



**JULY 2012**

**President's Message – David Graeler, Esq.**

Dear Members:

**I hope to see you all at the Past Presidents Luncheon!**

It's hard to believe that we are already well into summer. I hope everyone is having an opportunity to enjoy the sun, take a little vacation, and spend some extra time with family. July 1 marked the beginning of the new fiscal year for Chapter 1, which means a new board of directors has started its term. I write this first "President's Message" as the new President of Chapter 1. I and your new board of directors are very excited at the opportunity to lead our chapter and to continue its long tradition of excellence in bringing right-of-way professionals together for education, collaboration, and good cheer. I'd like to take a moment to thank the new board of directors for donating their valuable time to the betterment of our chapter and our industry. It is a privilege to work with all of you!

On June 9-13, Konstantin Akhrem, Ken Stanberry, Tom Hanley, and I attended the IRWA Annual Education Conference on behalf of Chapter 1. This year, the event was hosted by Chapter 4 in beautiful Seattle, Washington. The conference was a tremendous success and broke attendance records with

over 1,200 attendees. The education courses put on during the conference were very informative,

and the social events were great fun. I met a lot of new people from all parts of our country and made many new friends. Notably, our own Vivian Howell SR/WA was formally elected Chairperson for Region 1. Congratulations Vivian! For those of you who have never attended the Annual Education Conference, I strongly encourage you to attend next year. I'm sure you'll find that it's well worth your time.

Our next membership luncheon is taking place on Tuesday, July 24 at Shanghai Red's in Marina Del Rey with registration starting at 11:30 and lunch following at noon. This is our annual Past-Presidents Luncheon where we have a chance to catch up with our prior leaders of Chapter 1. It's always great fun hearing stories from years past. Please contact luncheon chair Aaron Aftergut at (818) 290-5434 or at [aaftergut@irr.com](mailto:aaftergut@irr.com) to RSVP. I hope to see you all there.

Sincerely,

David Graeler, Esq.  
Chapter 1 President

**For your calendar:**


- **07/19/12**— United States Land Titles (Course #801)
- **07/24/12**— Annual Past Presidents Networking Luncheon
- **08/16/12**— Legal Aspects of Easements (Course #802)
- **08/27/12**— SR/WA Review Study Session & Exam
- **09/10/12**— Right Of Way Agent's Development Program (Course #215)
- **09/27/12**— Integrating Appraisal Standards (Course #409)

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# July 24, 2012 – Honoring Past Presidents

## Annual Past Presidents Luncheon



IRWA Chapter 1 Annual Past Presidents Luncheon

**Host:**  
Aaron Aftergut ☎ 818-290-5434

**When:**  
Tuesday, July 24 from 11:30 AM to 1:00 PM

**Where:**  
Shanghai Red's  
13813 Fiji Way Marina Del Rey, CA 90292



**Aaron Aftergut,  
Luncheon Chair**

You are cordially invited to attend the IRWA Chapter 1 annual luncheon in honor of our past chapter presidents. Lunch will be an attractive buffet at Shanghai Red's in Marina Del Rey, with a dining room overlooking the water. We look forward to hearing our past chapter presidents share their memories of their active leadership and participation in IRWA Chapter 1.

