

OCTOBER 2012

President's Message – David Graeler, Esq.

Dear Members:

This years Tri-Chapter Luncheon will be on December 11, 2012...

chapter plans. The forum was very well attended and was a huge success.

It's hard to believe, but we are nearing Halloween and my wife has already begun buying gifts for the holiday season. It's safe to say that nobody has ever accused her of being a procrastinator! September and October were/are busy months for the IRWA and Chapter 1: On September 25, we had a very well attended joint membership luncheon with the American Society of Appraisers. Our guest speaker and Chapter 1 board member, Darryl Root, JD, MBA, R/W-RAC, gave a very informative presentation on MAP-21. We also hosted Courses 409 and 410 in September.

As for upcoming events, Chapter 1 is hosting its Annual Fall Seminar this October 23 at the Quiet Cannon in Montebello. Kelly Kitasato and I are the co-chairs again this year and we have worked hard to assemble a slate of speakers that should provide something for everyone! If you haven't already done so, please be sure to send in your enrollment form. You may find a copy of the form within this newsletter.

Finally, this years Tri-Chapter Luncheon is taking place on Tuesday, December 11, 2012 at the Marconi Automotive Museum in Tustin, California. This is sure to be a fabulous event, so be sure to reserve your space early! Please see the flyer within this newsletter for more details.

I hope to see you at one of our many upcoming Chapter 1 events!

Sincerely,

David Graeler, Esq.
Chapter 1 President

For your calendar:

- **10/23/12**—Annual Fall Seminar in Quiet Cannon, Montebello
- **10/24/12**—Advanced Business Relocation Assistance (Course #506)
- **11/8/12**—Principles of Real Estate Appraisal (Course #400)
- **11/29/12**—Principles of Real Estate Engineering (Course #900)
- **12/6/12**—Understanding Environmental Contamination in Real Estate (Course #603)

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FREE COURSE OFFERING

Exclusively for Chapter 1 Members in 2013!

GREAT NEWS! The Membership Committee Co-Chairs are very happy to share this exciting information with you!! At the September 25 meeting of the Chapter 1 Board of Directors, a pilot program was approved that will provide educational incentives in 2013 to benefit all current and new Chapter 1 members.

Every Chapter 1 member who pays their 2013 membership dues will receive a voucher in January that can be redeemed for a FREE one-day Chapter 1 sponsored IRWA course through the end of 2013. The one-day credit voucher can also be applied as partial payment for multiple day courses sponsored by the chapter.

Chapter officers and committee chairs understand that times are tight and that many organizations may only provide limited reimbursement for professional dues and educational programs. We hope that this educational voucher program will provide a great benefit to chapter members and become an incentive for membership renewal, as well as aid in the pursuit of IRWA certification and designations. More information and specific details on the program will be provided in future emails and in the next newsletter, or feel free to contact one of the Membership Co-Chairs listed below.

Diane Dominguez
Real Estate Officer, MTA
(213) 922-5253, DOMINGUEZD@metro.net

Marilyn Stuart, SR/WA, RW-NAC
Real Property Agent, Sanitation Districts of Los Angeles County
(562) 908-4288, ext. 2756, mstuart@lacsdc.org

Charles A. Thomas, SR/WA
Real Estate Appraiser, Southern California Edison
(626) 302-4186, charles.thomas@sce.com

Upcoming IRWA Chapter 1 Courses:

Date	No.	Title	Coordinator	Instructor
Oct 24-25, 2012	# 506	Advanced Business Relocation Assistance	Theresa Armistead 562-304-2000 tarmistead@opcservices.com	Cecilia Melanson, R/W-RAC
Nov 8-9, 2012	# 400	Principles of Real Estate Appraisal	Daniel Kazden 805-578-2400 x104 dkazden@riggsandriggsinc.com	Michael M. Popwell, SR/WA
Nov 29-30, 2012	# 900	Principles of Real Estate Engineering	Margarita Cabrera 562-908-4288 x2710 mcabrera@lacs.org	Ralph C. Brown, SR/WA
Dec 6, 2012	# 603	Understanding Environmental Contamination in Real Estate	Natasa Lenic 310-720-9517 natasa.lenic@yahoo.com	Fred Walasavage

For Instructors' Bios, details, and updates visit www.irwa-chapter1.org



Tom Hanley, P.E.
Crimson Pipeline
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
(562) 285-4128
thanley@crimsonpl.com

Upcoming IRWA Chapter 57, 67 and 11 Courses:

Date	No.	Title	Coordinator	Instructor
Nov 2, 2012		Chapter 57 Education Seminar & Casino	For more information see pages 32-33	
Nov 7-8, 2012	# 205	Bargaining Negotiations	Christine Santolucito 951-320-7333 christine.santolucito@hdrinc.com	Michael L Heineke, SR/WA
Nov 14, 2012	# 213	Conflict Management	Mike Flanagan, SR/WA 858-522-6914 mflanagan@sdca.org	Carol L Brooks, SR/WA
Dec 3-4, 2012	#219	Introduction to Presentation, Instruction and Facilitation	Mike Williams 714-730-2438 mike.williams@hdrinc.com	Carol L Brooks, SR/WA
Dec 6-7, 2012	# 205	Bargaining Negotiations	Mike Flanagan, SR/WA 858-522-6914 mflanagan@sdca.org	Carol L Brooks, SR/WA
Dec 11, 2012		Tri-Chapter Luncheon	For more information see pages 36-37	

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



Michael F. Yoshida, Esq.
Richards Watson & Gershon,
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First, is it a public use under the constitution for municipalities to condemn mortgages from private mortgagee in order to reduce the burdens on the mortgagor?

The Supreme Court of the United States has been very consistent in its rulings that “public use” is not to be taken literally, but is interpreted to mean “public benefit.” If elected officials in their judgment determine that the public benefit will be enhanced by condemning property from one private owner for the purpose of allowing another private owner to create a public benefit, the decision will be upheld.

Case of the Month:

Primer on Condemnation of Mortgages Controversy

Many recent articles have been published concerning the concept of public entity condemnation of mortgages. A primer on this topic is highlighted by the following excerpts taken from testimony of attorney Richard F. Friedman in a hearing before the Joint Committee of the Committee on Finance and Committee on Housing and Real Estate of the City Council of the City of Chicago. [Next month we will feature a rebuttal argument.]**

My name is Richard Friedman and I am here to give you a lawyer’s opinion on the legality of the proposal that is the subject matter of this hearing – to purchase mortgages out of securitized packages of loans for fair market value, write them down and create new mortgage terms for eligible homeowners who can benefit from reduced monthly payments.

