

LOS ANGELES



IRWA
CHAPTER 1



July
2007

Upcoming Events

July 30

Course 401- The Appraisal of Partial Acquisitions

August

Dark

September 20, 2007

IRWA-ASA 1st Annual Joint Luncheon, Stevens Steak House

President's Message

By: Bryan Riggs, MAI,
SR/WA



I hope you all are enjoying the long summer days and finding time to get out and get-a-way. Looking ahead and trying to find cooler

weather, our next luncheon will be held at Marina Del Rey on July 24th, 2007 at 11:30 am. This General Membership Luncheon Meeting will be partially subsidized by the chapter for our membership. We will honor our Past Presidents and will have an open networking luncheon at The Warehouse Restaurant. **Please see the Luncheon Flyer as attached.**

Membership Luncheon

July 24, 2007

Check-in 11:30am, Lunch 12 noon

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

\$15 Per Person

RSVP by July 17th, to Cheryl DeMucci (310) 378-2061, cheryldemucci@epicland.com

During our luncheon, we will be presenting two Chapter1 members with the very prestigious SR/WA Designation. Our Professional Development Chair, Michael Popwell, SR/WA will have the distinct honor to present Lynette Overcamp, SR/WA and Gloria Casabona, SR/WA with their newly earned professional designations. This is the highest designation IRWA bestows on its members.

Please do not miss our next educational offering, **Course - 401, The Appraisal of Partial Acquisitions on July 30 - August 3 at MWD. This class is starting to fill up so, please RSVP.** Please see **Course Flyer** and our complete **Education Schedule** as attached.

Last month Andrew Thompson, SR/WA and I attended IRWA's 53rd [Annual International Educational Conference](http://www.irwaonline.org) in Sacramento, California on June 17-21. The conference was wonderful with nearly 1000 members attending from all over the world. There were members from as far away as Japan, South Africa, Canada and other nations as well. For more information, please visit <https://www.irwaonline.org>.

Please mark your calendars for Tuesday, October 23, 2007 for our 15th Annual Fall Conference. Joyce Riggs, MAI, SR/WA is putting together a wonderful panel of experts to speak on a variety of right of way topics to hopefully be of interest to all of our members.

I look forward to seeing all of you at our upcoming events.

Volunteers Needed

In 2008, Chapter 1 will be hosting a variety of events, courses and seminars. If you have that desire to help out or are interested in becoming more involved with the IRWA, we are looking for volunteers. Currently we are looking for a few individuals to help coordinate the 2008 Tri-Chapter Installation Luncheon and a Region Forum. Anyone interested should contact me by phone at (213) 244-5032 or email athompson@semprautilities.com.

Thank you,

Andrew Thompson
2007 Chapter 1 President Elect

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

<i>President and International Director</i>	Bryan Riggs, MAI, SR/WA Riggs & Riggs, Inc.	805-578-2400 ext 101	riggsinc@sbcglobal.net
<i>President-Elect and International Director and Tri-Chapter Chair</i>	Andrew Thompson, SR/WA Sempra Utilities	310-244-5032	athompson@semprautilities.com
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<i>Secretary</i>	Bill Larsen Integra Realty Resources	818-593-7200	wlarsen@irr.com
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<i>Nominations and Awards</i>	Tom Hanley, P.E. Paragon Partners	714-379-3376 ext 222	thanley@paragon-partners.com
<i>Education</i>	Keith Dang, MAI, SR/WA AFI Valuation Group, Inc.	310-378-0309	afivaluation@aol.com
<i>Membership</i>	Alan Sozio Esq. Burke, Williams, & Sorenson, LLP	213-236-2819	asozio@bwslaw.com
<i>Luncheon</i>	Cheryl DeMucci Epic Land Solutions, Inc.	310-378-2061	cheryldemucci@epicland.com
<i>Webmaster</i>	Mark Brusca Riggs & Riggs, Inc.	805-578-2400 ext 105	markbrusca@sbcglobal.net
<i>Newsletter</i>	Natalie Michelson JPI Studios, Inc.	818-634-6932	aunttaliee@aol.com
<i>Law</i>	Michael Yoshiba, Esq. Richards, Watson & Gershon	213-626-8484	myoshiba@rwglaw.com
<i>Valuation Seminar</i>	Paul Norlen, MAI Metropolitan Water District	213-217-7665 ext 102	pnorlen@mwdh2o.com
<i>Relocation Seminar</i>	Bill Von Klug, SR/WA, R/W - RAC LA County Development Commission	323-890-7495	Billvonklug@LACDC.org
<i>Fall Seminar</i>	Joyce L. Riggs, MAI, SR/WA Riggs & Riggs, Inc.	805-578-2400 ext 102	jlriggs@sbcglobal.net
<i>Historian</i>	Dan Kazden Riggs & Riggs, Inc.	805-578-2400 ext 104	dankazden@sbcglobal.net
<i>Engineering/Survey</i>	Art Cordero, PLS, SR/WA City of Los Angeles	213-482-7192	apcor75a@yahoo.com
<i>Environmental</i>	Mohammed Estiri, PhD Eco & Associates, Inc.	714-832-5427	mestiri@panenv.com
<i>Pipeline/Utility</i>	Gary Valentine, MAI, SR/WA Valentine Appraisal & Assoc.	661-288-0198	gsv@valentineappraisal.com
<i>Property Management</i>	Duncan Robb, SR/WA, R/W - AMC	909-627-2590	duncary@msn.com
<i>Liaison</i>	Tom Hanley, P.E. Paragon Partners	714-379-3376 ext 222	thanley@paragon-partners.com
<i>Title</i>	Teri Kortens Land America Commercial Services	213-330-3084 310-210-6741 cell	tkortens@landam.com

