

LOS ANGELES



IRWA
CHAPTER 1

September
2008

Upcoming Events

[September 22, 2008](#)
Course 600

[October 28, 2008](#)
2008 Annual Fall Seminar
8am – Quiet Cannon - Montebello



President's Message

By: Andrew Thompson,
SR/WA

On September 23, 2008, we are holding a General Membership Luncheon at Steven's Steakhouse. . I am please to announce that Mark Rieck, IRWA Executive Vice President, will be the

luncheon speaker providing details of his first year atop the organization. Come listen as Mark discusses his vision for the future of IRWA.

Another leader in the IRWA is coming to the Southern California area! Faith Roland, SR/WA, International

Membership Luncheon

[September 23, 2008](#)

Steven's Steakhouse

Speaker: Mark Rieck, IRWA
Executive Vice President

Subject: "Preparing and
Positioning IRWA for the Next
75 Years!"

President on the Executive Board, will be speaking at the Chapter 11 Luncheon Program. Chapter 11 has graciously invited other So. Cal. Chapters to come down on September 17, 2008 to listen to Faith talk about our how we can make a difference in our evolving association. Please see the attached flyer for making your reservation.

Please be advised of the following education opportunities coming up...

October

Course 400 – Principles in Real Estate Appraisal (10/6 to 10/7)

November

Course 701 – Property Asset Management; Leasing (11/5 to 11/6)

Course 803 – Eminent Domain Law Basics (11/20 to 11/21)

Course 703 – Real Property/Asset Management (11/21)

FALL SEMINAR

On October 28, 2008, Chapter 1 is hosting the annual Fall Seminar. David Graeler, this year's seminar chair, has brought together a great speaker line-up. We hope you take advantage of this opportunity and join us. Continuing education credits have been approved for OREA, MCLE and SR/WA. Please see the attached flyer for details.

In other news, the Region 1 Fall Forum will be held October 4, 2008 in the beautiful State of Hawaii. The Hawaii Chapter has been defunct for many years now but they have recently had local support and interest in revitalizing their activity in the International Association. In an attempt to show support to the existing at-large members in Hawaii, Region 1 decided to host the Fall Forum and organize Course 403, Easement Valuation on the island of Oahu. I would like to thank those individuals who have worked hard to make this event happen, especially Carolyn Carrica, Region 1 Chair and Chris Bank, Vice Chair. Hopefully this will lead to the reinstatement of Chapter 30!

Please keep a look out for an Evite from our Luncheon Chair, Cheryl DeMucci for the September Luncheon. For any last minute r.s.v.p.s please contact her at CDeMucci@epicland.com and as always, she will need to know whether you want chicken or beef.

Have a great month of September!

**IRWA Chapter 1
2008 Officers and Executive Board**

<i>President and International Director</i>	Andrew Thompson, SR/WA Southern California Gas Company	213-244-5032	athompson@semprautilities.com
<i>President-Elect and International Director and Tri-Chapter Chair</i>	Vivian Howell, SR/WA, R/W-RAC, R/W-NAC LAWA	310-417-0450	vhowell@lawa.org
<i>Treasurer</i>	Bill Larsen Integra Realty Resources	818-593-7200	wlarsen@irr.com
<i>Secretary</i>	Konstantin Akhrem Paragon Partners, Ltd.	714-379-3376	kakhrem@paragon-partners.com
<i>Professional Development</i>	Michael Popwell, SR/WA LA Community Dev. Com.	323-890-7195	michael.popwell@lacdc.org
<i>Nominations and Awards</i>	Bryan Riggs, MAI, SR/WA Riggs & Riggs, Inc.	805-578-2400 ext 101	riggsinc@sbcglobal.net
<i>Education</i>	Keith Dang, MAI, SR/WA AFI Valuation Group, Inc.	310-378-0309	afivaluation@aol.com
<i>Membership</i>	Dan Kazden Riggs & Riggs, Inc.	805-578-2400 ext 104	dankazden@sbcglobal.net
<i>Luncheon</i>	Cheryl DeMucci Epic Land Solutions, Inc.	310-626-4849	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>	Artemis Manos Southern California Gas Company	714-634-3141	agmanos@semprautilities.com
<i>LA Infrastructure Seminar</i>	Kelly Kitasato City of Pasadena		kkitasato@cityofpasadena.net
<i>Fall Seminar</i>	David Graeler, Esq. Nossaman, Guthner, Knox & Elliott LLP	213-612-7800	dgraeler@nossaman.com
<i>Historian</i>	Heather Riggs Riggs & Riggs, Inc.	805-578-2400	hnriggs@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 \$100 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 \$160 so be sure to be there in case your name is drawn!

Chapter 1's September 23, 2008 General Membership Luncheon Speaker

Mark Rieck, IRWA Executive Vice President



"Preparing and Positioning IRWA For The Next 75 Years!"