By way of background, I am an attorney practicing with the law firm of Neal & Leroy, LLC. Our firm specializes in eminent domain and I have practiced eminent domain law for most of my career. I have also written publications for lawyers and lectured on the topic, in addition to teaching land use law.

My purpose in giving this testimony is to analyze the proposal, and counter the misconceptions, misinformation and misinterpretations of cases and statutes that have been circulated by opponents of the program.

I understand that you can never predict how courts will deal with new issues and that the details of the proposal have yet to be worked out. Nevertheless, the outline of the proposal is specific enough for me to be tell you with confidence that the courts are likely to approve the proposal as both consistent with United States Constitution and [state] eminent domain law.

This innovative proposal raises ... critical questions under Constitutional and [state] law.

First, is it a public use under the constitution for municipalities to condemn mortgages from private mortgagee in order to reduce the burdens on the mortgagor?

Second, will such a condemnation result in the constitutionally required just compensation to the mortgagee?

Third, does government have the power to condemn partial interest?

....

The first question is perhaps the easiest. Is the proposal to condemn mortgages for the benefit of homeowners consistent with the Fifth Amendment of the United States Constitution, which permits condemnation only for “public use?” Such condemnations are not inherently unconstitutional.

The Supreme Court of the United States has been very consistent in its rulings that “public use” is not to be taken literally, but is interpreted to mean “public benefit.” If elected officials in their judgment determine that the public benefit will be enhanced by condemning property from one private owner for the purpose of allowing another private owner to create a public benefit, the decision will be upheld.

....

Any doubt that the proposed mortgage acquisition program is constitutional is dispelled by looking at the Supreme Court’s approval of the State of Hawaii’s action in the 1984 case of Hawaii Housing Authority v. Midkiff, [467 U.S. 229 (1984)]. At that time in Hawaii, land ownership was concentrated in the hands of only a few owners, and homeowners could not own the land underlying their homes; they could only lease it. The Hawaii legislature determined that the public welfare demanded that ownership of the land be by people who live on it. The legislature determined that individual ownership promoted the general welfare. Therefore, Hawaii began to condemn the land from the private owners to be transferred to the homeowners who leased it. What Hawaii did was to change not the use, but simply the ownership of property. The United States Supreme upheld the power of the State of Hawaii as a rational effort to “correct deficiencies in the market determined by the state legislature to be attributable to land oligopoly.” [Ownership] concentrated in the hands of a few.]

....

The second issue raised by this proposal is the amount that the mortgage holders will be paid when the City exercises its power of eminent domain. The Fifth Amendment to the United States Constitution, of course, requires that private property cannot be taken unless “just compensation” is paid. Because of this constitutional protection, mortgage holders do not have to be afraid that the City will acquire the mortgages at a written down price.

....

The third issue is whether the City may condemn a mortgage. In most cases, when the government condemns property, it condemns the fee interest, that is, the whole property. But lawyers like to say that property is like a bundle of sticks. The condemnation power can be exercised with respect to the whole bundle or some of the sticks in the bundle. The power of government to condemn less than the fee interest is common. The United States Supreme Court upheld the federal government’s condemnation of a leasehold that is possession of real estate for a period of years. [United States v. General Motors Corp., 323 U.S. 373 (1945).] Similarly, the Supreme Court upheld the condemnation of a laundry business (not the property that the business was in). [Kimbal Laundry Co. v. United States, 338 U.S. 1 (1949).]

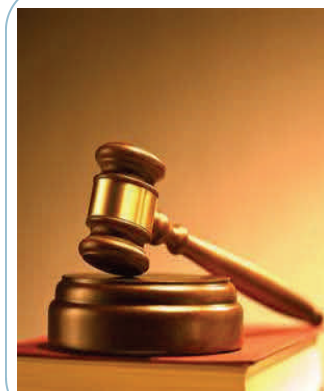
....

From these cases, there can be little doubt that mortgages, like any other interest in property, may be condemned and that fair market value will be paid to the mortgagees for the interests that are acquired.

....

As a general matter, as you can see from my remarks, the City’s acquisition of mortgages, even part of a securitized package, is entirely consistent with eminent domain law.

**** August 14, 2012** - <http://www.lawschool.cornell.edu/spotlights/upload/Memorandum-of-Law-and-Finance-21-April-Municipal-Plan.pdf>



As a general matter, as you can see from my remarks, the City’s acquisition of mortgages, even part of a securitized package, is entirely consistent with eminent domain law.



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Steven Dominguez
Los Angeles County Metropolitan Transportation Authority

Member Spotlight: Steven Dominguez

My employment with Los Angeles County Metropolitan Transportation Authority (MTA) began in the Summer of 2003 as a College Intern working within the Internal Audit Department. In Spring 2004, I was then transferred to the Real Estate Department – Property Management Section. In 2006, I then began working as a full-time employee within the Real Estate Services section as a Real Estate Assistant working with acquisition, appraisal, environmental and relocation services. Currently, I am assisting Senior staff members with the Crenshaw/LAX Transit Corridor, Westside Extension and Regional Connector projects. I also administer the processing and monitoring of the Request for Proposals on the various projects.

In my time at MTA, I have gained a wealth of knowledge about the Right of Way profession through the IRWA and how specialized the field is. For the past 2 years I have attended the IRWA Young Professionals Seminar. I attended last year's seminar in Las Vegas and courtesy of Chapter 1 sponsoring me; I attended the seminar in Seattle this year which conjoined with the Annual Education Conference. I enjoyed the opening ceremonies of the annual conference and the seminar which featured topics like "Fracking". I hope to become more involved with Chapter 1 in coordinating classes and assisting in developing the chapter's Young Professionals group.

I recently graduated from the University of La Verne with a Bachelor's of Science Degree in Legal Studies and also completed attaining my Paralegal Certificate. After taking a short three month break I enrolled in Cal State Northridge's 2-year Master's Program in Public Administration with my projected graduation date being in August 2014.

I hope to become more involved with Chapter 1 in coordinating classes and assisting in developing the chapter's Young Professionals group.

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Education Report:

Chapter 1 Course Facilitators

During Fiscal 2013, Chapter 1 is currently offering 23 courses over a total of 39 days. This could not happen without the continued commitment of our Facilitators and Coordinators. It makes scheduling such a large number of courses relatively easy. A special thanks to our out of town Facilitators (Joe Pestinger, Fred Clark, Jeff Swango, Ceci Melanson, and Fred Walasavage) who fly in or drive long distances to help make the Chapter 1 IRWA Education Program a success. Also thanks to Ralph Brown and Michael Popwell who are Chapter 1 members scheduled as Facilitators in the near future and have served as such multiple times before. Finally thanks to Bill Larsen, Natasa Lenic, Theresa Armistead, Dan Kazden, Margarita Cabrera, and Konstantin Akhrem who have recently or are scheduled to serve as Course Coordinators.

