

IRWA

ORANGE COUNTY

CHAPTER 67

International Right of Way Association Chapter 67 Orange County, California



Inside This Issue:

President's Message.....2

Editor's Corner4

Articles.....6

BUNDLE of WRITES

April 2017

First off, I want to extend a huge thank you to our team for presenting the Utility Relocation Seminar and Mock Trial on March 14th, especially Kirsten, Rudy, Joe & Amanda. The program was awesome and we received lots of positive feedback. Well Done Team!!

Also in March, Artemis, Kirsten and I attended the Region 1 Forum in Sacramento. This is a twice-a-year event where the International Directors for each chapter in Region 1 get a chance to meet, network and exchange ideas. Aside from a trip to the ER for a good friend from Chapter 57 (she is healing well), the meeting was good. We reviewed the IRWA budget for 2017-2018, which Artemis and I, as your International Directors, will be voting on in Anchorage at the International Education Conference. A few of us also engaged Daniel Steckol from IRWA HQ in an informal discussion about alternative member pricing. We are hoping for some follow up discussions to flow from that. And in response to some of our members' questions, I learned that IRWA is now offering Course 218, which focuses on utilities, and is also developing some more utility-focused courses.

Getting back to our home turf, look for some changes this month. Chapter 67 has finally taken the leap – TicketLeap, that is. We will be rolling out our new electronic payment option which will allow members to pay in advance online or at the door using credit cards. Please note that the Board also approved a no-refund policy for on-line payments. This will offset the transaction costs which the Chapter is currently subsidizing. For more information, please contact a Board member, or better yet, come to a Board meeting immediately following the lunch.

The end is coming. The end of our chapter fiscal year, that is. Which means this is the time of year when we elect our new Executive Board. Please contact Meredith McDonald for more information, our Nominations and Elections Chair for more information. I encourage everyone to consider joining the board. We have a range of positions and can always use more input!

Looking forward to seeing everyone on April 11th!

EXECUTIVE BOARD

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Welcome readers back for the April edition of our newsletter.

If you would like to contribute content to the newsletter, have questions or any ideas to improve the content please contact me at gbecerra@opcservices.com or (949) 951 5263

Upcoming Events:

April 11th Luncheon

Topic:

Speakers:

25th Annual Valuation Seminar

Date: Tuesday April 25, 2017

Location: Quiet Cannon Conference Center (see flyer below)

Advanced Residential Relocation Assistance Course 505

Date: May 17, 2017

Location: City of Irvine, Civic Center Plaza (details below)

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** Dave Cosgrove, Mike Rubin, Joseph Larson, Doug Dennington (Esquires)



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Rising Gas Prices and the Coming Oil Shortage

*Phil Flynn, Senior Energy Analyst,
The Price Future Group and Fox Business Network Contributor*

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It is common knowledge in the oil and gas industry prices on the future market can fluctuate wildly, either on the “headlines” or true fundamentals. We make our living not finding oil and gas reserves, but on the other end of the market where the market finds oil and gas reserves without the drill bit. For instance, the Energy Information Administration (EIA) reports a drop in the crude oil supply and higher refinery runs and gas futures go rip roaring, driving ethanol and crude along with it; then prices settle down. The cycle begins again either tomorrow or down the road. However, still lurking are the facts crude oil supplies have a problem.

We are longer a lone voice in the wilderness raising concerns about a coming crude supply crunch. The myth that shale can replace the loss of more traditional projects is dangerous even as the trade is intoxicated with the real terms record supply.

At the time of writing this article, Bloomberg News reported that, “The oil market is risking a supply crunch as producers cut spending on major projects to focus on short-term low-cost shale output in the United States, some of the top crude and products traders said.” They also point to a report by the International Energy Agency saying that, “After jumping 20 percent in the weeks following the decision by OPEC and 11 allies to curtail output to end a three-year surplus, prices have slipped as U.S. shale producers fill the gap.” Oil companies are reviving investment after a two-year rout, easing but not eliminating the risk of a future supply crunch, the International Energy Agency said earlier this month.

