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October-November 2010

President's Message — William Larsen



As we head into mid-November I hope you have accomplished your goals for this year. Weak economy notwithstanding, this is a good time to take stock of how you implemented your plans for 2010. We welcome three new members this month and hope to see them at our January 2011 membership meeting. Join me in welcoming Jazmine Sunico of the Port of Los Angeles, Shawn Gibson of Riggs and Riggs, Inc., and Gary Fountain of LA County Regional Planning.

I would like to congratulate David Graeler, Esq. and Kelly Kitasato, R/W-AMC for chairing a very successful Fall Seminar on October 26th. The seminar was very well attended and the feedback from those in attendance has been uniformly positive.



This is the first year that Chapter 1 has not, during the fourth quarter, elected new officers and announced winners of annual employer awards. The Chapter Board in Fall 2009 approved a motion to convert, effective July 1, 2011, to the July to June fiscal year adopted by IRWA HQ and many chapters. Converting chapters to this fiscal year had been a priority of HQ for some time for accounting reasons among others – a single consolidated tax return is filed by IRWA HQ. Prior to filing, each chapter is required to report revenues and expenses to HQ accounting and this process is facilitated when chapters base their financial records on the same fiscal year as HQ. Chapter 1 nominations and elections of new officers are scheduled for April 2011, and the new officers' terms will begin July 1.

The Southern California Chapter of the Appraisal Institute offers a strong program at their Annual Litigation Seminar which will be held November 17 at the Omni Hotel in Downtown Los Angeles. Refer to page 5 of this issue for registration information.



This issue contains a preliminary schedule of courses to be sponsored by Chapter 1 from January 1, 2011 to June 30, 2012. We anticipate courses will be added to the list to accommodate your requests. Let us know your thoughts on the redesigned IRWA website — www.irwaonline.org. I believe you'll find it easier to locate course and event information with the redesigned menus.

Upcoming Event:

- ◆ 12/7/10—Tri-Chapter Luncheon hosted by Chapter 57, Mission Inn, Riverside

Ed Course Schedule

- ◆ C-900, Principles of RE Engineering, Dec 8-9, Downey
- ◆ C-100, Principles of Land Acquisition, Feb 15-18, Downey
- ◆ C-200, Principles of RE Negotiation, April 4-5, Downey

Chapter 1 Education Courses 2010 and Beyond

Tom Hanley, P.E., SR/WA
Chapter 1 Education Chair

It is no secret that the once lucrative offerings of IRWA Education Courses have fallen on hard times. So far in 2010 we have served a total of 76 students enrolled in eleven courses. Historically this is a meager number but even so we still plan to offer a total of thirteen courses in calendar year 2010. So far in 2010 we have made a modest total of \$426.13 for the first nine courses. Class sizes have ranged from four to fourteen. Due to better profits in previous years, we at Chapter 1 are in a somewhat unique position to offer our entire course schedule without worry about low attendance or temporary financial hardship. In 2009 and again in 2010, the Chapter One Board authorized the Education Chair to offer the full complement of courses as scheduled. The Board felt that education is what IRWA is all about and that if we have the ability to continue class offerings without regard for short-term profitability, we should do it. Therefore Chapter 1 offered 22 hours of classes in 2010 with 18 hours scheduled for 2011 and 28 for 2012. In addition to offering the fully approved schedule, the Board also decided in 2009 to make it possible to get the SR/WA and all certifications within a three-year period without leaving Chapters 1, 27, and 67. Since we also now have a whole new set of educational credentials that go into effect November 1, 2010, the course schedules may need updating as well. But in service to IRWA and Chapter 1 in particular, your Board and Education Chair remain ready to implement new classes and certifications as needs arise.

