

# LOS ANGELES



IRWA  
CHAPTER 1

August  
2007

## Upcoming Events

October 15, 2007

403-Easement Valuation

October 18-19, 2007

800- Principles of Real Estate Law

October 23, 2007

Fall Seminar, Quiet Cannon,  
Montebello

## President's Message

By: Bryan Riggs, MAI,  
SR/WA



I hope you all are enjoying the summer and finding time to get-a-way. Our last General Membership Meeting –

**The Past Presidents' Luncheon** was held in Marina Del Rey in July. We had a great turnout and honored our Past Presidents at The Warehouse Restaurant.

During the luncheon, Professional Development Chair, Michael Popwell, SR/WA presented two Chapter 1 members with the very prestigious SR/WA Designation. Jim Overcamp, SR/WA, had the honor to present Lynette Overcamp, SR/WA, while Vivian Howell,

SR/WA, R/W-RAC, our Treasurer, presented Gloria Casabona, SR/WA with her newly earned professional designation. The SR/WA is the highest designation IRWA bestows on its members. Congratulations!

We will be dark in August, but will be back at it in September. **Our next scheduled General Membership Meeting will be on September 20<sup>th</sup> at 11:30 at Stevens Steakhouse.** This meeting will be the **1<sup>st</sup> Annual Joint IRWA/American Society of Real Estate Appraisers Luncheon.** The keynote speakers will be Dave Girbovan, ASA and Vanita Spaulding, CFA, ASA, who will be speaking on Understanding Goodwill and When to Value the Loss. More specifically, the presentation will focus on lessons from purchase price allocation examining components of Good Will. **Please see Luncheon Flyer as attached.**

Please do not miss our next educational offering, **Course - 403, Easement Valuation on October 15, 2007 and Course - 800, Principles of Real Estate Law on October 18 and 19, 2007 at DPW. The classes are starting to fill up so, please RSVP. Please see Course Flyers and our complete Education Schedule as attached.**

Please mark your calendars for **Tuesday, October 23, 2007 for our 15<sup>th</sup> Annual Fall Conference at the Quiet Cannon in Montebello. Elections will be held at that General Luncheon meeting at the seminar. Please look for the flyer to be distributed shortly.** Joyce Riggs, MAI, SR/WA and her committee is putting together a wonderful panel of experts to speak on a variety of right of way topics to interest 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](mailto:athompson@semprautilities.com).

