



Upcoming Events

October 19

Fall Seminar at Quiet Cannon

November 15

Membership Luncheon at Steven's
Steakhouse

Education Calendar - See back
pages



President's Message

By: Holly Rockwell, Epic Land
Solutions, Inc.

Welcome back from the summer. I hope everyone had a relaxing and enjoyable time. For some, the relaxing and enjoyable time will start when the kids go back to school!

Speaking of going back to school, we have a lot of great educational opportunities coming up. Living in Southern California, we are fortunate to not only have a great offering of classes and seminars from Chapter 1, but to be close enough to our sister chapters in Orange County, the Inland Empire and San Diego to take advantage of their educational opportunities as well.

On **September 21st**, Chapter 1 is co-sponsoring a training session with the Department of Housing and Urban Development (HUD) and the Los Angeles County

Membership Luncheon

Date: September 27, 2005

Time: 11:30am

Speaker: A J Hazarabedian

Topic: Kelo v City of New London, the recent Supreme Court decision on eminent domain

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

Luncheon choice: Oven-Roasted
Half Chicken or Triangle of Beef

RSVP: Nancy Ocampo at 310-
642-6900 or

nancy@centurylawgroup.com

Development Commission (LACDC) on **HUD Acquisition and Relocation Requirements**. While the focus will be on HUD regulations, the discussions about Federal requirements for Acquisitions and Relocations will benefit many individuals not involved in HUD projects.

On **October 19th**, Chapter 1 will be hosting the **Fall Seminar** for which we have a great line-up of speakers! Featuring a variety of right of way related topics, this seminar will feature speakers on Environmental, Engineering, Legal, Appraisal, Acquisition/ Relocation, Property Management, and the Economy. Rudy Romo, Fall Seminar Chair, has also worked very hard to get our certifications in place for this seminar – there will be continuing education credit for DRE, SR/WA, OREA and MCLE.

On **October 14th**, Chapter 67 (Orange County) will be holding a one day seminar entitled Non-Verbal Communications presented by Bill von Klug, SR/WA, R/W - RAC. Those of you that attended Chapter 1's Relocation Seminar in May, remember Bill's luncheon presentation regarding similarities and differences between right of way negotiations and poker. This seminar promises to be packed with even more interesting information about non-verbal clues.

Also on **October 14th**, Chapter 57 (Riverside) will be holding its Eighth Annual Educational Seminar and Fundraiser Casino Night at The Orangecrest Club, 1175 Alessandro Blvd., Riverside 92508. The event starts at 12:00 noon with lunch, then the seminar that includes several speakers, dinner and a lot of fun! Contact Kelly Kitasato at the City of Riverside, kkitasato@riversideca.gov or (951) 826-5343 with any questions you may have about registering.

Our next **Membership Luncheon** is on **September 27th** at Steven's Steakhouse where we will hear from Chapter 1 Member, A. J. Hazarabedian, an attorney with the Eminent Domain Law Group. Mr. Hazarabedian will speak on the recent Supreme Court eminent domain decision. Our membership drawing is up to \$160 – if you are present at the luncheon and your name is drawn from our membership pool, you'll win! Be sure not to miss it!



Chapter 1 – *Los Angeles County Presents*

2005 ANNUAL FALL SEMINAR

Date/Time: Wednesday, October 19, 2005, 8:30 a.m. – 5:00 p.m.

Place: Quiet Cannon, Montebello, 901 Via San Clemente,
Montebello, CA 90640

Garfield Exit from the 60 Freeway (Thomas Guide: 636-A-7)
TEL 323-724-4500

Schedule:

7:30 am-8:30 am

Registration and Continental Breakfast

8:30 am-8:35 am

Opening Remarks: Rudy M. Romo (Seminar Chair)

8:35 am-9:35 am
(60 minutes)

Session I: Environmental Engineering: Lessons learned during Investigation of Redevelopment Contaminated Sites

Moderator: Mohammad Estiri, PhD.

Speakers: Mohammad Estiri, PhD. / David Guth

9:35 am-9:45 am

Morning Break and Refreshments

9:45 am-10:45 am
(60 minutes)

Session II: Engineering/Design: Preliminary Engineering, Final Design and affects of Environmental Study at each Stage

Moderator: Joanne Kulachok

Speakers: Joanne Kulachok / Harley Martin

10:50 am-11:50 am
(60 Minutes)

Session III: Appraisal – Damages During a Taking

Moderator: Gary Valentine MAI

Speaker: Orell Anderson MAI

12:00 noon-1:00 pm
(60 Minutes)

Lunch/Session IV: Legal – Goodwill and the Taking of a Business

Speaker: Bradley Pierce, Esq.

1:00 pm-2:00 pm
(60 Minutes)

Session V: Acquisition/Relocation; Various Issues and Topics, Policy v. Procedure

Moderator: Rudy M. Romo

Speakers: Kent Melton / Karen Larson, Esq.

Fall Seminar Speakers:

Mohammad Estiri PhD. is a doctor of environmental science engineering. He has been a professor of environmental remediation, risk management, Phases I,II, and III studies and has taught at the University of California at Riverside. He is qualified as an expert witness and has testified in the Superior court for cases involving hazardous waste. Dr. Estiri has worked for public agencies where evaluation of clean up is necessary in determining the clean up and respective costs and methods.

Joanne Kulachok, is a licensed Civil and Traffic Engineer and has been a member of IRWA since 1999 when she joined the Alameda Corridor as the Right of Way Engineering Manager for the south end of the Corridor. Currently she continues to work on the Alameda Corridor working on State Route 47 in addition to her primary assignment as a Project Manager for security projects at Los Angeles International Airport. Throughout her 24 year career, property acquisition has been a vital component in the projects she has managed. She will discuss how the type of utility relocation is more than an engineering decision and how it is affected by environmental process constraints and right-of-way considerations.

Harley Martin will discuss the NEPA/CEQA processes as they relate to acquisitions and displacements and focus on Section 4(f) compliance. Mr. Martin is a Planning Project Manager with CH2M HILL with over 20 years of experience managing environmental assessments of proposed public transportation infrastructure projects in accordance with the National Environmental Policy Act (NEPA), the National Historic Preservation Act (NHPA), Department of Transportation Act (DOTA), and California Environmental Quality Act (CEQA). Technical studies and analysis include air and water quality, noise and vibration, hazardous materials, transportation, cultural resources, wetlands, protected species permitting, economics, and acquisitions/relocations. Mr. Martin's interests are in projects involving compliance with Section 106 of the NHPA and Section 4(f) of DOTA.

Orell C. Anderson, MAI is Principal with Bell Anderson & Sanders LLC, Real Estate Damages Practice. Mr. Anderson is an expert witness with experience in valuation and diminution-in-value issues involving commercial, industrial, subdivisions and vacant land properties, as well as single-and multi-residential family residences. Diminution issues include environmental contamination, eminent domain, soil, or geotechnical construction conditions, natural disasters, construction defects, and tragedy, among others.

Bradley Pierce, Esq., is a partner at the downtown Los Angeles law firm of Demetriou, Del Guercio, Springer & Francis, LLP. His practice focuses on litigation of issues unique to public entities, with particular emphasis on condemnation. He has acted as special counsel to counties, cities, redevelopment agencies and special districts throughout California. His other work involves environmental and land use issues and includes representing and advising clients in litigation in state and federal courts, as well as litigation avoidance. He is the Chairman of the Inverse Condemnation/Eminent Domain subsection of the Real Property Law section of the State Bar of California and the law chair for IRWA Chapter 1.