Mark A. Rieck was appointed as Executive Vice President to IRWA on February 11, 2008. His skill set and experience was an obvious choice to lead IRWA into its *Next 75 Years*. Mark brings more than 20 years of progressive executive-level experience and has served as the Executive Director of the Greater Los Angeles Chapter of the Juvenile Diabetes Research Foundation (JDRF) in addition to serving more than two decades at various executive positions within the American Heart Association organization in California, Washington, Texas and Iowa.

In accepting the position, Mark stated *"I am excited to join the team at IRWA, partnering with volunteer and staff leadership as we work toward growing membership, increasing revenue and enhancing the value we bring to our constituents"*.

Let's hear how Marks's first seven months are helping to shape his leadership ideas for Our Organization.

See you at Stevens' Steakhouse!

Case of the Month

Mobile Billboard Advertising Ban - Upheld **SHOWING ANIMALS RESPECT AND KINDNESS v. CITY OF WEST HOLLYWOOD** **Filed 9/9/08** **2008 SOS 5409** **(Second District, Div. One)**

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

The City of West Hollywood bans all “mobile billboard advertising” of any content, at any time, on any street. Plaintiffs, a nonprofit organization and its president, contend that the ban is an unconstitutional interference with their freedom of speech under the United States and California constitutions. The trial court held that the ban was constitutional. The appellate court agreed.

The facts were not in dispute. Plaintiff, Showing Animals Respect and Kindness (SHARK), is a nonprofit organization that campaigns against cruelty to animals. To promote its message, SHARK operated a truck it calls the “Tiger Truck.” The truck had four one-hundred inch video screens mounted on the front, back and sides. The screens depicted scenes of animals being injured or killed by humans. Below the screens, LED signs proclaim messages protesting brutality against animals. The truck also broadcasted the cries of animals being abused. Plaintiff Steve Hindi was operating the Tiger Truck in the City of West Hollywood at approximately 11:45 p.m. when he was stopped by a city code enforcement officer. The officer cited Hindi for violating a city ordinance which makes it “unlawful for any person to conduct, or cause to be conducted, any mobile billboard advertising upon any street or other public place within the city in which the public has the right of travel.”

Hindi appealed the citation at an administrative hearing provided by the city. The hearing officer rejected Hindi’s contention that the ordinance violated his and SHARK’s First Amendment right of free speech and sustained the city’s \$1,050 fine against Hindi. SHARK and Hindi filed this action for injunctive and declaratory relief challenging the constitutionality of the mobile billboard ordinance. The trial court concluded that the ordinance was constitutional and granted the city’s motion for summary judgment. SHARK and Hindi filed timely appeals from the judgment.

The West Hollywood city council adopted a ban on mobile billboard advertising based on its findings “that mobile advertising inhibits the safe movement of traffic, contributes to air pollution, and detracts from the overall aesthetics within the city.” (City of West Hollywood Ordinance No. 03-669 (2003) § 1.) The city interpreted the prohibition in the ordinance as limited to sign-carrying vehicles that drive on the city streets primarily to display advertisements. The appellate court agreed with that interpretation.

The city conceded that SHARK was engaged in noncommercial speech but maintained its ordinance applied to both commercial and noncommercial speech. SHARK, however, argued that the term “advertising” applied only to commercial speech. The appellate court agreed with the city that the ordinance was constitutional as applied to both commercial and noncommercial speech.

The ordinance was content neutral. It drew no distinctions based on the content of the speech or the viewpoints expressed. (*Ward v. Rock Against Racism* (1989) 491 U.S. 781, 791.) Nor was there any evidence that “the ordinance was designed to suppress certain ideas that the City finds distasteful or that it has been applied to [plaintiffs] because of the views that they express.” (*City Council v. Taxpayers for Vincent* (1984) 466 U.S. 789, 804.)

The declared purpose of the ordinance “is to eliminate mobile billboard advertising within the [c]ity in order to promote the safe movement of vehicular traffic, to reduce air pollution, and to improve the aesthetic appearance of the city.” (§ 11.44.010.) SHARK agreed that these were legitimate governmental interests. (Cf. *Metromedia, Inc. v. San Diego*, supra, 453 U.S. at pp. 507-508 [traffic safety and city aesthetics are “substantial governmental goals”]; *Huron Portland Cement Co. v. City of Detroit* (1960) 362 U.S. 440, 442 [reducing air pollution “clearly falls within the exercise of even the most traditional concept of what is compendiously known as the police power”].)