Thank you,

Andrew Thompson  
2007 Chapter 1 President Elect

## Membership Luncheon

August Dark

September 20, 2007

IRWA-ASA 1<sup>st</sup> Annual Joint  
Luncheon, Stevens Steak House

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

<i>President and International Director</i>	<b>Bryan Riggs, MAI, SR/WA</b> Riggs & Riggs, Inc.	805-578-2400 ext 101	<a href="mailto:riggsinc@sbcglobal.net">riggsinc@sbcglobal.net</a>
<i>President-Elect and International Director and Tri-Chapter Chair</i>	<b>Andrew Thompson, SR/WA</b> Sempra Utilities	310-244-5032	<a href="mailto:athompson@semprautilities.com">athompson@semprautilities.com</a>
<i>Treasurer</i>	<b>Vivian Howell, SR/WA</b> Los Angeles World Airports	310-417-0450	<a href="mailto:vhowell@lawa.org">vhowell@lawa.org</a>
<i>Secretary</i>	<b>Bill Larsen</b> Integra Realty Resources	818-593-7200	<a href="mailto:wlarsen@irr.com">wlarsen@irr.com</a>
<i>Professional Development</i>	<b>Michael Popwell, SR/WA</b> LA Community Dev. Com.	323-890-7195	<a href="mailto:michael.popwell@lacdc.org">michael.popwell@lacdc.org</a>
<i>Nominations and Awards</i>	<b>Tom Hanley, P.E.</b> Paragon Partners	714-379-3376 ext 222	<a href="mailto:thanley@paragon-partners.com">thanley@paragon-partners.com</a>
<i>Education</i>	<b>Keith Dang, MAI, SR/WA</b> AFI Valuation Group, Inc.	310-378-0309	<a href="mailto:afivaluation@aol.com">afivaluation@aol.com</a>
<i>Membership</i>	<b>Alan Sozio Esq.</b> Burke, Williams, & Sorenson, LLP	213-236-2819	<a href="mailto:asozio@bwslaw.com">asozio@bwslaw.com</a>
<i>Luncheon</i>	<b>Cheryl DeMucci</b> Epic Land Solutions, Inc.	310-378-2061	<a href="mailto:cheryldemucci@epicland.com">cheryldemucci@epicland.com</a>
<i>Webmaster</i>	<b>Mark Brusca</b> Riggs & Riggs, Inc.	805-578-2400 ext 105	<a href="mailto:markbrusca@sbcglobal.net">markbrusca@sbcglobal.net</a>
<i>Newsletter</i>	<b>Natalie Michelson</b> JPI Studios, Inc.	818-634-6932	<a href="mailto:aunttaliee@aol.com">aunttaliee@aol.com</a>
<i>Law</i>	<b>Michael Yoshiba, Esq.</b> Richards, Watson & Gershon	213-626-8484	<a href="mailto:myoshiba@rwglaw.com">myoshiba@rwglaw.com</a>
<i>Valuation Seminar</i>	<b>Paul Norlen, MAI</b> Metropolitan Water District	213-217-7665 ext 102	<a href="mailto:pnorlen@mwdh2o.com">pnorlen@mwdh2o.com</a>
<i>Relocation Seminar</i>	<b>Bill Von Klug, SR/WA, R/W - RAC</b> LA County Development Commission	323-890-7495	<a href="mailto:Billvonklug@LACDC.org">Billvonklug@LACDC.org</a>
<i>Fall Seminar</i>	<b>Joyce L. Riggs, MAI, SR/WA</b> Riggs & Riggs, Inc.	805-578-2400 ext 102	<a href="mailto:jlriggs@sbcglobal.net">jlriggs@sbcglobal.net</a>
<i>Historian</i>	<b>Dan Kazden</b> Riggs & Riggs, Inc.	805-578-2400 ext 104	<a href="mailto:dankazden@sbcglobal.net">dankazden@sbcglobal.net</a>
<i>Engineering/Survey</i>	<b>Art Cordero, PLS, SR/WA</b> City of Los Angeles	213-482-7192	<a href="mailto:apcor75a@yahoo.com">apcor75a@yahoo.com</a>
<i>Environmental</i>	<b>Mohammed Estiri, PhD</b> Eco & Associates, Inc.	714-832-5427	<a href="mailto:mestiri@panenv.com">mestiri@panenv.com</a>
<i>Pipeline/Utility</i>	<b>Gary Valentine, MAI, SR/WA</b> Valentine Appraisal & Assoc.	661-288-0198	<a href="mailto:gsv@valentineappraisal.com">gsv@valentineappraisal.com</a>
<i>Property Management</i>	<b>Duncan Robb, SR/WA, R/W - AMC</b>	909-627-2590	<a href="mailto:duncary@msn.com">duncary@msn.com</a>
<i>Liaison</i>	<b>Tom Hanley, P.E.</b> Paragon Partners	714-379-3376 ext 222	<a href="mailto:thanley@paragon-partners.com">thanley@paragon-partners.com</a>
<i>Title</i>	<b>Teri Kortens</b> Land America Commercial Servies	213-330-3084 310-210-6741 cell	<a href="mailto:tkortens@landam.com">tkortens@landam.com</a>

**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. September's drawing will be for \$300 so be sure to be there in case your name is drawn!

# IRWA CHAPTER 1

## ANNUAL FALL SEMINAR

Tuesday, October 23, 2007

Quiet Cannon Montebello

901 North Via San Clemente, Montebello (TG 636-A7)

## CONFERENCE SCHEDULE

8:00 AM CHECK-IN

8:30 AM VALUATION OF PIPELINE

Gary Valentine, MAI, SR/WA  
Valentine Appraisal & Associates

9:35 AM WHAT INFRASTRUCTURE WILL THE SOUTHLAND  
NEED IN 2020 – FORECAST FROM SCAG

Southern California Association of Governments

10:35 AM BREAK

10:50 AM THE NEVER-ENDING STORY: KELO'S  
CONTINUING IMPACT ON REDEVELOPMENT

Regina N. Danner, Esq.  
*Richards, Watson & Gershon*  
Kirsten R. Bowman, Esq.  
*Richards, Watson & Gershon*