### Honoring Our Past Presidents

*Frank C. Balfour ~ George A. Mitchell ~ Robert I. Plomert ~ Joseph A. Gallagher, Sr. ~ Daniel W. Rosengrans ~ Harry Higgins ~ Gifford G. Todd ~ William B. McKesson ~ Leo J. McCarthy, Sr. ~ Francis J. Van Lohn, Sr. ~ J. J. Schillenger ~ Mark A. Green ~ Melvin B. Ogden ~ Paul W. Axe ~ Frank E. Randall ~ Kenneth M. Trenholm ~ William C. Meek ~ Gerald G. Kelly ~ H. William Grane ~ Dexter D. MacBride ~ Thomas N. Miranda ~ Den M. Acres ~ A. C. Cooke ~ Thomas F. Mason ~ J. J. F. Hanemann ~ E. F. Wagner ~ Austin M. Hill ~ Frank M. Lathrop ~ Paul H. Van Loon ~ James W. Greathead ~ Charles W. Elam ~ Stanley E. Krause ~ Milnor E. Gleaves ~ Lewis W. White ~ Hal L. Heilman ~ Thomas C. Stowe ~ James W. Whitbord ~ A. L. Hovanec ~ Donald A. Reynolds ~ Robert R. Stone ~ Albert C. Schlinger ~ Henry P. Smolich ~ Garth G. Gardner ~ Joseph J. Perez ~ George H. Stein ~ John W. Hein ~ John Dalis ~ David F. Brown, Jr. ~ Len A. Corwin ~ Lee Moussafir ~ Robert A. Martin, Jr. ~ H. J. "Skip" Dearing ~ Eldon "Ray" Jackson ~ Paul A. Widrig ~ Gary L. Peck ~ Kathryn L. Friedman ~ Sharon D. O'Rourke ~ Allan Rothman ~ Donald E. Bender ~ Neilia A. LaValle ~ James D. Wiley ~ Gary S. Valentine ~ Thomas E. Lemm ~ Jeffrey "Jed" Springer ~ Brian C. Brooks ~ Joyce L. Riggs ~ Michael G. Murray ~ Rudy M. Romo ~ Michael M. Popwell ~ Linda Cunningham ~ Holly Rockwell ~ Tom Hanley ~ Bryan G. Riggs ~ Andrew Thompson ~ Vivian Howell ~ William Larsen ~ Konstantin Akhrem*

### Admission and Lunch

Free to all Past Presidents of Chapter 1, \$16 for all others. Doors open at 11:30, program begins at 12:00, and ends at 1:00.

**We hope to see you there!**

**RSVP**  
Stay tuned for the invitation from our Luncheon Chair, Aaron Aftergut. Aaron can be contacted at 818-290-5434 or [aaftergut@irr.com](mailto:aaftergut@irr.com)

## Upcoming IRWA Chapter 1 Courses:

Date	No.	Title	Coordinator	Instructor
Jul 19-20, 2012	# 801	United States Land Titles	William Larsen 818-290-5428 <a href="mailto:wlarsen@irr.com">wlarsen@irr.com</a>	Joachim (Joe) Pestinger, SR/WA
Aug 16, 2012	# 802	Legal Aspects of Easements	Natasa Lenic 310-720-9517 <a href="mailto:natasa.lenic@yahoo.com">natasa.lenic@yahoo.com</a>	Joachim (Joe) Pestinger, SR/WA
Aug 27-29, 2012		SR/WA Review Study Session & Exam	Natasa Lenic 310-720-9517 <a href="mailto:natasa.lenic@yahoo.com">natasa.lenic@yahoo.com</a>	Ralph Brown, SR/WA
Sep 10-11, 2012	# 215	Right Of Way Agent's Development Program	Konstantin Akhrem 310-617-0251 <a href="mailto:konstantin@irwa-chapter1.org">konstantin@irwa-chapter1.org</a>	Fred W. Clark, Sr., SR/WA

For Instructors' Bios, details, and updates 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)

## Upcoming IRWA Chapter 57, 67 and 11 Courses:

Date	No.	Title	Coordinator	Instructor
Aug 23-24, 2012	# 800	Principles of Real Estate Law	Mike Flanagan, SR/WA 858-522-6914 <a href="mailto:mflanagan@sdcca.org">mflanagan@sdcca.org</a>	Bruce Beach
Sep 11-12, 2012	# 900	Principles of Real Estate Engineering	Mike Flanagan, SR/WA 858-522-6914 <a href="mailto:mflanagan@sdcca.org">mflanagan@sdcca.org</a>	Ralph Brown, SR/WA
Sep 13, 2012	# 902	Property Descriptions	Mike Flanagan, SR/WA 858-522-6914 <a href="mailto:mflanagan@sdcca.org">mflanagan@sdcca.org</a>	Ralph Brown, SR/WA
Oct 15-16, 2012	# 700	Introduction to Property/Asset Management	Mike Flanagan, SR/WA 858-522-6914 <a href="mailto:mflanagan@sdcca.org">mflanagan@sdcca.org</a>	Georgia S Snodgrass, SR/WA, R/W-NAC, R/W-AMC
Oct 17-18, 2012	# 701	Property/Asset Management: Leasing	Mike Flanagan, SR/WA 858-522-6914 <a href="mailto:mflanagan@sdcca.org">mflanagan@sdcca.org</a>	Georgia S Snodgrass, SR/WA, R/W-NAC, R/W-AMC

Contact us today to share your expertise, announcements and experiences. Members would like to hear from you!



