

OCTOBER 2011



## President's Message – Konstantin Akhrem

Our industry practitioners recognize the need for ongoing technical training in the Right-of-Way disciplines and our Chapter's Education

**“... our Chapter has developed a reputation for sponsoring great IRWA training courses and keeping them on track”**

Committee continues to deliver training course with top notch instructors. The committee is chaired by **Tom Hanley, PE**, and Chapter's Past President (2006). This is the second year in a row that Tom is leading the chapter's Education operations, and with great success. The course attendees stress a high level of satisfaction in their feedback on the quality of instruction and course materials. A good example of success is the recently delivered *IRWA Course # 421 – Appraisal of Partial Acquisitions*. This is a 4-day course and one might think that in today's economy we could not get enough participation to keep it on track. However, despite the uncertain economic times and

slashed training budgets, this 4-day class was almost completely filled with 14 participants. Some of the course participants came from Nevada and Arizona.

Our Chapter has developed a reputation for sponsoring great IRWA training courses and keeping them on track, which attracts participants from places far outside of Southern California. Participants book their flights and hotels knowing that the class will take place as scheduled. Besides, our geographical region is a popular nationwide destination as it offers plenty of opportunities for great fun activities after classes, including high quality entertainment places, great dining, and beautiful nature!...let alone all the improved transportation and infrastructure made possible by our local right-of-way projects in hands of our members!..

### For your calendar:

Details at [www.irwa-chapter1.org](http://www.irwa-chapter1.org)

- **10/25/11** — Fall Right-of-Way Conference
- **11/7/11** — SR/WA Review & Exam course (see p. 3)
- **12/6/11** — Tri-chapter Holiday Networking Luncheon (p.14)
- **12/12/11**—Bargaining Negotiations (Course #205)
- **01/12/12**— Practical Negotiations for U.S. Federal Funded Land Acquisitions (Course #207)
- **01/24/12**— Networking Luncheon & Guest Speaker presentation

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### Congratulations to the new SR/WA's!.



Professional Development Committee Chair, **Andrew Thompson, SR/WA**, presented certificates of **SR/WA designation** to **Morton Bernstein, SR/WA** and **Charles Thomas, SR/WA** at the September Luncheon.

The professional designation of SR/WA, or Senior Right of Way Agent, is the most coveted in the Right of Way industry and is a testament to the highest level of technical training achieved through IRWA, skill, and dedication in the industry.

## October 25, 2011 – Fall Conference

Annual Right of Way Educational Conference – see [page 16](#)



Above: Photo from a past Annual Educational Conference at Quiet Cannon in Montebello CA



Hon. Victor H. Person  
Featured Guest  
Speaker at the upcoming  
Fall Conference  
Luncheon

The **luncheon guest speaker** at the 2011 Annual Fall Conference will be **Hon. Victor H. Person, Judge of the Superior Court, Retired.**

Recognized as a *Daily Journal* “Top Neutral” in 2009 and a full time mediator, arbitrator, and discovery referee since 2007, Judge Person brings nearly 40 years of legal experience to his practice, including 20 years of judicial experience. Known on the bench for his courteous demeanor, thorough preparation, and excellent knowledge of the law, he has earned a reputation as an effective, serious ADR professional whose grasp of complex issues brings high-stakes and often high-value disputes to resolution.

#### LEGAL EXPERIENCE:

1992-2007 **Judge of the Los Angeles County Superior Court**

2000-2007 Civil Fast Track assignment: *Served on the Rules, Technology, and ADR Committees*

1985-1992 **Municipal Court Judge, Pasadena Judicial District**

1973-1985 **Deputy District Attorney, Los Angeles County**

*Spent 5 years in the Consumer and Environment Protection Division prosecuting unfair competition, false advertising, and other consumer claims*

#### AREAS OF SPECIALTY:

- Business
- Personal Injury, incl. Product Liability
- Employment
- Real Estate
- Construction Defect
- Eminent Domain
- Class Actions
- Medical Malpractice
- Legal Malpractice
- Entertainment