12:00 PM Chapter 1 Lunch Program & Keynote Address:  
A TWO PART PRESENTATION:  
RIGHT OF WAY CONSULTING GROWTH &  
CERTIFICATION UNDER THE UNIFORM ACT

Jim Overcamp, SR/WA *Epic Land Solutions, Inc.*

1:30 PM ENGINEERING CASE STUDY: VALLEY BOULEVARD  
GRADE SEPARATION PROJECT IN ALHAMBRA

Matthew Masuda *City of Los Angeles*  
Civil Engineering Associate IV

2:30 PM BREAK

2:45 PM UPDATE ON ENVIRONMENTAL ISSUES RELATED TO  
REAL PROPERTY

Mohammad Estiri, PhD *Eco & Associates, Inc.*  
Opjit Ghuman, P.E. *Eco & Associates, Inc.*

4:30 PM Close

• **APPROVAL PENDING** - State of California, Department of Real Estate for 8.0 Consumer Protection Hours, 90% seminar attendance is required.

State of California Department of Real Estate Disclaimer

If this course is approved for continuing education credit by the California Department of Real Estate, such approval will not constitute an endorsement of the views or opinions which are expressed by the course sponsor, instructor, authors or lecturers.

State of California Department of Real Estate Course and Instructor Evaluation Opportunity

The Department of Real Estate has a course and instructor evaluation form available on their web site at [www.dre.ca.gov](http://www.dre.ca.gov).

• **APPROVAL PENDING:** - State of California, Office of Real Estate Appraisers for 8.0 Continuing Education Hours, 90% seminar attendance is required.

• **APPROVAL PENDING:** International Right of Way Association for Senior Designation Recertification Credits (SR/WA) 8.0 Course Hours, 90% seminar attendance is required.

• **APPROVAL PENDING:** - Minimum Continuing Legal Education (MCLE) credit of 8.0 Hours, 100% seminar attendance is required.

**PLEASE BRING IDENTIFICATION OF DESIGNATION FOR EACH PROFESSIONAL CREDIT DESIRED FOR THE SEMINAR COMPLETION CERTIFICATE (I.E., VERIFICATION OF DRE OR OREA LICENSE No.)**

**REGISTRATION FOR ANNUAL FALL SEMINAR – CHAPTER 1**

Name \_\_\_\_\_ Chapter No./Member No. \_\_\_\_\_  
Firm \_\_\_\_\_ Email \_\_\_\_\_  
Address \_\_\_\_\_  
Phone \_\_\_\_\_ Fax \_\_\_\_\_

California Appraisal License No. \_\_\_\_\_ SR/WA Recertification Credit Needed? Yes or No  
(If applicable)  
California Department of Real Estate License No. \_\_\_\_\_  
(If applicable)

**Make check payable to IRWA Chapter 1 and send to:**  
\$95 Member; \$110 Non-Member (if received on or before 10/18/07); or  
\$105 Member; \$120 Non-Member (if received after 10/18/07 or at the door)

C/o Joyce Riggs, MAI, SR/WA  
Riggs & Riggs, Inc.  
4195 Valley Fair Street, Suite 207  
Simi Valley, CA 93063-2900  
(805) 578-2400 (bus); (805) 526-6097 (fax)

**Lunch Only** - \$25; Lunch is Breast of Chicken Montebello  
Vegetarian Available Upon Request  
Space is Limited, Please Register Early

8.0 HOURS OREA CONTINUING EDUCATION CREDITS **PENDING APPROVAL**

8.0 HOURS DRE CONTINUING EDUCATION CREDITS – **PENDING APPROVAL**

8.0 HOURS SR/WA RECERTIFICATION CREDITS – **PENDING APPROVAL**

8.0 HOURS MCLE CREDITS – **PENDING APPROVAL**

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

## Case of the Month

**Eminent Domain –Temporary Severance Damages/Highest and Best Use  
METROPOLITAN WATER DISTRICT OF SOUTHERN CALIFORNIA  
v. CAMPUS CRUSADE FOR CHRIST, INC.,  
Filed July 23, 2007, In The Supreme Court Of California  
( Cite as 2007 SOS 4521)**

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

The Metropolitan Water District of Southern California (MWD), a public agency founded in 1928, supplies water to six Southern California counties. In 1997, MWD brought an eminent domain action to condemn a portion of land in San Bernardino County owned by Campus Crusade for Christ, Inc., and Del Rosa Mutual Water Company (collectively Campus Crusade) to construct a segment of a 43-mile water pipeline to channel water from the inland areas to the coastal plains of Southern California.