Chapter 1 Scholarships

Your Chapter 1 Board has recently approved a scholarship program that will allow every Chapter 1 member to a free course day once a year. In order to take advantage of this new benefit course registration will be handled by the Coordinator and not online. Details about the scheduled coordinator for each class can be found on the Chapter 1 website.

If You Need a Particular Course

If you have a particular class requirement or would like a particular class, please feel free to contact the Education Chair Tom Hanley at 562-619-7044 and request it. We have a fairly full schedule for Fiscal 2013 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.

Course Marketing

Recently there have been many more emails with state of the art graphics promoting Chapter 1's courses and schedule. A big thanks to Konstantin Akhrem and Natasa Lenic who have volunteered their time and efforts toward online presentation and promotion of Chapter 1's course schedule. So if you see an email from Chapter 1 have a look because the graphics are bold and colorful and it may very well be about a course you need.

Online Courses

Soon Chapter 1 will begin enthusiastically supporting IRWA's online courses. If you can't get away from work or you miss a classroom course you need, check the IRWA website. It is probably there.



Tom Hanley, PE
Crimson Pipeline
Education Chair

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IRAC is looking into ways to be more resourceful to IRWA members through improved communication and coordination within the association.

Relocation Update:

At the recent IRWA Region 1 Fall Forum, which took place on Oct 13, 2012, in Reno, NV, Michele Folk, SR/WA, R/W-RAC, R/W-URAC, the Region's representative to the International Relocation Assistance Committee (IRAC), has presented an industry report to the leadership of the Region 1 chapters. IRAC's mission includes "...delivery of professional training materials related to the relocation assistance provisions of the Uniform Relocation and Real Properties Acquisitions Policies Act and professional best practices for all right of way professionals". In her report Michele discussed IRAC's current activities aimed at continued improvement of courses related to Relocation Assistance (IRWA 500 series). IRAC has made recommendations to the International Professional Development Committee (IPDC) regarding updating and improving the current relocation courses. IRAC members continue to revise and update relocation courses to reflect the best practices and enhance the course participant's learning experience. IRAC also has suggested new course topics to the IPDC, and will work to assist with the development of these new courses to broaden the relocation-related choices available to IRWA members. IRAC's task force has been assembled to develop a 2-hour training module in the area of In-Lieu Claims, which are provided for by 49 CFR 24.305.

Also, IRAC is looking into ways to be more resourceful to IRWA members through improved communication and coordination within the association. IRAC's task force is currently looking into establishing a website which would serve as a resource to IRWA members and enable members to provide feedback on matters related to displacement and relocation assistance in right of way projects.

The international committee is already very busy planning Relocation-related sessions for the next year's conference, scheduled for June 23-26, 2013, in Charleston, WV (see "calendar" at www.irwa1.org). The committee is reviewing the comments and requests for topics received from participants of the relocation related sessions at the past annual conference, which took place in June in Seattle, WA. Members of IRAC will meet in November to discuss the next year's conference topics.

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Pipeline Report:

The following article is based on a PowerPoint presentation by Gary Valentine, SR/WA, MAI, ASA, CCIM, IRWA Chapter 1 Pipeline Chair, presented before the ASA International Education Conference in Phoenix, Arizona on October 10, 2012.

Pipeline Appraisals

Pipelines are part of our daily lives. In 1938, Los Angeles experienced one of the greatest floods in United States history. Hundreds of homes were lost, and over a thousand people lost their lives. Some three years later, in 1941, President Roosevelt signed the Flood Control Act, which allowed for the construction of levees, dams, flood control channels, and, yes, thousands of miles of pipelines. Pipeline appraisals are like any other types of property appraisals in the fact that it requires both qualitative and quantitative analysis. Pipelines include underground, surface, and overhead pipelines. In addition, there are proposed pipeline projects and existing pipeline projects. So why are easements more commonly used in creating pipeline rights?

- ◇ Transferring easements is less cumbersome than the alternatives;
- ◇ No environmental studies are normally required for small pipeline easements and depending on what the product the pipeline will be used for;
- ◇ Fee owner remains the same, who can benefit from unchanged future land-to-building ratios for future development, etc.;
- ◇ Property taxes are typically still paid by the fee owner;
- ◇ New parcel map is typically not required; and
- ◇ There is less severance damages when creating a pipeline using easements.

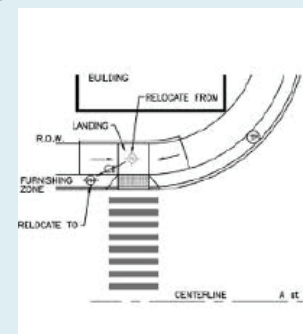
The scope of work for a pipeline appraisal is to:

- ◇ Review easement agreement and drawings;
- ◇ Determine highest and best use;
- ◇ Determine the taking area;
- ◇ Apply approaches of value; and
- ◇ Arrive at a final opinion of value.

Upon reviewing easement agreements and drawings, pay close attention to the wording of the legal description and what uses are allowed for the grantee and those uses that limit the grantor. Review the engineering stations and utilize the engineering stations in double checking the areas as estimated in the legal description. Likewise, utilize the milepost numbering system to double check the areas too. One of the biggest mistakes in measuring the distance of a pipeline when reviewing engineering drawings is not properly analyzing the equations found on an engineering drawing. Equations are like adjustments due to the irregularity of the circumference of the earth. After determining the subject's area, then one has to analyze the highest and best use of the larger parcel. Depending on the project, this may include a conforming parcel (used for typical residential, commercial or industrial uses) or an existing transportation corridor. The take area is often given and well-described. Irregularities in the legal description with the engineering drawings must be resolved before proceeding with the appraisal.



Gary Valentine, MAI, ASA, CCIM, SR/WA Pipeline Chair



One of the biggest mistakes in measuring the distance of a pipeline when reviewing engineering drawings is not properly analyzing the equations found on an engineering drawing. Equations are like adjustments due to the irregularity of the circumference of the earth.