Membership Drawing

At each chapter luncheon we draw a name from the Chapter 1 roster and if that person is in attendance, they win a cash prize. The drawing starts at \$50 and increases \$10 for each month that there isn't a winner. We haven't had a winner in a while. July's drawing will be for \$290 so be sure to be there in case your name is drawn!

PAST PRESIDENTS' LUNCHEON



IRWA – Chapter 1

SPEAKER/
TOPIC:

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

DATE:

Tuesday, July 24, 2007

TIME:

Check-in 11:30 am; Lunch 12 noon

LOCATION:

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

COST FOR
BUFFET:

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

RSVP TO:

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

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

Case of the Month

Wilkie v. Robbins

2007 WL 1804315 (U.S.), Decided June 25, 2007

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

The United States Supreme Court held that a property owner retaliated against for denying the federal government an easement across his land does not have a private action for damages under Bivens, or a RICO claim against the government employees using extortion and retaliation tactics to obtain an easement.

Property owner Robbins owned a commercial guest resort in Wyoming that he purchased from Nelson. Prior to selling the property, Nelson granted the Bureau of Land Management (“Bureau”) the right to use and maintain a road on the property, and in exchange the Bureau agreed that Nelson could use some nearby federal property to access his property. The Bureau never recorded the easement and, thus, when Robbins purchased the property he took title free of the easement.

Shortly after Robbins became the owner, Bureau employees demanded that Robbins grant the government another easement. Robbins refused. Over a six-year period, Bureau employees trespassed on Robbins’ land, cancelled the access across federal lands that the prior owner Nelson had negotiated, changed the ranch’s permit renewal process from five years to an annual process, revoked a grazing permit, and brought administrative charges against Robbins for trespass on government land. This was all done in an effort to force Robbins to grant the government an easement.

Robbins then sued the Bureau and its employees complaining of RICO violations and requested damages under Bivens for the various extortion and retaliation tactics used by the Bureau employees.

The Supreme Court found that Robbins should have pursued a “damages” action for trespass and failed to use the available administrative remedies process to challenge the Bureau’s decision to revoke the grading permit and change the ranch’s permit renewal process. Additionally, the Supreme Court found that the government’s effort to induce the property owner to grant an easement was for a legitimate public purpose and therefore did not constitute actionable retaliation. Finally, where the alleged harm is caused by Bureau employees overzealous efforts to obtain property on behalf of the government, the Court found such acts to be permissible “extortion”.

Bivens v. Six Unknown Fed. Narcotics Agents, 403 U.S. 388 (1999) (complaint alleging that agents of Federal Bureau of Narcotics, acting under color of federal authority, made warrantless entry of petitioner's apartment, searched the apartment and arrested him on narcotics charges, all without probable cause, stated federal cause of action under the Fourth Amendment for damages)

New Members

<u>Name</u>	<u>Company Name</u>	<u>Referred By</u>
Benjamin Seitz	Riggs & Riggs, Inc.	Bryan Riggs
Donna Desmond	Desmond, Marcello, & Amster Inc	Desmond Marcello & Amster Inc
Heather Riggs	Riggs & Riggs, Inc.	Joyce Riggs

Updating your IRWA Membership Information

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

Below are the classes Chapter 1 has scheduled for 2007. If you would like to coordinate a class that you need (and get the class free, close to your work/home, and on a date you select!), please contact Keith Dang, the Education Chair for 2007 at AFIValuation@aol.com.

Chapter 1 2007 Education Schedule

Course/Seminar	Date	Location	Coordinator
401 – The Appraisal of Partial Acquisitions	July 30 – August 3, 2007	MWD	Angela Aldridge (213) 217-6394 aaldridge@mwdh2o.com
403 – Easement Valuation	October 15, 2007	DPW	Collen McKenna (626) 458-7074
800 – Principles of Real Estate Law	October 18-19, 2007	DPW	Mark Brusca (805) 578-2400 markbrusca@sbcglobal.net

