

NOVEMBER 2012

(In Lieu Of) President's Message – David Graeler, Esq.

Dear Members:

This is, without a doubt, my favorite time of the year. The weather cools down just enough to warrant a little wood burning in the evenings, people are for the most part reflecting on the year past and making plans for the new year, and except for the stress of holiday shopping and party going everybody is rather quick to smile and wish you a jolly holiday season.

In business whether it was a good year or perhaps less so, the year is closing and it is a perfect time to make resolutions for improvements and revisions next year. People focus more on family and friends than the typical competitive business deals which makes it actually a great time to reach out and cultivate any relationships formed while competing for jobs.

We are quickly approaching Thanksgiving—it snuck up on me this year a week too early—and since David, our president, is in trial and will be for another 4-5 weeks with no time to spare, I wanted to take this opportunity and prepare this newsletter's cover message in hope that we can publish this issue without extra stress for David.

It is inspiring to have a privilege of editing this newsletter. I am the first

to read the valuable contributions of our committee chairs and I want to thank Mike Yoshiba, Tom Hanley, Norman Eke, and Christos Sourmelis who prepared articles for this issue, as well as other members who willingly respond to my requests for industry news and company announcements. I am happy to welcome Murphy & Evertz LLP to the pages of Chapter 1 newsletter as our latest advertising sponsor.

To make this truly your publication, I would like to add a new feature section to our next issue: Talking Points—a place where you can sound off with short (or long) responses to any article we publish, share your reactions to industry events, tell us if you won a raffle prize at the luncheon you attended and anything that comes to mind after you read the newsletter. Perhaps the legal case of the month portrayed a case you are familiar with but disagree with the verdict? Why not tell us about it?

I hope everybody has a lot to be thankful for.

Sincerely,

Natasa Lenic
Chapter 1 News-
letter Editor



For your calendar:

- **11/29/12**—Principles of Real Estate Engineering (Course #900)
- **12/6/12**—Understanding Environmental Contamination in Real Estate (Course #603)
- **12/7/12**—Environmental Due Diligence and Liability (Course #604)
- **12/11/12**—Annual Tri-Chapter Luncheon in Tustin, California
- **1/11/13**—Standards of Practice for the R/W Professional (Course #104)

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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
Nov 29-30, 2012	# 900	Principles of Real Estate Engineering	Margarita Cabrera 562-908-4288 x2710 mcabrera@lacsds.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
Dec 7, 2012	# 604	Environmental Due Diligence and Liability	Konstantin Akhrem 310-617-0251 konstantin@irwa-chapter1.org	Fred Walasavage
Jan 11, 2013	# 104	Standards of Practice for the R/W Professional	Marilyn Stuart 562-908-4288 x2756 mstuart@lacsds.org	Ralph C. Brown, SR/WA

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 14, 2012	# 213	Conflict Management	Mike Flanagan, SR/WA 858-522-6914 mflanagan@sdcca.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@sdcca.org	Carol L Brooks, SR/WA
Dec 11, 2012		Tri-Chapter Luncheon	For more information see pages 24-25	
Feb 11-14, 2013	# 100	Principles of Land Acquisition	Mike Flanagan, SR/WA 858-522-6914 mflanagan@sdcca.org	Carol L Brooks, SR/WA

Happy Thanksgiving!

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



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

In this manner, the Wal-Mart expansion was approved by the city even though an Environmental Impact Report (EIR) was never certified and the California Environmental Quality Act

On the one hand, CEQA generally prohibits governmental agencies from approving projects that have significant impacts on the environment without first completing the environmental review process and either mitigating those impacts or finding mitigation to be infeasible and the impacts to be justified by overriding considerations.

Case of the Month:

“15% is not a Majority”

City Council Initiative Adoption Requires Separate CEQA Compliance

TUOLUMNE JOBS & SMALL BUSINESS ALLIANCE,

v.