Courses Sponsored by Chapter 1						
1/1/10 - 6/30/11						
Course No.	Course Title	Days	Begin	Location	Facilitator	
400	Principles of RE Appraisal	2	2/1/2010	MTA	Finnegan	
201	Communications in RE Acquisitions	3	3/24/2010	Downey	Brown	
205	Bargaining Negotiations	2	3/29/2010	MTA	Brown	
703	Real Estate Property/Asset Management	1	5/3/2010	MTA	Pestinger	
501	Residential Relocation	2	5/13/2010	Downey	Howell	
502	Business Relocation	2	6/22/2010	Downey	von Klug	
503	Mobil Home Relocation	1	8/20/2010	Downey	von Klug	
403	Easement Valuation	1	9/10/2010	Downey	Popwell	
803	Eminent Domain Law Basics	2	9/29/2010	Downey	Beach	
600	Intro to Environmental Issues	1	10/8/2010	Sanitation	Bare	
802	Legal Aspects of Easements	1	10/22/2010	Downey	Beach	
200	Principles of Real Estate Negotiation	2	11/2/2020	MTA	Heineke	
900	Principles of Real Estate Engineering	2	12/8/2010	Downey	Brown	
100	Principles of Land Acquisition	4	2/15/2011	Downey	TBA	
200	Principles of RE Negotiation	2	4/4/2011	Downey	TBA	
203	Alternative Dispute Resolution	2	5/5/2011	Downey	TBA	
Total Class Days		30				

Education Course Requests

If you have a particular class requirement or would like a particular class, please feel free to contact the Education Chair Tom Hanley at 714-809-4949 and request it. We have a fairly full schedule for 2011 and 2012 but can schedule more as needed. What better criteria do we have for scheduling a course other than a member needs it. If one member needs it many more probably do as well. Remember that we need a minimum 90 days to schedule and market the course being offered.

Chapter 1 Education Course Preliminary Schedule					
7/1/11 - 6/30/12 Fiscal Year					
Course No.	Course Title	Days	Begin	Location	Facilitator
421	Appraisal of Partial Acquisitions	4	9/12/2011	TBA	TBA
900	Principles of Real Estate Engineering	2	10/10/2011	TBA	TBA
901	Engineering Plan Dev. & Application	2	10/12/2011	TBA	TBA
207	Negotiations Fed Funded Land Acquisitions	1	1/12/2012	TBA	TBA
213	Conflict Management	2	2/3/2012	TBA	TBA
902	Property Descriptions	2	2/24/2012	TBA	TBA
209	Negotiating w. a Diverse Clientele	1	4/5/2012	TBA	TBA
502	Business Relocation	1	5/9/2012	TBA	TBA
503	Mobile Home Relocation	2	5/11/2012	TBA	TBA
800	Principles of RE Law	2	TBA	TBA	TBA
Total Class Days		19			

Course Marketing

If anyone has a talent for marketing and would like to try it out with our course schedule, we really need you. Again you can contact the Education Chair Tom Hanley at 714-809-4949 to discuss your ideas. Course marketing is more important than ever.



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An Overview of Algae Based Fuel

Mohammad Esteri, PhD
Chapter 1 Environmental Chair

As early as 1978, many people have conceived the idea of converting plant life into fuel. For this purpose, the species with the fastest growth rate would be most efficient to utilize. Algae, which doubles its weight several times a day, has been a prime candidate for this concept. The U.S. Department of Energy Office of Fuels Development has been observing the characteristics of over 3,000 strains of algae in terms of ability to adapt to variations in environment, particularly pH, temperature, and salinity.

When trying use algae for fuel, it is the cultivation of the algae that poses the greatest difficulty. The same way corn and sugarcane can require vast amounts of land in today's attempts to create biodiesel; the growth of algae for optimal fuel production requires land and costs that compete with our current scarcity of resources. To produce a consistent species of algae that produces the most oil most efficiently, it must be grown in specialized tanks that require the regulation of temperature, light and other external factors.

Currently, wastewater treatment plants in the United States are researching the process of converting their waste into algae based fuel. Wastewater, which is rich in phosphates and nitrates, already contains the essential nutrients required for algae growth. Additionally, the carbon dioxide emissions from a treatment plant's anaerobic digester provide a sufficient air source for the cultivation of algae. This algae, which can be stored for the conversion of fuel, also contributes to the wastewater treatment process by releasing oxygen into the water, stimulating bacterial growth.

The lowest cost method of cultivating algae is in the form of open ponds. It has been reported that 50 grams of algae per square meter per day can be produced with this method. Unfortunately, the greatest flaws are that there are variations in temperature and light, as well as the exposure to invasive species.

This method of waste management is beneficial for the wastewater treatment plants as well. It is estimated that a conventional nitrogen removal system can cost up to \$100 million to treat contaminated water, while algae ponds are estimated to cost \$25 million and require only a fraction of the power when compared to the conventional nitrogen removal process.