#### AWARDS and MEMBERSHIPS:

- 2009 *Daily Journal* “Top Neutral”
- Judicial Advisor to the Board of Directors, William J. Rea ABOTA Inn of Court

#### EDUCATION:

1971 JD, Loyola Law School

1968 BS in Business Administration, University of Southern California

**On October 25, 2011**

*During the Luncheon Mr. Person will speak about his experience as a Mediator...*

**See Full Conference Schedule on [Page 16](#)**

## Upcoming IRWA Courses:

Date	No.	Title	Coordinator	Instructor
Nov 7-9, 2011	SRWA	<b>SR/WA Review &amp; Exam</b>	William Larsen 818-290-5428 <a href="mailto:wlarsen@irr.com">wlarsen@irr.com</a>	Michael L. Heineke, SR/WA
Dec 12-13, 2011	# 205	<b>Bargaining Negotiations</b>	William Larsen 818-290-5428 <a href="mailto:wlarsen@irr.com">wlarsen@irr.com</a>	TBA
Jan 12, 2012	# 207	<b>Practical Negotiations for U.S. Federal Funded Land Acquisitions</b>	Konstantin Akhrem 714-379-3376 <a href="mailto:kakhrem@paragon-partners.com">kakhrem@paragon-partners.com</a>	TBA
Feb 3, 2012	# 213	<b>Conflict Management</b>	Natasa Lenic 310-720-9517 <a href="mailto:natasa.lenic@yahoo.com">natasa.lenic@yahoo.com</a>	TBA

For updates and details visit [www.irwa-chapter1.org](http://www.irwa-chapter1.org)



Tom Hanley, P.E.  
Education Chair

*If you did not find the course you need to meet your professional education goals, we want to hear from you!..*  
Please contact Tom at (714) 379-3376, Ext. 284  
[thanley@paragon-partners.com](mailto:thanley@paragon-partners.com)

## Save the Date: December 6, 2011

Tri-Chapter Holiday Networking Luncheon - Chapter 1—Chapter 57—Chapter 67

It's Our Turn to Host This Exciting Holiday Season Event! We are doing it at ...

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Randy A. Williams,  
SR/WA, MAI, FRIC

International President  
of IRWA.

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**Details on page 14 -- >>>**



By Michael F. Yoshida, Esq.  
Richards Watson & Gershon,  
a Professional Corporation

*Best Efforts By Public Entity  
To Protect Property Was  
Reasonable And Not A Basis  
For Liability.*

*The public improvement  
therefore did not expose  
plaintiffs' properties to a  
risk of flooding that did  
not otherwise exist. The  
appellate court affirmed  
the trial court's judgment  
in all respects.*

## Case of the Month: Inverse Condemnation

*Best Efforts By Public Entity To Protect Property Was Reasonable And Not A  
Basis For Liability*

### Inverse Condemnation – Flooding – K-Rail channels

MICHAEL T. GUTIERREZ, et al. v. COUNTY OF SAN BERNARDINO

Filed 08/24/11

Cite as Met. News E050452

(California Court of Appeal, Fourth Appellate District, Division 2)

### FACTS

A lawsuit was brought by homeowners residing along Greenwood Avenue in Devore, San Bernardino County, California. The primary claim was for inverse condemnation against the County of San Bernardino alleging that takings of their property occurred during two separate rainstorms in December 2003 and October 2004. On both occasions, homeowners' properties were inundated with water, dirt, and debris flowing from the mountainous area north of their properties.

The homeowners' neighborhood area is rural. Greenwood Avenue was unimproved and unpaved along the 20% of street closest to the mountains and was not suitable for vehicle travel. Nearby mountains and canyons drained storm waters onto Greenwood Avenue and then the adjacent plaintiffs' properties.