Kent Melton, SR/WA is the Southern California Area Manager for Universal Field Services, Inc. He is responsible for client relations and project management for the Southern California region. Kent graduated from Appalachian State University in North Carolina with a Bachelor's Degree in Public Administration in 1989. He began his right of way career with the North Carolina Department of Transportation (NCDOT) immediately after college and has been in the business now for 15 years. He spent 10 years in the NCDOT's Right of Way Department involved in acquisition and relocation. Kent left the NCDOT in 1999 to work for Universal in their Colorado Springs office. Kent worked on projects for the Colorado Department of Transportation and the Denver Regional Transportation District's TREX multi-modal project, which included the widening of Interstate 25 and a Light Rail Project. In January of 2002, Kent was transferred to Universal's office in Southern California to manage their portion of the Los Angeles Unified School Districts New Facilities program where he managed the acquisition of over 60 parcels and 200 relocations. He has now moved into business development and manages Universal's other projects in the Southern California area. Kent began his IRWA membership in Carolinas Chapter 31 where he served on the membership committee. He joined Chapter 6 when he moved to Colorado where he was the Membership Chairperson. He has been a member of IRWA for over 14 years and obtained his SR/WA in 2003.

Karen Larson, Esq. is an attorney with the Century Law Group in downtown Los Angeles. Ms. Larson is a 1974 graduate, *cum laude*, of Brown University with a Master of Arts degree in Teaching and a 1973 graduate, *cum laude*, of Vassar College (Bachelor of Art in History). After teaching for ten years, Ms. Larson graduated with honors in 1988 from the University of Florida Levin College of Law, Gainesville, Florida. Ms. Larson founded her own firm in Florida where her practice included real estate transactions, litigation, and land use. Ms. Larson presently splits her time between the two states handling real estate cases and general counsel for a cable company provider. The cable company is Marco Island Cable, Inc., based in Marco Island, Florida. When in California, Ms. Larson practices eminent domain.

Claudia Chase is the Property Agent for the Riverside County Transportation Commission. She has worked for RCTC for 17 years and served in a variety of positions since joining the Commission. Claudia has managed RCTC's Metrolink Stations and the San Jacinto Branch Line since 1994. In addition to managing the five RCTC Rail Stations and 38 miles of rail right-of-way she manages an additional 300 RCTC-owned parcels and 1,000 License Agreements. Claudia is a board member of the International Right of Way Association, Chapter 57, and has recently become a founding member of the Women's Transportation Seminar, Inland Empire Chapter.

Joel N. Sewell is Executive Vice President and co-founder of Paragon Partners Ltd. In addition to nearly 30 years of experience in the right of way field and major project management he has spent more than fifteen years in document management system design and system integration.

Charles W. Wadell, Jr., Vice President & Corporate Broker of Paragon, has more than 30 years of experience in urban real property analysis, due diligence, acquisition, disposition, finance, and property management. In addition to serving as Project Manager for Railroad Property Management for rail properties jointly owned by the Port of Los Angeles and the Port of Long Beach, Mr. Wadell spent three years managing the Orange County Transportation Authority's railroad rights of way.

Henry Nunez, Broker and founder of Henry Nunez Real Estate Co. Inc., has over 19 years experience in all aspects of the Real Estate Industry. In 2001, he earned his Masters in Real Estate Development from the School of Policy, Planning and Development at the University of Southern California. The firm consists of: 1. Traditional Real Estate Services with a roster of 35 licensed agents. 2. Public Real Estate Services with a staff of over 25, performing public acquisition and relocation services, project management, due diligence, title research etc. 3. Development Services focused on smart growth, infill projects and urban development including mixed-use. 4. Founder and President of P.A.R.S.A., The Public Acquisition and Relocation Society of America. This organization conducts training and seminars in all relevant aspects of Public Real Estate. 5. H.C.N. Financial Inc., a mortgage company specializing in residential mortgage brokerage. Henry was recently elected to President of the Arcadia Association of Realtors for 2007 and is an active member of the I.R.W.A. with an emphasis on training and education.

Craig Carter, is a licensed real estate agent who has purchased and sold residential, commercial, and industrial property in the Los Angeles and Long Beach communities. He has also assisted clients on the property management front by managing residential and commercial properties. Mr. Carter keeps abreast of the lending market and financial institution in order to inform potential buyers and sellers of the types of loans available to meet their needs. He is familiar with the eminent domain process and has assisted displacees with relocation and referral sites.

Please mail this portion:

Seminar Registration and Luncheon Reservation Form

SEMINAR AND LUNCHEON

- ___ IRWA Members, \$75 before October 12, 2005
- ___ IRWA Members \$100 after October 12, 2005
- ___ Non-IRWA Members, \$100 before Oct. 12, 2005
- ___ Non-IRWA Members \$125 after Oct. 12, 2005

No refunds after Oct 12, 2005. No shows that do not cancel as of Oct. 12, 2005 will be billed.

LUNCHEON ONLY RESERVATION (12:00 noon):

- ___ IRWA Members and Guests \$20 before October 12, 2005
- ___ IRWA Members and Guests \$25 after October 12, 2005

Refreshments & Luncheon Choice:

- | | |
|------------------------------------|--|
| Continental Breakfast at 7:30 a.m. | Coffee, Decaffeinated Coffee, Hot Tea and
Breakfast Pastries. |
| Luncheon at 12:00 noon | Selection of: TBD
Dessert: TBD |
| Afternoon Break at 3:05 p.m. | Cookies, Soft Drinks and Bottled Water. |

Please choose one of the following: ___ Chicken ___ Beef ___ Vegetarian

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

Rudy M. Romo
5585 E. Pacific Coast Highway Unit 110
Long Beach, CA 90804
(Tel.#951-662-7997)
(Fax. 562-986-9512)
email: [mailto: rudromo@aol.com](mailto:rudromo@aol.com)

NAME: _____ **E-MAIL:** _____

COMPANY/AGENCY _____

PHONE _____

ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP** _____

AMOUNT ENCLOSED:\$ _____

**IRWA Chapter 1
2005 Officers and Executive Board**

<i>President and International Director</i>	Holly Rockwell Epic Land Solutions, Inc.	310-378-0771	hollyrockwell@epicland.com
<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>	Michael Fischer Metropolitan Trans. Auth.	213-922-2413	fischerm@metro.net
<i>Secretary</i>	Joyce Riggs, SR/WA, MAI Riggs & Riggs, Inc.	805-578-2400	jlriggs@sbcglobal.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>	Nancy Ocampo Century Law Group	310-642-6900	nancy@centurylawgroup.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	aunttaliee@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 Parcero, SR/WA City of Los Angeles – BOE	213-847-5580	aparcero@eng.lacity.org
<i>Engineering/Survey</i>	Tony Pratt, PLS City of Los Angeles – BOE	213-482-7180	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	robbsd@mta.net
<i>Relocation</i>	Fred Arevalo, R/W – RAC LA Community Dev. Com.	323-890-7473	fred.arevalo@lacdc.org
<i>Title</i>	Teri Kortens Lawyers Title	310-210-6741	terikortens@msn.com
<i>Transportation</i>	Vacant		
<i>Utilities</i>	Andrew Thompson Sempra Utilities	310-244-5032	athompson@semprautilities.com

Develop confidence speaking in public settings. With *Presentation Skills*, students leave with tools and methods to persuade and motivate audiences of any size.

This course covers the following topics: audience analysis, developing a clear purpose, organizing a message, effective beginnings and endings, livening up a presentation, warming up and involving an audience, creating effective visuals, and planning discussions.