The object of the ordinance was to “eliminate” from city traffic vehicles that have no real purpose apart from advertising. (§ 11.44.010.) Even though buses and taxis may display advertising on their roofs and sides, their “primary purpose” is not advertising but transporting people from one place to another. Buses and taxis would be on the streets whether or not they bore advertising. Thus the ordinance was reasonably calculated to reduce traffic hazards, visual clutter and pollution by banning vehicles that would not be on the streets but for their conveyance of signs or billboards “for the primary purpose of advertising.”

The city’s ban on mobile billboard advertising left SHARK with numerous alternative channels for effectively communicating its message. SHARK was already using one of these channels—the internet. SHARK offered no

explanation why it could not use other methods of communication such as advertising on buses and taxis, flyers, direct mailings, newspaper ads, and speeches in public places.

Based upon these findings, the judgment was affirmed on behalf of the City.

Chapter 1's October 2008 Annual Fall Education Seminar

by David Graeler, Esq.

As the chairperson for the 2008 Fall Seminar, I am extremely excited about our slate of speakers. Our speakers will cover a broad spectrum of topics that will be both educational and interesting. This year's lunchtime speaker is Judge Enrique Romero (ret). Judge Romero will share some of his best stories from the "ADR trenches" and will teach our audience about effective mediation techniques.

Lori Teranishi, who is the Chief Operating Officer and director of VPG LLP, will give a presentation entitled "Takings and the Media: How to Effectively Communicate in a Post-Kelo World." Attendees will learn (1) how to develop a unified and strategic media message; (2) the do's and don'ts of media relations; (3) what litigation communication is; (4) case milestones and where communications can help; and (5) case studies on how attorneys have successfully integrated communications as part of the litigation strategy.

Roger Moliere, Chief for Real Property Management and Development for the Los Angeles County Metropolitan Transportation Authority, will discuss unified approaches to congestion management. Rick Rayl, who is a partner of mine at Nossaman, will address recent changes in eminent domain law, and why cases are now more likely to be won or lost in the first thirty days.

Scott Delahooke, principal of the Delahooke Appraisal Company, will provide a case study of some of his most unique and challenging appraisal assignments. William Ukropina, Executive Vice President of Commercial Properties for Coldwell Banker, will discuss the current trends in the ever changing commercial real estate market. Finally, Brian Everett and Craig Justesen, who are both with Overland Pacific & Cutler, Inc., will provide keen insight into program coordination for large scale acquisition and relocation projects.

Please mark your calendars, and join us at 8:00 a.m. on October 28th for the 2008 Annual Fall Seminar at the Quiet Cannon in Montebello. The registration fee is \$95 for members; \$110 for nonmembers (if received on or before October 18, 2008), and \$105 for members; \$120 for nonmembers (if received after October 18, 2008). A continental breakfast and lunch will be included.

For further information, including registration, please visit Chapter 1's link at www.irwa.chapter1.org/seminars.htm, or contact David Graeler at dgraeler@nossaman.com or by phone at (213) 612-7836.



IRWA Chapter 1 - Los Angeles County Presents

2008 Annual Fall Seminar

Tuesday, October 28, 2008

8:00 a.m. - 5:00 p.m.

Quiet Cannon - Montebello

901 North Via San Clement

Montebello, CA 90640

323.724.4500

CONFERENCE SCHEDULE

8:00 a.m.	Registration & Continental Breakfast	12:00 p.m.	LUNCH Alternative Dispute Resolution - A Private Judge's Tales From the Trenches <i>Speaker: Hon. Enrique Romero (Ret.)</i>
8:30 a.m.	Takings and the Media: How to Effectively Communicate in a Post-Kelo World <i>Speaker: Lori Teranishi (COO of VPG LLP)</i>	1:30 p.m.	Unique/Challenging Appraisal Assignments: A Case Study <i>Speaker: Scott Delahooke, MAI</i>
9:35 a.m.	Unified Approaches to Congestion Management <i>Speaker: Roger Moliere (Chief for Real Property Management and Development at Los Angeles County Metropolitan Transportation Authority)</i>	2:30 p.m.	Current Trends in Commercial Real Estate <i>Speaker: William C. Ukropina (Executive VP of Commercial Properties for Coldwell Banker)</i>
10:35 a.m.	BREAK	3:30 p.m.	BREAK
10:50 a.m.	Recent Changes in Eminent Domain Law and Why the Case Is Now More Likely to Be Won or Lost in the First Thirty Days <i>Speaker: Rick Rayl, Esq. (Partner at Nossaman LLP)</i>	3:45 p.m.	Program Coordination for Large Scale Acquisition and Relocation Projects <i>Speaker: Brian Everett and Craig Justesen (Overland Pacific & Cutler, Inc.)</i>
		4:30 p.m.	Closing Remarks

PENDING APPROVALS

Approved - State of California, Office of Real Estate Appraisers for 7.5 Continuing Education Hours, 90% seminar attendance is required.

