland, SR/WA
Executive Committee Members: Clyde Johnson, SR/WA & Juan Zaragosa, SR/WA

FRANK C. BALFOUR PROFESSIONAL OF THE YEAR FINALIST: (Listed alphabetically)

John Borgmeyer, SR/WA Region 3 Patti Darch, SR/WA Region 4
Lila Jensen, SR/WA Region 10 John Michael Jones, SR/WA Region 4
Cheryl Lee, SR/WA Region 6 Karen Stein, SR/WA Region 9

EMPLOYER OF THE YEAR AWARD:

Under 20 Employees: Heath Group Region 1 (Chapter 11)
Over 20 Employees: O. R. Colan Associates Region 6

NEWSLETTER OF THE YEAR AWARD:

Less than 100 Members: Chapter 21 (W. Virginia), Region 5
Over 100 Members: Chapter 12 (IL), Region 5

MARK A. GREEN AWARD: (for article published in *row*)

"In Search of History the Way West" by Larry Stevens, SR/WA (Jan/Feb, 2004)

SARPA AWARD (Scholarship):

The INEC voted to award to recipients for the scholarship. These are:

Ian Wolcott, Region 7
Joseph J. "JJ" Rollings Region 5



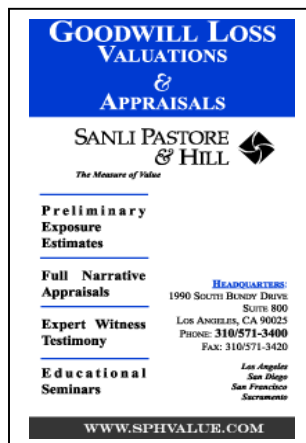
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**SAN DIEGO CHAPTER 11
INTERNATIONAL RIGHT OF WAY ASSOCIATION**

**EMINENT DOMAIN CASE UPDATE
and
RIGHT-OF-WAY AGENT EXAMINATION**

**June 1st, 2005
8:30 AM - 4:00 PM**

**WYNDHAM EMERALD PLAZA HOTEL
400 West Broadway
San Diego
Diamond I Ballroom**

PARTICIPANTS:

Moderator: Bruce W. Beach / James B. Gilpin

Panelist: **Ken Turek, Scott Noya, Donna Desmond, Steve Roach and a stealth right-of-way agent**

Coordinator: Jane Wiggans

TOPIC

The case update will include discussions on interesting land use/eminant domain cases that have occurred during the last two years. Then a right-of-way/relocation agent will be put on the stand for examination and cross-examination.

SCHEDULE

8:00 - 8:30am	Registration/Coffee	1:00 - 2:00pm	Case Update Question & Answers
8:30 - 8:45am	Introduction and Overview	2:00- 2:30pm	Direct R/W Agent
8:45-10:00am	Case Update	2:30-3:00pm	Cross R/W Agent
10:00-10:15am	Break	3:00 - 4:00pm	In closing.....
		Questions & Answers	
10:15-12:00pm	Continued Case Update		
12:00-1:00pm	Lunch		

Continuing Education and Recertification Credits:

IRWA & State Bar: This seminar has been approved by the International Right of Way Association (IRWA) for a total of 6.5 hours of seminar recertification credit. *This activity has been approved for minimum continuing legal education by the State Bar of California in the amount of 6.5 hours of participatory general credit. Best Best & Krieger LLP certifies that it is a State Bar of California approved MCLE provider. (Provider #1035).* A signed Uniform Request for Recertification Credit form and necessary submittals will be provided upon request.

Others: This seminar may be accepted by other professional organizations for applicable continuing education credit upon specific application by attendees. A signed Continuing Education Credit form and attachments will be provided upon request for transmittal to other associations for consideration.

ENROLLMENT FORM

Eminent Domain Case Update - June 1st, 2005

Wyndham Emerald Plaza Hotel
400 West Broadway, San Diego

LIMITED SPACE - REGISTER EARLY
ONLY PAYMENT GUARANTEES YOUR REGISTRATION

IRWA Member No. _____ Chapter No.____
Name: _____
Title: _____
Company: _____
Address: _____
City: _____ State ____ Zip
Phone: (_____) _____

Seminar Fee:

IRWA Members \$125
Non IRWA Members \$150

The above fees include coffee breaks and buffet lunch.

Registration Deadline: May 1, 2005

Guarantee of registration by payment received. Limited space is available, so early registration is recommended.

Refund Policy: If attendee cancels in writing and is received prior to May 1, 2005, full refund. Received between May 1, 2005, and May 10, 2005, 75% refund. After May 10, 2005, no refunds.

Make check payable to:

IRWA Chapter 11

Mail check and enrollment form to:

Jane Wiggans
WIGGANS & WILLETT, Inc.
3355 Mission Avenue, Suite 221
Oceanside, CA 92054

Parking: There is pay parking located within a 3 block radius of the hotel ranging from \$3.00 all day for lot @ Broadway & Pacific Hwy. to \$12 all day in hotel for banquet valet parking. There is free parking at the Old Town Trolley station, which is a \$1.00 trolley fare each way to the One America Plaza Transfer Station, which is two blocks from hotel.