As of September 15, 2010, it was just announced that the United States Navy purchased 20,000 gallons of algae-based fuel from the company Solazyme. This purchase was made to meet the goal of obtaining 50% of energy from a renewable source by the year 2020. The company claims that they produce "biodiesel that meets the criteria for ASTM D6751, EN14214, and U.S. Military specifications, renewable diesel that meets ASTM D975, and renewable jet fuel that meets all 11 key tested criteria for ASTM D1655 (Jet-A1)."

Works Cited

Greer, Diane. "Cultivating algae in wastewater for biofuel." *BioCycle* 50.2 (2009): 36-9. OmniFile Full Text Mega. Web. 29 September 2010.

Lombardi, Candace. "U.S. Navy buys 20,000 gallons of algae fuel" CNET News. 15 September 2010. <http://news.cnet.com/8301-11128_3-20016516-54.html>

Sheehan, John, Terri Dunahay, John Benemann, and Paul Roessler. A Look Back at the U.S. Department of Energy's Aquatic Species Program—Biodiesel from Algae. Prepared for: U.S. Department of Energy's Office of Fuels Development. July 1998.

"Technology." Solazyme. Web. <<http://www.solazyme.com/content/technology>>

*Mohammad Esteri, PhD is an environmental consultant with Eco and Associates, Inc.
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Member Spotlight

Lynn Bell

Manager of Real Estate Services
Los Angeles County Metropolitan Transportation Authority



I started my public sector career when I joined the Los Angeles County Transportation Commission (“LACTC”) in January 1987 as a consultant. At that time, the agency's Real Estate Department was very small, only two staff, but everyone worked well together acquiring numerous property rights required for the Long Beach/Los Angeles Light Rail Transit Project (the Blue Line). In April 1988, I was offered a full time position as a Real Estate & Development Officer. During this time, I was introduced to the IRWA and was invited to be a member of the association. I was hesitant at first, as I was not sure what the IRWA was all about. After attending a couple of their luncheon meetings, I realized the many training opportunities the IRWA offered, including networking. I joined the IRWA and became a member of Chapter 1 sometime in 1990. I became active with the association and chaired the

Fall Seminar for 2 consecutive years. Subsequently, I completed several IRWA courses which helped further my right of way career. I passed the SR/WA exam and only need one class to obtain my SR/WA designation. In 1993, the LACTC merged with Southern California Rapid Transit District (“SCRTD”) to form the Los Angeles County Metropolitan Transportation Authority (“MTA”). In 1997, I was promoted to Manager of Real Estate Services, managing the activities of real estate professionals, including consultants and support personnel responsible for appraisal, acquisition, environmental site assessment, and relocation. I have been blessed to have a team of dedicated and hard working professionals who are all IRWA members, some with SR/WA designations. We have been fortunate to be employed by an Agency who is supportive of IRWA and what it stands for. Some of the MTA projects we worked on are: the Blue Line, Green Line, Red Line Segments 2 & 3, Pasadena Gold Line, Gold Line Eastside Extension, and the Orange Line Bus Rapid Transit, Phases 1 & 2. Current assignments include the Expo Light Rail Transit Project, Phases 1 & 2.

Prior to joining the LACMTA, I served in the private sector and was employed by GTE Sprint at their headquarters in Burlingame, in the San Francisco Bay Area. I started as a leasing administrator and was later promoted to a Senior Real Estate Agent, responsible for acquiring office spaces, commercial/industrial facilities, including warehouses, switch sites, POP sites, and microwave locations required for the western region operation of the company.

I graduated from the University of San Francisco with a degree in Economics. I live with my husband, Solomon, in San Juan Capistrano with “Snickers”, our lovable Lhasa Apso.

SCCAI 43RD ANNUAL LITIGATION SEMINAR

The Southern California Chapter of the Appraisal Institute is pleased to announce the 43rd Annual Litigation Seminar which will be held at the Omni Hotel in Los Angeles on November 17th. Topics will include:

- **The Roles of the Judge and the Jury in Eminent Domain Action**
- **Direct Examination: Building Credibility and Rapport**
- **The Assessment Appeals Process: Perspectives from Both Sides**
- **Pre-Condemnation Damages vs. Project Influence**
- **Dissecting the Litigation Appraisal - Legal and Practical Considerations for Your Next Eminent Domain Assignment**

Please contact Lianna at (818) 957-5111 ext. 20 to register

The Role of Land Use Planners in the Eminent Domain Process

Wayne Rasmussen

During recent years land use planning has become an increasingly complex element of the eminent domain process. The expanding role of general plans, zoning standards, site planning, environmental conditions, local politics, etc. have combined to complicate the land valuation process. As a result, a greater burden has been placed upon real property appraisers, particularly in the determination of highest and best use.