Approved - Minimum Continuing Legal Education (MCLE) credit of 7.0 hours, 100% seminar attendance is required.

Approved - International Right-of-Way Association for Senior Designation Re-certification Credits (SR/WA) 7.5 course hours, 100% seminar attendance is required.

Note: Please bring your identification of designation for each professional credit desired for the seminar completion certificate (i.e. verification of DRE or OREA license number).

REGISTRATION FOR ANNUAL FALL SEMINAR

Name _____

Chapter No./Member No. _____

Firm _____

Email _____

Address _____

Phone _____

Fax _____

California Appraisal License No. _____
(if applicable)

SR/WA Recertification Needed? YES NO
(please circle one)

Make checks payable to:

IRWA Chapter 1
c/o David Graeler , Esq.
Nossaman LLP
445 South Figueroa Street, 31st Floor
Los Angeles, CA 90071
213.612.7800

Please register early, space is limited

\$95 Member; \$110 Non-member (if received on or before 10/18/08)
\$105 Member; \$120 Non-member (if received after 10/18/08)
Lunch only - \$25; Lunch is Chicken
Vegetarian available upon request

- 7.5 HOURS SR/WA Recertification Credits - **Approved**
- 7.5 HOURS of OREA Continuing Education Credits - **Approved**
 - 7.0 HOURS MCLE Credit - **Approved**

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

FALL SEMINAR SPEAKER BIOGRAPHIES

Scott Delahooke, MAI has 28 years of experience as an appraiser specializing in the areas of office, retail, industrial, apartment, residential and vacant land. His consultation assignments include feasibility analysis, developer consultation, loan portfolio analysis, marketing oversight and entitlement assistance. Mr. Delahooke also has experience teaching courses for the Appraisal Institute and is the Past President for the Los Angeles Chapter of the Appraisal Institute.

Brian Everett has been involved in virtually every aspect of real estate consulting pertaining to right of way and real property acquisition, relocation assistance and property management services since 1986. His experience includes program and project management for redevelopment and community development, school district, public improvement, transportation agency and private engineering firm projects. Mr. Everett joined Overland, Pacific and Cutler in 2001. Before that he was with the County of Los Angeles Department of Public Works. As Regional Director for OPC he is responsible for the management, scheduling and fiscal responsibilities of their Southern California operations.

Craig Justesen is a Senior Project Manager for Overland, Pacific & Cutler. He has been involved in numerous projects throughout Southern California overseeing acquisition and relocation projects, acquisition/relocation consultants and sub-consultants, such as appraisal, F&E appraisal, title and escrow, environmental and demolition firms. Mr. Justesen's experience includes project management for the Los Angeles World Airports (LAWA) Voluntary Acquisition Program. He is a skilled negotiator and has extensive experience with voluntary acquisitions which require intense work in an expedited timeframe to settle with the property owner at the appraised value of the parcel. Mr. Justesen possesses a California Real Estate license and has been with OPC since 1997.

Roger Moliere is the Chief of Metro's Real Property Management and Development. This position involves public/private development of Metro-owned property along the Los Angeles region's transportation corridors and at larger Metro-owned sites at transportation and operations terminals. A number of mixed-use and commercial projects have already been completed at these venues, with construction of a new full city block mixed-use (hotel, retail, residential) project having broken ground in early 2007 at Metro's Hollywood and Vine location. More than 30 further projects representing more than \$5 billion in construction investment are in various stages of project solicitation and/or negotiation at Metro venues, including a new 1.4 million square foot facility for NBC/universal Studios, and the 2 million square foot North Hollywood Station mixed-use project as expansion of Metro's rail and bus operations continues.

Rick Rayl, Esq. is a partner with Nossaman LLP. He has experience litigating a broad range of complex civil litigation issues. His practice is concentrated primarily on real estate litigation, with an emphasis on eminent domain and inverse condemnation. Mr. Rayl represents property owners, lessees, and public agencies in all aspects of eminent domain matters, including claims for loss of business goodwill, inverse condemnation, and pre-condemnation delay. He has also represented both public agencies and landowners in challenges to the agency's right to take.

Hon. Enrique Romero (Rt.) For the last 5 years, Judge Romero has settled hundreds of cases averaging between \$300 million - \$500 million in settlements each year. Judge Romero has extensive experience in, among other areas, environmental insurance coverage cases, eminent domain, all aspects of wrongful termination, product liability cases, massive toxic tort litigation, class actions, complex business litigation, intellectual property, entertainment law, complex construction defects cases, insurance coverage and bad faith, legal, accounting and medical malpractice, police misconduct, civil rights litigation, and complex business dissolution cases. As a judge, Judge Romero conducted settlements in other states besides California and in the United Kingdom in cases involving Lloyds of London.