By Michael F. Yoshiba, Esq.  
Richards Watson & Gershon,  
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*The primary question on appeal was whether the State contributed to Mixon's accident by maintaining or creating a dangerous condition of public property.*

*A "[d]angerous condition" is defined as "a condition of property that creates a substantial (as distinguished from a minor, trivial or insignificant) risk of injury when such property . . . is used with due care in a manner in which it is reasonably foreseeable that it will be used." (Gov. Code, § 830, subd. (a).) "The existence of a dangerous condition is ordinarily a question of fact but can be decided as a matter of law if reasonable minds can come to only one conclusion." (Cerna, supra, 161 Cal.App.4th at p. 1347.)*

## Case of the Month:

### *"Throw it Against the Wall and Nothing Sticks"*

*No Dangerous Condition of Public Property*

#### **MIXON v. STATE OF CALIFORNIA**

No. A130413 & A131474

Court of Appeals of California, First District, Division Four

Filed June 22, 2012

A motorist struck and injured a boy walking with his family in a marked crosswalk. The injured boy and his siblings sued the State of California (State) and others for personal injury and emotional distress. This review of the appellate decision concerns claims against the State only.

Plaintiffs sued the State upon allegations that it maintained the street intersection in a dangerous condition (Gov. Code, § 835), and faulted the (1) lighting configuration, (2) lack of traffic control signals and signs, (3) placement of signs, (4) the type of crosswalk markings, and (5) the grade of the intersection.

The primary question on appeal was whether the State contributed to Mixon's accident by maintaining or creating a dangerous condition of public property. The trial court said no and granted summary judgment to the State. The plaintiffs appealed the summary judgment to the State.

#### **DISCUSSION**

Government Code section 835 provides that a public entity is "liable for injury caused by a dangerous condition of its property if the plaintiff establishes that the property was in a dangerous condition at the time of the injury, that the injury was proximately caused by the dangerous condition, that the dangerous condition created a reasonably foreseeable risk of the kind of injury which was incurred, and either: (a) A negligent or wrongful act or omission of an employee of the public entity within the scope of his employment created the dangerous condition; or (b) The public entity had actual or constructive notice of the dangerous condition . . . a sufficient time prior to the injury to have taken measures to protect against the dangerous condition."

The element at issue here is the existence of a dangerous condition. A "[d]angerous condition" is defined as "a condition of property that creates a substantial (as distinguished from a minor, trivial or insignificant) risk of injury when such property . . . is used with due care in a manner in which it is reasonably foreseeable that it will be used." (Gov. Code, § 830, subd. (a).) "The existence of a dangerous condition is ordinarily a question of fact but can be decided as a matter of law if reasonable minds can come to only one conclusion." (Cerna, supra, 161 Cal.App.4th at p. 1347.)

Plaintiffs identify five features that allegedly made the intersection where the accident occurred a dangerous condition: (1) lighting configuration, (2) lack of traffic control signals and signs, (3) inappropriate placement of signs, (4) less than optimal type of crosswalk markings, and (5) the grade of the intersection. None of these features, considered alone or in combination, creates a substantial risk of injury when the intersection is used by pedestrians and motorists with due care. (Gov. Code, § 830, subd. (a).)