In October 2003 the "Old Fire" extensively burned the nearby mountains. In December 2003, rain and the resultant storm waters, debris and sediment flowed from the recently burn-scarred mountains onto Greenwood Avenue damaging homeowners' property. The County preemptively placed K-rails along the sides of the paved portions of Greenwood attempting to protect the homeowners' properties from further damage. But in October 2004, flooding from rains caused additional damage to homeowners' property. Homeowners brought an inverse condemnation (other claims were not tried) action claiming that the County was strictly liable for the flooding damage because it owns Greenwood Avenue and because it installed the K-rails.

### LAW - INVERSE CONDEMNATION

"Article I, section 19 of the California Constitution permits private property to be 'taken or damaged for public use only when just compensation. . . has first been paid to, . . . the owner.' When there is incidental damage to private property caused by governmental action, but the governmental entity has not reimbursed the owner, a suit in 'inverse condemnation' may be brought to recover monetary damages for any 'special injury,' i.e., one not shared in common by the general public. . . . [Citation.]" (Locklin v. City of Lafayette (1994) 7 Ca1.4th 327, 362 (Locklin).) An action for inverse condemnation lies when there is "actual physical injury to real property proximately caused by [a public] improvement as deliberately designed and constructed . . . whether [said physical injury is] foreseeable or not." (*Belair v. Riverside County Flood Control Dist.* (1988) 47 Ca1.3d 550, 558 (*Belair*).)

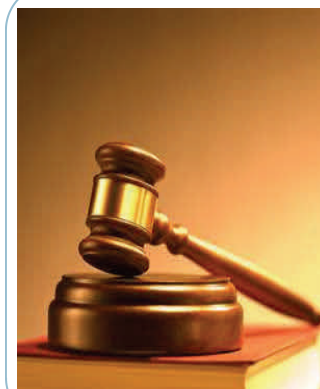
## DISCUSSION

The trial court found that:

As to the 2003 incident, (1) the Greenwood alignment was not a public improvement for purposes of inverse condemnation liability, and (2) to the extent the lower, paved Greenwood Avenue was a public improvement, the homeowners failed to submit any evidence that it was a cause of their injuries.

Relative to the October 2004 flooding, the County installed K-rail that did divert surface water into a temporary fixed channel consisting of the paved Greenwood Avenue roadway. And although this channel constituted a public improvement, the appropriate legal standard to apply in measuring the culpability of the County's conduct is that of reasonableness. The substantial evidence presented supports the conclusion that the County acted reasonably relative to its installation of the K-rails.

Here, in installing the K-rails, the County was attempting to protect private property owners from a risk created by nature. The court found that the evidence was clear that the County acted reasonably and that the County's conduct did not create a situation or a risk that would not otherwise have been present had it not installed the K-rails. In fact, the flooding following the December 2003 storm was the most compelling evidence that the homeowners' properties would have flooded again even if the K-rails had not been installed. The public improvement therefore did not expose plaintiffs' properties to a risk of flooding that did not otherwise exist. The appellate court affirmed the trial court's judgment in all respects. The County was awarded its costs on appeal.



This summary was prepared by  
**Michael F. Yoshiba, Esq.**  
Chair,  
Law Committee

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**Kathy Cabanilla, Senior Right-of-Way Agent  
Epic Land Solutions, Inc.**

## Member Spotlight: Kathy Cabanilla

For more than six years, I have had the pleasure of working at Epic Land Solutions, Inc. as a Senior Right of Way Agent, I provide acquisition and relocation services for both residential and commercial projects.

I graduated from San Diego State University with a BA in Sociology, which I have found to be very helpful for understanding and working with property owners and displacees. When Epic hired me, they immediately encouraged me to become a member of the International Right-of-Way Association and I began enrolling in the various relocation courses being offered.

The hands-on work that I was doing as a Right-of-Way Agent, in conjunction with the IRWA classes, quickly broadened my knowledge of the Right-of-Way industry. Soon after, I obtained my California Real Estate License and started working on various acquisitions and relocations for some of Epic's major projects. The IRWA courses helped me acquire new industry skills and tools which boosted my professional career.