The reason, as we have watched the market and keeping an eye on reserve replacements worldwide, is the severe decline rate of the shale well. The average shale well produces on the high side maybe 3,000 barrels a day. So, “rule of thumb” says to keep an eye on what happens 18 months to 2 years later. Those monster wells may end up falling to 200 barrels a day. To keep production rising, drilling must continue. To keep up the pace is like a hamster on a wheel that must keep running to keep the lights on. More traditional projects which have a slower decline rate, some in the U.S., like California, have been producing for more than 100 years.

Still, these projects need to be replaced because the decline rates on conventional oil fields account for more than 90% of global production. When the U.S. energy industry cut back over a trillion dollar in capital expenditures, it in effect accelerated the decline rates. Decline rates will cut output by several million barrels per day each year in 2017 and 2018. Production is already falling in places like Asia and other markets will look to shale to try to replace it. The problem is we may need to find a lot more hamsters.

On top of that, the increase in crude supply, according to the EIA, was smaller than analysts predicted and even smaller if you consider a drop in the U.S. Strategic Petroleum Reserve supply the increase in supply looks smaller.

So natural gas prices surged as a result of a cold March, but that comes off a warm February. Speaking from an energy trader's perspective, if we get a hot 2017 summer even President Trump's relaxing of regulations might not be fast enough to save this market. If we get a cold 2017 summer then we will continue to kick the problem down the road. True crude oil supplies and reserves are out of sight out of mind.

One year ago crude oil was in the \$30 per barrel region per barrel. Many said we were in a new era of low prices and we would not see \$50 again. They were wrong. We predicted we were at a generational bottom that despite the wicked-ups and downs, will ultimately lead prices much higher. Many say this time is different because of shale. I say more fortunes have been lost believing that, "This time is different." The same prayer is recited each time we have a bust, "Lord, one more boom and we promise not to piss it away." They said in the nineties it was different because of computers keeping prices low forever, or it was different because of oil rigs could drill for oil keeping prices low forever. Contrary to our profession on this side of the oil and gas business, oil is found with drill bits and not on Wall Street. The fundamentals of the lack of ample crude oil reserves in the long run eventually catches up with reality and oil prices will see higher prices – then the boom is off and running.

Mr. Flynn can be reached at PFlynn@pricegroup.com.

PAST RESULTS ARE NOT NECESSARILY INDICATIVE OF FUTURE RESULTS. Investing in futures can involve substantial risk & is not for everyone. Trading foreign exchange also involves a high degree of risk. The leverage created by trading on margin can work against you as well as for you, and losses can exceed your entire investment. Before opening an account and trading, you should seek advice from your advisors as appropriate to ensure that you understand the risks and can withstand the losses. Member NIBA, NFA.

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Making Marketable Title – Defeating Easements & Mineral Rights Interests Under the (California) Marketable Record Title Act

*By Cecilia E. Rendon, Esq. and John (“Jack”) Quirk, Esq.
Law Firm of Bright and Brown*

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Ed. The following paper was given at the International Right of Way Association, Chapter 67’s Utility and Mock Trial Seminar in March 14, 2017.

The full article can be found on the Chapter 67 website: [Making Marketable Title](#)

Table of Contents

- Part 1. Introduction: The California Marketable Record Title Act
- Part 2. The Varying Role (Including None) of the Notice of Intent To Preserve Interests
- Part 3. The Varying Effect of “Expiration” Under the Act.
- Part 4. The (California) Marketable Record Title Act (with comments; 2017)
- Part 5. Termination Under the Act of “Abandoned” Easements and “Dormant” Mineral Rights – A Side-by-Side Comparison
- Part 6. Protecting Easements and Terminating “Abandoned” Easements or Under the Act – The Land Professional’s Role
- Part 7. Actions to Terminate “Abandoned” Easements or “Dormant” Mineral Rights Under the Act – The Land Professional’s Role



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505 Advanced Residential Relocation Assistance 05.17.17 Irvine, CA



Course 505 - Advanced Residential Relocation Assistance

Course Description:

This course requires a thorough understanding of the relocation process. This course begins with an awareness exam; then, in case-study format, covers residential relocation issues. There is a detailed analysis of each case study so that participants understand the lead agency's theory behind its interpretation of the situation. Facts are applied in order to simulate a relocation that is consistent with the intent of the Uniform Act.