THE SUPERIOR COURT OF TUOLUMNE COUNTY and
WAL-MART STORES, INC. et al.

Filed October 30, 2012

[Cal. Ct of App., Fifth App. Dist. - F063849 (Super. Ct. No. CV56309)]

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

There was a 130,000-square-foot Wal-Mart store in Sonora (the City). Wal-Mart wanted to expand it and make it a Wal-Mart Supercenter, which would be larger, would sell groceries, and would be open 24 hours a day, seven days a week. Wal-Mart submitted an application to the City for the approvals necessary for the expansion. The City prepared an environmental impact report on the proposed project and circulated it for public comment. The City planning commission held a public hearing on Wal-Mart’s application and voted to recommend approval.

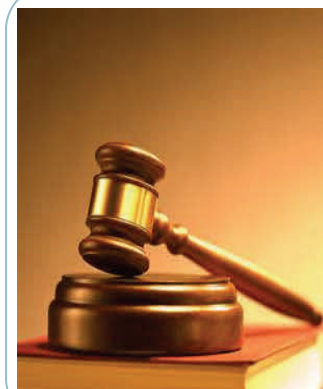
Wal-Mart concurrently circulated an “initiative petition” and gathered the required signatures from at least the 15% of the City’s registered voters to submit the proposed ordinance for a special election. After a public hearing, the city council instead chose to adopt the initiative as Ordinance No. 796 and to forgo the special election. In this manner, the Wal-Mart expansion was approved by the city even though an Environmental Impact Report (EIR) was never certified and the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) (CEQA) review was never completed.

The main issue in this case was how should the court construe the provision of Elections Code section 9214 that allows cities to adopt initiatives without elections in light of CEQA? On the one hand, CEQA generally prohibits governmental agencies from approving projects that have significant impacts on the environment without first completing the environmental review process and either mitigating those impacts or finding mitigation to be infeasible and the impacts to be justified by overriding considerations. (Pub. Resources Code, §§ 21002, 21002.1, 21006, 21081.) On the other hand, our Supreme Court has held that the prerogatives of the electorate when exercising its right of initiative must not be thwarted by procedural constraints arising from other provisions of state law.

When a development project is approved by a City ballot initiative placed on the ballot by voters and adopted by them in an election, the project is then exempt from environmental review under the CEQA. In this case Wal-

Mart Stores, Inc. and the City of Sonora contended that CEQA compliance also can be avoided when a developer’s supporters gather signatures of 15 percent of the registered voters on an initiative petition to approve the development, the City then can forgo the actual election, and then adopt the initiative directly as an ordinance, pursuant to Elections Code section 9214. The appellate court disagreed finding that environmental review can be avoided when the voters choose to bypass it, but not when the lead agency chooses to bypass the voters. (It should be noted that this court respectfully declined to follow *Native American Sacred Site & Environmental Protection Assn. v. City of San Juan Capistrano* (2004) 120 Cal.App.4th 961)

The appellate court concluded that when a city council uses Elections Code section 9214, subdivision (a), to approve a project by bypassing the voters and directly adopting an initiative, it does not include a CEQA exemption for the project. A lead agency is not permitted to skip CEQA review when it chooses, under Elections Code section 9214, subdivision (a), to approve a project submitted to it via voter petition instead of holding an election under Elections Code section 9214, subdivision (b). If a city council opposes an initiative, then it must hold an election; and if it wants to undertake CEQA review but cannot complete it before the time limit of Elections Code section 9214 expires, it also must hold an election. The rule is that if the initiative will have a significant impact on the environment, CEQA review is required before the city can approve it without an election.



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attorney at law

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Adriana Raza
Will Serve Program
Sanitation Districts of Los
Angeles County

Member Spotlight: Adriana Raza

Being in the temporary employment industry for over ten years my career revolved around training and auditing key offices on a national level. Although a high stress industry, the profession comes with many advantages and rewards that kept the job interesting and exciting. When you got it right, the sense of fulfillment and accomplishment was unwavering, but when you go it wrong, there was an overwhelming feeling of failure to face. And like most challenging jobs the burn-out is inevitable and in the beginning of 2006 the search for a new career was on.