Coordinators:

Jane Wiggans, SR/WA
Ph: 760. 721.1776
Fax: 760. 721.6676

IRWA'S 51ST ANNUAL INTERNATIONAL EDUCATION CONFERENCE

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

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

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

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

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

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

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

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New Members

Phylis Weatherspoon	Senior RE Officer	Port of LA
Daniel M. Knott	Harbor Planner	Port of LA
Arthur J. Hazaraedian	Attorney	CA Eminent Domain Law Group

IRWA Instructors Wanted

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

A quote from Joseph Ellis' book, **His Excellency George Washington**, on the way acquisitions were handled when the United States was young.

"(Washington) choice Pierre L'Enfant as chief architect (of the Capitol City) personally endorsing L'Enfant's plan for a huge tract encompassing nine and a half square miles. L'Enfant's grandiose vision led to equivalently grandiose demands - he refused to take orders from the commissioners and responded to one stubborn owner of a key lot by blowing up his house."

Case of the Month

So Sue Me: The Effect of *Cooper Industries, Inc. v. Aviall Services, Inc.* on Voluntary Cleanups

By Brian Langa DEMETRIOU, DEL GUERCIO, SPRINGER & FRANCIS, LLP

As available property becomes scarcer in Southern California, developers and other interested parties are looking more and more to “brownfields,” i.e., properties at which future expansion, redevelopment, or reuse may be complicated by the potential presence of hazardous substances, pollutants, or contaminants. To foster redevelopment of these sites, it was not uncommon for the developer or owner to undertake the cleanup of the property and then seek to recover at least a portion of its response costs in a CERCLA contribution action against other responsible parties. However, the surprising, recent Supreme Court decision of *Cooper Industries, Inc. v. Aviall Services, Inc.*, Case No. 02-1192, 543 U.S. ____ (2004), (“*Cooper v. Aviall*”), cautions that CERCLA contribution actions are not always available to parties that conduct such “voluntary” cleanups. Instead, the message sent is that it may be preferable for such parties to await a government lawsuit or enforcement action before beginning a cleanup.

Cooper concerned four aircraft engine maintenance sites contaminated with petroleum and other hazardous substances. Aviall, the then owner of the site, discovered the contamination and notified the Texas Natural Resources Commission (“Commission”) of the contamination. The Commission informed Aviall that it was violating state environmental laws, directed Aviall to clean up the site, and threatened to pursue an enforcement action if Aviall failed to undertake remediation. Aviall incurred more than \$5 million in cleaning up the properties under the State’s supervision, and thus filed a CERCLA contribution claim against the prior owner and operator, Cooper, seeking contribution. The United States Supreme Court reversed an en banc opinion of the Fifth Circuit Court of Appeals and held that Aviall was not entitled to bring a CERCLA section 113 contribution claim.

Specifically, the Supreme Court held that a private party is not permitted to bring a cost recovery action under § 113(f)(1) of CERCLA unless the United States or the State has first taken action against the party under sections 106 or 107 of CERCLA or the party has entered into an administrative settlement with the United States.

CERCLA section 113(f)(1) provides in relevant part that “Any person may seek contribution from any other person who is liable or potentially liable under section 9607(a) of this title, during or following any civil action under section 9606 of this title or under section 9607(a) of this title. . . Nothing in this subsection shall diminish the right of any person to bring an action for contribution in the absence of a civil action under section 9606 of this title or under section 9607 of this title.”

The Court held that “the natural meaning of this sentence is that contribution may only be sought subject to the specified conditions, namely “during or following” a specified civil action.” The Court rejected Aviall’s argument that “the term ‘may’ should be read permissively such that ‘during or following’ a civil action is one, but not the exclusive, instance in which a person may seek contribution.” The Court also refused to accept that the last sentence of § 113(f)(1), the “savings clause,” establishes a separate cause of action or expands when a contribution action may be brought.

The Supreme Court did note that in addition to section 113(f)(1) providing an avenue for contribution “during or following” a section 106 or section 107 civil action, section 113(f)(3)(B) provides an avenue for a contribution action after a person has resolved liability to the United States or a State in an administrative or judicially approved settlement. In all other instances, a party cannot assert a section 113 contribution claim.

Perhaps recognizing the unfairness of punishing a voluntary actor complying with the Commission’s directives, the Supreme Court separately held that Aviall may be able to recover its response costs under CERCLA section 107. (The Supreme Court ordered the Fifth Circuit to address this issue on remand, but in dissent, Justice Ginsburg, joined by Justice Stevens, stated that Aviall was entitled to assert a section 107 claim.) However, the implication from this separate portion of the opinion creates further confusion given the present uniform agreement among all circuits that a potentially responsible party (“PRP”) cannot assert a section 107 action. The Supreme Court recognized its implied position contradicted numerous circuit court decisions, but it stated it would not consider the issue until it had been fully briefed. (If a PRP cannot assert a section 107 action, then it now appears as if the PRP is effectively barred from recovering voluntary cleanup costs under CERCLA.)