Being a Right-of-Way Agent has allowed me to venture into a world that I never knew existed six years ago. I can already say that I have had the opportunity to have worked on some very exciting and rewarding projects, including new schools in Los Angeles and transportation improvement projects throughout Southern California. Just as importantly, I have had the pleasure of meeting new friends, many of whom have provided invaluable guidance. I am currently working on getting the IRWA Relocation Assistance Certification and hope to continue working on great projects. With the support from Epic Land Solutions and continued education and networking opportunities facilitated by IRWA, I am confident that it will continue being an exciting adventure that will allow me to grow and help others along the way.

*Kathy provides acquisition and relocation services for both residential and commercial projects.*

*Kathy is looking forward to an exciting adventure that will allow her to grow and help others along the way.*



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

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## Photos: Quarterly Luncheon – September 27, 2011

Joint Function with American Society of Appraisers, Los Angeles Chapter



Mr. Konstantin Akhrem, Chapter's President, opened the event and welcomed members and guests.



Mr. David Graeler, Esq, Chapter's President-Elect, Chair of the Tri-Chapter Event Committee, and Co-Chair of the Fall Conference Committee made announcements regarding the upcoming events. Sitting left to right: Tom Hanley, PE, Randall Blaesi, ASA, Konstantin Akhrem, and the guest speakers Ned Racine, and Michael Barbour.



Mr. Randall Blaesi, ASA, President of American Society of Appraisers – Los Angeles Chapter, greets members and guests.



Special guest speaker, Mr. Michael Barbour, Executive Officer Highway Project Director, LACMTA, speaks about his experience organizing the temporary closure of the 405 Freeway in July of this year to avoid the "Carmageddon" during the closure of the 405 Freeway in July for the Mulholland Bridge demolition.



Special guest speaker, Mr. Ned Racine, LACMTA, discussed the agency's successful use of communication resources and methods to avoid the "Carmageddon" during the closure of the I-405 in July, which was a monumental accomplishment in mass communication.



Members and guests, listening to the luncheon presentation.



**Gary Valentine, MAI, ASA, SR/WA**  
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This newsletter is your publication. Use it by sharing expertise, announcements and experiences. Be heard—contact us today!

Photos from the Quarterly Luncheon – September 27, 2011, continued



*David Graeler, Esq., Nossaman LLP, Chapter's President-Elect, Tri-Chapter Event Committee Chair, Fall Conference Co-Chair.*



*Aaron Aftergut, Luncheon Chair, presents a free lunch certificate to Valerie Strumwasser, of Nossaman LLP for her attendance at Chapter events.*



*Board members left to right: Dionisio Marquez, DRA, Inc., Relocation Committee Chair, Marilyn Stuart, SR/WA, LACSD, Governance Chair, Tom Hanley, PE, Paragon Partners Ltd, Education Chair, Past President (2006).*

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## Photos from the Quarterly Luncheon – September 27, 2011, continued



Chapter member, *Christine Voyvodich*, and Board member, *William Larsen*, Chair of the Valuation Committee and Immediate Past President.



LACMTA participants left to right: *Steven Dominguez*, *Diane Dominguez*, *Frances Impert*, SR/WA, and *James Blackman*.

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818-290-5455

William Larsen  
Valuation Seminar Chair  
IRWA Chapter No. 1  
wlarsen@irr.com  
818-290-5428

[www.irr.com/losangeles](http://www.irr.com/losangeles)

**Photos from the Quarterly Luncheon – September 27, 2011, continued**



**On September 27<sup>th</sup>, the quarterly Networking Luncheon & Presentation were enjoyed by 73 members and guests.**