Prior to trial on the issue of just compensation, MWD persuaded the trial court to exclude valuation evidence offered by Campus Crusade's experts to the extent such valuation was based on the property's potential use as a planned residential development and resort area, which differed from its current use and which was not permitted under the zoning in effect at the time of the taking.

The trial court also granted MWD's request to exclude evidence of severance damages to the fair market value of the remainder of Campus Crusade's property (i.e., the property not taken) to the extent the damages were based on fear that the pipeline (which crosses the San Andreas Fault on Campus Crusade's property) could rupture in an earthquake and to the extent the damages were based on certain other aspects of the pipeline and its construction process.

Finally, the trial court excluded evidence of temporary severance damages to the extent the damages were based on the adverse impact of the seven-year construction period on Campus Crusade's ability to finance and market the property. Based on these rulings, Campus Crusade waived its right to a jury trial. The trial court fixed just compensation at \$479,278.45, none of which was attributable to severance damages.

Campus Crusade appealed, and the Court of Appeal reversed and remanded for a new trial, seeking confirmation on two important points: (1) that the trial court had erred in preventing Campus Crusade from offering evidence that the property's highest and best use was as a future planned residential and resort development, notwithstanding evidence of a reasonable probability the property could be rezoned in the near future, and had erred as well in taking that issue away from the trier of fact; and (2) that the trial court had erred in excluding evidence of severance damages arising from fear of a pipeline rupture and in excluding evidence of temporary severance damages arising from the adverse effects of construction on Campus Crusade's ability to market and finance the property.

The California State Supreme Court held that

(1) When presented with a proffer that there is a highest and best use that is not permitted by the property's current zoning, the trial court should examine whether the proffer supplies sufficient evidence to permit the jury to find that there was a reasonable probability of rezoning to permit that use in the near future. The jury should then be instructed that it may consider the change in use, provided that it first finds a reasonable probability the property could be rezoned in the near future; and

(2) Upon further review by the trial court, Campus Crusade is not barred from recovering "temporary severance damages" for actual injury it may have suffered during the public project construction, if it can establish an appropriate record to support its claim of severance damages.

Going forward, "highest and best use" determinations will undoubtedly be more frequently challenged by appraisers for property owners and many more "temporary severance damage" claims will sprout into just compensation claims and the supporting appraisal analyses

### New Members

<u>Name</u>	<u>Company Name</u>	<u>Referred By</u>
Colleen McKenna	LA County Dept of Public Works	Mark Brusca

## **Adverse Possession and Prescriptive Easement Claims On Right of Way Properties**

By: Duncan W. Robb – SR/WA, R/W-AMC

Most right of way professionals know the five (5) basic legal requirements for one party to claim adverse possession (claim of title) or a prescriptive easement (claim of use) over another party's property in California. Briefly, these requirements are:

1. The occupancy or possession must be actual and obvious;
2. It must be hostile or adverse (without the true owner's permission);
3. It must be under some claim of right;
4. It must be continuous and uninterrupted for the statutory period (five years in Calif.)
5. The property taxes must be paid by the claimant during the five years (not usually required for a prescriptive easement claim);

During my many years with the asset and property management of BNSF Railroad and MTA right of way properties in California, there were numerous attempts by adjacent property owners or occupants to claim title to a portion of these properties through adverse possession or the right to use the properties by way of a prescriptive easement. Fortunately, these claims were usually quickly withdrawn when it was pointed out that most rights of way (and other real properties) of railroads, utilities and governmental entities are exempt from claims of adverse possession (claim of ownership) or prescriptive easements (claim of the right to use) by Section 1007 of the California Civil Code.