TOPICS:

- Selecting the right topic
- Developing a specific purpose
- Audience analysis
- Sections of a presentation
- How to liven up a presentation
- Beginnings and endings
- Handling nerves
- Story board planning
- How to involve the audience
- Handling handouts
- Developing a visual aid plan
- How to warm up your audience
- Designing audience involvement techniques
- Planning a discussion period

PRESENTATION SKILLS COURSE 206

Re-certification Credit: 16 hours

INSTRUCTOR:

Michael Wolfe, SR/WA, ATM 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. He graduated from Sacramento State University with a degree in Business Administration and earned a teaching credential and a "Certificate in Real Estate" from the University of California, Berkeley. 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 is a member of Service Employees International Union and was selected, the past three sessions, as a member of the bargaining team to facilitate negotiations between the Union and one of California's largest counties. Michael has been a college instructor of public speaking classes as well as several college business courses and is a certified instructor of IRWA for communications, legal, and acquisition courses.

Sept 29-30, 2005 Santa Ana, CA

Course 206

Presentation Skills

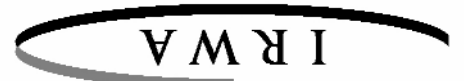


COMMUNICATION

19750 South Vermont Avenue, Suite 220
Harbor Business Center
Torrance, CA 90502-1144

INTERNATIONAL RIGHT OF WAY ASSOCIATION

INTERNATIONAL RIGHT OF WAY ASSOCIATION



FAX REGISTRATION FORM

FOR CREDIT CARD PAYMENTS, REGISTER ONLINE USING EXTRA WEB AT IRWAONLINE.ORG OR IRWA FAST FAX AT (310) 538-1471

Name _____ Title _____ Membership # _____
Company _____ Address _____
City _____ State _____ Zip Code _____
Phone () _____ Fax () _____ E-mail _____

Registration Fees:	Member	Non-Member	Fill In Amount
Advance	\$370.00	\$475.00	\$ _____
After Deadline	\$420.00	\$525.00	\$ _____

Optional \$ _____

1) Principles of Right of Way Textbook - \$50.00

2) Real Estate Dictionary - \$5.00

Total Enclosed \$ _____

Please confirm my credit card registration by: Fax E-mail
 AMEX M/C Visa Card Number: _____ Exp. Date: _____

Signature: _____ Amount to be Charged: _____

All classes scheduled by the IRWA are subject to cancellation. Although every effort is made to run each class as scheduled, occasionally a class must be cancelled due to insufficient enrollment or unavailability of instructor. Payments made to IRWA, for tax purposes, are not deductible as charitable contributions; but may qualify as a usual and necessary business expense.

4 WAYS TO REGISTER

EXTRA WEB at www.irwaonline.org

FAST FAX: 310-538-1471

PHONE: 310-538-0233 x138

MAIL TO: class coordinator's address

REGISTRATION DEADLINE:

September 9, 2005

MAKE CHECK PAYABLE TO:

INTERNATIONAL RIGHT OF WAY ASSOCIATION

MAIL CHECK TO CLASS COORDINATOR:

Neilia LaValle

5762 Bolsa Avenue, Suite 201

Huntington Beach, CA 92649

Phone: (714) 379-3376

Fax: (714) 373-1234

Email: neilia@paragon-partners.com

For further information about IRWA courses, please visit our Web site at: www.irwaonline.org

Email: education@irwaonline.org

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 \$25 fee will be charged for registrations received after deadline and for those registering on day of class.



Presentation Skills

Course 206

SPONSORED BY

Chapter 67

DATE	TIME	DAYS
Sept 29-30, 2005	8AM to 5PM Daily	2

LOCATION

Orange County Executive Office

1300 S. Grand Ave, Conference Room C

Santa Ana, CA 92705

ACCOMMODATIONS/RATES

Holiday Inn - Orange County Airport

2726 S. Grand Avenue

Santa Ana, CA 92705

Phone: (714) 481-6300 or Fax: (714) 966-1889

Single: \$92.00.

Please contact Inn directly for reservations and mention the IRWA.

An intermediate level course for relocation assistance practitioners or an advanced course for multi-disciplined professionals, **Business Relocation** presents the step-by-step processes necessary to relocate a business, from the initial interview stage to final claim work. Learn how to apply provisions of the Uniform Relocation Assistance and Real Property Acquisition Policies Act (as amended effective February 2005) toward the successful relocation of a business.

This course covers the following topics: eligible moving and related expenses, re-establishment expenses, fixed moving payments, personal property only moves, substitute equipment, inventories and moving specifications, self moves, and claim documentation and advisory assistance for businesses.

TOPICS:

- o General Eligibility Requirements
- o The Survey Method
- o The Search Process
- o The Movement of Personal Property
- o Calculation of Payments for Property Not Moved
- o Substitute Equipment
- o Fixed Payments for Businesses
- o Appeals Process
- o Advisory Assistance to Businesses

BUSINESS RELOCATION

COURSE 502

Re-certification Credit: 16 hours

Required Material: Hand-held calculator

Prerequisites: IRWA Course 501 or a minimum of two years field experience performing relocation assistance.

INSTRUCTOR:

Cecilia Melanson, SR/WA, is Northern California Regional Director with Overland, Pacific & Cutler, Inc., a full service acquisition and relocation firm. She has been involved in public sector acquisition and relocation assistance activities in California for over 20 years, having served as Real Estate Services Manager with the Los Angeles County MTA and Director of Rehousing and Property Management for the City of Los Angeles Redevelopment Agency. In addition to being involved in the development of IRWA relocation courses, she has also taught and been approved to teach all IRWA relocation courses as well as the basic Land Acquisition Course 100.

October 20-21, 2005 Santa Ana, CA

Course 502

Business Relocation



R E L O C A T I O N

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



FAX REGISTRATION FORM

FOR CREDIT CARD PAYMENTS, REGISTER ONLINE USING EXTRAWEB AT IRWAONLINE.ORG OR IRWA FAST FAX AT (310) 538-1471

Name _____ Title _____ Membership # _____
Company _____ Address _____
City _____ State _____ Zip Code _____
Phone () _____ Fax () _____ E-mail _____

Registration Fees:	Member	Non-Member	Fill In Amount
Advance	\$370.00	\$475.00	\$ _____
After Deadline	\$420.00	\$525.00	\$ _____
	Optional		\$ _____
	1) Principles of Right of Way Textbook	\$50.00	
	2) Real Estate Dictionary	\$5.00	
	Total Enclosed		\$ _____

Please confirm my credit card registration by: Fax E-mail
 AMEX M/C Visa Card Number: _____ Exp. Date: _____

Signature: _____ Amount to be Charged: _____

All classes scheduled by the IRWA are subject to cancellation. Although every effort is made to run each class as scheduled, occasionally a class must be cancelled due to insufficient enrollment or unavailability of instructor. Payments made to IRWA, for tax purposes, are not deductible as charitable contributions; but may qualify as a usual and necessary business expense.

4 WAYS TO REGISTER

EXTRA WEB at www.irwaonline.org
FAST FAX: 310-538-1471
PHONE: 310-538-0233 x138
MAIL TO: class coordinator's address

REGISTRATION DEADLINE:

September 30, 2005

MAKE CHECK PAYABLE TO:

INTERNATIONAL RIGHT OF WAY ASSOCIATION

MAIL CHECK TO CLASS COORDINATOR:

Laurie Reese
5762 Bolsa Ave, Suite 201
Huntington Beach, CA 92649
Phone: (714) 379-3376
Fax: (714) 373-1234
Email: lreese@paragon-partners.com

For further information about IRWA courses, please visit our
Web site at: www.irwaonline.org

Email: education@irwaonline.org

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 \$25 fee will be charged for registrations received after deadline and for those registering on day of class.