Whether a PRP can assert a section 107 claim is but one of several questions left open by the decision. For example, it remains uncertain whether a party which voluntarily complies with a CERCLA section 106 order from the government can seek contribution under section 113(f)(1).

One helpful fact often overlooked when evaluating the effect of *Cooper v. Aviall* is that its decision is inapplicable to those parties that do not fall within the scope of CERCLA PRPs. Thus, for example, an innocent purchaser or a public entity that acquires a contaminated property by eminent domain may be able to voluntarily undertake cleanup and still assert a cost recovery claim under CERCLA section 107. Indeed, this is often preferable because a section 107 claim entitles the plaintiff to obtain joint and several relief from a defendant rather than a limited contribution amount.

Nonetheless, *Cooper v. Aviall* has dramatically altered the conventional understanding of CERCLA contribution claims. Now, a party, which voluntarily incurs response, costs in the absence of a CERCLA “civil action” under section 106 or section 107 or an administrative settlement may not bring a contribution action under section 113(f)(1). Thus, all PRPs, including present owners or operators of contaminated sites that do not enjoy a CERCLA recognized defense, must carefully evaluate investigation and cleanup strategies in light of the limitations set forth by *Cooper v. Aviall*.

For example, a party asserting a section 113 claim should now also include a claim under section 107. Further, parties that have incurred cleanup costs should evaluate other Federal, State, and/or common law avenues of cost recovery. Similarly, a party that has not yet incurred cost recovery costs may consider obtaining injunctive relief under the Resource Conservation and Recovery Act. (It is also now settled that in California, redevelopment agencies can obtain injunctive relief under the Polanco Act.) Additionally, if a party is involved with a contaminated site in which governmental oversight is involved, the party should carefully consider the ramifications of “voluntarily” complying with the governmental agencies directives in the absence of a section 106 and 107 civil action or an administrative settlement. Similarly, if a party is involved in a site in which governmental agencies are not involved, a party may consider encouraging government agency involvement in order to maintain a right to a CERCLA contribution claim.

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. May's drawing will be for \$130 so be sure to be there in case your name is drawn!

Communications Chair

Communications are one of the most critical components of a successful Chapter. The IRWA Chapter 1 Board has determined that a new chair position needs to be added to address this very important and high profile area. If you are creative, enjoy reaching out to people and interested in getting to know the members of Chapter 1 better, you are our person! The Communications Chair will work with our newsletter chair to enhance the look and feel of our electronic newsletter, work with members and headquarters to ensure our membership information is current and maintain our e-mail roster. Please contact me at 310-378-0771 or hollyrockwell@epicland.com if you are interested.



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Updating your IRWA Membership Information

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

Chapter 1 2005 Education Schedule

Course/Seminar	Date	Coordinator	Instructor
Relocation Seminar	May 24, 2005	Fred Arevalo, R/W – RAC 323-890-7473 Fred.arevalo@lacdc.org	Various
505 - Advanced Relocation Assistance I (Residential)	July 29, 2005	Joe Damm 310-378-0134 joedamm@epicland.com	Bill von Klug, SR/WA, R/W – RAC
506 - Advanced Relocation Assistance II (Business)	August 29 th /30 th	Lynette Overcamp 310-378-0119 lynetteovercamp@epicland.com	Bill von Klug, SR/WA, R/W – RAC
3 - SR/WA Study /Review Sessions and Examination Seminar	September 14 th – 16 th	Lynette Overcamp 310-378-0119 lynetteovercamp@epicland.com	Michael Wolfe, SR/WA
900 - Principles of Real Estate Engineering	October 10 th /11 th	Michael Fischer 213-922-2413 fischerm@metro.net	TBD
Fall Seminar	October 18 th	Rudy Romo 951-662-7997 rudromo@aol.com	Various
404 - Appraisal Theory and Principles	November 7 th – 11 th	Andrew Thompson 310-244-5032 athompson@semprautilities.com	TBD

If you would like to see Chapter 1 offer a course, or are interested in coordinating, please contact the Education Chair, Lynette Overcamp, at 310-378-0119 or lynetteovercamp@epicland.com.

Other IRWA Educational Events

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

Date	Course #	Course Name	Location
May 19/20	400	Principles of Real Estate Appraisal	Sacramento
May 27	211	Effective Written Communications	San Diego
June 1		Eminent Domain Seminar	San Diego
June 12-16		Annual Education Conference	Toronto, Ontario, Canada
August 10	215	Pipeline Right of Way Agent's Development Program	San Diego
August 12	213	Conflict Management	San Diego
September	703	Real Property Asset Management	San Diego
September	800	Principles of Real Estate Law	Sacramento
October 3-7	401	The Appraisal of Partial Acquisitions	Riverside
October 20-22		Region 1 Fall Forum	Oakland
November 7-9		Uniform Relocation Act Symposium	Anaheim
November	205	Bargaining Negotiations	Riverside
November	403	Easement Valuation	San Diego
November	801	Land Titles	Sacramento

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