One of the great benefits to working in the temporary employment industry was the inside view exposure of multiple industries and their professionals' perspectives within those businesses. I recruited for and dealt with Grubb & Ellis and Lee & Associates placing basic clerical positions, but those brief encounters sparked my interest in commercial real estate and leasing. Realizing that a transition of careers meant starting at the bottom, I started researching and somehow landed going to school for residential real estate. After obtaining my real estate license, I started applying for work only to encounter an obstacle: the crashing real estate market.

Somewhat frustrated, I decided to obtain a part time job just until I decided on my next career move. A close acquaintance is a part-owner of a local water-softening distributing company who needed assistance with a large data entry project. While there I volunteered my expertise and ended up writing a sales training manual trying to learn more about this industry.

Then just before completing the manual my sister informed me of a future full time opportunity that would soon be available to the public in the property management section of the Sanitation Districts of Los Angeles County (Districts). In the past I had attempted to obtain positions within the Districts but was disqualified for being overqualified. I didn't want to run the same risk so I opted to take a position as a temporary general service worker in the Districts' car pool department. Working there showed my resolve and I was invited to take the exam which is the first portion of their hiring process. To my surprise, the information I reviewed for the real estate state exam and most of the information researched for the water-softening training manual came in quite useful when taking the exam. Needless to say, my determination paid off as I was selected by the Districts for their Facilities Planning Department on November 19, 2007.

With just a general idea of what my specific position entailed, I was a blank slate and really had no idea what to expect. I didn't even really know what an easement was, or how it related to my department and my position. It took me about six months to acclimate myself and define the general purpose of my department. Since I already had an interest in real estate, I was intrigued to find out more about land acquisitions and about easements. I was really surprised how the two fields differentiated even though they were in the same industry. This was my first exposure to right-of-way and although I realized there was a lot to learn, I found it very interesting how it tied in with the Districts. Although the bulk of my position revolved around annexations and researching environmental documentation, I was eager to learn more about the right-of-way processes we practiced at the Districts. And I had access to numerous resources that could assist me to familiarize myself with the industry. Still, I knew I needed more help and Marilyn Stuart, SR/WA, R/W-RAC graciously offered to take me under her wing and mentor me.

I came from an industry that places a high value in networking and after Marilyn introduced me to the International Right of Way Association (IRWA), I recognized this organization's worth. Just by reviewing the structure offered by the organization through the certification process, I realized how it would facilitate my professional growth and the interaction with seasoned professionals would also greatly assist me in avoiding major career pitfalls. I know I've made the right choice joining the IRWA and I'm looking forward to taking advantage of its great educational system!

After obtaining my real estate license, I started applying for work only to encounter an obstacle: the crashing real estate market.

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Education Report:

Chapter 1 Education Classes

The holidays are upon us but that does not mean that Chapter 1 is relaxing its education program. We are offering two courses in November and two in December and are hoping for high attendance even though it is such a busy time of the year. See the Chapter 1 website for more information about these offerings.

Chapter 1 Course Facilitators and Coordinators

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 a free course day once a year. We have seen some recent emails about this program and hope it will renew additional interest in our courses and in becoming a Chapter 1 member. Details about the scheduled coordinator for each class can be found on the Chapter 1 website. Contact the Coordinator for help with specifics about this program.

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. 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. Lately they have also been helping with promotions for other Chapters as well. 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.