INTERNATIONAL RIGHT OF WAY ASSOCIATION

Business Relocation

Course 502

SPONSORED BY

Chapter 67

DATE	TIME	DAYS
Oct 20-21, 2005	8AM to 5PM Daily	2

LOCATION

Orange County Executive Office
1300 S. Grand Ave, Conference Room C
Santa Ana, CA 92705

ACCOMMODATIONS/RATES

Holiday Inn - Orange County Airport
2726 S. Grand Avenue
Santa Ana, CA 92705
Phone: (714) 481-6300 or Fax: (714) 966-1889
Single: \$92.00. Please contact Inn directly for reservations and mention the IRWA.

Mobile Home Relocation is designed for the experienced practitioner involved in providing relocation assistance to mobile home occupants, either as owners or tenants of the coach and/on-site. This course emphasizes the important considerations involved when categorizing mobile homes as real and/or personal property.

This course covers the following topics: mobile homes, real or personal property, categories of mobile home displaces, general relocation benefits for mobile home occupants, and typical problems presented by mobile home relocations: zoning, replacement resources and entry requirements.

TOPICS:

- **Typical Problems Presented by Mobile Homes**
 - Relocations
 - Zoning
 - Replacement Resources
 - Entry Requirements
- **Mobile Homes: Real Property or Personal Property**
- **General Relocation Benefits for Mobile Home Occupants**
 - Advisory Assistance
 - Moving and Related Expenses
- **Categories of Mobile Home Displacees**

R E L O C A T I O N

MOBILE HOME RELOCATION

COURSE 503

Re-certification Credit: 8 hours

Prerequisites: IRWA Course 501 or a minimum of two years field experience performing relocation assistance

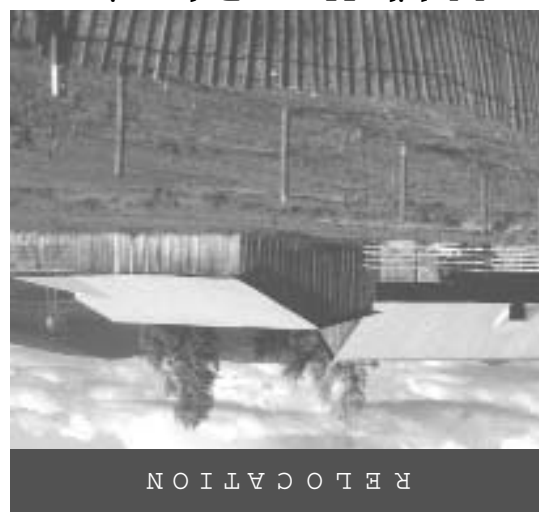
INSTRUCTOR:

Cecilia Melanson, SR/WA, is Northern California Regional Director with Overland, Pacific & Cutler, Inc., a full service acquisition and relocation firm. She has been involved in public sector acquisition and relocation assistance activities in California for over 20 years, having served as Real Estate Services Manager with the Los Angeles County MTA and Director of Rehousing and Property Management for the City of Los Angeles Redevelopment Agency. In addition to being involved in the development of IRWA relocation courses, she has also taught and been approved to teach all IRWA relocation courses as well as the basic Land Acquisition Course 100.

Nov. 4, 2005 Santa Ana, CA

Course 503

Mobile Home Relocation



R E L O C A T I O N

Harbor Business Center
19750 South Vermont Avenue, Suite 220
Torrance, CA 90502-1144

INTERNATIONAL RIGHT OF WAY ASSOCIATION

INTERNATIONAL RIGHT OF WAY ASSOCIATION

IRWA

FAX REGISTRATION FORM

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Name _____ Title _____ Membership # _____
Company _____ Address _____
City _____ State _____ Zip Code _____
Phone () _____ Fax () _____ E-mail _____
Registration Fees: Member Non-Member Fill In Amount
Advance \$240.00 \$305.00 \$ _____
After Deadline \$275.00 \$340.00 \$ _____
Optional \$ _____
1) Principles of Right of Way Textbook - \$50.00
2) Real Estate Dictionary - \$5.00
Total Enclosed \$ _____

Please confirm my credit card registration by: Fax E-mail
 AMEX M/C Visa Card Number: _____ Exp. Date: _____
Signature: _____ Amount to be Charged: _____
Name shown on card: _____

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FAST FAX: 310-538-1471
PHONE: 310-538-0233 x138
MAIL TO: class coordinators address

REGISTRATION DEADLINE:

October 14, 2005

MAKE CHECK PAYABLE TO:

INTERNATIONAL RIGHT OF WAY ASSOCIATION

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Nov. 4, 2005	8AM to 5PM Daily	1

LOCATION

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1300 S. Grand Avenue, Conference Room C
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Single: \$92.00 plus tax. Please contact Inn directly for reservations and mention the IRWA.

September 2005 Membership Luncheon

Date: September 27, 2005

Time: 11:30am

Topic: Kelo v City of New London, the recent Supreme Court decision on eminent domain

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

Luncheon choice: Oven-Roasted Half Chicken or Triangle of Beef

Price: \$16.00 per person

RSVP: Nancy Ocampo at 310-642-6900 or nancy@centurylawgroup.com

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Aaron D. Amster, ASA
President

June 2005

Uniform Act Symposium Scheduled for November 7-9, 2005 Hilton Hotel Anaheim, CA

Greetings!

The International Right of Way Association (IRWA) will sponsor the "U.S. Uniform Act Symposium- 2005" November 7-9, 2005 at the Hilton Hotel in Anaheim, CA. The symposium will focus on the revisions to regulations implementing the **Uniform Relocation Assistance and Real Property Acquisition for Federal and Federally-Assisted Programs**. More than 18 federal agencies, including the Federal Highway Administration, United States Corps of Engineers, Federal Aviation Administration and others must adhere to the rules and regulations in working with state and local governmental entities as well as private consulting firms.

A major revision of the regulations was released January 3, 2005, the first major revamping since it was issued in 1989. The symposium will expand on how the new regulations are impacting right of way related programs as well as provide a showcase for best practices within the industry.

The Symposium includes **three full days of educational sessions** devoted to the United States Uniform Act as well as an opportunity to network with other right of way professionals involved in administering and implementing the Act. Registrants may choose from among 72 workshops presented during the three days.

IRWA Supports Hurricane Katrina Relief Efforts



IRWA encourages all Association members to support charitable relief and help those affected by the ravages of Hurricane Katrina. This unprecedented disaster will have a severe impact on the personal lives and careers of hundreds of IRWA members. To help those in dire need of aid, as well as those willing to reach out to help others, we have provided the following links:

IRWA Career Center – Jobs and Resumes

Our online Career Center helps right of way professionals find jobs available.

Note: You don't have to be a member to access this service online.

We realize that many individuals requiring help may not have internet access. If you know someone seeking a job in the right of way profession, IRWA can help with resume production and posting. Please have them contact us at (310) 538-0538 during office hours (Monday – Friday, 6:00 am - 5:30 pm PST), and an IRWA staff person can assist them with their resume needs.

Click here to link directly to the IRWA Career Center:

<http://www.irwaonline.org/irwajobbank/Login.cfm>

Hurricane Survivor Registry: Thanks to O.R. Colan Associates:

O.R. Colan Associates, a strong supporter of IRWA's mission, has funded an online registry where individuals can let family, loved ones and friends know that they have survived and where they are located. We encourage you spread the word about this service and its effectiveness in helping anyone seeking information about survivors.



