



JUNE 2013



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

Dear Members:

This marks my final message to you as the President of Chapter 1, as our executive board will change on July 1. It has been a privilege to serve as your president over the past year and as an elected officer over the past four and a half years. I can

**It has been a privilege to serve as your president...**

confidently say that through the hard work and dedication of the volunteers who comprise the Chapter 1 Board of Directors, Chapter 1 is stronger than ever. Our primary goal of providing first-rate education opportunities for our members has been accomplished as we offer more courses than virtually any other IRWA chapter in the state. We also made education more accessible by implementing a very successful voucher program that enabled Chapter 1 members to get one free day of a Chapter 1-sponsored course. And we continued to host terrific seminars with top-notch speakers. Beyond that, it has simply been fun to socialize and network with Chapter 1 members at our various events.

As of July 1, Kenneth Stanberry, SR/WA will be our new president; Theresa Armistead will be the president elect; Norman Eke will be the treasurer; and Darryl Root, JD, R/W-RAC will be the new secretary. The future remains bright for Chapter 1!

As Summer is now here, it means the IRWA Annual Education Conference is just around the corner. This year's conference is taking place at Charleston, West Virginia. The conference begins on June 23 and runs through June 26. Ken-

neth Stanberry and I will be Chapter 1's international delegates. Theresa Armistead is also attending as the incoming president elect. If you have never attended the Education Conference, I strongly urge you to go! The educational and networking opportunities are truly amazing.

This year's conference carries particular import for Chapter 1 because our very own Vivian Howell, MBA, SR/WA is a finalist for the prestigious Frank C. Balfour Professional of the Year Award. Frank C. Balfour was the founder of the IRWA and a member of Chapter 1. The Award honors professionals who have demonstrated exemplary support to the IRWA. There is only a maximum of six finalists each year out of thousands of IRWA members worldwide, so Vivian's status as a finalist is a major recognition of itself. Vivian's recognition is well-deserved as she has worked tirelessly for the IRWA and currently serves as the Region 1 Chair. Good luck, Vivian!

Our next Chapter 1 event is the Past President's Luncheon scheduled for July 23 at Shanghai Red's in Marina Del Rey. This is one of my favorite luncheons of the year because we have an opportunity to meet our past leaders and hear stories about Chapter 1 and how it has changed over the years. Please be sure to attend!

I hope you all enjoy your summer, and I will see you soon at an IRWA event!

Sincerely,

*David Graeler, Esq.*  
Chapter 1 President

### For your calendar:

- **7/9/13**— Principles of Land Acquisition (Course #100)
- **7/23/13**— Honoring Past Presidents Luncheon at Shanghai Red's in Marina Del Rey
- **7/25/13**— Understanding Environmental Contamination in Real Estate (Course #603)
- **8/8/13**— Environmental Awareness (Course #600)
- **8/9/13**— Environmental Process (Course #606)

### Inside this issue:

Luncheon Invite	2
Upcoming Courses	3
Legal Case of the Month	4
March Luncheon Photos	6
Education Report	15
Local Public Agency Report	16
Membership Update	17
Environmental Report	18
May Luncheon Photos	19
Meet The New Members	31
Announcements	32
Chapter BOD Roster	39



# You're Invited

## IRWA Chapter 1 Luncheon on July 23

Host: Aaron Aftergut

Phone: 818-290-5434

When: Tuesday, July 23 at 11:30 AM

Where: Shanghai Red's

13013 Fillmore Marina Del Rey, CA 90292

You are cordially invited to attend our annual luncheon in honor of the past presidents of IRWA Chapter 1 at Shanghai Red's in Marina Del Rey. This luncheon features a delicious buffet with a wide variety of lunch choices, and a dining room with a beautiful view of the waterfront.

This event is free to all past presidents of IRWA Chapter 1, and \$16 for all other attendees.

Please RSVP by contacting Aaron Aftergut at 818-290-5434 or [aaftergut@irr.com](mailto:aaftergut@irr.com)

We look forward to seeing you there!

### Honoring Our Past Presidents

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

## Upcoming IRWA Chapter 1 Courses:

Date	No.	Title	Coordinator	Instructor
Jul 9-12, 2013	# 100	Principles of Land Acquisition	Doug Harman 562-908-4288 (2793) <a href="mailto:dougharman@lacsds.org">dougharman@lacsds.org</a>	Ralph C. Brown, SR/WA
Jul 25, 2013	# 603	Understanding Environmental Contamination in Real Estate	Ken Stanberry, SR/WA 310-732-3525 <a href="mailto:kstanberry@portla.org">kstanberry@portla.org</a>	Michael L. Heineke, SR/WA
Aug 8, 2013	# 600	Environmental Awareness	Natasa Lenic, RW-RAC 310-720-9517 <a href="mailto:natasa.lenic@yahoo.com">natasa.lenic@yahoo.com</a>	Michael L. Heineke, SR/WA
Aug 9, 2013	#606	Environmental Process	Natasa Lenic, RW-RAC 310-720-9517 <a href="mailto:natasa.lenic@yahoo.com">natasa.lenic@yahoo.com</a>	Michael L. Heineke, SR/WA



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

*If you did not find the course you need to meet your professional education goals, we want to hear from you!*

Please contact Tom at  
(714) 394-5648  
[tghlmh@earthlink.net](mailto:tghlmh@earthlink.net)

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

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

Date	No.	Title	Coordinator	Instructor
Jul 9-11, 2013		SR/WA Review Study Session and Exam	William Yee 619-857-8922 <a href="mailto:williamryee1@sbcglobal.net">williamryee1@sbcglobal.net</a>	Carol L. Brooks, SR/WA
Aug 15-16, 2013	# 215	Right of Way Agent's Development Program	Mike Flanagan, SR/WA 858-522-6914 <a href="mailto:mflanagan@sdca.org">mflanagan@sdca.org</a>	Fred W. Clark, Sr., SR/WA
Aug 22-23, 2013	# 502	Business Relocation	Hector Casillas 909-383-1328 <a href="mailto:hector_casillas@dot.ca.gov">hector_casillas@dot.ca.gov</a>	Will Von Klug, SR/WA, RW-RAC
Sep 25-26, 2013	# 900	Principles of Real Estate Engineering	Christine Santolucito 951-320-7333 chris-tine.santolucito@hdrinc.com	Ralph C. Brown, SR-WA



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



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

Adverse possession is the statutory procedure by which title to real property can be obtained from a landowner without their consent or agreement.