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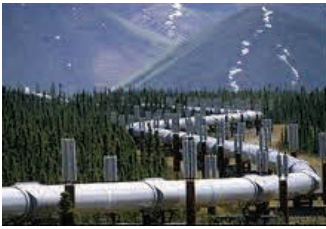
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Conforming Larger Parcels

Part of analyzing the take area is defining how the take area impacts the vertical rights, subsurface rights, surface rights, and overhead or air rights. Upon estimating the valuation of a pipeline easement as part of a conforming parcel, the following is an example using the Sales Comparison Approach.

Sales Comparison (Ex 1)

- (1) Sale 1: Unencumbered tract of farm land
 $\$500,000 / 100 \text{ acres} = \$5,000/\text{acre}$
- (2) Sale 2: Sale price \$675,000; 150-acre Farmland whereas 20 acres are encumbered by a similar pipeline easement as what is being appraised. The easement had no impact on the remaining parcel.
 $150 \text{ acres less } 20 \text{ acres (pipeline esmt)} = 130 \text{ acres (unencumbered)}$
 $130 \text{ acres (unencumbered area)} \times \$5,000/\text{acre} = \$650,000;$
 $\text{Value of Easement Area: } \$675,000 - \$650,000 = \$25,000 / 20 \text{ acres} = \$1,250/\text{acre for encumbered land};$
 $\text{Loss in Value: } \$5,000 - \$1,250 = \$3,750/\text{acre}$
 $\$3,750 / \$5,000 = 75\% \text{ decrease in value to the unencumbered portion of the property only, assuming no impact to the remaining parcel.}$

Therefore, the unencumbered land area is valued at \$5,000/acre, and the encumbered pipeline land area is valued at \$1,250/acre. In the abovementioned sample, I assume there are no severance damages.

The following example, utilizing Paired Data Analysis, is another technique in estimating adjustments to properties that are not encumbered with any pipeline easements versus those with pipeline easements. Please note that using paired data analysis is most effective as a group analysis, utilizing multiple sales not just one comparable sale.

Sale Comparison (Ex 2) Paired Data Analysis

- 1) A typical 6.5-acre parcel without any encumbrances recently sold for **\$50,000** per acre
- 2) Another 6.5-acre parcel with similar elements of comparison to the previous sale sold with a $\frac{1}{2}$ acre underground pipeline for \$45,000 per acre

Calculation: $((\$45,000 / \$50,000) - 1) = -10\%$

Therefore, adjust comparables downward 10% to unencumbered comparable parcels since the subject is encumbered similarly.

Part of analyzing the take area is defining how the take area impacts the vertical rights, subsurface rights, surface rights, and overhead or air rights.

Another approach that is becoming more common in the appraisal profession is Regression Analysis. This is a mathematical technique that establishes the relationship between a dependent variable and one or more independent variables.

Another approach that is becoming more common in the appraisal profession is Regression Analysis. This is a mathematical technique that establishes the relationship between a dependent variable and one or more independent variables.

Transportation Corridor Larger Parcels

The valuation of pipeline easements as part of a transportation corridor requires two steps:

1. Estimating the unencumbered fee value of the transportation corridor.
2. Estimate the value of the pipeline easement by analyzing vertical rights taken.

Severance damages are not often found due to relocation clauses.

The Cost Approach includes:

Cost of part taken + Appraisal Cost + Negotiations Cost, Title Cost, Grading Cost, Project Management Cost, and Acquisition and Demolition of Buildings + Entrepreneurial Incentive equals Cost Approach less Accrued Depreciation.
 (Rule of Thumb: 4 to 6 times ATF Value)
 Court of Appeals (Oregon) Peoples v. SPTCo (1978)

Across-The-Fence (ATF) is based on the Principle of Substitution and based on the Concept of Alternative Use. In theory, segments are divided down the center of the line of the corridor, as each half is adjoined to the adjacent parcel along with the adjacent property's highest and best use and unit value. Each value zone is modified to the degree that shape, size, topography, and access are disregarded because corridors are uniquely configured to meet the highest and best use as a right-of-way and should not be penalized for the special physical characteristics when compared to conventional parcels. The underlying assumption of the ATF value is that the land in the transportation corridor is equal to the value of the adjoining lands.

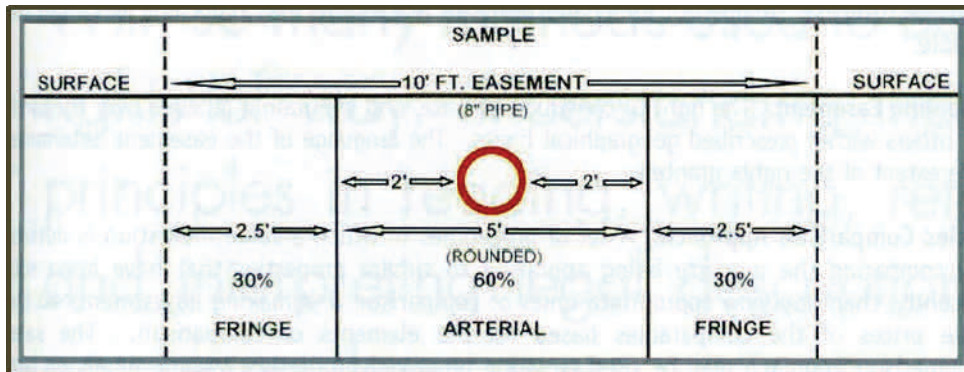
Corridor Value (CV) is the ATF Value x Enhancement Factor. The Enhancement Factor is derived by dividing sale price of the corridor by its ATF value. This factor is often between 1 and 2. In addition, enhancement factors are generally not time sensitive.

The Sales Comparison Approach in appraising transportation corridors includes the following units of comparison:

1. Price per mile
2. Price per linear foot
3. Price per square foot
4. Price per acre
5. Price per rod

However, the Sales Comparison Approach is seldom used since there are relatively few transactions of transportation corridors that sell in the same market area, and each transaction is unique in and of itself.

Finally, the Practical Approach in estimating the value of a pipeline easement is by analyzing vertical rights that are taken. In doing so, we must determine the highest and best use of the larger parcel, analyze the value of the easement by analyzing the vertical rights, and estimate any severance damages to the remainder. In determining the highest and best use of the larger parcel, we must first determine if the larger parcel is a conforming parcel or an existing transportation corridor. Analyzing vertical rights for a pipeline easement can be illustrated by the following diagram:



In theory, segments are divided down the center of the line of the corridor, as each half is adjoined to the adjacent parcel along with the adjacent property's highest and best use and unit value.



In determining the highest and best use of the larger parcel, we must first determine if the larger parcel is a conforming parcel or an existing transportation corridor.