Lori Teranishi, COO and director of the VPG LLP's west coast office, has over 20 years of experience in litigation communications and has trained a number of Fortune 500 CEOs, general counsel, outside counsel and government officials on working with media. VPG provides communications counsel for almost every type of litigation or arbitration including bankruptcy and corporate reorganization, shareholder litigation, environment issues, property disputes, class actions and employment issues.

William C. Ukropina has 27 years of experience in Commercial Real Estate. He is presently Executive Vice President of the Coldwell Banker Commercial North County Office located in Glendale. The company plans to open offices in Pasadena/Monrovia area in the future. He is responsible for managing the entire transaction process of commercial real estate acquisition, disposition and consulting assignments. Mr. Ukropina has been involved in many landmark sale and lease transactions in the San Gabriel Valley including the former 13.36 acre St. Luke Hospital and 7.88 acre World Vision property in Pasadena. He has negotiated leases and subleased over 2.2 million square feet on behalf of IBM in the Western United States.



ALL MEMBERS IRWA CHAPTER I

2009 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 2009 calendar year Scholarship Award Applications **must be received by mail no later than Monday, November 3, 2008**, by the Chapter 1 Professional Development Committee Chair at the following address:

Michael Popwell, SR/WA
IRWA Chapter 1 PDC Chair
CRA/LA
354 South Spring Street, Suite 700
Los Angeles, California 90013

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

The 2009 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 2009 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 2009 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 213.977.2620 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.

**INTERNATIONAL RIGHT OF WAY ASSOCIATION
CHAPTER 1 - LOS ANGELES
SR/WA DESIGNATION SCHOLARSHIP AWARD APPLICATION
FOR CALENDAR YEAR _____**

Please review the attached Chapter 1 – Los Angeles SR/WA Designation Scholarship Award Application Policies and Procedures prior to completing this application for consideration by the Chapter 1 Professional Development Committee for recommendation of a scholarship award.

Member Name: _____
First Middle Initial Last

Previously applied for the Chapter 1 Scholarship: Yes/No Years: _____

IRWA Membership #: _____ SR/WA Candidacy #: _____ Date Issued: _____

Chapter 1 Paid Member Chapter: Yes/No Since: _____ Total Number Years: _____

Mailing Address: _____
Street City State Zip/Postal Code

Present Employer: _____ Position Held: _____

Business Address: _____
Street City State Zip/Postal Code

Business Telephone: _____ Home Telephone: _____

E-Mail Address: _____

Employer Web Site Address: _____

Attach copy of completed SR/WA Designation Candidacy Application Form.
 Date Originally Executed (Agreement Section, Page 3 of 4): _____
 Also attach updated pages, if applicable, and copy of "My Course History" from International:
 Page 2 of 4, Experience Section: Yes/No Page 4 of 4, Education: Yes/No
 "My Course History" International: Yes/No

On one separate letter-sized sheet (in 12 point Arial typeface) provide an Education Program Statement totaling a maximum of 500 words detailing your plan to complete your SR/WA designation requirements including experience, necessary degrees and education, remaining required SR/WA core and elective courses, and examination(s). Provide, to the extent available, what courses held by which Chapters you intend to take over the next 18 months to attain your SR/WA designation. Include your target date for completion, 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). Include your name, IRWA membership number and date of application for scholarship award at the top of the page.

Identify any applicable specific Chapter 1 sponsored IR/WA Courses you would intend to utilize a Chapter 1 Scholarship Award for tuition during this application scholarship calendar year:

Course No.	Course Name	Date(s)	Location

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

Signature

Date

**IRWA CHAPTER 1
2009 CALENDAR YEAR SCHOLARSHIP AWARD TIMETABLE**

- September 8, 2008 Scholarship availability, Policies and Procedures and Application announced by Board.
- November 3, 2008 Applications must be received by PDC Chair at the following address:
 Michael Popwell, SR/WA
 IRWA Chapter 1 PDC Chair
 CRA/LA
 354 South Spring Street, Suite 700
 Los Angeles, CA 90013
- December 1, 2008 PDC submits to Chapter Board recommendations for Scholarship Awards.
- January 27, 2009 Scholarship Award recipients honored at Chapter 1 January Membership Meeting (regular 4th Tuesday membership meeting).