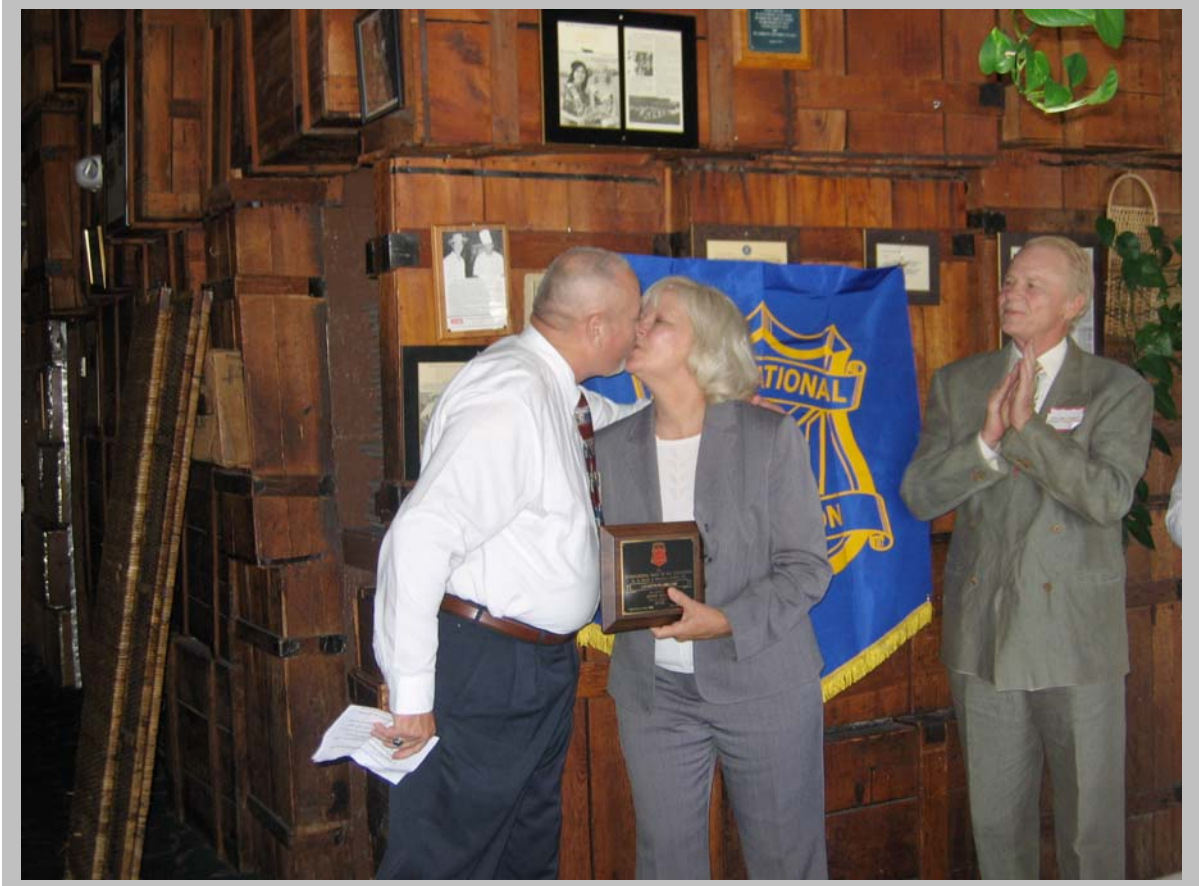
Railroads, public utilities and many governmental entities usually own vast amounts of rights of way and other real properties that are necessary to serve the general public as common carriers in the case of railroads and public utilities or general public services in the case of most governmental entities. California and nearly all of the other states had the foresight to recognize the importance of exempting such properties from claims of adverse possession or prescriptive easements in order to protect and serve the needs and well-being of the general public. Even with this exemption, asset and property managers of railroads, utilities and governmental agencies must always exercise professional due diligence in the management of their properties through periodic and comprehensive property inspection programs. When possible and not cost-prohibitive, rights of way and other real properties should be fenced off or barricaded to preclude unauthorized uses. Asset and property managers and their legal staffs must take the appropriate legal action to immediately remove unauthorized parties from their properties or, if possible, enter into a lease or license agreement that will contractually document the occupancy or use of the property (and perhaps generate some revenue). While claims of adverse possession or possessive easements can usually be defeated under the law, there is always the real risk of liability claims (injury, death or personal property damage) from unauthorized occupants or users of these properties against the "deep pockets" of railroads, utilities or governmental entities.