Course Level:
Advanced

Topics:

- Limited Housing Resources
- Large Dwelling/Small Household
- Seasonal Residences
- Relocates Receiving Public Assistance
- DS & S Standards and Occupancy Codes
- Barrier Free Housing
- Major Exterior Attributes and Carve-Outs
- Partial Interest Owners

Course Tuition Includes:

- Participant Manual
- Federal Register

Required Materials:

- Financial calculator

Who Should Take This Course:

This course is designed for experienced right of way practitioners who are in the field of relocation assistance.

Last Name First Name

Title

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

Company Name

Address

City, State, Zip/Postal Code

(____) _____ - _____ Yes No _____
Phone Member Member ID Number

Email Address

	Registration Deadlines	Member Tuition	Non-Member Tuition	Total Tuition Amount
On and Before:	04/30/2017	\$265.00	\$330.00	_____
On and After:	05/01/2017	\$290.00	\$355.00	_____

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

PRINT NAME AS IT APPEARS ON CARD: _____ 3-DIGIT CVV: _____

AMEX MC VISA Card #: _____ EXP: _____

SIGNATURE: _____ Date: _____ Amount to be Charged: _____

505 Advanced Residential Relocation Assistance 05.17.2017 Irvine, CA

Sponsor: IRWA Chapter 67
Date: May 17, 2017
Time: 1 day – 8 AM to 5 PM
City: Irvine, CA

Class Location:
City of Irvine - Public Works
1 Civic Center Plaza
Irvine, CA 92606
Phone: (949) 724-7303
Participant Capacity: 25

Four Ways to Register:
Online: www.irwaonline.org
Fax: (310) 538-1471
Phone: (310) 538-0233, x134
Contact Course Coordinator

Accommodations:
Holiday Inn Orange County Airport
2726 S. Grand Ave
Santa Ana, CA 92705
Phone: (714) 481-6305
Fax: (714) 966-2747
Contact hotel directly for rates and reservations

Course Coordinator:
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Michele L. Folk, SR/WA, R/W-RAC, R/W-URAC, R/W-NAC, is a Principal and the Managing Director of Housing and Local Public Agency with Overland, Pacific & Cutler, Inc. (OPC), a right of way consulting firm, and she has been managing and providing land acquisition and relocation services for public agencies and private developers since 1999. Ms. Folk has developed and taught internal relocation courses for OPC staff, as well as taught relocation classes to local public agency staff and for the IRWA. Her particular specialty is guiding clients and managing projects involving HUD funding. Ms. Folk member of the International Relocation Assistance Community of Practice and was a member of the International Professional Development Committee. She has been involved with IRWA relocation course updates and revisions since 2009. She has held numerous local chapter Board and committee positions, including President, Professional Development Chairperson and Relocation Committee Chairperson in Chapter 67 since 2000, and she was the Region 1 Representative to the International Relocation Assistance Committee from 2008 – 2013. Ms. Folk was awarded Chapter 67's Professional of the Year and Region 1's Professional of the Year in 2012.

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

Tuition Refund Policy: Written notification of intent to cancel registration must be received via email by both the Course Coordinator and IRWA Headquarters Education Staff (education@irwaonline.org) prior to the class start date in order to be eligible for a tuition refund. A full tuition refund will be issued if notice is received 15 days or more prior to the 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.