This time it was an adverse possession claim by the well-known television actor Larry Hagman (now deceased) against his public benefit corporation/nonprofit religious organization neighbor Meher Mount Corporation .

## Case of the Month:

### *Actor Larry Hagman “J.R. Ewing” Wrangles Neighbor’s Property by Adverse Possession*

#### **Hagman v. Meher Mount Corporation**

(B239014 - Filed 4/3/13)

(Court of Appeal of the State of California, Second Appellate District, Division Six)

Our previous March 2013’s case highlighted the process and problems of obtaining property by adverse possession as between two private property owners. The elements for obtaining property by adverse possession are as follows: “(1) Possession must be by actual occupation under such circumstances as to constitute reasonable notice to the owner. (2) It must be hostile to the owner’s title. (3) The holder must claim the property as his own, under either color of title, or claim of right. (4) Possession must be continuous and uninterrupted for five years. (5) The holder must pay all the taxes levied and assessed upon the property during the period.”

The California Court of Appeal recently considered another adverse possession case. This time it was an adverse possession claim by the well-known television actor Larry Hagman (now deceased) against his public benefit corporation/nonprofit religious organization neighbor Meher Mount Corporation. There were two issues of interest decided by the Court of Appeal: (1) Are public benefits corporations immune from adverse possession claims, and (2) What must a potential adverse possessor demonstrate to satisfy the adverse possession five-year “tax payment” requirement if the property owner has property tax-exempt status?

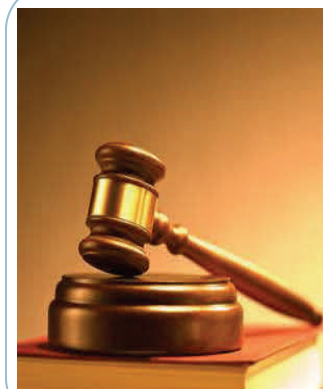
### DISCUSSION

In 1987, Hagman inadvertently constructed a boundary fence on his neighbor Meher Mount’s property. The encroachment by Hagman captured approximately 0.44 acres of the Meher Mount property. Hagman made subsequent improvements on the 0.44 acres area without protest or objection from his neighbor. A lawsuit in 2011 was brought by Hagman under an adverse possession theory seeking to quiet title to the 0.44 acres. The trial court granted Hagman’s motion for summary

judgment and to quiet title in his favor, Meher Mount filed an appeal.

Meher Mount’s principal arguments: Tax-exempt religious organization are “public entities” immune from adverse possession under Civil Code section 1007, and second, Hagman did not provide the requisite proof that he paid the property taxes levied and assessed against the Meher Mount property for five years under Code of Civil Procedure sect. 325.

The Court of Appeal concluded that public benefit corporations, such as Meher Mount, may serve altruistic purposes that benefit society but they serve no government purpose and lack the elements of sovereignty. Public benefit corporations are thus not “public entities” or “public utilities” and are not entitled to immunity from adverse possession. The Court of Appeal further concluded that since no property taxes were assessed or levied on the Meher Mount property because of their claim of welfare exemption, neither was Hagman required to pay property taxes under Code of Civil Procedure sect. 325. A tidy final chapter for “J.R. Ewing”.



Tax-exempt religious organization are “public entities” immune from adverse possession under Civil Code section 1007.



**RICHARDS | WATSON | GERSHON**  
ATTORNEYS AT LAW – A PROFESSIONAL CORPORATION



**Michael F. Yoshiba**  
attorney at law

**richards | watson | gershon**

ATTORNEYS AT LAW – A PROFESSIONAL CORPORATION



355 South Grand Avenue, 40<sup>th</sup> Floor  
Los Angeles, California 90071-3101  
Telephone 213.626.8484  
Facim ile 213.626.0078  
myoshiba@rwglaw.com

**Photos:** Luncheon with Appraisal Institute – March 18, 2013



Visit us on the web [www.irwa-chapter1.org](http://www.irwa-chapter1.org) for latest Chapter 1 news and announcements

Photos from March Luncheon – March 18, 2013 (continued)



- Rick E. Rayl, *Chair*
- Kevin T. Collins
- F. Gale Connor
- Katherine A. Contreras
- Bernadette Duran-Brown
- David Graeler
- Amber M. Grayhorse
- Harleen Kaur
- Bradford B. Kuhn
- Jennifer L. Meeker
- David J. Miller
- Ivy A. Okoniewski
- Ashley J. Remillard
- Benjmain Z. Rubin
- Michael G. Thornton
- nossaman.com

CALIFORNIA  
EMINENT DOMAIN REPORT

*"...nor shall private property be taken for public use, without just compensation."*



[www.CaliforniaEminentDomainReport.com](http://www.CaliforniaEminentDomainReport.com)

# Discuss it.

Our blog follows all aspects of eminent domain in California. We keep track of project announcements, budget issues, and legislative reform efforts. We also follow current cases, reporting on both government and landowner/business owner "success" stories. Consider this your one stop source for everything new and noteworthy in eminent domain in California.



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

**Photos from March Luncheon – March 18, 2013 (continued)**



Visit us on the web [www.irwa-chapter1.org](http://www.irwa-chapter1.org) for latest Chapter 1 news and announcements

Photos from March Luncheon – March 18, 2013 (continued)



## California's Boutique Eminent Domain Law Firm

CALIFORNIA  
**EMINENT DOMAIN**  
LAW GROUP

a Professional Corporation—Attorneys at Law

Trusted by California agencies  
to provide the highest quality and  
most cost effective legal service  
in eminent domain matters



A.J. Hazarabedian  
Glenn L. Block  
Artin N. Shaverdian

**(818) 957-0477**  
(818) 957-3477 (fax)  
info@caledlaw.com

3429 Ocean View Blvd., Suite L  
Glendale, California 91208  
www.caledlaw.com

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

**Photos from March Luncheon – March 18, 2013 (continued)**



Visit us on the web [www.irwa-chapter1.org](http://www.irwa-chapter1.org) for latest Chapter 1 news and announcements

**Photos from March Luncheon – March 18, 2013 (continued)**



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

**Photos from March Luncheon – March 18, 2013 (continued)**



Photos from March Luncheon – March 18, 2013 (continued)