Highest and best use is commonly understood to be the reasonably probable and legal use of vacant land or an improved property, which is: (1) physically possible; (2) legally permissible; (3) financially feasible; and (4) that results in the highest value. The terms “physically possible” and “legally permissible” closely relate to land use planning and sometimes require planning input to achieve a sufficient basis for the determination of highest and best use. A planning consultant may be called upon to collaborate in making such determinations and provide expert opinions. They may also be useful in cases where a land valuation witness, that is otherwise qualified to provide an opinion about market value, may not be qualified to provide an opinion regarding the reasonable probability of a zoning change, developmental feasibility or issues pertaining to land dedication.

In condemnation actions, planners provide consulting and expert witness services to either the condemning agency or to the party whose land is the subject of the condemnation. These services can be used to both create the foundation for determining highest and best use and to critique the basis of an opposing appraiser’s determination.

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The planner’s role in the condemnation process generally begins with a site analysis, review of pertinent planning documents, and interviews with local governmental officials. This is followed by consultation with the appraiser/legal team to provide planning input regarding the “physically possible” and “legally permissible” uses of a property. In cases where a legal action has been filed, the planner’s role may be


expanded to include more detailed land use investigation leading to expert opinions, deposition and court testimony, if necessary.

Some cases require more detailed analysis through the preparation and use of conceptual site plans or diagrams to determine the feasibility of particular uses. These studies can also be used to demonstrate how physical constraints to development could be overcome in order to realize the highest and best use. They may further be used to illustrate the “before” and “after” conditions in matters relating to severance damages.

Planners are also commonly called upon to contribute to the analysis of assemblage situations since the potential to assemble parcels may affect the highest and best use. Similarly, use of the “Porterville Ruling” may be applicable to certain right-of-way acquisitions and thus require a planning expert to help evaluate the application of this rule.

Planners can provide valuable assistance throughout the eminent domain process by helping to analyze planning matters and forming opinions relating to highest and best use. The process can benefit from this assistance by generating reliable and supportable land use determinations for complex pieces of land.

*Wayne Rasmussen, a member of IRWA Chapter 2, is President of Rasmussen Planning, Inc.
He may be reached at wasmussen@rasplan.com or (925) 359-3255*



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Calendar of Events November 2010 – June 2011

November	16	10:30 – 11:30 AM	Chapter 1 Board Meeting	Telephonic mtg.
December	7	11:00 AM- 1:30 PM	Tri-Chapter Holiday Luncheon Hosted by IRWA Chapter 57	Mission Inn Riverside
January	25 (tent.)	11:30 AM – 1:30 PM	Membership Meeting	Stevens Steakhouse Commerce
February	1-2	8:00 AM – 5:00 PM	Federal Agency Update	George Washington University Washington DC
March	TBA	11:30 AM – 1:30 PM	Joint Membership Meeting with SCCAI	Stevens Steakhouse Commerce
April	26	8:00 AM – 4:30 PM	Annual Valuation Seminar	Quiet Cannon Montebello
June	12-15	8:00 AM – 5:00 PM	Annual Education Conference	Hilton Hotel Atlanta, GA




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President

Special Offer for New Members

Daniel Kazden, Membership Chair

IRWA is offering a special offer for all new members only. Membership dues for only \$170, plus chapter dues, for membership for the remainder of 2010 and all of 2011. This is a savings of \$50. This is a special offer and is not available online. Offer is only available from October 1, 2010 to December 31, 2010. Non members who attend our monthly meetings or take IRWA courses, this is a perfect opportunity to become a member. The special application, attached at the end of this newsletter, must be completed and mailed or faxed to IRWA HQ.