**Photos from the Quarterly Luncheon – September 27, 2011, continued**



***See You at the Next Event***  
(see Calendar at [www.irwa-chapter1.org](http://www.irwa-chapter1.org))

## Meet The New Members:



### Ross McClintock,

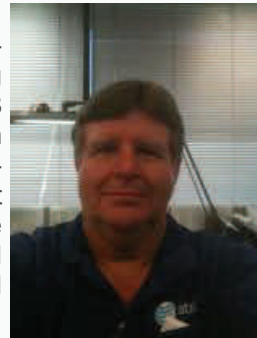
Senior Vice President, Central California Land Services Group, at Colliers Tingey International. [661.631.3817 / ross.mcclintock@colliers.com]. The last 35 years I have been in the lending/brokerage business specializing in Agricultural land sales, and land development and sales. Currently I specialize in liquidating FDIC and Bank acquired properties. IRWA membership will enable me to broaden my services and expand my professional goals. I am an avid outdoor enthusiast and Certified Firearm Instructor. Married, Father of Five and have 9 grandchildren with more on the way!



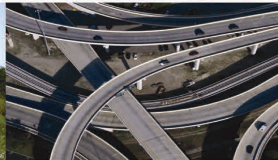
**Michael Popwell, SR/WA**  
Membership Chair

### Lawrence L. Olsen,

For the past 15 years I have been in the outside plant engineering field with AT&T in Bakersfield as a Design Engineering Route Manager. Prior to that I was a contract Engineer for 18 years in the utility industry in Southern California, working with Pacific Bell, General Telephone, and Southern California Edison. I just recently transferred into the Right of Way department in AT&T, and I also handle Caltrans project coordination. The IRWA membership will help facilitate my new work load and I am looking forward to obtaining the SR/WA designation that will enable me to become the best agent that I can be.



*IRWA members benefits are numerous and the connections formed with other members are priceless.*



## Epic Land Solutions, Inc.

*Right of Way/Real Property Services*

UDBE– CA Underutilized Disadvantaged Business Enterprise  
M/W/ESB– OR Minority, Women, Emerging Small Business

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- Relocation Assistance
- Temporary Relocation
- Utility Relocation
- Property Management
- Demolition & Clearance
- Excess Land Disposal
- Franchising/Permitting
- Site/Route Selection
- Due Diligence
- Asset Management

### Qualifications

- Licensed Real Estate Brokers
- Licensed Real Estate Sales Persons
- Senior Right of Way Members (SR/WA)  
*of the International Right of Way Association*
- Licensed General Contractor
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- Commissioned Notaries
- Certified Public Accountant
- Bilingual Agents

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### 2011 - 2012 Officers and Executive Board

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<b>Professional Development</b>	<b>Andrew Thompson, SR/WA *</b> <i>Southern California Gas Company</i>	213-244-5032	<a href="mailto:athompson@semprautilities.com">athompson@semprautilities.com</a>