Program/Project Management

Appraisal and Appraisal Review

Right of Way Services

Property Management

Real Property Acquisition

Title Research/Due Diligence

Relocation Assistance

Federal and State Permitting



*Paragon Partners Ltd.*

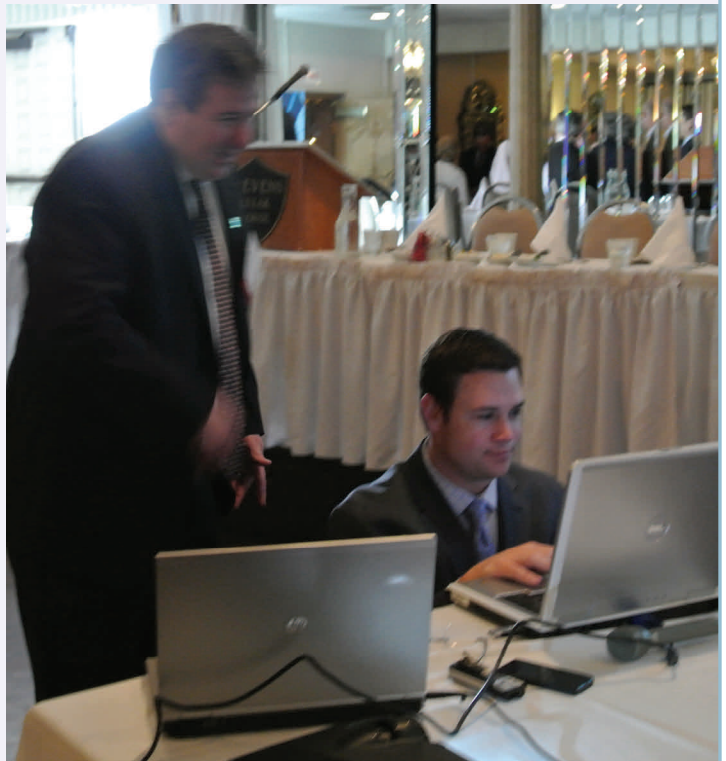
*...a pattern of excellence*

**888-899-7498**

**[www.paragon-partners.com](http://www.paragon-partners.com)**

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

Photos from March Luncheon – March 18, 2013 (continued)



**DM&A**  
DESMOND, MARCELLO & AMSTER  
ESTABLISHED 1968

WWW.DMAVALUE.COM  
(310)216-1400

**APPRAISALS OF  
LOSS OF GOODWILL  
FIXTURES & EQUIPMENT**

AARON AMSTER  
MADELEINE MAMAUX  
MARCUS PIGROM

 **Hodges Lacey & Associates, LLC**  
Fixtures, Machinery & Equipment Appraisal

Rich Hodges, ASA  
Cell: (310) 528-0608

19647 Valley View Drive  
Topanga, CA 90290

Office: (800) 308-9860  
Fax: (800) 934-8092  
rich@hlappraisal.com

## Education Report:

### Chapter 1 Education Classes

As always check the Chapter 1 and the IRWA website for upcoming course offerings in the near future. Courses 100 and 603 are scheduled for July and Courses 600, 606, and the SR/WA Review for August. Ralph Brown and Michael Heineke are sharing the teaching duties on all five July and August offerings. Please check the IRWA Chapter 1 website for more particular information.



**Tom Hanley, PE, SR/WA**  
Education Chair

### Chapter 1 Vouchers

Beginning in January your Chapter 1 Board has approved a scholarship program that will allow every Chapter 1 member a free course day once a year. The response so far has been great. So work toward your SR/WA or any of the Certifications and let Chapter 1 pay for one day. If you plan to take advantage of this offer you need to register with the class coordinator and not online. This is absolutely necessary since online registration will not be available for scholarship usage. Details about the scheduled coordinator for each class can be found on the Chapter 1 website.

### If You Need a Particular Course

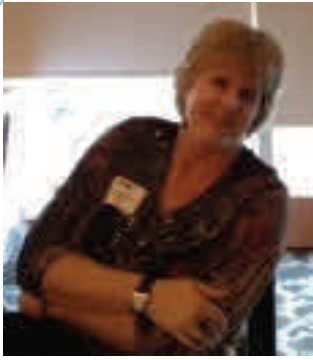
If you have a particular class requirement or would like a particular class, please feel free to contact the Education Chair Tom Hanley at 714-394-5648 and request it. Many members have begun to make specific requests to help them finish requirements for their SR/WA, certification, or continuing education requirements. So feel free to tell us what you need. Is there a better reason to schedule a course other than a member needs it?

### Professional Accreditation

The Chapter 1 Board has begun looking into formalizing other professional accreditations that we offer as part of our education program, such as the Office of Real Estate Appraisers (OREA). In order to better serve the education needs of our members and since the content of our courses often meets the requirements of other professional disciplines; we want to include additional accreditation where appropriate. So if you have any requirements or suggestions on how to proceed we would like to know.



In order to better serve the education needs of our members and since the content of our courses often meets the requirements of other professional disciplines; we want to include additional accreditation where appropriate.



Kelly Kitasato, R/W-AMC  
Local Public Agency Chair  
City of Pasadena

## Local Public Agency Report:

### An Overview of Successor Agencies

*Prepared by David Klug, Senior Program Manager, City of Pasadena*

On June 27, 2012, the California Legislature passed, and the Governor signed, Assembly Bill 1484 ("AB 1484"). AB 1484 made several substantive and technical amendments to ABx1 26, the bill enacted in late June 2011 that directed the wind-down and ultimate dissolution of all of California's redevelopment agencies. Agencies were directed to liquidate their assets and remit any cash on hand to the state that would be used to fund other state programs such as the schools and the courts.

AB 1484 requires those involved in the redevelopment unwind process to learn and implement significant new rules of conduct just as they were beginning to adapt to and implement the already complex rules mandated by last year's ABx1 26. Although AB 1484 establishes a separate legal status of the Successor Agency, several provisions expose the dissolved RDA's sponsoring community city and/or county ("Sponsoring Community") to penalties and liabilities for the actions and inactions of the separate entity that is the Successor Agency.