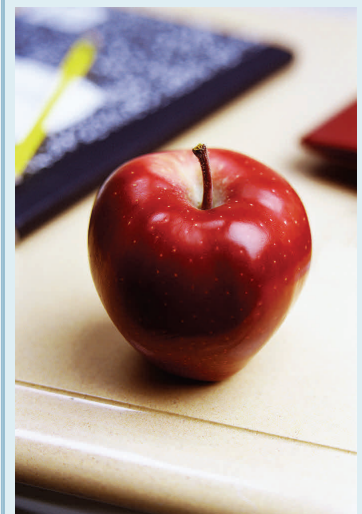
Online Courses

Chapter 1 is now fully supporting the online course offerings. So far there has been sparse participation by Chapter 1 members but online IRWA continuing education is here to stay and is really the only way some members can participate. We don't foresee the end of the classroom offerings and will continue our heavy schedule of classroom. So 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

Your Chapter 1 Board has recently approved a scholarship program that will allow every Chapter 1 member a free course day once a year. We have seen some recent emails about this program and hope it will renew additional interest in our courses and in becoming a Chapter 1 member.



COMMITTEE FOCUS

The Intricacies of Course Revisions



BY JANET WALKER, SR/WA, R/W-NAC

I am often asked why it takes so long to develop or revamp an IRWA course. The fact is, there are many steps involved in the process, and skipping any one of them is not an option. The International Professional Development Committee (IPDC) has a complex role, so to better to acquaint members with the committee's roles, responsibilities and processes, this is the first of three articles that will explain who we are and what we do.

The IPDC has a multi-tiered purpose: to oversee the development of course curriculum that trains right of way practitioners, while maintaining high standards of competency through a professional development program. This is a monumental task which entails an enormous amount of oversight. Here are just a few of our responsibilities:

- Monitor members' educational needs through market research
- Identify new professional development opportunities
- Recommend education and certification programs and policies
- Provide subject matter expertise in reviewing course content
- Select and manage individuals to develop and revise courses
- Administer certification and SR/WA designation programs
- Serve as liaisons with chapters, committees and regions

- Assist in developing instructor and participant manuals
- Monitor and approve courses proposed by outside sources for inclusion in IRWA's educational and professional development curricula

Managing the Variables

Most members believe a course revamping is a simple process, however, incorporating even minor revisions to course materials can be quite complex. It begins when a course instructor submits a change to IRWA headquarters. Staff at headquarters reviews the requested changes, and if revisions are required, passes the proposal along to the IPDC, which determines the level of change. If only minor changes are needed, the proposal is sent to an adult learning consultant, who incorporates the changes and sends the finished revisions back to the IPDC, which then either approves the changes or sends the proposal back to the consultant for further work. Once approved, graphics are added, the copy is edited thoroughly and a printed proof is created for final approval by the IPDC. Once the proof is accepted, IRWA headquarters officially activates the new content, which is then included when manuals are produced for the next time the course is presented.

Typically, this revision process takes six months or longer to complete. The schedule depends on many variables, such as the level of interest and response to a request for proposal, budget, availability of the developer and their ability to revise

course materials, quality of revisions, unexpected delays, project management and oversight. Another variable is the availability of the subject matter experts, often our international committee members, as well as the opportunity to pilot the revised course and integrate any necessary changes.

Our committee members are continuously assessing the quality and relevance of IRWA's courses based on feedback and formal requests from committees, instructors, participants and developers. This feedback helps us determine the need and level of urgency based on the nature and extent of the revisions.

Janet Walker, SR/WA, R/W-NAC

With more than 20 years of experience in the oil and gas industry, Janet serves as Chair of the International Professional Development Committee. She works for ConocoPhillips Canada as the Surface Access Manager, Consultation and Complex Applications. Previously, Janet was a Right of Way and Land Specialist for the National Energy Board. She holds a Master's Degree in Integrated Studies with an Adult Education major, a Bachelor's Degree in General Studies with a minor in Workplace Learning, a Certificate in Project Management and continues to take Justice Institute Negotiation/Mediation courses through the University of Calgary.