### 2011- 2012 Appointed Committees

Listed in Alphabetical Order

<b>Asset Management **</b>	<b>Duncan Robb, SR/WA, R/W - AMC</b> <i>Epic Land Solutions</i>	310-561-3900	<a href="mailto:duncanrobb@epicland.com">duncanrobb@epicland.com</a>
<b>Communication &amp; Newsletter Editor</b>	<b>Nataša Lenič</b> <i>Relocation Planning Consultant</i>	310-720-9517	<a href="mailto:natasa.lenic@yahoo.com">natasa.lenic@yahoo.com</a>
<b>Education</b>	<b>Tom Hanley, P.E., SR/WA *</b> <i>Paragon Partners Ltd</i>	714-379-3376, x 284	<a href="mailto:thanley@paragon-partners.com">thanley@paragon-partners.com</a>
<b>Engineering/ Surveying **</b>	<b>Art Cordero, PLS, SR/WA</b> <i>City of Los Angeles</i>	213-482-7192	<a href="mailto:apcor75a@yahoo.com">apcor75a@yahoo.com</a>
<b>Environmental **</b>	<b>Norman S. Eke</b> <i>Converse Consultants</i>	626-9301260	<a href="mailto:neke@converseconsultants.com">neke@converseconsultants.com</a>
<b>Fall Conference</b>	<b>David Graeler, Esq., Co-Chair</b> <i>Nossaman LLP</i> <b>Kelly Kitasato, R/W-AMC, Co-Chair</b> <i>City of Pasadena</i>	213-612-7800 626-744-7356	<a href="mailto:dgraeler@nossaman.com">dgraeler@nossaman.com</a> <a href="mailto:kkitasato@cityofpasadena.net">kkitasato@cityofpasadena.net</a>
<b>Governance</b>	<b>Marilyn Stuart, SR/WA, R/W-NAC</b> <i>Sanitation Districts of LA County</i>	562-908-4288, x 2756	<a href="mailto:mstuart@lacs.org">mstuart@lacs.org</a>
<b>Law **</b>	<b>Michael F. Yoshiba, Esq.</b> <i>Richards, Watson &amp; Gershon</i>	213-626-8484	<a href="mailto:myoshiba@rwglaw.com">myoshiba@rwglaw.com</a>
<b>Local Public Agency **</b>	<b>Kelly Kitasato, R/W-AMC</b> <i>City of Pasadena</i>	626-744-7356	<a href="mailto:kkitasato@cityofpasadena.net">kkitasato@cityofpasadena.net</a>
<b>Luncheon</b>	<b>Aaron Aftergut</b> <i>Integra Realty Resources – L.A.</i>	818-290-5434	<a href="mailto:aaftergut@irr.com">aaftergut@irr.com</a>
<b>Membership</b>	<b>Michael Popwell, SR/WA*</b> <i>MPA, Inc</i>	323-874-2384	<a href="mailto:michael@mpopwell.com">michael@mpopwell.com</a>
<b>Nominations &amp; Elections</b>	<b>William Larsen *</b> <i>Integra Realty Resources</i>	818-290-5428	<a href="mailto:wlarsen@irr.com">wlarsen@irr.com</a>
<b>Pipeline **</b>	<b>Gary Valentine, SR/WA, MAI *</b> <i>Valentine Appraisal &amp; Associates</i>	661-288-0198	<a href="mailto:gsv@valentineappraisal.com">gsv@valentineappraisal.com</a>
<b>Relocation **</b>	<b>Dionisio (Dio) Marquez</b> <i>Del Richardson and Associates</i>	310-645-3729, x 226	<a href="mailto:dionisio.marquez@drainc.com">dionisio.marquez@drainc.com</a>
<b>Transportation **</b>	<b>Darryl Root, JB, MBA, R/W-RAC</b> <i>Paragon Partners Ltd.</i>	714-379-3376, x 213	<a href="mailto:droot@paragon-partners.com">droot@paragon-partners.com</a>
<b>Utilities **</b>	<b>Andrew Thompson, SR/WA *</b> <i>Southern California Gas Company</i>	213-244-5032	<a href="mailto:athompson@semprautilities.com">athompson@semprautilities.com</a>
<b>Valuation **</b>	<b>William Larsen* Co-Chair</b> <i>Integra Realty Resources</i> <b>Diane Dominguez, Co-Chair</b> <i>LACMTA</i>	818-290-5428 213-922-5253	<a href="mailto:wlarsen@irr.com">wlarsen@irr.com</a> <a href="mailto:dominguezD@metro.net">dominguezD@metro.net</a>

\* - Past President      \*\* - Industry Committee

# THE GRAMMY MUSEUM



**IRWA – Chapters 1, 57 and 67**  
*Cordially invite you to the 2011 Annual*

## **Tri-Chapter Luncheon**

### **The Grammy Museum at L.A. Live**

*December 6, 2011, 11:00 a.m. to 2:00 p.m.*

*Tickets are \$60.00 each*

*Includes Grammy Museum Touring & Buffet Luncheon  
Catered by Wolfgang Puck Caterers*

*Total Number of Tickets Desired* \_\_\_\_\_

*Please Print Your Name and Names of any Guests Attending:*

\_\_\_\_\_

*Amount of Check Enclosed \$* \_\_\_\_\_

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by November 21 to:*

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*If you are a Corporate Partner that desires to place an advertisement  
message on the Commemorative Program, please contact:  
David Graeler at (213) 612-7836 or by e-mail at [dgraeler@nossaman.com](mailto:dgraeler@nossaman.com).*