In particular, AB 1484 has added new actions and deadlines such as: 1) the **Due Diligence Review** (DDR) report that details the fund balances for both of the Housing and Non-Housing Funds; 2) preparation of a **Long Range Property Management Plan** (LRPMP); and 3) the process for obtaining a **Finding of Completion** (FOC). The purpose of the DDR report is to provide the Department of Finance (DOF) an accounting of the former agency's cash and assets that will be paid to the state. The LRPMP is a list of the former agency's real property and a plan for its disposition. The LRPMP must be sent to the state for approval. Upon gaining LRPMP approval, the state will issue the Successor Agency a FOC, which permits the Agency to move forward with property disposition.

With the enacting of ABx1 26, the state eliminated cities' most powerful economic tool. Since its inception, redevelopment enabled hundreds of California cities to address blight, produce affordable housing, and facilitate economic development opportunities. It is difficult to comprehend that the state pioneered the concept of redevelopment through tax increment financing, would not re-introduce some form of economic development at the local level. Currently, there are a number of bills pending in the Legislature that are attempting to do so, but at this point given the state budget constraints, it is highly doubtful, that redevelopment will ever be restored to its pre-AB 1484 status.

AB 1484 requires those involved in the redevelopment unwind process to learn and implement significant new rules of conduct just as they were beginning to adapt to and implement the already complex rules mandated by last year's ABx1 26.

Since its inception, redevelopment enabled hundreds of California cities to address blight, produce affordable housing, and facilitate economic development opportunities.

## Membership Update:

### Greetings from the Membership Committee!

To quote William Carlos Williams, *In summer, the song sings itself*. We hope you get out there and enjoy this beautiful season and the great weather! It's a wonderful time to organize and catch up on your projects at work and it's equally as important to plan activities away from work so that you can rest, relax and regroup. Whether your interests are exercise, sports, gardening, home improvement, artistic endeavors or spending leisure time with your family, summer is the perfect time to catch up on the things you love to do and organize and plan for the rest of the year. It is so important to our physical and emotional health, attitude and professional performance to take vacations and spend time enjoying leisure activities.

We're very happy to welcome the 12 new members who have joined Chapter 1 this year: Leslee Beckett, Frank Borghetti, Veronica Ceballos, Janella Cordova, Mark Fox, Kevin Greene, Doug Harman, Barbara Lambe, Michael Quijano, David Tsui, Edward Villanueva and Ron Wicks to the Chapter! Look for their bios in one of our newsletters.

You may not be aware that Chapter 1 was the first IRWA chapter and we like to think that we are #1 in providing programs and services to our members. We truly appreciate and value our members and our main goal is to provide relevant opportunities for education, professional development and networking with other professionals in the right of way field. We would really like to get to know you and would like to encourage you to attend the regular luncheon meetings and to bring your non-member associates to one of the upcoming luncheons. The next Chapter luncheon meeting will be the annual "Past President's Luncheon" on July 23 at Shanghai Red's in Marina Del Rey and it's always a very enjoyable event. The luncheon includes a delicious buffet and you can't beat the venue's lovely marina view. We hope to see you there! If you have never attended one of the luncheons before or if you have a guest you would like to bring, please let us know in advance or ask to speak with one of the Membership Co-Chairs when you check in. We would love to see you and introduce you and your guest to the group!!

There has been a tremendous response for our FREE COURSE VOUCHER PROGRAM! If you haven't taken advantage of this great educational benefit yet, remember that all Chapter 1 members can attend a free Chapter 1 sponsored course (or have partial credit applied to a multiple day, Chapter 1 sponsored course) as part of your Chapter 1 membership benefits. Some members have asked if the voucher could be redeemed for seminar attendance or online courses and unfortunately this benefit is redeemable for IRWA Chapter 1 sponsored classroom offerings only. Your voucher will be valid through the end of 2013 so we hope you will find one of the upcoming courses you would like to attend. You will find them listed in the newsletter as well as on the IRWA website. Please contact any one of the Membership Co-Chairs listed below for more details about the program.

We also hope you will verify that your contact information with IRWA is up to date. Please check the IRWA website and go to "My Information" under the "Membership" section of the website. If anything needs correction, you may edit that information online. Please send us an email as well so that we will be aware that your contact information has changed. We want to make sure you receive all the future communications about luncheons, educational offerings, seminars and other chapter news!!!

We are also looking for members to provide articles to feature in our newsletters, so if you are interested in submitting a bio or article about yourself, your organization or anything you feel would be interesting to other members, please let us know. If you have any questions about Chapter programs or you have any questions about your membership, you may contact one of the Membership Committee Co-Chairs listed.

Thank you and we look forward to earning your membership.

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

**Charles Thomas, SR/WA**  
Real Estate Appraiser, SCE  
(626) 302-4186  
charles.thomas@sce.com

**Marilyn Stuart, SR/WA, RW-NAC, RW-RAC**  
Real Property Agent, LACSD  
(562) 908-4288 ext 2756  
mstuart@lacsdc.org

We would really like to get to know you and would like to encourage you to attend the regular luncheon meetings and to bring your non-member associates to one of the upcoming luncheons.

Every now and then go away,  
have a little relaxation  
for when you come back to  
your work your judgment will  
be surer;  
since to remain constantly at  
work will cause you to lose  
power of judgment...

Go some distance away be-  
cause the work appears  
smaller and more of it  
can be taken in at a glance,  
and a lack of harmony or pro-  
portion is more readily seen.

Leonardo Da Vinci



**Norman Eke,**  
Converse Consultants, Inc.  
Environmental Chair

The guide can be applied to property with existing structures, or a vacant property that will be developed.

The vapor intrusion screening process helps owners evaluate potential risks associated with this exposure pathway.

## Environmental Standards Report:

### Vapor Intrusion in Real Estate Transactions

Vapor Intrusion is a rapidly developing field of science and policy, and vapor intrusion concerns in real estate transactions are being routinely addressed. In addition to regulatory guidance documents, ASTM developed a standard guide E2600-10 to address this issue.

The ASTM guide is for use on a voluntary basis by parties who want to conduct vapor encroachment screening on a parcel of real estate to assess if a concern is identified (vapors in the subsurface caused by the release of vapors from contaminated soil and/or groundwater on or near the property). The process defined in this guide is a screening process that requires information similar to information collected as part of a Phase I environmental due diligence assessment (Phase I) and can be conducted in conjunction with a Phase I. The guide can be applied to property with existing structures, or a vacant property that will be developed. If a vapor migration concern is identified by this screening process, the owner may conduct further investigation. This guide defines a procedure for identifying if a concern exists, or does not exist, in connection with a property for a real estate transaction, it does not define the magnitude or extent of impacts.