Updating Your IRWA Membership

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

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2010 Officers and Executive Board

<i>President and International Director</i>	William Larsen Integra Realty Resources	818 290-5428	wlarsen@irr.com
<i>President-Elect, Int'l Director, and Tri-Chapter Lunch Liaison</i>	Konstantin Akhrem Paragon Partners, Ltd.	714 379-3376	Kakhrem@paragon-partners.com
<i>Treasurer</i>	David Graeler, Esq. Nossaman LLP	213 612-7800	dgraeler@nossaman.com
<i>Secretary</i>	Kenneth Stanberry Port of Los Angeles	310 732-3525	kstanberry#@portia.org
<i>Professional Development</i>	Andrew Thompson, SR/WA So Cal Gas Company	213 244-5032	athompson@semprautilities.com
<i>Nominations and Awards</i>	Vivian Howell, SRWA, R/W-RAC, R/W-NAC Los Angeles World Airports	310 417-0450	vhowell@lawa.org
2010 Appointed Board Chairs			
<i>Advisory</i>	Andrew Thompson, SR/WA So Cal Gas Company	213 244-5032	athompson@semprautilities.com
<i>Education</i>	Tom Hanley, P.E., SR/WA Paragon Partners	714 379-3376 x 284	thanley@paragon-partners.com
<i>Engineering/Survey</i>	Art Cordero, SR/WA, PLS City of LA, Bureau of Engineering	213 482-7192	apcor75a@yahoo.com
<i>Environmental</i>	Mohammed Estiri, Ph.D Eco & Associates, Inc.	714 289-0995	mestiri@ecoinc.info
<i>Fall Seminar</i>	David Graeler, Esq., Nossaman LLP Kelly Kitasato, R/W-AMC, City of Pasadena	213 612-7800 626 744-7356	dgraeler@nossman.com kkitasato@cityofpasadena.ne
<i>Governance</i>	Marilyn Stuart, SR/WA, R/W-NAC Sanitation Districts of LA	562 908-4288 x 2756	mstuart@lacs.org
<i>Right A Way & the Law Seminar</i>	John E. Mackel, III, Esq. Demetriou, Del Guercio, Springer & Francis, LLP	213 624-8407	JMackel@ddsffirm.com
<i>Liaison</i>	Holly Rockwell, SR/WA, R/W-NAC Epic Land Solutions	310 626-4848	hrockwell@epicland.com
<i>Luncheon</i>	Aaron Aftergut Integra Realty Resources	818 290-5434	aaftergut@irr.com
<i>Membership</i>	Dan Kazden Riggs & Riggs, Inc.	805 578-2400 x 104	dankazden@sbcglobal.net
<i>Pipeline</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 Epic Land Solutions	909-627-2590	duncanrobb@epicland.com
<i>Relocation</i>	Dionisio (Dio) Marquez	310 645-3729 x 226	Dionisio.marquez@drainc.com
<i>Valuation Seminar</i>	William Larsen, Integra Realty Resources Keith Settle, MAI Keith Settle and Associates	818 290-5428 818-707-1981	wlarsen@irr.com keithsettle@roadrunner.com
<i>Webmaster</i>	Mark Brusca Riggs & Riggs, Inc.	805-578-2400 x105	markbrusca@sbcglobal.net

*Please Join Chapter 57 and
Celebrate the Joyous Holiday Season
With the Annual Tri-Chapter Luncheon*

Date: December 7, 2010

Registration Begins: 11:00 am

Location: The Mission Inn, Riverside, CA

SCHEDULE OF EVENTS:

Check In: 11:00 a.m., Cost: \$65

Luncheon: Holiday Buffet

No-Host Bar

2 Complimentary Bottles of Wine on Each Table

Door Prizes and a Silent Auction

Parking: Valet at \$12 or \$5 at nearby parking garages

Seating is extremely limited requiring advance payment

No cancellations or refunds

Guest Speaker: John Standiford

Deputy Executive Director

Riverside County

Transportation Commission



International Right of Way Association Chapter 57 – Inland Empire Cordially Invites You to the 2010 Tri-Chapter Luncheon

*For Additional Information or Questions Contact
Chapter 57 Event Chair, Lisa Dunham at (951) 826-8307*



REGISTRATION FORM

Name: _____ *Chapter No.* _____

Firm: _____ *E-mail Address:* _____

Address: _____

Phone: _____ *Fax:* _____

Guest/Spouse: _____

of Persons x \$65 \$ _____

Luncheon Buffet Menu and Complimentary Wine at Table

Payment must be received by November 22, 2010

Mention Tri-Chapter Attendance for Discount at Valet and Garage Parking

*Please make checks payable to IRWA – Chapter 57 and mail to:
Jan Spindler, City of Riverside, 3900 Main Street, 5th Floor, Riverside, CA 92522*

Event Info**Register now!**

900 Principles of Real Estate Engineering 12.08.10 Downey, CA

Start Date: 12/08/2010
End Date: 12/09/2010
Course Level: Beginning
No. of Days: 2 days
CEU Credits: 16
Class Time: 8:00 a.m. - 5:00 p.m. daily
Tuition: \$415 member / \$520 non-member

Sponsored By: Chapter 1**Description:** [REDACTED]**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.