Railroad Safety:

Safety is an important component, especially as it pertains to the railroad right of way. Southern California Regional Rail Authority (SCRRA or Metrolink) believes that through education and "putting the word out" we can drastically reduce incidents at railroad crossings. Below is some information that I believe IRWA members will find interesting and educational.

1. Freight trains don't travel at fixed times, and schedules for passenger trains change. **Always expect a train** at each highway-rail intersection.
2. All train tracks are private property. **Never walk on tracks; it's illegal trespass and highly dangerous.** By the time a locomotive engineer sees a trespasser or vehicle on the tracks it's too late. It takes the average freight train traveling at 55 mph more than a mile—the length of 18 football fields—to stop. **Trains cannot stop quickly enough to avoid a collision.**
3. The average **locomotive weighs about 400,000 pounds or 200 tons;** it can weigh up to 6,000 tons. This makes the weight ratio of a car to a train proportional to that of a soda can to a car. We all know what happens to a soda can hit by a car.
4. **Trains have the right of way 100% of the time** over emergency vehicles, cars, the police and pedestrians.
5. A train can extend three feet or more beyond the steel rail, putting the safety zone for pedestrians well beyond the three foot mark. If there are rails on the railroad ties always assume the track is in use, even if there are weeds or the track looks unused.
6. Trains can move in either direction at any time. Sometimes their cars are pushed by locomotives instead of being pulled, which is especially true in commuter and light rail passenger service.
7. Today's trains are quieter than ever, producing no telltale "clackety-clack." **Any approaching train is always closer, and moving faster, than you think.**
8. Remember to **cross train tracks only at designated pedestrian or roadway crossings,** and obey all warning signs and signals posted there.
9. **Stay alert** around railroad tracks. No texting, headphones or other distractions that would prevent you from hearing an approaching train; never mix rails and recreation.

If any utility, County, City, contractor, etc., needs to work by, on, or near the SCRRA ROW, that they can contact me directly for more information, review of plans and issuance of permits to be able to work – safely within our ROW.



Christos Sourmelis
ROW Crossings Coordinator
SCRRA-Metrolink

A train can extend three feet or more beyond the steel rail, putting the safety zone for pedestrians well beyond the three foot mark. If there are rails on the railroad ties always assume the track is in use, even if there are weeds or the track looks unused.



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Norman Eke,
Converse Consultants, Inc.
Environmental Chair

Environmental Standards Update:

Phase I Environmental Site Assessments are typically completed in accordance with the ASTM International (ASTM) Standard 1527-05 – Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (Phase I ESA Standard). The ASTM requires that all standards be reviewed on an 8 year cycle. The review of the Phase I ESA Standard is now nearing completion in anticipation of its update and re-release in 2013. The United States Environmental Protection Agency (EPA) is involved with the review due to the linkage between the Phase I ESA Standard and the EPA's All Appropriate Inquiry Rule (AAI). It is anticipated that the ASTM will turn over the final draft version later this year so that the EPA can complete its own review and rulemaking effort is in order to allow the continued linkage between the ASTM's Phase I ESA Standard and AAI.

Among the many details covered by the review and update, two are worth noting; the possibility of mandatory regulatory agency file reviews and the inclusion of the new term, Controlled Recognized Environmental Conditions.

Regulatory Agency File reviews (file reviews) are completed in an effort to gather more information about past environmental matters like underground storage tank leaks, site clean-up records, agency inspection records or self reported compliance information. As it stands now, the completion of file reviews is based on professional judgment and the specific needs of the project or contractual obligations. Some consultants view these file reviews as an extra service beyond the scope of the Phase I ESA and others routinely complete them. Users of Phase I's (ROW Professionals, Bankers, Lawyers, Developers, etc.) have promoted the need for mandatory file reviews in an effort to have a more uniform work product delivered to them. Language under consideration for the 2013 Phase I ESA Standard would require file reviews on the subject property and all adjacent properties unless the environmental consultant provides justification for not doing the file reviews.