The vapor intrusion screening process helps owners evaluate potential risks associated with this exposure pathway. Indoor air concentrations can be estimated from soil gas or groundwater concentrations by fate and transport models from vapor intrusion and/or measured indoor air concentrations. Models are available for estimating indoor air concentrations that include default attenuation factors for vapor migration from soil gas or groundwater to indoor air, and default and site-specific inputs to these models.

For more information please contact Norman Eke (Chapter 1 Environmental Chair and Secretary) at [neke@converseconsultants.com](mailto:neke@converseconsultants.com) or call 626-930-1260.



### Natasa Lenic

#### Relocation Planning Consultant

- Relocation Plans • Replacement Housing Plans • Cost Estimates • Escrow Accounts • Compliance with CGC 7260, CCR Title 25, URA, HUD, LIHTC, TCAC, CDLAC • Budgets • Property Management • RE Broker

310.720.9517

[nLenic@excite.com](mailto:nLenic@excite.com)



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

1635 Pontius Avenue  
Los Angeles, CA 90025  
(310) 477-6395 Fax: (310) 914-0249  
E-Mail: [info@leaassoc.com](mailto:info@leaassoc.com)

- Preliminary budgeting for alternate project sites
- Acquisition appraisals
- Expert testimony
- Reuse market studies and appraisals
- Valuation of public real estate for financing or disposition

**Photos:** May Luncheon – May 20, 2013



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

**Photos from May Luncheon – May 20, 2013 (continued)**



2601 Airport Drive  
Suite 115  
Torrance, CA 90505  
(310) 626-4848

3850 Vine Street  
Suite 200  
Riverside, CA 92507  
(951) 321-1800

3517 Camino Del Rio So.  
Suite 404  
San Diego, CA 92108  
(619) 822-2763

10300 SW Greenburg Road  
Suite 370  
Portland, OR 97223  
(503) 213-3977

*Certified*

Caltrans (California Unified Certification Program) - UDBE  
Supplier Clearinghouse - WBE  
Los Angeles County MTA - SBE  
Port of Long Beach - SBE

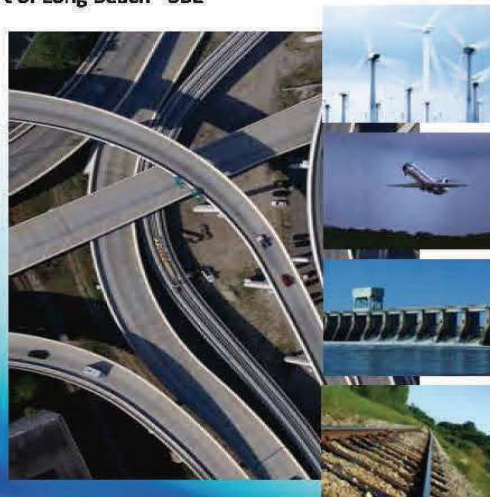
**Epic Land Solutions, Inc.**  
*Right of Way/Real Property Services*

*Providing*

- Project Management
- Right of Way Cost Studies
- Appraisal/Appraisal Review
- Negotiation/Acquisition
- Relocation Plan
- Relocation Assistance
- Utility Coordination
- Excess Land Disposal
- Property Management
- GIS & Database Development

*Qualified*

- Real Estate Brokers
- Real Estate Salespersons
- Senior Right of Way Members (SR/WA)
- General Contractor
- Certified Property Manager (CPM®)
- Commissioned Notaries
- Certified Public Accountant
- Bilingual Agents



Connect With Us



[www.EpicLand.com](http://www.EpicLand.com)

**CREATING LAND SOLUTIONS FOR THE PUBLIC GOOD**

Visit us on the web [www.irwa-chapter1.org](http://www.irwa-chapter1.org) for latest Chapter 1 news and announcements

**Photos from May Luncheon – May 20, 2013 (continued)**



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

**Photos from May Luncheon – May 20, 2013 (continued)**



Integra Realty Resources  
Los Angeles

## REAL PROPERTY APPRAISALS AND LITIGATION SUPPORT

### CONTACT

John G. Ellis, MAI, CRE, FRICS  
jellis@irr.com  
818.290.5444

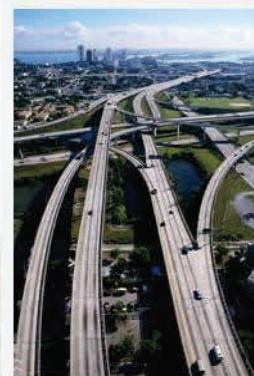
Beth B. Finestone, MAI, FRICS  
bfinestone@irr.com  
818.290.5455

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

Aaron Z. Aftergut  
aaftergut@irr.com  
818.290.5434

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

- Alternative project property acquisition cost analyses
- Eminent domain appraisals for full or partial takings, including easements
- Appraisals governed by state or federal standards (including “Yellow Book” standards)
- Inverse condemnation analysis
- Appraisals for land-secured bond financing
- Expert testimony
- Approved by the State Bar of California as a Multiple Activity Provider for MCLE Credit



**Photos from May Luncheon – May 20, 2013 (continued)**



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

**Photos from May Luncheon – May 20, 2013 (continued)**



**Photos from May Luncheon – May 20, 2013 (continued)**



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

**Photos from May Luncheon – May 20, 2013 (continued)**



Visit us on the web [www.irwa-chapter1.org](http://www.irwa-chapter1.org) for latest Chapter 1 news and announcements

**Photos from May Luncheon – May 20, 2013 (continued)**



*'Working Late for your Energy Needs'*

**A HIGHLY QUALIFIED STAFF WITH OVER 200 YEARS OF COMBINED EXPERIENCE!**

***Specializing in***

- Oil & Gas Title and Leasing • Right-of-Way Acquisitions, Options, and Pre-Litigation Review
- Due Diligence • Contract Negotiations • Project Management • Title Review and Analysis • Abstracts of Title • Preliminary Route Feasibility Assessments • Title Reports • Division Orders • Water Disposal Wells
- Facility Lease Acquisitions • Permitting • Entitlements • Surface Waivers • Public Relations
- Litigation/Environmental Title Abstracts • Wind Energy Land Management • In-House Contract Services • In-House ArcGIS Mapping
- Solar Energy Land Management • Surface Damage Negotiations • Expert Witness Deposition and Testimony