COURSE COORDINATOR:

William Larsen
Integra Realty Resources - Los Angeles
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SALARY: \$5,798.82 - \$7,203.45 Monthly

Additional information and apply online:

https://sjobs.brassring.com/1033/asp/tg/cim_jobdetail.asp?partnerid=25082&siteid=5041&areq=1795
[br](#)

Selection Requirements: Two years of experience as a Valuation Engineer I in the service of the County of Los Angeles **-OR-** Four years of experience in real property valuation, one year of which must have been in preparing valuation reports to be used in eminent domain proceedings **and** graduation from an accredited* college with at least thirty (30) semester units or their equivalent in mathematics, engineering or physical sciences. One year of experience in real property valuation, right-of-way acquisition, title examining, or civil engineering may be substituted for each year of the non-specialized college training to a maximum of two years.

Applicants **MUST** submit a copy of their **transcripts** and **required certificate** with their application at the time of filing. Unofficial transcripts are acceptable. **Applications submitted without documentation will be rejected as incomplete.**

Certificates Required: State of California Business, Transportation, & Housing Authority, Office of Real Estate Appraisers, Real Estate Appraiser License, Certified General Real Estate Appraiser. This certificate must be held at the time of appointment and maintained.

POSITION INFORMATION: A Valuation Engineer II is responsible for performing a combination of the following essential job functions: performs valuations of all types of real property and property rights, including highly specialized and complex properties involving right of way acquisition, eminent domain, partial acquisitions involving benefits and damages to the remainder parcels; performs valuations of county owned properties for sale, lease, bond financing and other purposes; performs valuation of rental rates for long and short-term leases, leaseback and leasehold interest; reviews and interprets title reports, legal descriptions, engineering data from construction plans, topography maps, design details and cross sections in connection with estimating property values and damages to remainder properties; advises and coordinates with engineering personnel in the solution of complex and difficult right of way and design alteration and relocation problems; advises and assists County Counsel in trial preparations, including expert review of valuation reports submitted by opposing parties in litigation; testifies in court as an expert witness in litigation, including eminent domain acquisition litigation, in Superior Court trials and depositions; prepares written appraisal reports to be in compliance with applicable laws and standards that govern the various types of reports; reviews and evaluates new legislation and regulations as to its effect upon real property valuations and governmental asset management and recommends department policies and related procedures; reviews outside independent appraisal reports for content and conformance with applicable standards and laws; and may provide technical guidance and training of the Valuation Engineer I's.



County of Los Angeles Department of Public Works

900 South Fremont Avenue, Alhambra, CA 91803
24-hour Job Hotline (626) 458-3926; TTY (626) 282-7829



THE COUNTY OF LOS ANGELES IS AN ACTIVE EQUAL OPPORTUNITY EMPLOYER

EXAM TITLE: Valuation Engineer I

EXAM NO.: C-3917-C

FILING DATES: October 13, 2010, until the needs are met

SALARY: \$\$5,203.27 - \$6,463.27 Monthly

Additional information and apply online:

https://sjobs.brassring.com/1033/asp/tg/cim_jobdetail.asp?partnerid=25082&siteid=5041&areq=1793
[br](#)

Selection Requirements: Two years of experience in real property valuation, one year of which must have been in preparing valuation reports to be used in eminent domain proceedings, **and** graduation from an accredited* college with at least thirty semester units or their equivalent in mathematics, engineering or physical sciences. One year of experience in real property valuation, right-of-way acquisition, title examining, or civil engineering may be substituted for each year of the non-specialized college training to a maximum of two years.