**IRWA CHAPTER 1
2007 PROFESSIONAL DEVELOPMENT COMMITTEE**

- Chair Michael Popwell, SR/WA, Community Redevelopment Agency/LA
 Voice 213.977.2620 Email mpopwell@cra.lacity.org
- Co-Chair Vivian Howell, SR/WA, Los Angeles World Airports
 Voice 310.417.0450 Email vhowell@lawa.org
- Co-Chair Gus Parcero, SR/WA, City of Los Angeles
 Voice 213.847.5592 Email aparcero@eng.lacity.org
- Co-Chair Joyce Riggs, MAI, SR/WA, Riggs & Riggs, Inc.
 Voice 805.578.2400 Email riggsinc@sbcglobal.net
- Co-Chair Gary Valentine, MAI, SR/WA, Valentine Appraisal & Associates
 Voice 661.288.0198 Email valentineapp@earthlink.net

**2009 CALENDAR YEAR
IRWA CHAPTER 1 – LOS ANGELES
EDUCATION SCHOLARSHIP**

Scholarship Policy 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 and timetables for the following calendar year's 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 Board. 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.

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 2008. 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 2007-2008 at AFIValuation@aol.com.

Chapter 1 2008 Education Schedule

Course/Seminar	Date	Location	Coordinator
400 – Principles of RE Appraisal	October 6-7, 2008	DPW	Colleen McKenna
803 – Eminent Domain Law Basics	November 20–21	MWD	Lizeth Olague
701	November 5 & 6, 008		
703	November 21, 2008		



Program/Project Management
Right of Way & Real Property Acquisition
Relocation Assistance
Appraisal/Appraisal Review
Property Management
Title Research/Due Diligence

...a pattern of excellence
Paragon Partners Ltd.
1-888-899-7498
www.paragon-partners.com




Lea Associates
 Property Economics

Robert M. Lea, MAI
 John J. Gobbell, Jr., MAI

1635 Pontius Avenue
 Los Angeles, CA 90025
 (310) 477-6595 Fax: (310) 914-0249
 E-Mail: info@leaassoc.com

- Preliminary budgeting for alternate project sites
- Acquisition appraisals
- Expert testimony
- Reuse market studies and appraisals
- Valuation of public real estate for financing or disposition

Desmond, Marcello & Amster
 Valuation & Litigation Consultants



Aaron D. Amster, ASA
President

6060 Center Drive, Suite 825
 Los Angeles, CA 90045
 Tel : (310) 216-1400
 Fax: (310) 216-0800
 Toll Free: (888) 240-5184

225 Bush Street, 16th Floor
 San Francisco, CA 94104
 Tel : (415) 439-8390
 E-mail: aamster@dmavalue.com

This is not an unsolicited e-mail or spam message. You are receiving this e-mail because you are listed as requesting the IRWA Chapter 1 Newsletter by e-mail. To cancel your e-mail subscription to the IRWA Chapter 1 Newsletter, please notify us at the following address: athompson@semprautilities.com



INTERNATIONAL RIGHT OF WAY ASSOCIATION

The President is coming to San Diego!

We invite you to attend the Chapter 11
September 17 Luncheon Program



***Let's Give
Faith Roland, SR/WA,
a Warm
Southern California
Welcome***

Please R.S.V.P. to
Lida F. Jimenez, SR/WA, R/W-RAC
Ph: 858.637.7918 or
ljimenez@semprautilities.com

Faith serves as International President on the Executive Board of the IRWA. Her topic is **"From Membership to Leadership"**. She will talk about our professional organization and how we can make a difference in this evolving association.

Prior to establishing the Northwest Office for Overland, Pacific & Cutler, Ms. Roland spent 14 years in the Right of Way profession as Project Manager and Acquisition Supervisor for public land acquisitions within King County, Washington. At OPC, Faith is Regional Director and heads the Kirkland, Washington office, overseeing all acquisition and relocation services within the Northwest Region.

Faith has lived in western Washington for 35 years, giving her a special insight into local issues. Locally, she serves on the Bellevue Parks and Community Services Board and Light Rail Best Practices Committee. She currently lives in Bellevue, east of Seattle, where in her spare time she is an avid fly-fisher and fly fishing instructor.



INTERNATIONAL RIGHT OF WAY ASSOCIATION

19750 S. Vermont Ave, Suite 220
Torrance, CA 90502
Phone: (310) 538-0233
www.irwaonline.org

Coming Soon!

**Course 506:
Advanced Business Relocation**

**Course 506:
Advanced Business Relocation**

Course Description:

In "Advanced Business Relocation Assistance", a pre-assessment of the participants' knowledge is followed with case study analysis of complex business relocation issues that require a thorough understanding of the relocation process and the Uniform Act. A detailed analysis of each case study is provided so participants understand the lead agency's theory behind its interpretation of the situation. Facts are applied in order to simulate a relocation that is consistent with the intent of the Uniform Act.

Prerequisites:

It is highly recommended that participants successfully complete IRWA Course 502, "Business Relocation", and have a minimum of two (2) years actual field experience performing relocation assistance, prior to attending this class.