Controlled Recognized Environmental Condition (CREC) is a newly proposed term under consideration to further categorize findings within Phase I ESAs. CRECs are sites that have already had environmental clean-up performed and have received regulatory closure but still have contamination left in place requiring land use restrictions. Proponents of the term feel that industry work product will be improved. Opponents of the term feel that it will cause confusion among those reading reports and may be misapplied by those writing reports.

The results of the ASTM's and EPA's review will not be known until next year and will be the subject of future newsletter updates.

Norman Eke is the IRWA Chapter 1 Secretary and Environmental Committee Chair and is also an active ASTM Member serving as the Subcommittee Chairman for E50.02 Real Estate Assessment and Management under which the Phase I ESA Standard is being reviewed. He can be contacted at (626) 930-1260 or neke@converseconsultants.com for additional information.

Some consultants view these file reviews as an extra service beyond the scope of the Phase I ESA and others routinely complete them.

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Photos: Fall Seminar – October 23, 2012



Very well attended Fall Seminar 2012—members enjoying the versatile educational program at Quiet Cannon, Montebello



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

Photos from Fall Seminar – October 23, 2012 (continued)



Tireless Chapter 1 Fall Seminar volunteers: from left Marilyn Stuart, SR/WA, RW-NAC, Charles Thomas, SR/WA and Kelly Kitasato, RW-AMC greeting attendees and making certain the event is a success

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

Photos from Fall Seminar – October 23, 2012 (continued)



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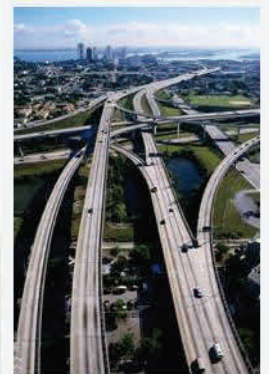
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Photos from Fall Seminar – October 23, 2012 (continued)



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Meet New Members:



Val K. Hatley, SR/WA is currently Director, West Coast Region, of Percheron Acquisitions, LLC, a full service Right of Way company based in Houston, Texas. With nearly 35 years of land title and acquisition experience Val has worked for companies in land management positions covering assets across the United States. Val has served the Right of Way Profession through the International Right of Way Association from the chapter level through the chairmanship of the International Pipeline Committee. Val is a senior member of IRWA and he has also served on the Public Real Estate Symposium Task Force and the Communications and Marketing Committee. In addition to Val's IRWA, Industry, Agency and work experience, he holds a Juris Doctorate degree from Louisiana State University and a MBA (Executive Program) from Pepperdine University in Malibu. Val lives in the Los Angeles area and oversees Percheron's offices in California and Nevada.

Linus Venckus

Principal Appraiser - Oak Realty Advisors. I started my career representing buyers and sellers with industrial, retail, multi-family, and single-family properties. I transferred those skills to the field of real estate appraisal. During the many enjoyable years of valuating real estate, I had the opportunity to work on challenging and rewarding right-of-way assignments. I feel a sense of satisfaction every time I drive by a site that I worked on, and observe the progress. IRWA membership will enable me to enhance my professional goals and allow me to network with other right of way professionals.



**Welcome
new
members!**

Teamwork is the ability to work together toward a common vision. The ability to direct individual accomplishments toward organizational objectives. It is the fuel that allows common people to attain uncommon results.
-Andrew Carnegie

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Meet New Members:

At the September luncheon Membership Co-Chairs Marilyn Stuart, SR/WA, RW-NAC, Diane Dominguez and Charles Thomas, SR/WA welcomed new members (from left) Linas Venckus, Dayna Rothman, Russel Babbitz, Henry Bui, Tae-Soo Kim and Val Hatley, SR/WA

Welcome
Aboard



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Richard C. Peace, President
Rick@WhiteWolfLand.com