#### ***1. Lighting***

Plaintiffs alleged that there were lighted areas surrounding the relatively dark subject accident intersection making it harder for an approaching driver to perceive pedestrians at the subject intersection. The bright lighting allegedly created a greater contrast between dark and light and thus a more severe problem and greater danger to persons using the intersection. But a public entity has no general duty to light its streets and cannot be held liable for failing to provide a consistent level of lighting between one street and the next. The implied suggestion by plaintiffs that the intersection was less visible at night does not prove a dangerous condition. And absent a duty to eliminate darkness, the diminished visibility that comes with nightfall is not evidence of a dangerous condition subjecting a public entity to liability.

#### ***2. Traffic control signal***

Plaintiffs contend that the lack of a traffic control signal created a dangerous condition of public property. But the Legislature has expressly declared that "[a] condition is not a dangerous condition . . . merely because of the failure to provide regulatory traffic control signals, stop signs, yield right-of-way signs, or speed restrictions signs, as described by the Vehicle Code, or distinctive roadway markings [of parallel dividing lines] as described in Section 21460 of the Vehicle Code." (Gov. Code, § 830.4.) "Thus, the statutory scheme precludes a plaintiff from imposing liability on a public entity for creating a dangerous condition merely because it did not install the described traffic con-

trol devices." (Brenner v. City of El Cajon (2003) 113 Cal.App.4th 434, 439.) In short, "[t]he lack of a traffic signal at the intersection does not constitute proof of a dangerous condition." (Cerna, supra, 161 Cal.App.4th at p. 1351.)

3. Warning signs

Among the features offered by plaintiffs as elements that combined to create a dangerous condition are the lack of a pedestrian crossing sign and the presence of an assertedly distracting signal ahead sign and roadway marking to an approaching intersection. As with regulatory traffic control devices, there are limitations to liability based on traffic warning signs. "Neither a public entity nor a public employee is liable . . . for any injury caused by the failure to provide traffic or warning signals, signs, markings or devices described in the Vehicle Code. In other words, a concealed dangerous condition that is a trap to motorists or pedestrians may require the posting of a warning sign but the absence of a warning sign itself is not a dangerous condition. Therefore, the absence of a pedestrian crossing sign at the intersection does not prove a dangerous condition and an accurate, reasonably placed warning sign does not create a dangerous condition just because it focuses a driver's attention on one roadway feature among many. It remains the driver's duty to attend to the roadway as a whole.

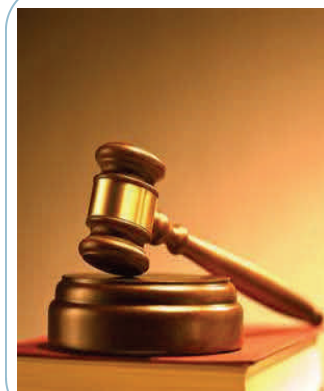
4. Crosswalk marking

The crosswalk was marked with white parallel lines. But the fact that a crosswalk is painted with parallel lines rather than with a zebra stripe, piano key, or ladder pattern is "of such a minor, trivial or insignificant nature in view of the surrounding circumstances that no reasonable person would conclude that the condition created a substantial risk of injury." (Gov. Code, § 830.2.)

5. Road grade

Plaintiffs argued that the downgrade to the intersection followed up the upgrade to the next intersection created "'a dip or hollow'" that impaired the visibility of the crosswalk, especially when combined with the "minimalist approach" to marking the crosswalk with painted parallel lines rather than a more prominent pattern. The argument was not supported by the evidence. In the five years before Mixon was injured, over 7.8 million vehicles traveled southbound through the intersection with only one vehicle to pedestrian accident occurring. The evidence does not show that the intersection was in a dangerous condition.

For the reasons summarized above, the appellate court concluded that the State's public street intersection was not in a dangerous condition endangering pedestrians, such as the Plaintiffs. Judgment for the State was affirmed.