Topics:

- Loss of Tangible Personal Property
- Substitute Personal Property
- Re-Establishment Expenses
- Owner Related Expenses
- Advanced Business Relocation Theory
- Adapting Utilities to Machinery and Equipment
- Fixed Payments

Course Tuition Includes:

Participant's Manual; Federal Register

Required Materials:

Handheld Calculator

Who Should Take This Course:

This course is designed for experienced right of way professionals who are in the field of relocation assistance.

Last Name	First Name
Title	
Company Name	
Address	
City, State, Zip	
() -	<input type="checkbox"/> Yes <input type="checkbox"/> No
Phone	Member
Member ID Number	
Email Address	

If payment includes the fees registrants other than yourself check here
 (Please submit names of other registrants on a separate paper along with this form)
 Will you also be attending? Yes No

Registration Deadlines	Member Tuition	Non-Member Tuition	Total Tuition Amount Due	
Before 9/4/2008	\$415.00	\$520.00	\$ _____	Total Member Registrants: ____ Total Non-Member Registrants: ____
After 9/4/2008	\$440.00	\$545.00	\$ _____	

PRINT NAME AS IT APPEARS ON CARD: _____

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

Signature: _____ Amount to be Charged: _____

Course 506: Advanced Business Relocation

Sponsor: IRWA Chapter 57
Date: October 2-3, 2008
Time: 8:00 AM - 5:00 PM Daily
City: Riverside, CA

Class Location:
 Fairmount Park, Lakeside Room
 2601 Fairmount Blvd.
 Riverside, CA 92501

Four Ways to Register:
Online: www.irwaonline.org
Fax: 310-538-1471
Phone: 310-538-0233 x134
Contact Coordinator

Registration Deadline/Late Fee Policy:
 Registration deadlines and subsequent late fees may be set at the chapter's discretion
 Registration fee after 9/4/08 is inclusive of \$25.00 late fee.

Cancellation Policy:
 Written notification must be received by the course coordinator prior to class start date to be eligible for tuition refund:
 - 100% if notice received 15 days or more prior to class start date
 - 75% if notice received less than 15 days
 - no refund issued for notice received on or after class start date

Accommodations:
 Marriott Hotel
 3400 Market Street
 Riverside, CA 92501
 (951) 784-8000 / Toll Free (888) 236-2427

Rates: (starting at)
 Single: \$149 + 16.39% Tax
 Double: \$159 + 16.39% Tax

Please contact the hotel directly for rates and reservations.

Course Coordinator:
 Jeff Wellcome
 2280 Market Street, Ste. 340
 Riverside, CA 92501
 Phone: (951) 683-2353
 Fax: (951) 683-3901
 Email: jwellcome@opcservices.com

About the Facilitator:
William A. Von Klug, SR/WA and R/W-RAC, is currently a Senior Project Manager with Paragon Partners Ltd. In his present capacity, Mr. Von Klug trains staff for Paragon Partners and oversees acquisition and relocation projects for the Company. Prior to joining Paragon Partners he was Acquisition/relocation Coordinator for Los Angeles County Community Development Commission. He has worked in acquisition/relocation since 1970. He has worked on projects throughout the US. His projects have been governed by are Federal relocation regulations and numerous different state laws. Most recently he has worked on project governed by various Federal regulations and by State of California relocation regulations. He has over 35 years of relocation experience, has testified to Congress on relocation issues and has taught over 375 classes or seminars. Mr. Von Klug is a member of the International Right of Way Association's Relocation Committee and is a Past President of one of its chapters and was voted professional of the year by Chapter 1.



INTERNATIONAL RIGHT OF WAY ASSOCIATION

19750 S. Vermont Ave, Suite 220
Torrance, CA 90502
Phone: (310) 538-0233
www.irwaonline.org

Coming Soon!

Course 400: Principles of Real Estate Appraisal

Course 400: Principles of Real Estate Appraisal

Course Description:

This course introduces the principles of real estate and real property valuation to the participants. It is also a refresher course for the experienced right of way professional who would like to enhance his or her appraisal abilities.

At the conclusion of this two-day course, participants will be able to express an understanding of basic real estate terms and principles; demonstrate a basic knowledge of the valuation process and its components; discuss the definitions of and steps in each of the three approaches to value (cost, sales comparison and income capitalization); and solve problems that show an understanding of the three approaches to value. In addition, two case studies (residential and commercial) will be utilized throughout the course.

Topics:

- Types and Uses of Appraisals
- Types of Value
- Area and Site Analysis
- Highest and Best Use Analysis
- Sales Comparison Approach
- Reconciliation and Final Value Determination
- Introduction to Partial Acquisitions
- Economic Principles
- The Appraisal Process
- Market Analysis
- Cost Approach

AQB Credits:

The Appraiser Qualifications Board (AQB) has reviewed and approved this course for the following: *15 hours QE, 15 hours CE/E, 14 hours CE, Classroom through January 19, 2010*

Course Tuition Includes:

Participant's manual, USPAP Textbook

Required Materials:

Hand-held Calculator

Who Should Take This Course:

This course is ideal for new appraisers, for individuals contemplating entering the appraisal field and for experienced appraisers in need of a refresher course.