25TH ANNUAL VALUATION SEMINAR

Tuesday, April 25, 2017



**Quiet Cannon Conference Center
901 North Via San Clemente, Montebello**

SEMINAR SCHEDULE

7:30 AM Registration/Continental Breakfast

8:10 AM Welcome & Introductions

William Larsen, SR/WA
Seminar Chair

**8:15 AM Multi-Parcel Acquisition Programs –
Considerations, Expectations & Reservations**

Joe Villegas, MAI
Curtis-Rosenthal, Inc.
Alan A. Sozio, Esq.
Burke, Williams & Sorensen
Michael F. Yoshiba, Esq.
Richards, Watson & Gershon

**9:25 AM Blocked Arteries & Coronary-Inducing Congestion –
Getting to the Heart of When Courts Say “Enough
is Enough” and Award Temporary Damages
Compensation for Business Interruption**

Daniel Mansueto, Esq.
Zuber Lawler & Del Luca
Former Deputy Attorney, Caltrans
Mitchell L. Norton, Esq.
Deputy County Counsel, County of San Bernardino

10:25 AM Break

**10:45 AM A Fresh Look at Damages and Benefits: Do You
Look at the “After Condition” Before or After the
Project?**

John G. Ellis, MAI, CRE, FRICS
Integra Realty Resources - Los Angeles
Craig G. Farrington, Esq.
Woodruff, Spradlin & Smart
Mark A. Easter, Esq.
Best Best & Krieger

11:55 AM Luncheon Keynote Address:

**Maximizing Efficient Case Management and
Settlement Value in Eminent Domain**

Hon. Bruce E. Mitchell, (Comm. Ret.)
*Former Commissioner of LA County Superior
Court’s Eminent Domain Department
ADR Services*

Moderator: **Michael F. Yoshiba, Esq**

**1:30 PM Settlement Techniques for Land Use & Eminent
Domain Litigation: Money Isn’t Everything**

Artin N. Shaverdian, Esq.
Nossaman LLP
David Graeler, Esq.
Nossaman LLP

**2:30 PM Goodwill Case Law Update – Implications of the
Presidio Decision**

Madeleine Mamaux, CFA, ASA
Desmond, Marcello & Amster
Cynthia C. Marian, Esq.
Oliver, Sandifer & Murphy
Jamey M. Wyman, Esq.
Best Best & Krieger

3:40 PM Break

**4:00 PM You Can’t Get it Right if you Get the Project
Wrong – When and How to Consider Project
Influence**

Stephen D. Roach, MAI, SRA, AI-GRS
Jones, Roach & Caringella, Inc.
David W. Skinner, Esq.
Meyers Nave

5:00 PM Close

Seminar AV will be managed by Tom Hanley, P.E., SR/WA



Space is Limited
Please Register Early

25TH ANNUAL VALUATION SEMINAR

REGISTRATION FORM

Name	_____	Chapter No.:	_____
Firm	_____	Member No.:	_____
E-mail	_____	Phone:	_____
Address	_____		

Continuing Education (CE) Credit Needed? Yes No

Type of CE Certificate Needed:	<input type="checkbox"/> BREA	<input type="checkbox"/> MCLE	<input type="checkbox"/> SR/WA Recertification
California State Bar No.:	_____		(If applicable)
California Appraisal License No.:	_____		(If applicable)

Seminar registration fee includes luncheon.

Please choose MENU OPTION: Beef; Chicken; Vegetarian

Advance registration payments to be received on or before 4/10/17

Public agency managers/staff:

IRWA members (all chapters): \$100 payment received by 4/10/17, \$120 after

Public agency non-members: \$110 payment received by 4/10/17, \$130 after

All others:

IRWA members (all chapters): \$120 payment received by 4/10/17, \$140 after

Non-members: \$130 payment received by 4/10/17, \$150 after

Refund Policy

Written refund requests must be postmarked or emailed less than 10 days before the program.

Lunch Only: \$30

Make check payable to IRWA Chapter 1 and send to:

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If you have any questions regarding *seminar registration*, please contact **Katelyn Frankhauser** at kfrankhauser@irr.com

If you have any questions regarding *speaker panels* or *seminar content*, please contact Seminar Chair

William Larsen, SR/WA

wlarsen@irr.com