*... the appellate court concluded that the State's public street intersection was not in a dangerous condition endangering pedestrians, such as the Plaintiffs.*



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**Michael F. Yoshiba**  
attorney at law

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**Vivian Epperson, SR/WA**  
Land Advisor, Sempra Utilities

## Member Spotlight: Vivian Epperson, SR/WA

I started working for Southern California Gas Company in March 1990 and held various positions; I started as a New Business Clerk by typing contracts, served as a marketing support facilitator between builders/developers/customers and field personnel, I was tracking jobs from start to finish, ordering office supplies and maintaining files; my next position was Customer Service Representative where I worked both residential and business lines by answering phones, preparing field orders, emergency orders, services calls, and explained bills, collections, answered complex credit and billing inquires, handled high bill investigations, analyses of customers profiles and advised customers on energy conservation and gas company products and services; following my experience in customer service was a position of Cathodic Protection Clerk, and I was responsible for maintaining compliance for North Region, clerical back up to the group data entry, payroll for 35 employees and supervisors, as well as numerous other administrative tasks; shortly thereafter I became a Work Order Control Clerk responsible for reconciling packages and applying for permits; and in October 2002 I was assigned the Right of Way Desk for Distribution and became a Pipeline Planning Assistant, working with planners/developers/customers to provide legal documents to install facilities on private property, providing planners with documents for collectable work, easement documents, quitclaim deeds, street vacations, and non-interference letters, I also helped develop and implement the EPOCH system that analyses pipe for future replacement.

During my career at the Right of Way Desk I went back to school for real estate and was promoted to management in January 2006 first as a Right of Way Specialist and later as a Senior Land Specialist and in June 2011 to my current position of Land Advisor. I assist and advise company personnel in Inland and North region. I am responsible for processing both region's Collectibility Rulings on relocation requests from clients, provide training to lead pipeline planners, planners and planning assistants. I regularly work with project managers and property owners to obtain right of entry agreements and temporary construction agreements for the Pipeline Integrity Program. I manage Land and Right of Way budget, license agreements, contracts, Business Resumption Plan, and Records Retention Plan. In a supervisory role I field calls from property owners, developers and cities regarding Right of Way, encroachments, non-interference letters, and I provide legal documents to install facilities on private property.

Over the years I acquired extensive knowledge of California Real Estate Law, vast experience in customer service and gained experience in a wide variety of Gas Company Programs including but not limited to: ECM, SAP, Service History, CP Time, Leakage, CMS, WITS, and DFIS.

I enjoy my work because I am always learning new things, meeting people and solving challenging problems. No two days are ever the same. I obtained the SR/WA designation while combining my practical experience with the valuable educational courses offered by the IRWA. The professional relationships and networking opportunities provided by the Los Angeles Chapter of IRWA are truly priceless.

*I regularly work with project managers and property owners to obtain right of entry agreements and temporary construction agreements for the Pipeline Integrity Program.*

*I enjoy my work because I am always learning new things, meeting people and solving challenging problems.*



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

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## Photos: Valuation Seminar – April 24, 2012

Valuation Committee Co-Chair Diane Dominguez and I welcomed 92 attendees to Chapter 1's Annual Valuation Seminar held April 24<sup>th</sup> at the Quiet Cannon in Montebello. The seminar drew a diverse gathering of acquisition managers, attorneys, and appraisers from Chapters 1, 57, and 67. The seminar speakers included public agency acquisition managers, attorneys specializing in eminent domain, full service ROW firm project managers, goodwill and real estate appraisers, and a civil engineer actively involved in public infrastructure projects. The luncheon keynote speaker, David Brodsky of KNN Public Finance, shared observations from a career spent structuring municipal bond offerings to finance public infrastructure projects. David also gave an update on his current retention by the City of Los Angeles relative to financing of the proposed football stadium Downtown Los Angeles. The seminar was well-received due to the quality of the speakers' presentations, and we are grateful to the distinguished panelists who volunteered their time to share their expertise. We would also like to thank all who attended and supported the event.



**William Larsen, SR/WA  
Valuation Co-Chair**

We hope to see you at next April's seminar, at which new Co-Chair Brad Thompson, MAI, SR/WA of Mason and Mason and I promise to deliver a full day of expert speakers on timely topics.