**Richard C. Peace, President**  
[Rick@WhiteWolfLand.com](mailto:Rick@WhiteWolfLand.com)

**Tyler W. Tilbury, Project Manager**  
[Tyler@WhiteWolfLand.com](mailto:Tyler@WhiteWolfLand.com)

1412 17th Street, Suite 560  
Bakersfield, California 93301

661.324.WOLF (9653) • 661.283.8643 (Facsimile)

Toll Free 877.600.WOLF (9653)

Visit our website at [www.WhiteWolfLand.com](http://www.WhiteWolfLand.com)

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

**Photos from May Luncheon – May 20, 2013 (continued)**



Visit us on the web [www.irwa-chapter1.org](http://www.irwa-chapter1.org) for latest Chapter 1 news and announcements

**Photos from May Luncheon – May 20, 2013 (continued)**



**Results Oriented and  
Focused on Success . . .**

**Results Count**

**Attorneys You Can Count On**

- John C. Murphy**
- Douglas J. Evertz**
- Jennifer W. Dienhart**
- Jennifer Riel McClure**
- Brad B. Grabske**
- Emily L. Madueno**
- Katherine K. Meleski**
- Lisa J. Lambert**
- Avi M. Attal**
- Ali V. Tehrani**



**650 Town Center Drive, Ste. 550  
Costa Mesa, CA 92626  
(714) 277-1700  
[www.murphyevertz.com](http://www.murphyevertz.com)**

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

Photos from May Luncheon – May 20, 2013 (continued)



**Converse Consultants**

Geotechnical Engineering  
Environmental & Groundwater Science  
Inspection & Testing Services

**Corporate Office**

222 E. Huntington Drive, Suite 211  
Monrovia, CA 91016

Ph (626) 930-1200 | Fax (626) 930-1212  
Contact: Norman Eke

Senior Vice President/Managing Officer  
neke@converseconsultants.com

**Other Southern California Locations**

10391 Corporate Drive  
Redlands, CA 92374

Ph (909) 796-0544 | Fax (909) 796-7675

185 E. Paularino Avenue, Suite B  
Costa Mesa, CA 92626

Ph (714) 444-9660 | Fax (714) 444-9640

40810 Country Center Drive, Suite 100  
Temecula, CA 92591

Ph (951) 696-4851 | Fax (951) 445-4301

[www.converseconsultants.com](http://www.converseconsultants.com)



**Gary Valentine**

MAI, ASA, SR/WA, CCIM

Certified General Real Estate Appraiser AG6526

Phone: 661.288.0198

Fax: 661.288.0197

[gsv@valentineappraisal.com](mailto:gsv@valentineappraisal.com)

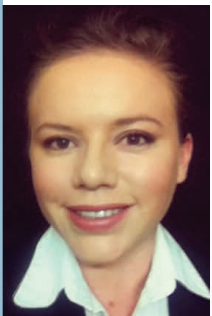
[www.valentineappraisal.com](http://www.valentineappraisal.com)

**Valentine  
Appraisal &  
Associates**

Agricultural  
Commercial  
Industrial  
Residential  
Right of Way

23942 Lyons Avenue, Suite 212, Santa Clarita, CA 91321

## Meet The New Members:



### Janella Cordova

Janella recently joined Overland Pacific & Cutler (OPC) as a Senior Agent working with the Energy & Utilities Group. She is currently working on several projects including the Pipeline Safety Enhancement Program, renewable energy transmission lines, utility coordination for a major transportation project, and new water pipeline and pump stations. She has been working in the industry for over 8 years and was previously employed at Southern California Edison where her assignments included large infrastructure and third party consumer substation projects. "I support Janella in her endeavors to enhance her career through the International Right of Way Association. Her work ethic is incredible and she has a bright future in our industry and with OPC", said Jerry Colburn, SR/WA, R/W-RAC, Managing Director for OPC's Energy & Utilities Group.

"I support Janella in her endeavors to enhance her career through the International Right of Way Association. Her work ethic is incredible and she has a bright future in our industry and with OPC", said Jerry Colburn, SR/WA, R/W-RAC, Managing Director for OPC's Energy & Utilities Group.

### Doug Harman

Customer Service Coordinator, Facilities Planning Department at Sanitation Districts of Los Angeles County - Property Management Group. The last 3 years I have been performing annexations of territories to the Sanitation Districts. Recently, I have also been assisting on various Right of Way projects. IRWA membership will enable me to acquire extensive knowledge and Right of Way certifications which will help me achieve my goals and advance in my career.



### Leslee Beckett

Senior Land Agent, EMS Land Services, LLC, assigned to Southern California Gas Company, I have been involved in the Right of Way industry for the past 12 years, after a rewarding twenty-one years in real estate law. Being an active part of IRWA will allow me to obtain my next goal of obtaining my SR/WA certification and continue to extend my professional knowledge with other right of way professionals throughout the world.

### Ron Wicks, SR/WA, R/W-NAC, R/W-RAC

Ron Wicks has just become the newest team member of Epic Land Solutions, Inc in Torrance California. Ron comes with a very diverse background of Right of Way experience. He has personally negotiated over 700 properties which included property acquisitions, relocations and property valuations. Ron has held Real Estate Licenses in Oklahoma, Texas and Utah. He is also a licensed Loan Officer in the state of Texas. He holds the prestigious Project Manager Professional (PMP) certification, an SR/WA, R/W-NAC, R/W-RAC and numerous other credentials for facilitating Leadership Training. Ron is excited to be a member of Chapter 1 and looks forward meeting the membership!



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

**Charles Thomas, SR/WA**  
Real Estate Appraiser, SCE  
(626) 302-4186  
charles.thomas@sce.com

**Marilyn Stuart, SR/WA, RW-NAC, RW-RAC**  
Real Property Agent, LACSD  
(562) 908-4288 ext 2756  
mstuart@lacsd.org

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*



19210 S. Vermont Avenue, Building A, Suite 100  
 Gardena, CA 90248  
 Phone: (310) 538-0233  
[www.irwaonline.org](http://www.irwaonline.org)

**Coming Soon!**  
**Course 100:**  
**Principles of Land Acquisition**

**Course 100:**  
**Principles of Land Acquisition**

**Course Description:**

This four-day course outlines the real estate law terms and concepts. Participants will gain awareness of environmental issues, learn the methods of acquiring and transferring title to realty and the three views of engineering plans and the fundamentals in property description systems. Topics will also include knowing the requirements of a valid contract, information on easements, deeds, leases, the appraisal process, successful negotiations, and relocation requirements involved with property acquisition and management.