## EVENT SPONSORSHIP OPPORTUNITIES

**IRWA – Chapters 1, 57 and 67  
2011 Annual Tri-Chapter Luncheon**

**The Grammy Museum at L.A. Live**

**December 6, 2011, 11:00 a.m. to 2:00 p.m.**

Sponsoring our Annual Tri-Chapter event provides a great opportunity to expose your business to various agency members and peers that are coming together to spend a relaxing afternoon consisting of lunch, networking and a tour of the Grammy Museum!

Event sponsors will be announced to the audience and your company will be displayed on the printed program, as well as all reminder emails to our members. In addition, we will have a rotating slide show of our corporate sponsors throughout the luncheon. The size of your advertisement and exposure in the visual presentations will correspond with the level of sponsorship.

This year, we are offering four levels of sponsorship:

- **Platinum Level:** \$1,500 and up [8 slides]
- **Gold Level:** \$1,000 to \$1,499 [5 slides]
- **Silver Level:** \$500 to \$999 [3 slides]
- **Bronze Level:** \$250 to \$499 [1 slide]

For more information please contact David Graeler at (213) 612-7836 or email [dgraeler@nossaman.com](mailto:dgraeler@nossaman.com), or you may send your sponsorship level check payable to IRWA Chapter 1 and mail to:

David Graeler, Esq.  
Nossaman LLP  
777 S. Figueroa Street, 34th Floor  
Los Angeles, CA 90017

# THE GRAMMY MUSEUM



Chapter 1 - Los Angeles County Presents  
**2011 Annual Fall Seminar**

**Tuesday, October 25, 2011**  
**7:30 a.m. - 5:15 p.m.**

**Quiet Cannon - Montebello**  
**901 Via San Clemente**  
**Montebello, CA 90640**  
**323.724.4500**

### CONFERENCE SCHEDULE

**7:30 a.m.** Registration and Continental Breakfast

**8:00 a.m.** Consultant Management and Consultant's Management of Public Agencies

*Speaker: James Overcamp, Epic Land Solutions, Inc.*

**9:00 a.m.** Upcoming Projects with Major Acquisitions by LA Metro's Measure R Program

*Speaker: Doug Failing, Los Angeles County Metropolitan Transportation Authority*

**10:00 a.m.** BREAK

**10:15 a.m.** Understanding the Basics of the Preliminary Title Report and Litigation Guaranty for Condemnation Purposes

*Speaker: Gary Peterson, Stewart Title*

**11:15 a.m.** The Death (and Rebirth?) of Redevelopment

*Speakers: Gale Connor & Brad Kuhn, Nossaman LLP*

**12:15 p.m.** LUNCH The Nuts and Bolts of Mediation

*Speaker: Hon. Victor Person (retired)*

**1:30 p.m.** BREAK

**1:45 p.m.** Evolution of Business Goodwill in Eminent Domain: An Appraiser's Perspective

*Speaker: Noa Singler, Singler Valuation Consulting*

**2:45 p.m.** Real Estate Appraisal: Highest and Best Use Analysis and Case Studies

*Speaker: Scott Delahooke, MAI, Delahooke Appraisal Company*

**3:45 p.m.** BREAK

**4:00 p.m.** Phase I and II Environmental Assessments During Right of Way Acquisition

*Speaker: Norman Eke, Converse Consultants*

**5:00 p.m.** Closing Remarks

### APPROVALS

**Approved**—International Right-of-Way Association for Senior Designation Recertification Credits (SR/WA) 8 course hours, 100% seminar attendance is required.

**Approved**—State of California, Office of Real Estate Appraisers for 8 hours of Continuing Education 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 OREA license number).