Click here to access the online registry: <http://katrina.im-ok.org>

IRWA Encourages Donations to These Charitable Organizations:



American Red Cross: <http://www.redcross.org/>



Salvation Army: <http://katrina.salvationarmy.org/>

Publishing Photos and Stories:

Right of way professionals will continue to play a critical role in response to the immediate disaster, especially in rebuilding the cities and infrastructure destroyed in the hurricane’s fury. If you have photographs and stories of first-hand accounts of the hurricane, the relief effort and the rebuilding process, please share them with us. We will be publishing these stories and photos in all IRWA publications.

To submit photos or an accounting of events, please email to: publisher@irwaonline.org or mail to: International Right of Way Association, 19750 South Vermont Ave., Torrance, CA 90502-1144.

New Members

Mirna G. Ang	Chief RE Office	City of LA, Bureau of Engineering
Beth B. Finestone	Director	Integra Realty Resources – Los Angeles
Ana P. Gutierrez	Agent	Epic Land Solutions
Lorenda J. Jamison	Management Analyst	City of LA, LAWA
Lecia L. Shorter	Consultant	Savant Realty Advisors
Melvin Smith	Senior Relocation Specialist	LAUSD

SR/WA & CERTIFICATION PROGRAM CANDIDATES

Are you working on your SR/WA Program or Certification Program? Have you registered your candidacy with International? Time to do so now!

Go to www.irwaonline.org, click on the **RESOURCES** tab, click on the **FORMS & APPLICATIONS** dropdown tab, and choose the “SR/WA and Certification Candidacy Application” form, fill it out and send it with a check for \$20 made out to IRWA to me, your Chapter 1 Professional Development Chair, as follows:

Michael Popwell, SR/WA
Community Development Commission
Economic/Redevelopment Division
2 Coral Circle
Monterey Park, CA 91755

Should you need help or require additional information, please feel free to contact me at 323.890.7195 or by email at michaelpopwell@lacdc.org. You may also contact any of the other members on the Chapter 1 Professional Development Committee for guidance and assistance as follows:

Co- Marianne Cooper, SR/WA, Sempra Energy

Chair Voice 213.244.5076 Email mcooper@sempra.com

Co- Vivian Howell, SR/WA, Los Angeles World Airports
Chair Voice 310.417.0450 Email vhowell@lawa.org

Co- Bill Von Klug, SR/WA, Community Development Commission
Chair Voice 323.890.7434 Email bill.vonklug@lacdc.org

Co- Joyce Riggs, MAI, SR/WA, Riggs & Riggs, Inc.
Chair Voice 805.578.2400 Email riggsinc@sbcglobal.net

Co- Gary Valentine, MAI, SR/WA, Valentine Appraisal & Associates
Chair Voice 661.288.0198 Email valentineapp@earthlink.net

2005 Annual Fall Seminar

By: Rudy M. Romo

As you all know, Chapter 1 has always put on great seminars such as the Valuation, Relocation, and Fall seminars. This fall, on October 19, 2005, the Chapter is proud to announce the "2005 Annual Fall Seminar" which is lined up with a great variety of guest speakers from all facets of the real estate and eminent domain fields. The seminar is scheduled for Wednesday, October 19, 2005 at the Quiet Cannon Country Club in Montebello from 8:30 A.M. to 5:00 P.M and the cost is only \$75.00 for members and \$100.00 for non-members.

A quick line up of the speakers include Mohammad Estiri, Phd., to speak on Environmental Science Engineering; Joanne Kulachok P.E. and Harley Martin to discuss the NEPA/CEQA process and project design changes; Orell Anderson, MAI to discuss appraisal damages; Bradley Pierce Esq. to discuss business goodwill and the taking of a business; Kent Melton SR/WA and Karen Larson Esq. to speak on acquisition and relocation issues; Claudia Chase, Chuck Waddell, and Joel Sewell to speak on Asset/Property Management and Managing Railroad Right of Way; and Henry Nunez to speak on the Real Estate economy of Southern California.

We have also been successful in obtaining 8 hours of State of California Department of Real Estate (DRE) and 8 hours of State of California Office of Real Estate Appraisers (OREA) approval for continuing education credit and 7 hours of IRWA - SR/WA Re-certification credit at this time. An application has also been submitted to the State Bar for Minimum Continuing Legal Education Credit (MCLE) also, and we expect this approval shortly.

Please mark you calendars for this date and be looking for the brochure to come within the next week or so. If you have any questions or would like further information, please contact Rudy Romo at e-mail "rudromo@aol.com" or telephone (951) 662-7997. We look forward to seeing you there.

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Manufactured Homes as “Improvements Pertaining to Realty”

By Marley S. Fox, Esq. of Orbach, Huff & Suarez LLP

This month’s case of the month, *Escondido Union School District v. Casa Suenos De Oro, Inc.* (2005) 129 Cal.App.4th 944, contemplates the issue of whether manufactured homes on condemned property are considered “improvements pertaining to realty” pursuant to California *Code of Civil Procedure* sections 1263.205 and 1263.210. “Improvements pertaining to realty” include any machinery or equipment installed for use on property taken by eminent domain, or on the remainder if such property is part of a larger parcel that cannot be removed without a substantial economic loss or without substantial damage to the property on which it is installed. (*Code Civ. Proc.* §1263.205(a).) The court determined, after considering the specific facts of the case, that there was substantial evidence that the manufactured homes at issue were in fact compensable as “improvements pertaining to realty”.

Pertinent Facts

In 1999, Casa Suenos de Oro, Inc. (“Casa Suenos”) purchased a half-acre parcel of land in Escondido with the intention of dividing it into two lots and placing a pre-fabricated permanent manufactured home on each lot for resale. Each home would be built on a permanent chassis that would be transported to the site for assembly and installation.

In March 2000, the Escondido Union School District (“District”) offered to purchase the property from Casa Suenos for construction of an elementary school. As a result, Casa Suenos did not start developing the property, and waited for the District to obtain state funding. After learning in May 2001 that the District failed to receive funding and decided not to purchase the property, Casa Suenos prepared the property, ordered the manufactured homes and marketed the lots to potential purchasers. One lot was sold on July 28, 2001, and the other was sold on August 1, 2001.

On October 5, 2001, the District again offered to purchase the property from Casa Suenos. Casa Suenos rejected the District’s offer. On October 31, 2001, the District sent Casa Suenos a notice of intent to adopt a resolution of necessity.

One manufactured home was delivered to the site on November 9, 2001, and was assembled and permanently affixed to the ground by November 10. A concrete block retaining wall was completed by November 14. The second home was delivered on November 16. The structure was permanently affixed to the foundation on November 17, and the construction crew began building a retaining wall on November 19.

The District adopted a resolution of necessity to acquire the property by eminent domain for construction of an elementary school on November 15, 2001. On November 16, the District filed its complaint in eminent domain. The District served Casa Suenos with its summons and complaint on November 19. On November 20, the District deposited \$110,000 with the County Treasurer as the probable amount of compensation. In the afternoon of November 19, after receiving the District’s summons and complaint, Casa Suenos ceased construction on the second home. The District was able to take possession of the property pursuant to the quick-take provisions of *Code of Civil Procedure* sections 1255.010 and 1255.410 by depositing the probable amount of compensation and obtaining an order for possession.