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**Photos from Valuation Seminar – April 24, 2012 (continued)**



*Left to right: Panel moderator Michael Yoshiba, Esq., Richards Watson & Gershon; speaker Uriel Jimenez, City of Los Angeles Bureau of Engineering, and speaker David Roberts, SR/WA, City of Los Angeles GSA*

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**Photos from Valuation Seminar – April 24, 2012 (continued)**



*Seminar speaker Tom Braun, P.E., Proactive Engineering Consultants*



*Seminar speaker Hutch Goodman, Overland, Pacific & Cutler, Inc.*

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**Photos from Valuation Seminar – April 24, 2012 (continued)**



*Seminar speaker Bradford Kuhn, Esq., Nossaman LLP*



*Seminar speaker Rick Rayl, Esq., Nossaman LLP*



*Seminar speaker Keith McCullough, Esq., Adorno Yoss Alvarado & Smith*



*Seminar speaker Michael J. Farrand, ASA, Higgins, Marcus & Lovett, Inc.*



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*Moderator William Larsen, SR/WA, Integra Realty Resources-Los Angeles*

**Photos from Valuation Seminar – April 24, 2012 (continued)**



*Seminar speaker Glenn Block, Esq., California Eminent Domain Law Group*

*Seminar keynote speaker David Brodsky, KNN Public Finance*



*Left to right: Speaker Robert Lea, MAI, Lea & Associates; panel moderator Michael Popwell, SR/WA, MPA, Inc., and speaker Beth Finestone, MAI, FRICS, Integra Realty Resources-Los Angeles*



*Left to right: Keynote speaker David Brodsky, KNN Public Finance; William Larsen, SR/WA, Integra Realty Resources-Los Angeles, Tom Hanley, PE, Paragon Partners, Ltd., and Diane Dominguez, LACMTA*

Contact us today to share your expertise, announcements and experiences. Members would like to hear from you!

## Meet The New Members:



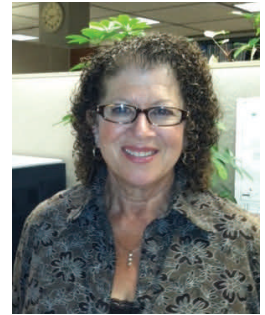
### Steve Stautzenbach,

CoreLogic. 714.250.5219 & sstautzenbach@corelogic.com. CoreLogic is the company real estate professionals turn to for comprehensive data, analytics, and services. CoreLogic has assembled financial, property, and consumer data information assets into one dynamic source to service our customers seeking to identify, understand and take decisive action on property. CoreLogic has long held an IRWA membership and with gaining responsibility for our clients operating in Energy, Utility, Transportation, Telecommunications, Oil and Gas industries, I have moved our membership to Chapter 1 and look forward to participating in and supporting Chapter efforts.

forward to participating in and supporting Chapter efforts.

### William Roggenkamp,

I have been a Real Property Agent with the County Sanitation Districts of Los Angeles County since 1988. Before that I worked on contract for various Oil and Gas companies and independent Right of Way firms, including Chevron USA, Beverly Hills Oil Company, Ramco, and Marmac to name few. I graduated from Western State University School of Law in 1978 and University of Dayton with a BA in Political Science in 1975. I was born in Syracuse, New York and have lived in Southern California since 1975. I have recently taken up running and my daughter and I completed the Orange County ½ Marathon in May. I was a member of IRWA way back in the Stone Age and I am glad to be a member again. My other hobbies include watching the Ducks or the Angels and playing basketball.



**Marilyn Stuart, SR/WA, RW-NAC, Membership Co-Chair**

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

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818-290-5444

**Beth Finestone, MAI, FRICS**  
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**William Larsen**  
Valuation Seminar Chair  
IRWA Chapter No. 1  
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## Introduction of Membership Co-Chairs:

You, our members, are valued professionals who are very special and important to IRWA and to Chapter 1. We are here to help you, so please feel free to contact us with any questions about Chapter events, educational offerings or the many benefits of being an IRWA member, including professional designation and certification programs. We would also be glad to speak with any of your friends or co-workers who may be interested in becoming a member or have any questions about IRWA.

We look forward to seeing you at the next luncheon where you may have an opportunity to win a great raffle prize or some cash in our member drawing! We also hope to have some exciting news about new membership incentives in the coming months, just for Chapter 1 members - so stay tuned for more information!