**Approved**—Minimum Continuing Legal Education (MCLE) credit of 8 hours, 100% seminar attendance is required.



## Chapter 1 - Los Angeles County Presents 2011 Annual Fall Seminar

### REGISTRATION FORM

Name \_\_\_\_\_ Chapter No./Member No. \_\_\_\_\_

Firm \_\_\_\_\_ Email \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_ Fax \_\_\_\_\_

California Appraisal License No. \_\_\_\_\_ SR/WA Recertification Needed? YES NO  
(if applicable) (please circle one)

**Please register early, space is limited**

\$95 Member; \$110 Non-member (if received on or before 10/15/11)

\$105 Member; \$120 Non-member (if received after 10/15/11)

Lunch only - \$25 (Vegetarian available upon request)

**Make checks payable to:**

IRWA Chapter 1  
c/o David Graeler, Esq.  
Nossaman LLP  
777 South Figueroa Street, 34th Floor  
Los Angeles, CA 90017  
213.612.7800

8 HOURS SR/WA Recertification Credits - **Approved**

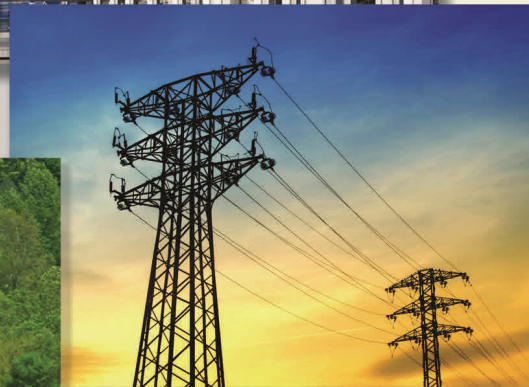
8 HOURS of OREA Continuing Education Credits - **Approved**

8 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.\*\***

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# HALLOWEEN HUMOR...



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Adaptation

*Have a Safe and Happy Halloween!*

## We Appreciate Our Newsletter Sponsors

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[www.irwaonline.org](http://www.irwaonline.org)

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[www.irwa-chapter1.org](http://www.irwa-chapter1.org)

**Members' NEWS Welcome.** Chapter 1 members are welcome to submit articles of interest for publication in the Chapter's Newsletter. Technical articles may be subject to evaluation and/or revision by the appropriate industry committee.

**Local Public Agencies are welcome to submit news releases, RFP/RFQ, and announcements relevant to the sphere of public real estate and right-of-way practices.** Your news will be published on the chapter's web site and/or this Newsletter.

Members can easily update their contact information simply by sending it to **Natasa Lenic**, Communication Chair:

[natasa.lenic@yahoo.com](mailto:natasa.lenic@yahoo.com)

Tel (310) 720-9517

Natasa will update the chapter's distribution list and submit your new contact information to the IRWA Headquarters.

Our website has been enhanced for better navigation as well as timely and relevant content. We are updating it with News and Announcements regularly. Please visit the website to see the **always current** Calendar, Course Schedule, Announcements, and other **timely and relevant information**.

Members' contributions to the website and newsletter are welcome as are suggestions for improvements, photographs to be shared with other members and any other ideas we could all benefit from.

## Members Only... benefits of membership in IRWA Chapter 1

### Exclusive Member Benefits

IRWA Members receive reduced rates on:

- ◇ All IRWA online and classroom courses
- ◇ Chapter networking events and education conferences
- ◇ Annual Education Conference
- ◇ Federal Agency Update
- ◇ Six issues of the industry's leading publication Right of Way magazine

### Other Benefits

- ◇ Listing in the Member Directory
- ◇ Chapter Updates and Announcements via e-mail
- ◇ Headquarters Updates and Announcements via e-mail
- ◇ Chapter Newsletter via e-mail immediately upon release
- ◇ Access to Online Right-Of-Way Textbook, IRWA's essential body of knowledge
- ◇ Members may submit professional articles for publication in the Newsletter
- ◇ New members may submit a brief bio and photo to introduce themselves via chapter Newsletter

*As an added benefit **Chapter 1 members** receive emails with career announcements, which are sent **exclusively** to Chapter's members.*