There was a dispute between the parties as to whether Casa Suenos was entitled to compensation for the manufactured homes.

Manufactured Homes Can Be “Improvements Pertaining to Realty”

The District challenged the trial court’s characterization of the two manufactured homes as “improvements pertaining to realty”, and its decision to include them in its award of just compensation to Casa Suenos.

Code of Civil Procedure section 1263.210(a) provides that except as otherwise authorized by statute, all “improvements pertaining to realty” shall be taken into account in determining compensation. The particular facts of the case must be considered in determining whether something qualifies as an “improvement pertaining to realty”.

The court in this case decided that the best way to determine the proper classification of the manufactured homes at issue was to consider whether they were annexed or affixed to the land on November 19, 2001 – the day Casa Suenos was served with the District’s summons and complaint. (*Escondido Union School Dist. v. Casa Suenos De Oro, Inc., supra*, 129 Cal.App.4th 944, 965.) The court used two tests to make this determination. First, it used California *Civil Code* section 660, which provides that a thing is affixed to the land when it is permanently resting on it, as in the case of buildings; or permanently attached to what is permanent, using cement, plaster, nails, bolts or screws. (*Id.*) The court determined that both manufactured homes had been bolted to their foundations by November 19, and that as a result they were properly classified as improvements. (*Id.* at 966.)

The second test utilized by the court considered (1) the manner of annexation, (2) the adaptability of the article to the purpose for which the land was used, and (3) the party’s intent to make it a permanent annexation. The court determined that the manufactured homes satisfied all three prongs – they were bolted to the foundation system by the relevant date; the lots had been developed for manufactured homes; and Casa Suenos had purchased the land with the intention of dividing it into two lots and placing a manufactured home on each lot for resale, and had developed the land accordingly. (*Id.*) As a result, they were again determined to be improvements, which were to be considered in making an award of just compensation. (*Id.*)

Statutory Exceptions for Removal of Improvements and Post-Summons Improvements Are Inapplicable

Code of Civil Procedure section 1263.230(b) provides that an improvement pertaining to the realty is not compensable if it is removed or destroyed by the defendant at any time. The District argued that Casa Suenos should not be compensated for the manufactured homes because they were removed from the land after initiation of the District’s eminent domain proceedings. However, the court found that the homes were removed pursuant to a negotiated stipulation between the parties, and that the District had assumed the risk of loss to the homes when it took early possession of the property through the quick-take provision of the eminent domain law. (*Escondido Union School Dist. v. Casa Suenos De Oro, Inc., supra*, 129 Cal.App.4th 944, 968-969.) The court held that these facts served as an equitable estoppel, and that as a result, *Code of Civil Procedure* section 1263.230(b) was inapplicable. (*Id.* at 969.) The court further held that a statute could not defeat the constitutional requirement of just compensation. (*Id.*)

Code of Civil Procedure section 1263.240 provides that “improvements pertaining to realty” made after service of the summons cannot be taken into account in determining compensation in condemnation actions unless the improvements are made by a utility company, with the plaintiff’s written consent, or are authorized by court order. Since the evidence showed that Casa Suenos did not continue working on the property after receipt of the summons and complaint, this section was inapplicable. The court held that requiring property owners to stop all work on a project as soon as they learn that a governmental agency may possibly condemn their land is not “just or fair”. (*Escondido Union School Dist. v. Casa Suenos De Oro, Inc., supra*, 129 Cal.App.4th 944, 970.) Casa Suenos acted in good faith throughout, especially given the fact that it put its plans to develop the parcel on hold for approximately one year while it waited for the District to obtain funding. (*Id.*)

California Health and Safety Code section 18551 is Inapplicable to Condemnation Actions

Health and Safety Code section 18551 is part of the Mobilehome Parks Act, and establishes a procedure by which a manufactured home is installed on a foundation as a fixture or improvement to real property. (*Escondido Union School Dist. v. Casa Suenos De Oro, Inc., supra*, 129 Cal.App.4th 944, 972.) The District claims that Casa Suenos’ failure to comply with *Health and Safety Code* section 18551(a) by neglecting to obtain certificates of occupancy and to have the necessary documents recorded with the county recorder rendered the manufactured homes chattels or personal property, which are not compensable under the eminent domain law. The court held that (1) a statute cannot defeat a condemnee’s constitutional right to just compensation and (2) there is no evidence that the legislature intended the statute to apply to condemnation proceedings. (*Id.* at 973-976.)

Valuation Issues

As a general rule, in eminent domain actions, a designated expert witness cannot testify on a party’s behalf unless the party timely serves a statement of valuation data, and the expert cannot testify as to any opinion or data that is required to be included in the statement but is omitted. (*Escondido Union School Dist. v. Casa Suenos De Oro, Inc., supra*, 129 Cal.App.4th 944, 977.) Casa Suenos served its list of expert witnesses and statement of valuation data on November 18, 2002. Its appraiser testified in deposition on December 5, 2002 that he had only appraised one of the two lots, and that he had used an incorrect date of valuation. On April 7, 2003, Casa Suenos served the District with a revised statement of valuation that used the correct valuation date and an appraisal for the second lot. The District moved to

exclude the expert's opinions. The court was disappointed with Casa Suenos' apparent disregard for the law, but ultimately determined that permitting the appraiser to testify would result in only slight prejudice to the District. (*Id.* at 979.)

A condemnee is entitled to receive fair market value for the government's taking of its property. (*Escondido Union School Dist. v. Casa Suenos De Oro, Inc., supra*, 129 Cal.App.4th 944, 980.) The District contends that Casa Suenos' appraiser used an improper definition of fair market value in making his calculations. However, the court found the appraiser's testimony that he had in fact used the required statutory definition of fair market value to be credible. (*Id.* at 982.)

The court also determined that there was no error in admitting comparable sales data contained in Casa Suenos' appraisal despite the fact that the appraiser had not confirmed any of the data with the parties to the transaction, as California *Evidence Code* section 816 does not require verification of comparable sales. (*Escondido Union School Dist. v. Casa Suenos De Oro, Inc., supra*, 129 Cal.App.4th 944, 983.) The failure to verify went to the weight and credibility of the appraiser's methodology, but did not render it inadmissible. (*Id.*)

Additionally, the District argued that the court erred in allowing Casa Suenos' appraiser's testimony that he had appraised the lots on the basis that the improvements had been completed because work on the manufactured homes was not in fact completed at the time the District served Casa Suenos with its summons and complaint. The court found that the appraisals did not by themselves constitute Casa Suenos' evidence as to value, and that the cost of completion was to be subtracted from the appraisals to arrive at the valuation. (*Escondido Union School Dist. v. Casa Suenos De Oro, Inc., supra*, 129 Cal.App.4th 944, 984.) This methodology was determined to be legally sound. (*Id.*)

Casa Suenos Was Not Entitled to Litigation Expenses

Finally, the court determined that Casa Suenos was not entitled to litigation expenses pursuant to *Code of Civil Procedure* section 1250.410, as that statute is intended to protect property owners from being forced unnecessarily to litigate the value of the property sought to be condemned, while in this case, the primary concern was whether the manufactured homes were "improvements pertaining to realty" rather than the amount of compensation. (*Escondido Union School Dist. v. Casa Suenos De Oro, Inc., supra*, 129 Cal.App.4th 944, 985-986.)