Lynette Overcamp receiving her SR/WA Designation Plaque from her husband, Jim Overcamp



Gloria Casabona receiving her SR/WA Designation Plaque from Vivian Howell



Lynette Overcamp receives her SR/WA Designation Plaque from husband, Jim Overcamp



Chapter 1, IRWA President, Bryan Riggs, MAI, SR/WA



Lynette Overcamp and Gloria Casabona receive SR/WA designation plaques from Jim Overcamp and Michael Popwell



New member being presented by Alan Sozio

## Updating your IRWA Membership Information

1. Visit [www.irwaonline.org](http://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](mailto:AFIValuation@aol.com).**

### Chapter 1 2007 Education Schedule

Course/Seminar	Date	Location	Coordinator
403 – Easement Valuation	October 15, 2007	DPW	Collen McKenna (626) 458-7074 <a href="mailto:mckenna@dpw.lacounty.gov">mckenna@dpw.lacounty.gov</a>
800 – Principles of Real Estate Law	October 18-19, 2007	DPW	Mark Brusca (805) 578-2400 <a href="mailto:markbrusca@sbcglobal.net">markbrusca@sbcglobal.net</a>

### Chapter 11, 57 and 67 2007 Education Schedules

Course/Seminar	Date	Location	Coordinator
SR/WA Review Study Session	August 2-4, 2007	Westminster, CA	David Guder (714) 934-0853 <a href="mailto:david.guder@sce.com">david.guder@sce.com</a>
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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James Vorhis Michael Thornton Rick Friess Rick Rayl  
Katherine Contreras Brad Kuhn Ben Rubin

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LOS ANGELES SAN FRANCISCO ORANGE COUNTY SACRAMENTO WASHINGTON, D.C. / VIRGINIA AUSTIN SEATTLE

August 15, 2007

**ALL MEMBERS  
IRWA CHAPTER 1**

**RE: IRWA CHAPTER 1 SR/WA & CERTIFICATION SCHOLARSHIPS**

Chapter 1 of the International Right of Way Association is sponsoring educational scholarships for Chapter 1 SR/WA designation and professional Certification candidates. The scholarships support the professional development of Chapter 1 members. The 2008 calendar year Scholarship Award Applications **must be received by mail no later than Thursday, November 1, 2007**, by the Chapter 1 Professional Development Committee Chair at the following address:

Michael Popwell, SR/WA  
IRWA Chapter 1 PDC Chair  
Community Development Commission  
2 Coral Circle  
Monterey Park, CA 91755

Applications received after the due date and/or incomplete Applications will not be processed by the Professional Development Committee.

The 2008 Chapter 1 Scholarship Awards consist of up to one five-day IRWA class equivalent for those Classes sponsored by Chapter 1 during the award calendar year for each Award recipient (i.e., may be allocated to multiple classes for up to five days duration). Candidates must be in good standing with a current SR/WA designation and/or professional Certification candidate status at the time of the Scholarship application and award. Please review the IRWA Chapter 1 Scholarship Policy and Procedures for details.

Enclosed are the IRWA Chapter 1 Scholarship Policy and Procedures, the Scholarship Award Application, the 2008 Calendar Year Scholarship Award Timetable, and the roster of the Chapter 1 Professional Development Committee who will be evaluating the Scholarship Award Applications and recommending applicants to the Chapter 1 Board of Directors for final award presentation at the January 2008 general membership meeting.

The Chapter 1 Board of Directors and its Professional Development Committee strongly encourages all SR/WA designation and professional Certification candidates to apply for the educational scholarship. Please feel free to contact Michael Popwell, SR/WA, at 323.890.7195 beginning October 1, 2007, with any questions you may have regarding the scholarship application requirements and award process. Michael will provide his best efforts to respond to your inquiries.