**Diane Dominguez**  
Real Estate Officer, MTA  
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**Charles Thomas, SR/WA**  
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**Marilyn Stuart, SR/WA, RW-NAC**  
Real Property Agent, LACSD  
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**IRWA**  
**CONGRATULATIONS**  
**To Chapter 1 Members**  
**Jazmine Sunico and Steven Dominguez**  
Who Were Awarded Sponsorship By Chapter 1 to Attend The IRWA Young Professionals Event Held in Seattle Last Month  
More Information and Photos Will Be Included in the Next Edition Of The Newsletter  
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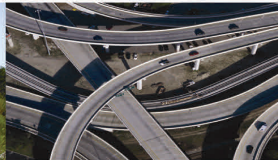
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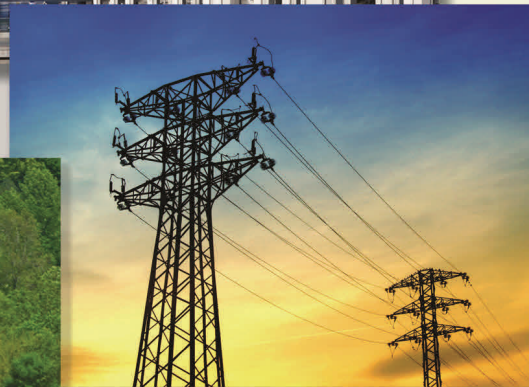
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### **Course 801: United States Land Titles**

#### **Course Description:**

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#### **Prerequisites:**

- A minimum of one (1) year of professional right of way experience

#### **Topics:**

- Public records
- Sources of title information
- Who can hold/transfer title
- Instruments and other means of transferring real estate interests
- When title passes
- Encumbrances
- Title search - developing the chain of title
- How to determine vesting from a chain of title
- How to identify encumbrances and how to clear title
- How to handle special situations - site inspection, discoveries, environmental impacts encroachments, divorce action, leasehold, interest and deaths

#### **Credentialing:**

- **Generalist:** An **intermediate** course that can be applied towards the ARWP, RWP or SR/WA program.
- **Specialist:** An elective for the R/W-NAC program.

#### **Course Tuition Includes:**

- Participant Manual
- Real Estate Dictionary

#### **Who Should Take This Course:**

This course is recommended for right of way practitioners and experienced land titles by profession individuals who are in the process of, or working on, title reports or abstracts of title.



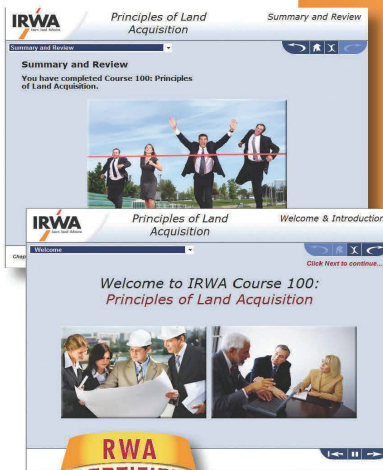


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### 2012 – 2013 Officers and Executive Board

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### 2011 – 2012 Appointed Committees (Alphabetically)