Applicants **MUST** submit a copy of their **transcripts** with their application **AT THE TIME OF FILING**. Unofficial transcripts are acceptable. **Applications submitted without required documentation will be rejected as incomplete.**

POSITION INFORMATION: A Valuation Engineer I is responsible for performing a combination of the following essential job functions: performs valuations of all types of real property and property rights, including right of way acquisition, eminent domain, partial acquisitions involving benefits, damages to the remainder parcels; performs valuations of county owned properties for sale, lease, bond financing and other purposes; performs valuation of rental rates for long and short-term leases, leaseback and leasehold interest; reviews and interprets title reports, legal descriptions, engineering data from construction plans, topography maps, design details and cross sections in connection with estimating property values and damages to remainder properties; advises and coordinates with engineering personnel in the solution of right of way and design alteration and relocated problems; advises and assists County Counsel in trial preparations, including expert review of valuation reports submitted by opposing parties in litigation; may provide court testimony as an expert witness in Superior Court trials and depositions; and prepares written appraisal reports to be in compliance with applicable laws and standards that govern the various types of reports.



2011 MEMBERSHIP APPLICATION FORM

Special Offer Valid from October 1 to December 31, 2010

Chapter #*: _____ Region #*: _____ (* if Unknown, Please Leave Blank) Today's Date: _____

Family Member belonging to IRWA: _____ Chapter # _____ # Years in IRWA: _____

Name: Mr. Mrs. Ms. _____ (First / MI /Last Name) Nickname: _____

Home Address: _____ (Street Address)

(City) (State/Province) (Zip/Postal Code)

Home Phone: _____ Personal Fax: _____

E-mail Address: _____ Birth Date: _____ (Month/Day/Year)

Preferred Mailing Location (Please Check One): Office Home

Right of Way Specialty (ies) (indicate as many as appropriate numerically with #1 as Primary):

- | | | | | |
|---|---|--------------------------------------|--|------------------------------------|
| <input type="checkbox"/> Appraisal | <input type="checkbox"/> Asset Management | <input type="checkbox"/> Engineering | <input type="checkbox"/> Environmental | <input type="checkbox"/> Law |
| <input type="checkbox"/> LPA | <input type="checkbox"/> Negotiations/Acquisition | <input type="checkbox"/> Pipeline | <input type="checkbox"/> Relocation | <input type="checkbox"/> Surveying |
| <input type="checkbox"/> Transportation | <input type="checkbox"/> Utilities/Wireless | <input type="checkbox"/> Valuation | | |

Job Title: _____ Year Entered Profession: _____

Highest Education Level (Please Check One) HS College Advanced Degree

Office/Firm Information: Name: _____

Address: _____ (Street Address)

(City) (State/Province) (Zip/Postal Code)

Phone: _____ Personal Fax: _____ Cellular Phone: _____

Office//Firm Web Site Address: _____

Have you ever been convicted of any local, state, provincial or federal felony or indictable offense statute? YES NO

Have you ever been convicted of any misdemeanor or summary conviction statute, which could be perceived to reflect adversely upon your professional character, trustfulness, morality or reputation? YES NO

If the answer to either question is "YES", please attach a full description on a separate sheet and include with this application.

By completing this application you agree to abide by the IRWA Code of Ethics, the Ethical Rules, and the Standards of Practice of the IRWA. Visit <http://www.irwaonline.org> for more information.

Print Name : _____

SECTION #1

2011 U.S. INTERNATIONAL MEMBERSHIP DUES RATES (U.S. Dollar)

	New Member	Application Fee	* Total
LIMITED TIME OFFER	\$ 195.00 \$ 170.00	\$ 25.00	\$ 220.00 \$ 170.00

* Excludes local chapter membership dues. Some local chapters may charge an application fee. Your local Chapter's Membership Chair will contact you if there is an additional amount due. In subsequent years you will automatically be billed for local and International membership dues by IRWA headquarters.

NOTE: Please visit IRWA's web site (<http://www.irwaonline.org>) for a geographical listing of IRWA Local Chapters