Based on the abovementioned diagram, should an 8" diameter under a pipeline encumber a 5' or 10' wide pipeline easement? Please note that for the above example, there is an 8" underground pipeline. It is my experience that few pipeline users would be willing to install another pipeline less than 2' away from an existing one. So as a minimum, this pipeline easement should encumber 5', which I identify as an arterial area. But, if the pipeline is not adjacent to a public right-of-way, it still needs access for regular maintenance, and since a public roadway has a vehicle lane between 8 and 9 feet, I think 10 feet wide is reasonable for a typical easement which requires regular access. The additional 2½ feet on both sides, I call the fringe area. The fringe area encumbers the fee value less the arterial. In the arterial, the subsurface rights are almost fully encumbered whereas the surface rights are also impacted, whereas no main structures can be put on the surface most often. In addition, even some vegetation is limited. However, all air rights are typically still remaining in this right-of-way. Therefore, I believe that the fee rights of the arterial area should be approximately 50% encumbered, whereas the fringe areas only decrease the fee value by 30%. Therefore, in this example, the total percentage of fee encumbered is the following:

It is my experience that few pipeline users would be willing to install another pipeline less than 2' away from an existing one. So as a minimum, this pipeline easement should encumber 5', which I identify as an arterial area.

Total Percentage of Fee Encumbered	
Arterial: 5' / 10' x 60% =	30%
Fringe: 5' / 10' x 30% =	15%
Total Percentage of Fee Encumbered:	45%

Using studies and surveys are also an integral part of appraising pipelines. Surveying utility companies, railroad companies, other pipeline companies, and public agencies will only give more support to your data and make your appraisal more reliable.

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	Width of Easement Required	% of Fee Typically Paid
Gas Company	20 foot	25% - 50%
Transportation Agency	10 foot	25% - 50%
Railroad Company	10-12 foot	100%
Pipeline Company	5 foot	50% (30% for 10-foot)
County Sewer District	10 foot	25%

In conclusion, the value of the pipeline easement in this practical approach is the following:

Value of Pipeline Easement
1) LP = \$20/sq. ft.
2) 10' width x 500' long = 5,000 sq. ft. (pipeline esmt)
3) \$20 x 45% = \$9.00/sq. ft. (value of pipeline esmt)

Therefore, the final opinion of value per State Rule (Value of Take + Severance Damages) is as follows:

Value of Whole Property: (5 acres @ \$50/sq. ft.)	\$10,890,000
Value of Part Taken: (1 acre easement @ \$50/sq. ft. x 40%)	\$871,200
Value of the Remainder as Part of the Whole: (\$10,890,000 less \$871,200)	\$10,018,800
Value of the Remainder After the Take but Before Benefits: (5 acres) (encumbered with 1 acre) @ \$45/sq. ft.)	\$9,801,000
Damages:	\$217,800
Value of the Remainder After Take with Benefits: (5 acres) (encumbered with 1 acre) @ \$46.60/sq. ft.)	\$10,118,988
Benefits:	\$100,188
Net Damages:	\$117,612
Total Just Compensation:	\$988,812

The final opinion of value utilizing the Federal Rule (Before and After) is as follows:

Value of Larger Parcel (5 acres @ \$50/sq. ft.)	\$10,890,000
After the Take (encumbered w/pipeline esmt) (5 acres @ \$46.46/sq. ft.)	<u>\$10,118,988</u>
Total Just Compensation	\$771,012

A practical approach in estimating the market rent of a pipeline is as follows:

Market Rent of a Pipeline (practical approach)

- (a) Arrive at Fair Market Value of the Easement
- (b) Obtain land rates through comps and/or survey
- (c) Apply land rate to the Fair Market Value –
Equals Annual Market Rent

\$22,500 (market value of pipeline easement)
X 10% (land rate) = \$2,250 (annual rent)

In conclusion, there are many ways to appraise proposed or existing pipelines, but one of the most important steps is to determine if the subject's larger parcel is a conforming parcel or part of an existing transportation corridor.



The fringe area encumbers the fee value less the arterial. In the arterial, the subsurface rights are almost fully encumbered whereas the surface rights are also impacted, whereas no main structures can be put on the surface most often.

...one of the most important steps is to determine if the subject's larger parcel is a conforming parcel or part of an existing transportation corridor.



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

Photos: Joint Luncheon with ASA – September 25, 2012



Chapter 1 president, David Graeler, Esq. welcomed IRWA members and ASA members at the traditional annual joint luncheon; sitting to his right are ASA president Paul E. Dooks, ASA and board members and to David's left are IRWA board member Bill Larsen, SR/WA and luncheon speaker Darryl Root, JD, MBA, R/W-RAC with Paragon Partners, Ltd



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9600 SW Oak Street
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Photos from Joint Luncheon with ASA – September 25, 2012 (continued)



Chapter luncheon events provide an excellent opportunity to catch up on industry news and network with colleagues



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

Photos from Joint Luncheon with ASA – September 25, 2012 (continued)



REAL PROPERTY APPRAISALS AND LITIGATION SUPPORT

CONTACT

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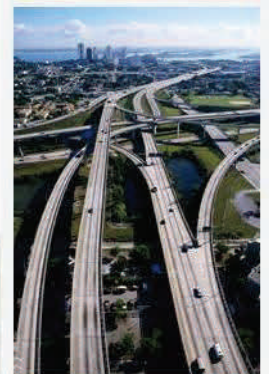
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William Larsen, SR/WA
wlarsen@irr.com
818.290.5428

Aaron Z. Aftergut
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Photos from Joint Luncheon with ASA – September 25, 2012 (continued)



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neke@converseconsultants.com

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Photos from Joint Luncheon with ASA – September 25, 2012 (continued)



Photos from Joint Luncheon with ASA – September 25, 2012 (continued)



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

Photos from Joint Luncheon with ASA – September 25, 2012 (continued)



Photos from Joint Luncheon with ASA – September 25, 2012 (continued)



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Photos from Joint Luncheon with ASA – September 25, 2012 (continued)



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Photos from Joint Luncheon with ASA – September 25, 2012 (continued)



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Environmental Report:

P3 – What's That?

The Public/Private Partnership (PPP or P3) is the 'next' major shift in the fast-moving project delivery spectrum. While more than 1,400 P3 deals were signed in the European Union over the past two decades, representing an estimated capital value of approximately €260 billion, the model is still relatively new to the US as a whole and California in particular.

A P3 is a legally-binding contract between government and business for the provision of assets and the delivery of services that allocates responsibilities and business risks among the various partners. In a P3 arrangement, government remain actively involved throughout the project's life cycle. The private sector is responsible for the more commercial functions such as project design, construction, finance and operations. In many cases the majority of the financing is provided by the private entity and is reimbursed by the public entity by lease payments or tolling.