<b>Asset Management</b>	Kelly Kitasato, R/W-AMC City of Pasadena	(626) 744-7356	kkitasato@cityofpasadena.net
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<b>Education</b>	Tom Hanley, P.E., SR/WA * Paragon Partners Ltd	(714) 379-3376 ext. 284	thanley@paragon-partners.com
<b>Engineering/Surveying</b>	<i>Pending</i>		
<b>Environmental</b>	Norman S. Eke Converse Consultants	(626) 930-1260	neke@converseconsultants.com
<b>Fall Conference</b>	Kelly Kitasato, R/W-AMC, Co-Chair City of Pasadena	(626) 744-7356	kkitasato@cityofpasadena.net
<b>Law</b>	Michael F. Yoshiba, Esq Richards Watson & Gershon	(213) 626-8484	myoshiba@rwglaw.com
<b>Local Public Agency</b>	Kelly Kitasato, R/W-AMC City of Pasadena	(626) 744-7356	kkitasato@cityofpasadena.net
<b>Luncheon</b>	Aaron Aftergut Integra Realty Resources—Los Angeles	(818) 290-5434	aaftergut@irr.com
<b>Membership</b>	Marilyn Stuart, SR/WA, R/W-NAC, Co-Chair Sanitation Districts of LA County	(562) 908-4288 ext. 2756	mstuart@lacsdsd.org
	Diane Dominguez, Co-Chair LACMTA	(213) 922-5253	dominguezd@metro.net
	Charles Thomas, SR/WA, Co-Chair Southern California Edison	(626) 302-4186	charles.thomas@sce.com
<b>Nominations &amp; Elections</b>	Konstantin Akhrem * Relocation Assistance Specialist	(310) 617-0251	konstantin@irwa-chapter1.org
<b>Pipeline</b>	Gary Valentine, SR/WA, MAI * Valentine Appraisal & Associates	(661) 288-0198	gsv@valentineappraisal.com
<b>Relocation</b>	Dionisio (Dio) Marquez, Co-Chair Del Richardson & Associates	(310) 645-3729 ext. 226	dionisio.marquez@drainc.com
	Konstantin Akhrem *, Co-Chair Relocation Assistance Specialist	(310) 617-0251	konstantin@irwa-chapter1.org
<b>Transportation</b>	Darryl Root, JB, MBA, R/W-RAC Paragon Partners Ltd	(714) 379-3376 ext. 213	droot@paragon-partners.com
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	Brad Thompson, SR/WA, Co-Chair Mason & Mason	(818) 957-1881	bthompson@mason2.com
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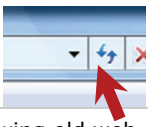
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**Members' NEWS Welcome.** Chapter 1 members are welcome to submit articles of interest for publication in the Chapter's Newsletter. Technical articles may be subject to evaluation and/or revision by the appropriate industry committee.

**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:

[nLenic@irwa-chapter1.org](mailto:nLenic@irwa-chapter1.org)  
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.

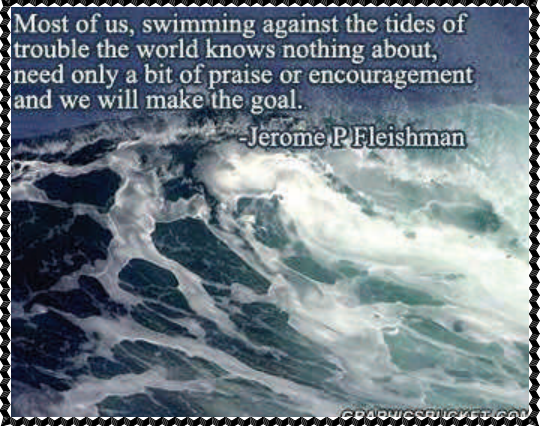
## Editor's Corner:

### Hanging on Through the Challenges – By Josh Hinds

One thing is for certain, when you go the extra mile there's always someone, somewhere who takes notice. The challenge is that it may appear that no one sees the extra effort you're putting in, and in turn there's a tendency to give up in frustration - which unfortunately undoes any good will you've built up to that point.

Admittedly, it's not easy to stand your ground and keep on piling on the value - especially when it seems that there's not a living soul who is taking notice.

If you can distinguish yourself from the people who give up, and stick to it, you'll reap the rewards of those who give their best no matter what - and in turn achieve results which are available only to those who can hang on through the challenges.



Most of us, swimming against the tides of trouble the world knows nothing about, need only a bit of praise or encouragement and we will make the goal.

-Jerome P. Fleishman

Always remember that you've got greatness in you - and that someone (whether you choose to believe it or not) is always taking notice!

One helpful idea is to track your own daily successes along the way. Doing so will allow you to see first hand that you're making a real difference, and that you're contributing in a big way.

It's perfectly acceptable that until others step in and do so - that you create your own source of validation. Tracking your daily accomplishments will allow you to do just that.

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