## **IRWA CHAPTER 1 – LOS ANGELES SCHOLARSHIP POLICIES AND PROCEDURES**

The following IRWA Chapter 1 – Los Angeles Scholarship Policy and Procedures outline the purpose, amounts, availability, application, selection are outlined by the following Scholarship Policy and Procedures as adopted by the Chapter 1 Board of Directors (Board). The Board, with the assistance of the Chapter 1 Professional Development Committee (PDC) shall announce annually the Scholarship amounts, availability, application, selection process the Scholarship awards.

### *Scholarship Purpose*

The Chapter 1 Scholarship Award (Scholarship) provides Chapter 1 SR/WA designation and/or professional Certification designation Candidates assistance attaining their professional designations with respect to Chapter 1-sponsored required IRWA Classes.

### *Scholarship Amounts*

Scholarship amounts are determined annually by the Chapter 1 Board of Directors. Scholarships offset the tuition costs of Chapter 1-sponsored IRWA Classes fulfilling SR/WA designation and/or professional Certification designation requirements. Individual Scholarships are limited to one five-day IRWA Class equivalent for those Classes sponsored by Chapter 1 during the Scholarship calendar year.

### *Scholarship Availability*

The Scholarship is funded annually by the Board and is available upon Board announcement to Chapter 1 members in good standing with current SR/WA designation and/or professional Certification Candidate status at the time of Scholarship application submission and award. Elected Board members as of the date of Application submission and the calendar year of Scholarship award. The Scholarship is available to qualified individual Chapter 1 members for a period of five consecutive years inclusive of the initial calendar year the Scholarship is awarded to the qualified Chapter 1 member.

### *Scholarship Application*

Scholarship application is made annually by eligible Chapter 1 members by submission of a complete Chapter 1 – Los Angeles SR/WA Designation and Professional Certification Scholarship Award Application (Application) as announced annually by the Board.

### *Scholarship Selection*

Initial review and selection of Scholarship Applications are made by the PDC. Only complete, properly submitted Applications will be reviewed by the PDC. The PDC will submit Scholarship recipient recommendations to the Board for final selection and award.



**INTERNATIONAL RIGHT OF WAY ASSOCIATION  
CHAPTER 1 - LOS ANGELES  
SR/WA DESIGNATION AND PROFESSIONAL CERTIFICATION  
SCHOLARSHIP AWARD APPLICATION  
FOR CALENDAR YEAR \_\_\_\_\_  
(Continued)**

Member Name: \_\_\_\_\_  
First
Middle Initial
Last

**II. SR/WA Designation and/or Professional Certification Information (Continued)**

Refer to Chapter 1's Schedule of classes and identify any applicable Chapter 1-sponsored IR/WA Course(s) you intend to utilize the Chapter 1 Scholarship Award towards tuition during this current scholarship application calendar year:

Course No.	Course Name	Date(s)	Location

**III. Education Program Statement**

On a separate 8 ½" X 11" sheet of paper (in 12 point typeface) provide an Education Program Statement of no more than 1,000 words detailing your plan to complete your SR/WA designation or professional Certification :

1. Additional professional right of way experience, necessary degrees and education, remaining SR/WA core and elective courses, and final examination(s) required to complete your SR/WA or Certification.
2. Indicate, to the extent available, what courses you intend to take over the scholarship award calendar year to attain your SR/WA designation or professional Certification. Include Course Number, Name, Location and Sponsoring Chapter.
3. Include your target date for completion of your SR/WA designation or professional Certification, total cost for remaining courses and examination(s), the allocation of available money and time resources (include your own resources, course coordinator fee waivers, and employer financial support and paid time for class attendance).
4. Include your name, IRWA membership number and your Scholarship Award application date at the top of the page, sign and date the Education Program Statement and attach it to this application for submission to the PDC.

I have examined the above Chapter 1 – Los Angeles Scholarship Award Application, Education Program Statement and Attachments and hereby certify that to the best of my knowledge, they are true and correct.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**IRWA CHAPTER 1  
2008 CALENDAR YEAR SCHOLARSHIP AWARD TIMETABLE**

- August 15, 2007      Scholarship availability, Policies and Procedures and Application announced by Board.
- November 1, 2007      Applications must be received by PDC Chair at the following address:  
Michael Popwell, SR/WA  
IRWA Chapter 1 PDC Chair  
Community Development Commission  
2 Coral Circle  
Monterey Park, CA 91755
- December 1, 2007      PDC submits to Chapter Board recommendations for Scholarship Awards.
- January 22, 2008      Scholarship Award recipients honored at Chapter 1 January Membership Meeting (regular 4<sup>th</sup> Tuesday membership meeting).