The benefits of a Public/Private Partnership are realized in that both parties are engaged in what they do best: the public sector in providing core services and the private sector in timely and lower-cost project delivery. The risk transfer adds value to the public sector by incentivizing the developer to make use of sustainable



Norman Eke,
Converse Consultants, Inc.
Environmental Chair

A P3 is a legally-binding contract between government and business for the provision of assets and the delivery of services that allocates responsibilities and business risks among the various partners.



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and cost-effective means and methods to mitigate the maintenance costs of the project. For example, in the case of the Long Beach Courthouse project, the development team selected systems and materials based on their durability and long-term maintenance requirements. Terrazzo flooring was chosen because it could withstand 35 years of use without needing to be replaced, while carpeting would need to be replaced several times during the contract term.

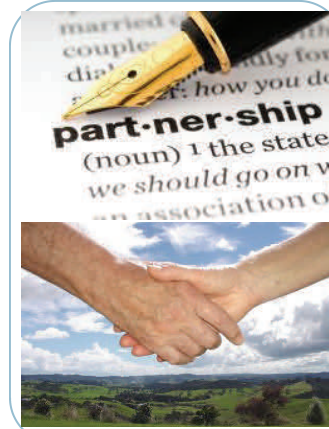
A P3 delivery method is best suited to a large project that is clearly defined, located on an environmentally clean site, and has public buy-in. The Long Beach Courthouse and the San Francisco Presidio Parkway are two projects begun under SB24 and they will potentially serve as models, roadmaps, and bellwether projects for the future of infrastructure delivery in California.

Converse Consultants is actively involved in providing geotechnical, environmental, and materials testing services for all types of delivery methods.

For more information, please contact:

Norman Eke, Senior Vice President/Managing Officer, Converse Consultants, at (626) 930-1260 or neke@converseconsultants.com

Beth George, Director of Business Development, at (951) 264-1684 or bgeorge@converseconsultants.com



Converse Consultants is actively involved in providing geotechnical, environmental, and materials testing services for all types of delivery methods.

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ALL MEMBERS IRWA CHAPTER 1

2013 SR/WA & CERTIFICATION SCHOLARSHIPS

Chapter 1 of the International Right of Way Association is sponsoring educational scholarships for Chapter 1 SR/WA designation and professional Certification candidates. The scholarships support the professional development of Chapter 1 members. The 2012 calendar year Scholarship Award Applications **must be received by mail no later than Friday, November 16, 2012**, by the Chapter 1 Professional Development Committee Chair at the following address:

Andrew I. Thompson, SR/WA
Southern California Gas Company
555 W. 5th Street, m.l. 11A1
Los Angeles, CA 90013
athompson@semprautilities.com

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

The 2013 Chapter 1 Scholarship Awards consist of a five-day IRWA class equivalent for those Classes sponsored by Chapter 1 during the award calendar year for each Award recipient (i.e., may be allocated to multiple classes for up to five days duration). Candidates must be in good standing with a current SR/WA designation and/or professional Certification candidate status at the time of the Scholarship application and award. Please review the IRWA Chapter 1 Scholarship Policy and Procedures for details.

Included in this article are the IRWA Chapter 1 Scholarship Policy and Procedures, the Scholarship Award Application, the 2013 Calendar Year Scholarship Award Timetable, and the roster of the Chapter 1 Professional Development Committee who will be evaluating the Scholarship Award Applications and recommending applicants to the Chapter 1 Board of Directors for final award presentation at the January 2013 general membership meeting.

The Chapter 1 Board of Directors and its Professional Development Committee strongly encourages all SR/WA designation and professional Certification candidates to apply for the educational scholarship. Please feel free to contact Andrew Thompson, SR/WA, at 213-244-5032 with any questions you may have regarding the scholarship application requirements and award process. Andrew will provide his best efforts to respond to your inquiries.

2013 CALENDAR YEAR – IRWA CHAPTER 1 – LOS ANGELES EDUCATION SCHOLARSHIP POLICY & PROCEDURES

Scholarship Policy and Procedures

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

Scholarship Purpose

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

Scholarship Amounts

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

Scholarship Availability

The Scholarship is funded annually by the Board and is available upon Board announcement to Chapter 1 members in good standing with current SR/WA designation and/or professional Certification Candidate status at the time of Scholarship application submission and award. Elected Board Members as of the date of application submission deadline and the calendar year of the Scholarship award are not eligible. The Scholarship is available to qualified individual Chapter 1 members for a period of two consecutive years inclusive of the initial calendar year the Scholarship is awarded to the qualified Chapter 1 member.

Scholarship Application

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

Scholarship Selection

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

2013 Calendar Year Scholarship Award Timetable

September 25, 2012 Scholarship availability, Policies and Procedures and Application announced by Board.

November 16, 2012 Applications must be received by PDC Co-Chair responsible for receipt of all Chapter 1 2013 Scholarship Award Applications at the following address:

Andrew I. Thompson, SR/WA
Southern California Gas Company
555 W. 5th Street, m.l. 11A1
Los Angeles, CA 90013
athompson@semprautilities.com

December 7, 2012 PDC submits to Board recommendation for Scholarship Awards.

January 22, 2013 Scholarship Award recipients honored at Chapter 1's January General Membership Meeting.

**INTERNATIONAL RIGHT OF WAY ASSOCIATION
CHAPTER 1 - LOS ANGELES
SR/WA DESIGNATION SCHOLARSHIP AWARD APPLICATION
FOR CALENDAR YEAR 2013**

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

Member Name: _____
First Middle Initial Last

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

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

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

Mailing Address: _____
Street City State Zip/Postal Code

Present Employer: _____ Position Held: _____

Business Address: _____
Street City State Zip/Postal Code

Business Telephone: _____ Home Telephone: _____

E-Mail Address: _____

Employer Web Site Address: _____

Attach current copy of “My Course History” from the International website:

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

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

Course No.	Course Name	Date(s)	Location

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

Signature

Date

**IRWA CHAPTER 1
2013 CALENDAR YEAR SCHOLARSHIP AWARD TIMETABLE**

- September 25, 2012 Scholarship availability, Policies and Procedures and Application announced by Board.
- November 16, 2012 Applications must be received by PDC Co-Chair responsible for receipt of Scholarship Award Applications at the following address:
- Andrew I. Thompson, SR/WA
Southern California Gas Company
555 W. 5th Street, m.l. 11A1
Los Angeles, CA 90013
athompson@semprautilities.com
- December 7, 2012 PDC submits to Chapter Board recommendations for Scholarship Awards.
- January 22, 2013 Scholarship Award recipients honored at Chapter 1 January Membership Meeting (regular 4th Tuesday membership meeting).