**Credentialing:**

- **Generalist:** A **core** course required for the RWA program.
- **Specialist:** Required course for the R/W-URAC program.

**Topics:**

- Real property law concepts
- Acquisition / negotiations
- Property descriptions
- Relocation due to acquisition of real property interest
- Environmental concerns
- Appraisal of real property
- Asset (property) management

**Course Tuition Includes:**

- Participant Manual
- Principles of Right of Way Text (desk reference)
- Engineering Tools (engineering scale, protractor and straight edge)
- USPAP Text
- Real Estate Dictionary

**Recommended Material:**

- Financial Calculator

**Who Should Take This Course:**

- This course is geared toward the new right of way professional with little or no experience in the right of way field, individuals specializing in a specific area or right of way managers desiring a refresher course.





19210 S. Vermont Avenue, Building A, Suite 100  
 Gardena, CA 90248  
 Phone: (310) 538-0233  
[www.irwaonline.org](http://www.irwaonline.org)

## **Coming Soon!**

### **Course 600: Environmental Awareness**

### **Course 600: Environmental Awareness**

#### **Course Description:**

This one-day course introduces basic principles of ecology, history of the environmental movement, a review of federal/state/local environmental legislation, the right of way professional's role in the environmental process, and mitigation of environmental impacts. Participants will become familiar with environmental issues and problems facing companies and agencies acquiring or managing real property and rights of way, will learn various environmental issues and the mitigating measures used to decrease environmental impacts, and will gain increased awareness of environmental laws, regulations and associated regulatory agencies.

#### **Topics:**

- Background on environmental movement, environmental history, environmental disasters that lead to litigation and/or regulations, environmental legislation
- Environmental documents, environmental impact statement, environmental assessment, findings of no significant impact, categorical exclusion, record of decision
- Factors ensuring environmental compliance with the *National Environmental Policy Act*, state and local regulations; air, water and land regulations; land use control
- Right of way agent's definitive role in the environmental process, developing environmental "eyes"
- Defining environmental awareness, being part of a environmental process, scoping environmental documents and project planning

#### **Credentialing:**

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

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

- Participant Manual

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

- This basic environmental course is recommended for private industry, public and regulatory agencies and right of way agents involved in acquiring or managing real property rights of way reclamation, including properties with environmental issues.





19210 S. Vermont Avenue, Building A, Suite 100  
 Gardena, CA 90248  
 Phone: (310) 538-0233  
 www.irwaonline.org

**Coming Soon!**

## **Course 606: The Environmental Process**

### **Course 606: The Environmental Process**

#### **Course Description:**

This course familiarizes participants with the National Environmental Policy Act (NEPA) and other important legislation which guides the project development process, as well as the various agencies and stakeholders involved. Participants are also introduced to the right of way professional's role in each phase of the project development process and the responsibilities for which he or she will be held accountable when seeing a project through to completion. For purposes of this course, right of way acquisition and management is defined broadly to include acquisition and management of real property, typically for construction projects (linear and non-linear), but also for other purposes such as environmental mitigation.

#### **Topics:**

- Overview of project development and environmental process
- NEPA & other environmental legislation
- Comprehensive environmental permit strategies
- Review and introduction to case study exercises
- Project conceptualization
- Constraints analysis and siting
- Project planning and preliminary design
- Project decision, detailed design and right of way acquisition
- Construction, operations and maintenance

#### **Prerequisites:**

- IRWA Course 600 "Environmental Awareness"

#### **Credentialing:**

- **Generalist:** An **advanced** course that can be applied towards the RWP or SR/WA program.
- **Specialist:** Required course for the R/W-EC program.

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

- Participant Manual

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

- This course is intended for any private, public, or regulatory agency staff member, consultant, or decision maker who is involved in right of way acquisition and management.

**Course 606: August 9, 2013 Downey, CA**

Register online at [www.irwaonline.org](http://www.irwaonline.org), or Fax this entire page to IRWA HQ: (866) 388-7419

\_\_\_\_\_  
Last Name First Name

\_\_\_\_\_  
Title

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
City, State, Zip

( ) -  
Phone

Yes  No  
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
\$265.00	\$330.00	\$_____

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 606: The Environmental Process**

**Sponsored By:** IRWA Chapter 1

**Date:** August 9, 2013

**Time:** 8:00 AM—5:00 PM

**Class Facility Location:**

Energy Resource Center

9240 Firestone Blvd.

Downey, CA 90241

Phone: (562) 803-7434

**Four Ways to Register:**

- **Online:** [www.irwaonline.org](http://www.irwaonline.org)
- **Fax:** (866) 388-7419
- **Email:** [education@irwaonline.org](mailto:education@irwaonline.org)
- **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](mailto: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.*

**Suggested Accommodations: \* Rates:**

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

Single: \$189.00 + 14.065% Tax  
Double: \$189.00 + 14.065% Tax

*\* Please contact the Course Coordinator close to the class date to confirm the current room rates.*

**Course Coordinator:**

Natasa Lenic, R/W-RAC  
LACAL Consulting  
6535 Wilshire Blvd., Suite 205  
Los Angeles, CA 90048  
Phone: (323) 951-9887  
Email: [nLenic@lacalconsulting.com](mailto:nLenic@lacalconsulting.com)

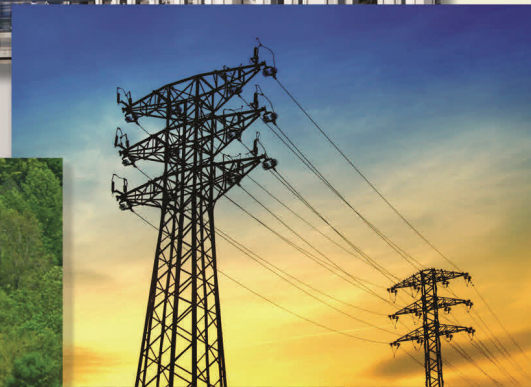
**About the Instructor:**

**Michael L. Heineke, SR/WA** provides full Right of Way Services through his own company, the Heineke Consulting Group, Inc. He received his Bachelor of Science Degree in Petroleum Engineering from the University of Southern California, with postgraduate studies in Geological and Environmental Sciences at Colorado School of Mines and University of California – Irvine Campus. His experiences as a Senior Right of Way Agent for the County of San Bernardino and the City of Huntington Beach spanning nearly 20 years provides Mr. Heineke with a unique perspective in all aspects of appraisal and acquisition of real property, including residential, industrial, commercial, vacant land, oil, gas, and mineral resources. He is an expert witness in condemnation trials and holds lifetime teaching credentials in both Los Angeles County and Orange County Community College Districts.