**IRWA CHAPTER 1  
2007 PROFESSIONAL DEVELOPMENT COMMITTEE**

- Chair                      Michael Popwell, SR/WA, Community Development Commission  
Voice 323.890.7195 Email [mpopwell@lacdc.org](mailto:mpopwell@lacdc.org)
- Co-Chair                Vivian Howell, SR/WA, Los Angeles World Airports  
Voice 310.417.0450 Email [vhowell@lawa.org](mailto:vhowell@lawa.org)
- Co-Chair                Bill Von Klug, SR/WA, Paragon Partners  
Voice 714.379.3376 Email [wvonklug@paragon-partners.com](mailto:wvonklug@paragon-partners.com)
- Co-Chair                Gus Parcero, SR/WA, City of Los Angeles  
Voice 213.847.5592 Email [aparcero@eng.lacity.org](mailto:aparcero@eng.lacity.org)
- Co-Chair                Joyce Riggs, MAI, SR/WA, Riggs & Riggs, Inc.  
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- Co-Chair                Gary Valentine, MAI, SR/WA, Valentine Appraisal & Associates  
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# 1st JOINT LUNCHEON

The International Right of Way Association – Chapter 1  
*and*  
The American Society of Appraisers

*present*

## “Understanding Goodwill and When to Appraise the Loss”

*by*

Dave Girbovan, ASA and Vanita Spaulding, CFA, ASA

**SPEAKER:**

Vanita Spaulding and Dave Girbovan bring over 40 years collective eminent domain appraisal experience to the luncheon. Both are instructors for ASA's Business Valuation courses domestically and abroad, and Past-Presidents of ASA's Los Angeles Chapter.

Ms. Spaulding a Managing Director of Trenwith Group, LLC with oversight responsibility for the Western Regional business valuation group. She is a qualified expert witness on business valuation issues in numerous California courts. She is a past member of ASA's International Business Valuation Committee, and is currently the chairperson of the Advanced Business Valuation Conference to be held in San Diego this October.

Mr. Girbovan is President of Girbovan, Inc. The majority of his practice has been in conducting lost business goodwill appraisals in eminent domain for over twenty years. He has testified repeatedly in California Superior Courts. He is a past Chair of the Education Sub-Committee of ASA's International Business Valuation Committee and is currently revising the Business Valuation Challenge exam.

**TOPIC:**

The individual components of goodwill will be discussed from the perspective of purchase price allocation studies. Dissecting goodwill into its component pieces provides an understanding of what goodwill is, why goodwill may or may not exist, and how it can be affected by relocation. The recent case of the Inglewood Redevelopment Agency v. Aklilu where goodwill was appraised using a cost to create method will also be discussed. Finally, case examples will be presented to illustrate when lost business goodwill can best be appraised.

**DAY/DATE: Thursday – September 20, 2007**

**TIME: Check-in 11:30 am Lunch 12:00 pm**

**LOCATION: Steven's Steak House**

5332 Stevens Place, Commerce, CA 90040 (TG 675 G3)

**COST/  
ENTRÉE: \$16.00 – Chicken or Beef**

### **REGISTRATION INSTRUCTIONS**

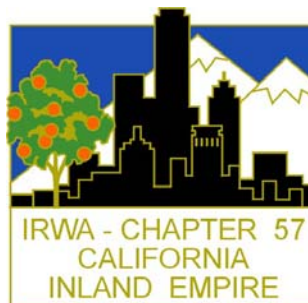
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or (818) 333-6179

IRWA Members may also register by contacting Cheryl DeMucci at [cheryldemucci@epicland.com](mailto:cheryldemucci@epicland.com)  
or (310) 378-2061

**IRWA Members should also look out for an “Evite Invitation” from Cheryl where you can reply on-line!**

(2 hrs SR/WA CE Approved)

# 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**

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 TEAM AND 1/2 HOLE: \$700; TEAM AND 1 HOLE: \$900  
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 REGISTRATION DEADLINE: SEPTEMBER 28, 2007  
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