Chapter 11, 57 and 67 2007 Education Schedules

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

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

Name: _____ Title: _____ Membership #: _____

Company: _____ Address: _____

City: _____ State: _____ Zip Code: _____

Phone: _____ Fax: _____ E-Mail: _____

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

PRINT NAME AS IT APPEARS ON CARD: _____

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

Signature: _____ Amount to be Charged: _____

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

The Appraisal of Partial Acquisitions

IRWA Course 401
July 30 - August 3, 2007
Los Angeles, CA
Sponsored By Chapter 1



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INTERNATIONAL RIGHT OF WAY ASSOCIATION

Course Description:

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

This "how to" class includes:

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

Topics:

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

Course Tuition Includes:

Participant's manual; USPAP Text

Materials Not Included With Tuition:

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

Who Should Take This Course:

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

Sponsored by: Chapter 1

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

Location:

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

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

Accommodations:

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

Room Rate:

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

Four Ways to Register:

Online: www.irwaonline.org

Fax: 310-538-1471

Phone: 310-538-0233 x138

Contact Coordinator

Mail to course coordinator:

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

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

About the Facilitator:

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

**Cancellation Policy**

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

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


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

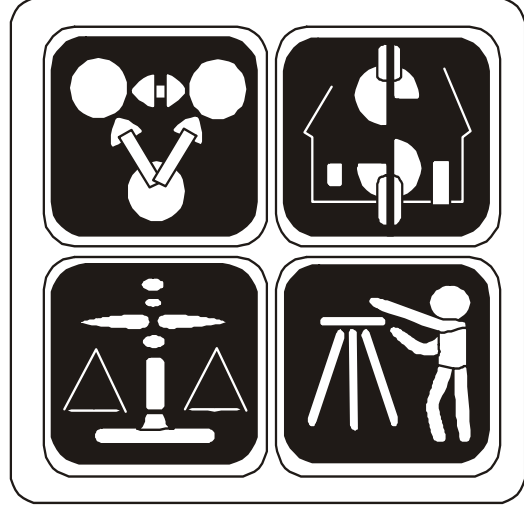
Registration Fees: Member Amount

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

PRINT NAME AS IT APPEARS ON CARD: _____

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


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




INTERNATIONAL RIGHT OF WAY ASSOCIATION

SR/WA Review Study Session

IRWA Course SRWA

August 2-4, 2007

Westminster, CA

Sponsored by Chapter 67

Course Description:

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

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

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

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

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

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

Sponsored By: Chapter 67

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

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

Location:

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

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

Accommodations:

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

Rates:

Single \$94.00 + Tax

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

Four Ways to Register:

Online: www.irwaonline.org

Fax: 310-538-1471

Phone: 310-538-0233 x138

Contact Coordinator

Mail to Course Coordinator:

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

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

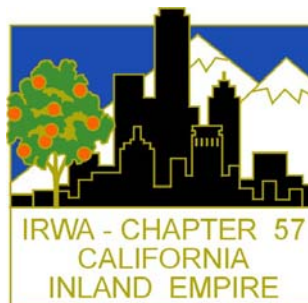
About the Facilitator:

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

Cancellation Policy

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

IRWA CHAPTER 57 FIRST ANNUAL GOLF TOURNAMENT AND EDUCATIONAL SEMINAR



FOUR PERSON BEST BALL—SHOTGUN START



DATE: OCTOBER 18, 2007
WHERE: EAGLE GLEN GOLF COURSE
 1800 Eagle Glen Parkway, Corona
SEMINAR: 9:00 AM
TEE TIME: 1:00 PM
DINNER: 6:30 PM



COST: \$125 (EARLY REG)/\$135 (LATE REG) PER PERSON (Includes Educational Seminar (OREA and/or IRWA Continuing Education Credits pending), Coffee Bar, Box Lunch, Round of Golf, Cart, Bag Tag and Goodies, Awards Dinner and Raffle); **\$20 SEMINAR ONLY** (includes course sign-up, syllabus and continuing education credit only); **\$35 DINNER ONLY**

TEE SPONSORSHIPS: 1/2 HOLE—\$250; 1 HOLE—\$500;
 TEAM AND 1/2 HOLE: \$700; TEAM AND 1 HOLE: \$900
 BREAKFAST SPONSOR: \$200; LUNCH SPONSOR: \$1,000;
 DINNER SPONSOR: \$2,000
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IRWA/CHAPTER 57
First Annual Golf Tournament
and Fundraiser Registration

EARLY REGISTRATION DEADLINE: SEPTEMBER 15, 2007
 REGISTRATION DEADLINE: SEPTEMBER 28, 2007
 CONTACT JIM KEARNS AT 951-780-7328, WALT EVANS AT 760-419-9236 or
 MARILEE RENDULICH AT (909) 387-7836

Name: _____ Entry Fee(s) (\$125 or \$135 per golfer): \$ _____
 Address: _____ Sponsor Type: _____ Amt: \$ _____
 City: _____ Phone: _____ Total Enclosed: \$ _____
 Foursome Partners (Please Print) Cart Partner: _____
 1. _____ 2. _____
 3. _____ 4. _____

Make checks payable to IRWA Chapter 57. Send to Jim Kearns, 18540 Stallion Crest Rd, Riverside, CA 92504

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