**IRWA CHAPTER 1
2012/2013 PROFESSIONAL DEVELOPMENT COMMITTEE**

- Chair Andrew Thompson, SR/WA, Southern California Gas Company
555 West 5th Street, ML 11A1, Los Angeles, CA 90013
Voice 213.244.5032 Email AThompson@semprautilities.com
- Co-Chair Gus Parcero, SR/WA, City of Los Angeles
Voice 213.485.5775 Email augusto.parcero@lacity.org.
- Co-Chair Michael Popwell, SR/WA, MPA, Inc.
Voice 323.874.2384 Email michael@mpopwell.com
- Co-Chair Joyce Riggs, MAI, SR/WA, Riggs & Riggs, Inc.
Voice 805.578.2400 Email jriggs@riggsandriggsinc.com
- Co-Chair Marilyn Stuart, SR/WA, Sanitation Districts Los Angeles County
Voice 562.908.4288 ext. 2756 Email: mstuart@lacsdsd.org
- Co-Chair Gary Valentine, MAI, SR/WA, Valentine Appraisal & Associates
Voice 661.288.0198 Email gsv@valentineappraisal.com



Chapter 1 - Los Angeles County Presents
2012 Annual Fall Seminar

Tuesday, October 23, 2012
 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	12:15 p.m.	LUNCH: Recovering from the Recovery... What's Next for the U.S. and California <i>Speaker: Jordan Levine, Economist and Director of Economic Research Beacon Economics, LLC</i>
8:00 a.m.	Getting Right of Way is Important; Getting Rid of Right of Way is Just as Important <i>Speaker: Edmond Yew, Manager, Land Development City of Los Angeles</i>	1:30 p.m.	BREAK
9:00 a.m.	Legal Developments Impacting the Right of Way Profession <i>Speakers: Michael Yoshida, Esq. and Regina Danner, Esq. Richards, Watson & Gershon</i>	1:45 p.m.	Relocation Claim Documentation <i>Speakers: Konstantin Akhrem, Relocation Assistance Specialist and Richard Saretsky, R/W-RAC, Senior Right of Way Agent Caltrans</i>
10:00 a.m.	BREAK	2:45 p.m.	Incredible Shrinking Industry: Affordable Housing <i>Speaker: William Huang, Director of Housing City of Pasadena</i>
10:15 a.m.	Interesting (and Sometimes Funny) Experiences in the Legal Profession: A Judge's Perspective <i>Speaker: Hon. Edward J. Wallin (Ret.)</i>	3:45 p.m.	BREAK
11:15 a.m.	The Condemnation of Underwater Mortgages: Will It Float? <i>Speakers: Rick Rayl, Esq. and Bernadette Duran-Brown, Esq. Nossaman LLP</i>	4:00 p.m.	Understanding and Using the Goodwill Valuation Report <i>Speaker: William W. Thomsen, MBA, CFA, ASA, President and Founder Thomsen LLC</i>
		5:00 p.m.	Closing Remarks

APPROVALS

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

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).

Visit us on the web www.irwa-chapter1.org for latest Chapter 1 news and announcements



Chapter 1 - Los Angeles County Presents
2012 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 10/15/12)
 \$105 Member; \$120 Non-member (if received after 10/15/12)
 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

Please direct inquiries to:

David Graeler, Esq. (213) 612-7800 dgraeler@nossaman.com	Kelly Kitasato, R/W-AMC (626) 744-7356 kkitasato@cityofpasadena.net
--	---

8 HOURS MCLE Credit - **Pending**

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

8 HOURS of OREA Continuing Education Credits - **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.

2012

EDUCATIONAL SEMINAR & CASINO NIGHT FUNDRAISER

WHEN

Friday Nov. 2nd, 2012

Luncheon & Seminar: 11:00am - 5:00pm

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WHERE

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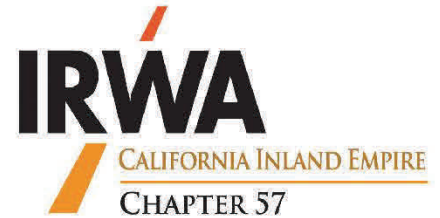
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2012 EDUCATIONAL SEMINAR & CASINO NIGHT FUNDRAISER



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Name: _____ **Chapter No.** _____

Firm Name: _____ **Email:** _____

Address: _____ **Phone:** _____

Guest/ Spouse Name: _____ **Amount Paid \$** _____

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Dinner Buffet: Mediterranean Dinner Buffet - Grilled Marinated Vegetables, Prosciutto Ham Smoked Chicken, Assorted Cheese, Caesar Salad, Tomato and Cucumber Basil Salad with Balsamic and Olive Oil Dressing, Rosemary Chicken Vegetable Ragout, St. Tropez Sea Bass, Spinach, Fennel & Lemon Sauces, Penne Pasta and Roasted Garlic Tomato Basil with Italian Sausage and Peppers, Mushroom Herb Orzo Pasta, Biscotti, Almond Torte, Focaccia Bread and Tiramisu for dessert

Luncheon & Seminar only: \$50.00 per person

Dinner & Casino Night Party only: \$50.00 per person

Full day ticket only: \$90.00 per person

Please make checks payable to IRWA Chapter 57 and mail to Sheryn Smay
City of Riverside, 3900 Main Street, 5th Floor, Riverside, CA 92522 (951) 826-5343

For additional information or questions contact Lisa Dunham at (951) 826-8307 or
Chapter 57 President, Roberto Corrales at (951) 746-4290



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



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Coming Soon!

Course 400: Principles of Real Estate Appraisal

Course 400: Principles of Real Estate Appraisal

Course Description:

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

Credentialing:

- **Generalist:** A **beginning** course that can be applied towards the RWA, ARWP or RWP program.
- **Specialist:** Required course for the R/W-AC and R/W-URAC programs.

Topics:

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

State Continuing Education Credits:

- This course has been approved for 16 hours Continuing Education (CE) Credits by the Office of Real Estate Appraisers (OREA).