MONTHLY ARTICLE

Status of MTA's Metro Orange Line Project

By: Duncan W. Robb, SR/WA, R/W-AMC – MTA Real Estate Manager & Property Management Chair for Chapter 1

In July of 2003, I presented a monthly article on MTA's new transit project that had just been planned for the San Fernando Valley and which was then identified as the *San Fernando Valley Metro Rapidway*. In the two years since that time, this design/build construction project was renamed the *Metro Orange Line* or "MOL", survived a lawsuit from the community regarding the environmental impact report and dealt with the construction delays caused by the recent record winter rains that hit Southern California. It is now nearly 80% complete and operations are expected to commence by the end of this October.

The MOL Project is a 14-mile landscaped and fenced transitway connecting the major employment centers located in the Warner Center area of the West San Fernando Valley to MTA's North Hollywood Metro Rail Station. The transitway was developed on a former railroad right of way corridor acquired by MTA in 1991 and will be used as an exclusive two-lane busway for 60-foot long articulated buses powered by compressed natural gas (CNG). This \$340 million project includes bikeways and pedestrian paths developed on much of the corridor along with 12 feet high soundwalls in residential areas. There will be 13 stations along the Metro Orange Line spaced approximately one mile apart and are designed to serve major activity centers such as the Van Nuys Government Center, Valley College and Pierce College. The transitway will be landscaped with water conserving groundcover including over 5,000 trees.

MTA's Real Estate Department was instrumental in the development of this project with the timely termination of over 100 lease agreements that formerly occupied much of the right of way. Nearly 25 of these leases required MTA's legal counsel to file unlawful detainer actions in order for MTA to recover possession of the premises. Eight new parcels adjacent to the corridor were also acquired for stations and related uses.

This MOL will soon be fully operational and will become one of MTA's many transit projects designed to efficiently and effectively meet the transportation needs of the public in Los Angeles County.

Plotted Easements – Fact or Fiction As simple as it gets

By: Melvin Earle, Senior Commercial Title Officer, LandAmerica Commercial Services

“Can I have the easement plotted on order number 1234567-A?” A question being asked of title companies more and more these days. Just what does this mean? The generally accepted definition of the term is, “the depiction or pictorial drawing showing the position of an easement in relationship to the legal description of the real property that is the subject of the order number mentioned above.”

When asking that an easement be plotted it is usually to determine the location of said easement for one of the following reasons:

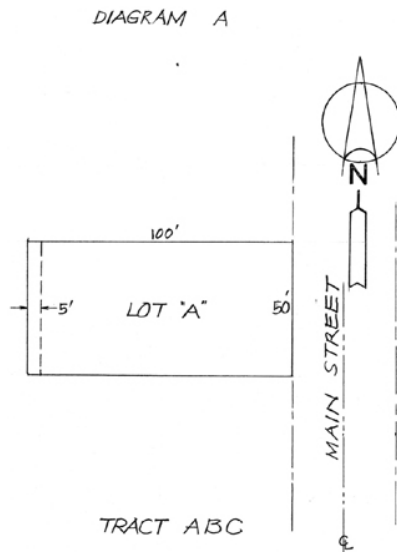
- A. To make sure the easement can be serviced.
- B. To make sure the easement doesn't encroach onto another easement or other property.
- C. To make sure nothing encroaches onto the easement itself.
- D. To make sure the easement isn't compromised by any new construction.

In general, what the customer wants to know is where the easement is located.

One of the simplest and most common easements is the utility easement.

Example A:

The rear 5 feet of Lot A of Tract ABC?...or is it the West 5 feet for the transmission and distribution of electricity of Lot A of Tract ABC?...or is it Lot A except the East 95 feet? (See Diagram A). Never the less, you, the customer have, asked for assistance in locating the position of the easement.



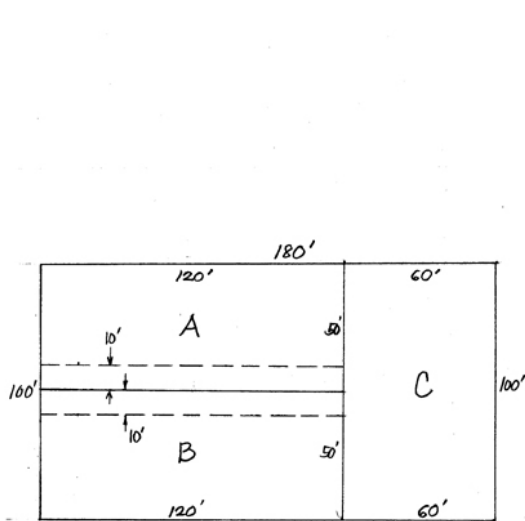
(Diagram A)

Another type of easement, for which the plotting is requested, is that of ingress and egress.

Example B:

All of the South 10 feet of Lot A and all of the North 10 feet of Lot B. This brief description would allow a party to use the land as a means to get to Lot C. (See Diagram B).

DIAGRAM B



(Diagram B)

But the most problematic easement of all is the easement that is indeterminate. This is where there is no legal description for the location of the easement, therefore it is shown as unlocatable.

Plotting of easements is a subject that can be taken into more detail...from the plotting of the simple easement by title engineers, i.e. the rear 5 feet of said land, to the winding road to get to that cabin hidden in the beautiful valley miles from the major highway, to the more complex reciprocal easement for parking which is being plotted these days by civil engineers and surveyors.

Remember, the plotting of easements is not a part of title insurance. It is an accommodation and is given for informational purposes to assist the customer. As a title insurer, we only ask that you understand the product that you have requested of us and use it wisely. If you find that you have further questions, we have a team of qualified and talented people who are willing to assist you.

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 \$150 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.

Below are the classes Chapter 1 has scheduled for 2005-2006. We are looking for additional classes to add to 2006. If you have classes that you would like to see on the 2006 schedule, please e-mail me at lynetteovercamp@epicland.com. Also, if you would like to coordinate classes (and get the class free, close to your work/home, and on a date you select!), please let me know also. We have four classes below for which we need coordinators, so feel free to volunteer to coordinate one of those.

Chapter 1 2005-2006 Education Schedule

Course/Seminar	Date	Coordinator	Instructor
Fall Seminar	October 18 th	Rudy Romo 951-662-7997 rudromo@aol.com	Various
404 - Appraisal Theory and Principles	October 31 st – November 4 th	Andrew Thompson 310-244-5032 athompson@semprautilities.com	TBD
213 – Conflict Management	February 24, 2006	TBD	Vivian Howell, SR/WA
700 – Introduction to Property Management	March, 2006	Michael Fischer 213-922-2413 fischerm@metro.net	TBD
203 – Alternative Dispute Resolution (new course – pending approval by IRWA)	May 15 th /16 th	TBD	Vivian Howell, SR/WA
900 - Principles of Real Estate Engineering	2006	Michael Fischer 213-922-2413 fischerm@metro.net	TBD
602 – Project Development and the Environmental Process	2006	TBD	TBD
140 – Principles of Wireless Site Development	2006	TBD	TBD

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
October 3-7	401	The Appraisal of Partial Acquisitions	Riverside
October 20-22		Region 1 Fall Forum	Oakland
October 20 - 21	502	Business Relocation	Orange County
November 7-9		Uniform Relocation Act Symposium	Anaheim
November 1	403	Easement Valuation	Riverside
November 1 - 2	801	Land Titles	Sacramento
November 4	503	Mobile Home Relocation	Orange County
January, 2006	103	Ethics and the Right of Way Profession	Riverside
February, 2006	500	Uniform Relocation Assistance Act – Executive Summary	Orange County
February, 2006	701	Property Management: Leasing	San Diego
March, 2006	201	Communications in Real Estate Acquisition	Riverside
April, 2006	202	Interpersonal Relations	San Diego
April, 2006	603	Understanding Environmental Contamination in Real Estate	Orange County
May, 2006	504	Business Relocation	Riverside
May, 2006	506	Advanced Relocation Assistance for Businesses	Orange County
June, 2006	402	Income Capitalization Approach	San Diego
June, 2006	800	Principles of Real Estate Law	Orange County
September, 2006	803	Eminent Domain Law Basics for Right of Way Professionals	Orange County
October, 2006	501	Relocation Assistance	San Diego
October, 2006	802	Legal Aspects of Easements	Riverside
November, 2006	902	Property Descriptions	Orange County

Appraisal Theory and Principles is an advanced course designed for right of way and real estate practitioners interested in entering the appraisal field. Non-appraisers who desire an increased understanding of valuation theory and principles are welcome. Emphasis is placed on skills required for preparing appraisal reports for governmental agencies and public or quasi-public companies. Students perform analysis and calculations required for each approach to value.