Tyler W. Tilbury, Project Manager
Tyler@WhiteWolfLand.com

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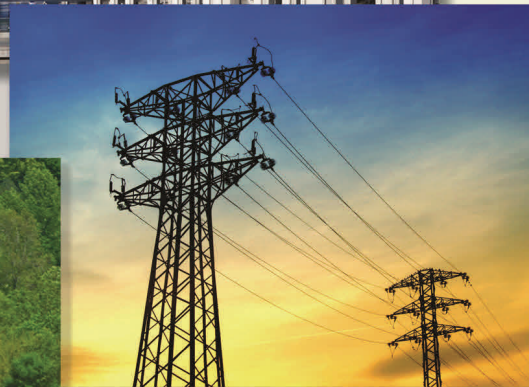
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WOW! Did you know that OPC now has a
Valuation Services Team with 12 Appraisers?
 (and more to come...)



Kevin Donahue, MAI
 Managing Director



Mike Mason, MAI, SRA
 Managing Director



J. Richard Donahue, MAI, FRICS, Director



Eric Boucher
 Senior Valuation Analyst



Rick Westman
 Senior Valuation Analyst



David Williams
 Senior Valuation Analyst



Vaughn Hosmann
 Valuation Analyst



Serge Sombie
 Valuation Analyst



Damian Santucci
 Valuation Analyst



Chris LaBonte
 Valuation Analyst



Leslie Tontini
 Valuation Analyst



Mark Wallen
 Asst. Valuation Analyst

OPC appraises commercial, industrial, and residential properties for purposes including eminent domain, inverse condemnation, surface and subsurface easements, ground lease valuation and arbitration, insurable asset taxation, leasehold/leased fee analysis, I.R.S. disputes, bankruptcy litigation, construction defect litigation, soils movement matters, failure to disclose litigation, and estate planning.

Our Valuation Services Team (VST) also provides litigation support, portfolio valuations, investment analysis, condemnation consulting, due diligence investigation, lease-by-lease analysis, highest and best use studies, market studies, and feasibility analysis for the following:

- | | | |
|-----------------------------|---------------------------|----------------------------|
| Transportation Corridors | Shopping Centers | Senior Housing |
| Industrial Warehouses | Business Parks | Congregate Care Facilities |
| Office Buildings | Large Apartment Complexes | Vacant Land |
| Open Space Land | Mitigation Land | Single-Family Residence |
| Affordable Housing Projects | SRO Hotels | Special Purpose Property |
| Government Buildings | Hospitals | Religious Facilities |

Leading the VST are Kevin Donahue, MAI, Managing Director, D. Michael Mason, MAI, SRA, Managing Director, and J. Richard Donahue, MAI, FRICS, Director. Each of our Directors have been named as expert witnesses in various local Superior and County Courts, as well as the Federal Bankruptcy Court.

Overland, Pacific & Cutler has offices located in Long Beach, Pasadena, Irvine, Riverside, San Diego, Oakland, Sacramento, Bakersfield, CA and Reno, NV.

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:

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	Early Bird	After 11/27
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Phone: _____

Number of
Guests:

_____	_____
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E-Mail: _____

<u>x \$75</u>	<u>x \$85</u>
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Guests included with this
registration payment: _____

Total:	\$ _____	\$ _____
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Send Registration
 with payment to
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Questions? Contact:
 Katherine Contreras
 Nossaman LLP
 18101 Von Karman, Ste. 1800
 Irvine, CA 92612
kcontreras@nossaman.com



Course 900 Principles of Real Estate Engineering

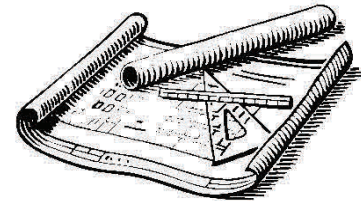
An introduction to the basic principles of engineering within the right of way profession; provides insight into the information contained in engineering plans as well as the practical applications of engineering tools.