SECTION #2

2011 Local Chapter Dues (U.S. Dollars)
UNITED STATES CHAPTERS

Chapter:	2011 Dues Amount:
<input type="checkbox"/> 1	\$ 20.00
<input type="checkbox"/> 2	\$ 10.00
<input type="checkbox"/> 3	\$ 15.00
<input type="checkbox"/> 4	\$ 20.00
<input type="checkbox"/> 5	\$ 20.00
<input type="checkbox"/> 6	\$ 12.00
<input type="checkbox"/> 7	\$ 15.00
<input type="checkbox"/> 8	\$ 15.00
<input type="checkbox"/> 9	\$ 14.00
<input type="checkbox"/> 10	\$ 15.00
<input type="checkbox"/> 11	\$ 20.00
<input type="checkbox"/> 12	\$ 25.00
<input type="checkbox"/> 13	\$ 20.00
<input type="checkbox"/> 14	\$ 10.00
<input type="checkbox"/> 15	\$ 15.00
<input type="checkbox"/> 16	\$ 20.00
<input type="checkbox"/> 17	\$ 21.00
<input type="checkbox"/> 17A	\$ 21.00
<input type="checkbox"/> 18	\$ 15.00
<input type="checkbox"/> 19	\$ 10.00
<input type="checkbox"/> 20	\$ 26.00
<input type="checkbox"/> 21	\$ 14.00
<input type="checkbox"/> 22	\$ 10.00

Chapter:	2011 Dues Amount:
<input type="checkbox"/> 23	\$ 10.00
<input type="checkbox"/> 24	\$ 20.00
<input type="checkbox"/> 25	\$ 10.00
<input type="checkbox"/> 26	\$ 10.00
<input type="checkbox"/> 27	\$ 10.00
<input type="checkbox"/> 28	\$ 10.00
<input type="checkbox"/> 30	\$ 10.00
<input type="checkbox"/> 31	\$ 30.00
<input type="checkbox"/> 32	\$ 42.00
<input type="checkbox"/> 33	\$ 15.00
<input type="checkbox"/> 35	\$ 5.00
<input type="checkbox"/> 36	\$ 20.00
<input type="checkbox"/> 37	\$ 15.00
<input type="checkbox"/> 38	\$ 25.00
<input type="checkbox"/> 39	\$ 0.00
<input type="checkbox"/> 39A	\$ 0.00
<input type="checkbox"/> 40	\$ 20.00
<input type="checkbox"/> 41	\$ 20.00
<input type="checkbox"/> 42	\$ 25.00
<input type="checkbox"/> 43	\$ 20.00
<input type="checkbox"/> 44	\$ 10.00
<input type="checkbox"/> 45	\$ 12.00
<input type="checkbox"/> 46	\$ 10.00

Chapter:	2011 Dues Amount:
<input type="checkbox"/> 47	\$ 20.00
<input type="checkbox"/> 49	\$ 25.00
<input type="checkbox"/> 50	\$ 10.00
<input type="checkbox"/> 51	\$ 20.00
<input type="checkbox"/> 52	\$ 10.00
<input type="checkbox"/> 53	\$ 10.00
<input type="checkbox"/> 55	\$ 15.00
<input type="checkbox"/> 56	\$ 10.00
<input type="checkbox"/> 57	\$ 20.00
<input type="checkbox"/> 64	\$ 5.00
<input type="checkbox"/> 67	\$ 25.00
<input type="checkbox"/> 68	\$ 10.00
<input type="checkbox"/> 70	\$ 10.00
<input type="checkbox"/> 71	\$ 10.00
<input type="checkbox"/> 72	\$ 25.00
<input type="checkbox"/> 73	\$ 20.00
<input type="checkbox"/> 74	\$ 10.00
<input type="checkbox"/> 75	\$ 20.00
<input type="checkbox"/> 76	\$ 10.00
<input type="checkbox"/> 77	\$ 10.00
<input type="checkbox"/> 78	\$ 25.00
<input type="checkbox"/> 82	\$ 10.00

UNITED STATES

Total International Dues (See Section #1 Above):

Total Chapter Dues (See Section #2 Above):

* GRAND TOTAL

Credit Card Payment Information (Please check Appropriate Box below)

AMEX Visa M/C

Card Number: _____ Expiration Date: _____

Name on Credit Card: _____

Please make a copy of this application for your records and mail the original to the address below. If paying by credit card, you may fax the application. Because membership applications are processed at both the local and national level, the approval process may take approximately 60 days. If complete payment is not sent with this application, your application will be returned without processing. Please contact IRWA Member Service Center at (310) 538-0233, ext. 134 or 120, should you have any questions concerning the membership process, the amount to enclose, or if your employer requires an invoice. Thank you for joining and we look forward to serving you as an IRWA member.

Applicant's Name: _____ Date: _____

* Approval to Charge Grand Total (box must be checked)

Signature: _____

Referred by IRWA Member YES NO Name: _____

Chapter Approval: (Chapter Secretary or Membership Chair)

Print Name: _____

Signature: _____ Date: _____