RIGHT-OF-WAY & LAND ACQUISITION SERVICES

Permit & Franchise Acquisition • Project Management
Property Negotiations & Acquisition • Title Research & Investigation
Preparation of Legal Descriptions & Exhibit Maps • Due Diligence

SPEC Services, Inc.

17101 Bushard St., Fountain Valley, CA 92708-2833

Tel: (714) 963-8077, ext. 4132

Fax: (714) 963-4634

wdaniel@specservices.com



Gary Valentine, MAI, ASA, SR/WA

23942 Lyons Avenue, Suite 212
Santa Clarita, California 91321

Valentine
Appraisal &
Associates

Agricultural
Commercial
Industrial
Residential
Right of Way

- Canals
- Electrical
- Lines
- Fiber Optics
- Pipelines
- Railroads

- Easements
- Eminent Domain
- Expert Testimony
- Inverse Condemnations
- Partial Taking
- Sandwich Leasehold

Phone: 661-288-0198

Fax: 661-288-0197

E-mail: gsv@valentineappraisal.com

CALIFORNIA EMINENT DOMAIN LAW GROUP

a Professional Corporation—Attorneys at Law

www.caledlaw.com

3429 Ocean View Blvd.
Suite L
Glendale, California 91208

A.J. Hazarabedian
ajh@caledlaw.com

tel (866) EM-DOMAIN
tel (818) 957-0477
fax (818) 957-3477



*Building relationships,
delivering projects.*

Benefit from the strength of our experience
and the commitment of our people.

- ◆ Land & Right of Way Acquisition
- ◆ Relocation Assistance
- ◆ Planning and Management
- ◆ Redevelopment Project Management
- ◆ Project Cost Studies
- ◆ Eminent Domain Support

WWW.OPCSERVICES.COM **800.400.7356**

GOODWILL LOSS VALUATIONS & APPRAISALS

SANLI PASTORE & HILL



The Measure of Value

Preliminary
Exposure
Estimates

Full Narrative
Appraisals

Expert Witness
Testimony

Educational
Seminars

HEADQUARTERS:
1990 SOUTH BUNDY DRIVE
SUITE 800
LOS ANGELES, CA 90025
PHONE: 310/571-3400
FAX: 310/571-3420

Los Angeles
San Diego
San Francisco
Sacramento

WWW.SPHVALUE.COM



Epic Land Solutions, Inc.

Epic Land Solutions, Inc. is a full-service Right of Way/ Real Property consulting firm whose purpose is to acquire and manage real property interests for clients who need to construct and maintain infrastructure facilities.

Services

- ◆ ROW Project Management
- ◆ Negotiation and Acquisition
- ◆ Relocation Assistance
- ◆ Property Management
- ◆ Relocation Impact Reports
- ◆ Site/Route Selection
- ◆ GIS Support Services
- ◆ Franchising/Permitting
- ◆ Asset Management
- ◆ Right of Entry Permits
- ◆ Database Development & Mgmt
- ◆ Title Examination
- ◆ Appraisal
- ◆ Excess Land Disposal
- ◆ Appraisal Review
- ◆ Feasibility/Cost Studies
- ◆ Community Outreach
- ◆ Utility Coordination/Relocation
- ◆ Escrow & Legal Support
- ◆ Clearance & Demolition Services

Los Angeles

2601 Airport Drive
Suite 115
Torrance, CA 90505
Phone: 310-626-4848
Fax: 310-891-3348

Riverside

3850 Vine Street
Suite 200
Riverside, CA 92507
Phone: 951-321-1800
Fax: 951-321-1836

San Diego

2815 Camino Del Rio South
Suite 245
San Diego, CA 92108
Phone: 619-822-2763
Fax: 619-574-2667

Portland

9600 SW Oak Street
Suite 570
Portland, OR 97223
Phone: 503-244-0626
Fax: 503-244-0627

www.EpicLand.com

Nossaman's Eminent Domain Group Offers Unparalleled Expertise In Representing Clients In Eminent Domain Litigation.

CHECK OUR RECORD.
nossaman.com/eminentdomain



MEET OUR TEAM.

Karen McLaurin Dennis Devitt David Graeler
Thomas Long James Powers Bill Pellman Kathlynn Smith
James Vorhis Michael Thornton Rick Friess F. Gale Connor
Rick Rayl Katherine Contreras Brad Kuhn Ben Rubin



LOS ANGELES SAN FRANCISCO ORANGE COUNTY SACRAMENTO
WASHINGTON, DC ARLINGTON AUSTIN SEATTLE