When: 11/29/2012 & 11/30/2012

Where: County Sanitation Districts of Los Angeles County
1955 Workman Mill Road
Whittier, CA 90601

Time: 8:00 a.m. – 5:00 pm.

Cost: \$415 member / \$520 non-member



Participants in this course will learn how to use engineering tools and will gain basic skills in reading and interpreting information contained on engineering plans. Participants will also learn how to read, understand and plot simple descriptions using the most common methods of property descriptions. The Instructor will use lecture, questions and answers, exercise methods and graphic illustrations for this course.

Topics Covered:

- Understanding the basic principles of engineering drawings
- Understanding and interpreting information on plans
- Using an engineer's scale to determine distances
- Identifying types of highway curves
- Determining the effects of a project on a property
- Understanding the background of property descriptions
- Become knowledgeable of the basic features of property descriptions
- Become familiar with the most common systems and methods of property descriptions
- Writing and plotting property descriptions using various methods

Credentialing: A beginning course that can be applied towards the RWA, ARWP or RWP program.

CEU Credits: 16.00

Instructor: Ralph C. Brown, SR/WA, has been in the right of way field for over 40 years. As a Senior Right of Way agent with Caltrans he was involved with negotiations and appraisals. He testified in court as an expert appraiser, prepared appraisals in anticipation of condemnation and supervised the preparation of narrative appraisal reports. For 16 years as a Staff V.P. with IRWA Mr. Brown managed the Association's education program. He developed courses, monitored outside course developers, conducted Instructor Certification Clinics, taught IRWA courses and presented seminars. Mr. Brown currently is an independent review appraiser specializing in partial take appraisals.

Coordinator: Margarita Cabrera
(562) 908-4288, x2710
mcabrera@lacsds.org

2012 – 2013 Officers and Executive Board

President International Director	David Graeler, Esq. Nossaman LLP	(213) 612-7800	dgraeler@nossaman.com
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Professional Development	Andrew Thompson, SR/WA * Southern California Gas Company	(213) 244-5032	athompson@semprautilities.com

2011 – 2012 Appointed Committees (Alphabetically)

Asset Management	Kelly Kitasato, R/W-AMC City of Pasadena	(626) 744-7356	kkitasato@cityofpasadena.net
Communication & Newsletter Editor	Natasa Lenic Relocation Planning Consultant	(310) 720-9517	natasa.lenic@yahoo.com
Education	Tom Hanley, P.E. * Crimson Pipeline	(562) 285-4128	thanley@crimsonpl.com
Engineering/Surveying	Art Cordero City of Los Angeles	(213) 482-7179	apcor75a@yahoo.com
Environmental	Norman S. Eke Converse Consultants	(626) 930-1260	neke@converseconsultants.com
Fall Conference	Kelly Kitasato, R/W-AMC, Co-Chair City of Pasadena	(626) 744-7356	kkitasato@cityofpasadena.net
	David Graeler, Esq. Nossaman LLP	(213) 612-7800	dgraeler@nossaman.com
Law	Michael F. Yoshiba, Esq Richards Watson & Gershon	(213) 626-8484	myoshiba@rwglaw.com
Local Public Agency	Kelly Kitasato, R/W-AMC City of Pasadena	(626) 744-7356	kkitasato@cityofpasadena.net
Luncheon	Aaron Aftergut Integra Realty Resources—Los Angeles	(818) 290-5434	aaftergut@irr.com
Membership	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
Nominations & Elections	Konstantin Akhrem * Relocation Assistance Specialist	(310) 617-0251	konstantin@irwa-chapter1.org
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
Utilities	Mangione Mitchell Southern California Gas Company	(213) 503-1791	mmitchell@semprautilities.com
Valuation	William Larsen, SR/WA *, Co-Chair Integra Realty Resources—Los Angeles	(818) 290-5428	wlarsen@irr.com
	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

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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.

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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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