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

## Overland, Pacific & Cutler, Inc.

**Right of Way Services  
for your Project Team**



***Building relationships,  
delivering projects.***

Right of Way Acquisition  
Program Management  
R/W Risk Management  
Relocation Assistance  
Real Estate Appraisal  
Project Cost Studies  
R/W Data Sheets  
Utility Coordination  
Property Management

*Benefit from the strength of our experience and the commitment of our people.*

800.400.7356 | [www.OPCservices.com](http://www.OPCservices.com)

Visit us on the web [www.irwa-chapter1.org](http://www.irwa-chapter1.org) for latest Chapter 1 news and announcements

### 2012 – 2013 Officers and Executive Board

<b>President</b> International Director	David Graeler, Esq. Nossaman LLP	(213) 612-7800	dgraeler@nossaman.com
<b>President-Elect</b> International Director	Kenneth Stanberry, SR/WA Port of Los Angeles	(310) 732-3525	kstanberry@portla.org
<b>Treasurer</b>	Theresa Armistead Overland, Pacific & Cutler, Inc	(951) 207-7890	tarmistead@opcservices.com
<b>Secretary</b>	Norman S. Eke Converse Consultants	(626) 930-1260	neke@converseconsultants.com
<b>Professional Development</b>	Andrew Thompson, SR/WA * Southern California Gas Company	(213) 244-5032	athompson@semprautilities.com

### 2012 – 2013 Appointed Committees (Alphabetically)

<b>Asset Management</b>	Kelly Kitasato, R/W-AMC City of Pasadena	(626) 744-7356	kkitasato@cityofpasadena.net
<b>Communication &amp; Newsletter Editor</b>	Natasa Lenic, R/W-RAC Relocation Consultant	(310) 720-9517	natasa.lenic@yahoo.com
<b>Education</b>	Tom Hanley, P.E., SR/WA *	(714) 394-5648	tghlmh@earthlink.net
<b>Engineering/Surveying</b>	Art Cordero City of Los Angeles	(213) 482-7179	apcor75a@yahoo.com
<b>Environmental</b>	Norman S. Eke Converse Consultants	(626) 930-1260	neke@converseconsultants.com
<b>Fall Conference</b>	Kelly Kitasato, R/W-AMC, Co-Chair City of Pasadena	(626) 744-7356	kkitasato@cityofpasadena.net
	David Graeler, Esq. Nossaman LLP	(213) 612-7800	dgraeler@nossaman.com
<b>Law</b>	Michael F. Yoshiba, Esq Richards Watson & Gershon	(213) 626-8484	myoshiba@rwglaw.com
<b>Local Public Agency</b>	Kelly Kitasato, R/W-AMC City of Pasadena	(626) 744-7356	kkitasato@cityofpasadena.net
<b>Luncheon</b>	Aaron Aftergut Integra Realty Resources—Los Angeles	(818) 290-5434	aaftergut@irr.com
<b>Membership</b>	Marilyn Stuart, SR/WA, R/W-NAC, Co-Chair Sanitation Districts of LA County	(562) 908-4288 ext. 2756	mstuart@lacsdsd.org
	Diane Dominguez, Co-Chair LACMTA	(213) 922-5253	dominguezd@metro.net
	Charles Thomas, SR/WA, Co-Chair Southern California Edison	(626) 302-4186	charles.thomas@sce.com
<b>Nominations &amp; Elections</b>	Konstantin Akhrem, SR/WA * Relocation Assistance Specialist	(310) 617-0251	konstantin@irwa-chapter1.org
<b>Pipeline</b>	Gary Valentine, SR/WA, MAI * Valentine Appraisal & Associates	(661) 288-0198	gsv@valentineappraisal.com
<b>Relocation</b>	Dionisio (Dio) Marquez, Co-Chair Del Richardson & Associates	(310) 645-3729 ext. 226	dionisio.marquez@drainc.com
	Konstantin Akhrem, SR/WA *, Co-Chair Relocation Assistance Specialist	(310) 617-0251	konstantin@irwa-chapter1.org
<b>Transportation</b>	Darryl Root, JB, MBA, R/W-RAC Paragon Partners Ltd	(714) 379-3376 ext. 213	droot@paragon-partners.com
<b>Utilities</b>	Mangione Mitchell Southern California Gas Company	(213) 503-1791	mmitchell@semprautilities.com
<b>Valuation</b>	William Larsen, SR/WA *, Co-Chair Integra Realty Resources—Los Angeles	(818) 290-5428	wlarsen@irr.com
	Brad Thompson, MAI, SR/WA, Co-Chair Mason & Mason	(818) 957-1881	bthompson@mason2.com
<b>Webmaster</b>	Konstantin Akhrem, SR/WA * 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

IRWA Headquarters Address  
19210 S. Vermont Ave., Building A, Suite 100  
Gardena, CA 90248  
Phone: 310-538-0233  
[www.irwaonline.org](http://www.irwaonline.org)

IRWA Chapter 1 - your valuable partner  
in the advancement of your career.

VISIT OUR  
WEBSITE  
OFTEN



Your computer may be showing old web pages of our web site from temporary files stored by your browser. To be sure you are viewing the *current* content, hit the "refresh" button in your browser.

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

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

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

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

[nLenic@irwa-chapter1.org](mailto:nLenic@irwa-chapter1.org)  
Tel (310) 720-9517

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

## Editor's Corner:



Visit us on the web [www.irwa-chapter1.org](http://www.irwa-chapter1.org) for latest Chapter 1 news and announcements