This course covers the following topics: introduction to appraisals and appraising, appraisal reports, nature and importance of value, legal considerations in appraising, principles of valuation, understanding real estate markets, impact of financing, data collection and analysis, area and neighborhood analysis, property analysis, "highest and best" use analysis, site comparison approach, site valuation, cost approach, income approach, reconciliation, final value estimate, valuation of partial interests, and condemnation appraisals.

TOPICS:

- Introduction to Appraisals & Appraising
- The Appraisal Report
- Nature and Importance of Value
- Legal Considerations in Appraising
- Principles of Real Property Valuation
- Understanding Real Estate Markets
- Impact of Financing
- The Valuation Process
- Data Collection - Sources
- Data Analysis
- Area and Neighborhood Analysis
- Property Analysis
- Highest and Best Use Analysis
- Sales Comparison Approach
- Site Valuation
- Cost Approach
- Income Approach
- Reconciliation
- Final Value Estimate
- Valuation of Partial Interests
- Condemnation Appraisals

APPRAISAL THEORY AND PRINCIPLES COURSE 404

Recertification Credit: 40 hours
Required Materials: Hand-held calculator

INSTRUCTOR:

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.

Oct 31 - Nov 4, 2005 Downey, CA

Course 404

Appraisal Theory and Principles



REAL ESTATE APPRAISAL

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

INTERNATIONAL RIGHT OF WAY ASSOCIATION



FAX REGISTRATION FORM

FOR CREDIT CARD PAYMENTS, REGISTER ONLINE USING EXTRA WEB AT IRWAONLINE.ORG OR IRWA FAST FAX AT (310) 538-1471

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Company _____ Address _____
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Registration Fees:	Member	Non-Member	Fill In Amount
Advance	\$670.00	\$850.00	\$ _____
After Deadline	\$695.00	\$875.00	\$ _____
Optional			
1) Principles of Right of Way Textbook	\$50.00		\$ _____
2) Real Estate Dictionary	\$5.00		\$ _____
	Total Enclosed		\$ _____

Please confirm my credit card registration by: Fax E-mail
 AMEX M/C Visa Card Number: _____ Exp. Date: _____

NAME AS IT APPEARS ON CARD: _____

Signature: _____ Amount to be Charged: _____

All classes scheduled by the IRWA are subject to cancellation. Although every effort is made to run each class as scheduled, occasionally a class must be cancelled due to insufficient enrollment or unavailability of instructor. Payments made to IRWA, for tax purposes, are not deductible as charitable contributions; but may qualify as a usual and necessary business expense.

4 WAYS TO REGISTER

EXTRA WEB at www.irwaonline.org

FAST FAX: 310-538-1471

PHONE: 310-538-0233 x138

MAIL TO: class coordinator's address

REGISTRATION DEADLINE:

October 10, 2005

MAKE CHECK PAYABLE TO:

INTERNATIONAL RIGHT OF WAY ASSOCIATION

MAIL CHECK TO CLASS COORDINATOR:

Andrew I. Thompson

555 West 5th Street, M.L. 26C2

Los Angeles, CA 90013

Phone: (213) 244-5032

Fax: (213) 226-4233

Email: athompson@semprautilities.com

For further information about IRWA courses, please visit our

Web site at: www.irwaonline.org

Email: education@irwaonline.org

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 \$25 fee will be charged for registrations received after deadline and for those registering on day of class.



Appraisal Theory and Principles

Course 404

SPONSORED BY

Chapter 1

DATE **TIME** **DAYS**

Oct 31 - Nov 4, 2005 8AM to 5PM Daily 5

LOCATION

Energy Resource Center

9240 East Firestone Blvd.

Downey, CA 90242

ACCOMMODATIONS

Embassy Suites

8425 Firestone Blvd.

Downey, CA

Phone: (562) 861-1900

RATES

Single/Double: \$149.00. Please contact the Embassy Suites directly for reservations and mention the IRWA.

THIS ONE-DAY
NON-VERBAL COMMUNICATION SEMINAR

WILL CHANGE YOUR LIFE!

RECOGNIZE AND SHARPEN YOUR NON-VERBAL COMMUNICATION SKILLS

This seminar was created for right of way professionals. Its primary goal is to enhance your win/win negotiations skills. Information, techniques and processes taught in the seminar can be applied to every interaction you have.

THE SEMINAR WILL COVER:

An introduction to non-verbal communications
What people's personal and business choices mean
Proxemics-the study of spatial relationships



Appearance ~ Motion ~ Posture ~ Eye contact ~ Eye movement ~ Gestures

YOU WILL LEARN:

How to recognize and control your non-verbal communication clues
How to recognize and interpret non-verbal communication clues from others
How to influence others using non-verbal communication
How to avoid the danger of using partial information

A step-by-step process to recognize and identify the importance of non-verbal communication clues.

LEARN 100 NON-VERBAL CLUES AND WHAT THEY REVEAL

SPONSORED BY:



DATE:	FRIDAY OCTOBER 14, 2005
TIME:	8:30 A.M. ~ 4:30 P.M.
LOCATION:	HOLIDAY INN ORANGE COUNTY AIRPORT HWY. 55 AND GRAND AVE. WEST 2726 SOUTH GRAND AVE. SANTA ANA, CA 92705
FEE:	\$150.00
CREDIT:	SR/WA, DRE (Pending)

YOUR INSTRUCTOR:

William Von Klug has been an advocate and student of non-verbal communication for over 36 years in two different professions. He has been a successful negotiator and relocation agent since 1970 practicing win/win negotiations and studying interpersonal relationships. For over 20 years he has been a serious poker player and has successfully played high limit Texas hold-em for 15 years with an emphasis on always improving his game. He has reached the conclusion that both successful win/win negotiations and all other successful interactions with others are contingent on communication and information. He has spent over 500 hours formally studying non-verbal communication. He is a highly regarded and sought after instructor. He has taught over 350 classes or seminars to right of way agents, appraisers, planners, attorneys, and government officials.

REGISTRATION FORM

FOR

NON-VERBAL COMMUNICATION SEMINAR

SPONSORED BY:



Name: _____

Company: _____

Address: _____

City, State: _____

Telephone No.: _____

Fax No.: _____

Email Address: _____

IRWA Member No. _____

***Seminar Fee: \$150.00 IRWA Members & Non-members
Registration deadline is October 7, 2005. Sign up early as space is limited.***

Make checks payable to IRWA Chapter 67 and mail by October 5, 2005 to:

Neilia LaValle
Paragon Partners Ltd.
5762 Bolsa Ave. Suite 201
Huntington Beach, CA 92649

For more info contact: neilia@paragon-partners.com.

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.

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