Course Tuition Includes:

- Participant Manual, USPAP Textbook

Required Materials:

- Financial Calculator

Who Should Take This Course:

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

Course 400: November 8-9, 2012 Downey, CA Register online at www.irwaonline.org, or Fax this entire page to IRWA HQ: (866) 388-7419

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

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

Member Tuition	Non-Member Tuition	Total Tuition Amount Due
\$415.00	\$520.00	\$ _____

Total Member Registrants: _____
Total Non-Member Registrants: _____

PRINT NAME AS IT APPEARS ON CARD: _____

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

Signature: _____ Amount to be Charged: _____

Course 400: Principles of Real Estate Appraisal

Sponsored By: IRWA Chapter 1
Dates: November 8-9, 2012
Time: 8:00 AM - 5:00 PM Daily
City: Downey, CA

Class Location:
 Energy Resource Center
 9240 Firestone Blvd.
 Downey, CA 90241
 Phone: (562) 803-7434

Four Ways to Register:
Online: www.irwaonline.org
Fax: (866) 388-7419
Phone: (310) 538-0233; x138
Contact Course Coordinator

Cancellation Policy: All classes scheduled by IRWA are subject to cancellation. All class registrants must contact the Course Coordinator prior to making travel arrangements, keeping in mind that the class may be cancelled at any time (for reasons including, but not limited to, insufficient registration, Instructor emergencies or other issues beyond the control of the chapter and/or IRWA). Fully liquidated damages for any losses incurred by a class registrant are limited solely to a refund of the registrant's prepaid class tuition. IRWA and its chapters assume no other registrant liability resulting from class cancellation.

Tuition Refund Policy: Written notification of intent to cancel registration must be received via email by both the Course Coordinator and IRWA Headquarters Education Staff (education@irwaonline.org) prior to the class start date in order to be eligible for a tuition refund. A full tuition refund will be issued if notice is received 15 days or more prior to class start date; a 75% refund will be issued if notice is received less than 15 days prior to the class start date, and no refund will be issued for notice received on or after the class start date.

*** Accommodations:**
 Embassy Suites
 8425 Firestone Blvd.
 Downey, CA 90013-1011
 Phone: (562) 861-1900

* Please contact the Course Coordinator for a registration form, which includes information on the special Energy Resource room rate, how to make reservations and numerous complimentary hotel amenities.

Course Coordinator:
 Daniel Kazden
 Riggs & Riggs, Inc.
 4195 Valley Fair Street, #207
 Simi Valley, CA 93063
 Phone: (805) 578-2400, ext. 104 / Fax: (805) 526-6097
 Email: dkazden@riggsandrighgsinc.com

About the Instructor:

Michael M. Popwell, SR/WA, is a California Certified General Appraiser and California Real Estate Broker. His firm, MPA, Inc., provides real estate appraisal, consulting and redevelopment services to the private and public sectors. Mr. Popwell previously worked 15 years in the public sector as the Real Estate Appraisal Manager for the Community Redevelopment Agency of the City of Los Angeles (CRA/LA), California's largest redevelopment agency; and as the staff Economic/Redevelopment Consultant for the Community Development Commission of the County of Los Angeles. He received his BS in Business Administration from CSULA and his MBA from the Anderson School of Management at UCLA. He has been a member of IRWA Chapter 1 since 1997 and served as Chapter President in 2003. He has taught appraisal at LA City College and is approved to instruct IRWA Course 400 *Principles of Real Estate Appraisal* and Course 403 *Easement Valuation*.

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



Chapter 67 is pleased to host the
2012 Tri-Chapter Luncheon

at

Marconi Automotive Museum

1302 Industrial Drive, Tustin 92780

Tuesday, December 11, 2012

Please consider becoming a sponsor for this special event.

Dessert Table: \$750

Slot Car Track: 4 at \$500 each

Large Raffle Sponsor: \$500

Items above come with the opportunity to display your own company signs at the designated location, as well as the incentives offered below.

Additional Donations at the following levels include space on the Sponsorship Board at the event, recognition in promotional materials, inclusion on the Thank You page in Chapter 67's newsletter and Website through June 2013:

Rolls Royce: \$1,500

Ferrari: \$1,000

Mercedes: \$500

Porsche: \$250

We are also looking for multiple raffle items with a \$50 minimum value.

Please contact Katherine Contreras by **November 20th** to provide us with a sponsorship.
949-477-7641 kcontreras@nossaman.com

(Later sponsorships are welcome, but may not receive incentives depending on printing deadlines)

Thank you.



Register now for the
2012 Tri-Chapter Luncheon
 at
Marconi Automotive Museum
 1302 Industrial Drive, Tustin 92780

Tuesday, December 11, 2012
 11:30 am - 2 pm

Celebrate the holiday season with colleagues and friends!
 Enter the Slot Car Tournament!
 Enjoy the collection of exotic and famous cars!

Early Bird Price (on or before November 27): \$75

After November 27: \$85

Your Name: _____

Calculate your payment here:

Company: _____

	Early Bird	After 11/27
--	------------	-------------

Phone: _____

Number of Guests:	_____	_____
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E-Mail: _____

x \$75	x \$85
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Guests included with this
registration payment: _____

Total:	\$ _____	\$ _____
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Send Registration
 with payment to
 "IRWA Chapter 67" to
Artemis Manos

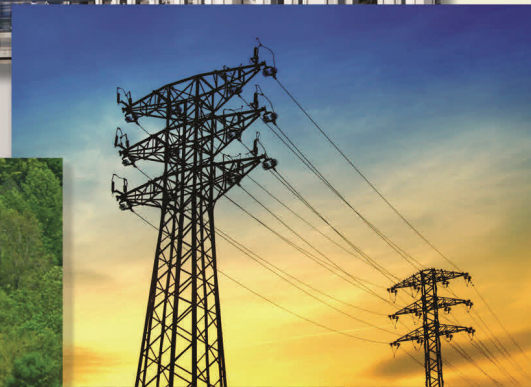
2191 E Birch St, SC8380
 Brea, CA 92821

AGManos@semprautilities.com

Questions? Contact:
 Katherine Contreras
 Nossaman LLP
 18101 Von Karman, Ste. 1800
 Irvine, CA 92612
kcontreras@nossaman.com

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Fall Conference	Kelly Kitasato, R/W-AMC, Co-Chair City of Pasadena	(626) 744-7356	kkitasato@cityofpasadena.net
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Pipeline	Gary Valentine, SR/WA, MAI * Valentine Appraisal & Associates	(661) 288-0198	gsv@valentineappraisal.com
Relocation	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
Transportation	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
Webmaster	Konstantin Akhrem * Relocation Assistance Specialist	(310) 617-0251	konstantin@irwa-chapter1.org

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

Join...

Participate...

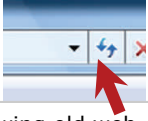
Grow...

IRWA - Chapter 1

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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

Tel (310) 720-9517

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

Editor's Corner:



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