

IRWA

ORANGE COUNTY

CHAPTER 67

International Right of Way Association Chapter 67 Orange County, California



Inside This Issue:

- President's Message.....2
- Editor's Corner & Events5
- Education7
- Member News9

BUNDLE of WRITES

September 2018

Greetings Chapter 67 Members,

On behalf of the Board of Directors, we would like to welcome you to the 2018-2019 year. We hope that you enjoyed your summer and were able to find time for some rest and relaxation. Several of us had the opportunity to represent Chapter 67 at the International Education Conference in Edmonton, Canada. It was a fantastic conference filled with very informative presentations and allowed us the chance to meet with other IRWA members from across the country and around the world. I was fortunate enough to stay a few days after the conference and my husband and I drove (well, he did all the driving) across the Canadian Rockies from Edmonton to Jasper and then on to Banff. It was honestly some of the most breathtaking scenery I have ever seen. If you get the opportunity to make that trip, I would highly recommend it. For next year's International Education Conference you don't need a passport as it will be held in Portland, Oregon from June 9th through 12th. Mark your calendars now, it will be here before we know it!



We have an exciting year ahead and hope that you will join us at the events we have planned. We have lined up fantastic guest speakers to present at our monthly luncheons and will be kicking off the 2018-2019 year with Javier Rivera-Carbone, Esq., a labor law

EXECUTIVE BOARD

President
Alyson C. Suh*
Woodruff, Spradlin & Smart
(714) 558 7000
asuh@wss-law.com

President Elect
Amanda Fitch, RWA*
Mobilite
(714) 325 8649
amanda.fitch@mobilite.com

Treasurer
Gabe Becerra, MSPM, Senior
Agent
Overland, Pacific & Cutler
(949) 872 3237
gbecerra@opcservices.com

Secretary
Meredith McDonald, Senior Ap-
praiser - The Kiley Company
(714) 655 6515
mmcdonald@thekileyco.com

Past President
Artemis Manos, SR/WA
Southern California Gas Co.
(714) 256 1673
agmanos@semprautilities.com

Chapter Advisor
Mike Rubin, Esq.
Rutan & Tucker
(714) 641 3423
mrubin@rutan.com

Education
James Vanden Akker
Metropolitan Water District
(213) 217 6324
JVandenAkker@mwdh2o.com

Membership
Rhonda Weiss, SR/WA
Security Land & R/W
(714) 635 3380
rweiss@securitylandrow.com

specialist, who will be telling us everything we need to know about the recent changes affecting the use of contractors and the impacts on the relationship between employers and contractors. Also, this year we are honored to host the Tri-Chapter Luncheon. It will be at Angel Stadium on Tuesday, December 11th. In addition, stay tuned for more information on upcoming education courses and a Spring Seminar.

Remember, there are always lots of opportunities to get involved and support our chapter. Please feel free to join us at a Board meeting, which is held immediately after our monthly luncheons, or reach out to a Board or committee member. We look forward to another successful year!

Best regards,
Alyson Suh
Chapter 67, President



25
YEARS OF
ADVANCING
THE INDUSTRY

REAL ESTATE AND RIGHT OF WAY CONSULTING

- ▶ PROJECT MANAGEMENT
- ▶ ACQUISITION
- ▶ RELOCATION ASSISTANCE
- ▶ TITLE RESEARCH
- ▶ PROPERTY MANAGEMENT
- ▶ FEASIBILITY STUDIES

PARAGON PARTNERS LTD
PARAGON-PARTNERS.COM

Nominations & Elections
Joe Munsey, RPL
Southern California Gas Co.
(949) 361 8036
jmunsey@semprautilities.com

Professional Development
Rudy Romo, SR/WA
City of Irvine
(949) 724 7303
rromo@ci.irvine.ca.us

COMMITTEE CHAIRS

Case of the Month
Mike Rubin, Esq.
Rutan & Tucker
(714) 641 3423
mrubin@rutan.com

Engineering / Survey
Will Estepa, PLS
Psomas
(714) 751 7373
william.estepa@psomas.com

Environmental
Ann M. Johnston
Psomas
(714) 751 7373
ann.johnston@psomas.com

Hospitality
Joe Munsey, RPL
Southern California Gas Co.
(949) 361 8036
jmunsey@semprautilities.com

Legislation
Franci Coleman
Retired, CalTrans
(213) 925 5179
francicole@gmail.com

Legislation
Andrew Lee
Allen Matkins
(949) 553 1313
alee@allenmatkins.com



PSOMAS

Right-of-Way Engineering
 Land Surveying and Mapping
 Design and Topographic Surveys
 Construction Surveys
 Geodetic Control Surveys
 Photogrammetry
 Laser Scanning
 ALTA Surveys
 GIS

Orange County Office
 714.751.7373
 www.psomas.com



DM&A
 DESMOND, MARCELLO & AMSTER
 ESTABLISHED 1948

WWW.DMVALUE.COM
 (310)216-1400

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

AARON AMSTER
 MADELEINE MAMAUX
 MARCUS FIGROM



**CURREN
 VALUATIONS**

BUSINESS AND GOODWILL VALUATIONS, CONSULTING
DANIEL C. CURREN ASA, CBA, CVA
President

Phone: 714.585.9514 Fax: 805.221.5516
 Dan@CurrenValuations.com
 www.CurrenValuations.com



SPECTRUM
 Land Services
 "Beyond Service...Solutions"

- Project Management • Cell Site & Right of Way Acquisition
- Due Diligence Review • Permitting/Franchise Acquisition
- Feasibility/Valuation Studies • Title Research (surface & minerals)

714.568.1800 • www.spectrumland.com

725 Town & County Road • Suite 410 • Orange, CA 92868 • fax: 714.568.1801

Newsletter/Communication
 Gabe Becerra, MSPM, Senior Agent
 Overland, Pacific & Cutler
 (949) 872 3237
 gbecerra@opcservices.com

Pipeline / Utilities
 TBD

Public Agency Liaison
 Mathew VanEck, MAI
 Kidder Mathews
 (949) 557 5047
 mvaneck@kiddermathews.com

Relocation
 Michele Folk SR/WA, RW-RAC
 Overland, Pacific & Cutler
 (949) 951 5263
 mfolk@opcservices.com

Seminars
 Joe Munsey, RPL
 Southern California Gas Co.
 (949) 361 8036
 jmunsey@semprautilities.com

Seminars
 Mike Rubin, Esq.
 Rutan & Tucker
 (714) 641 3423
 mrubin@rutan.com

Tri-Chapter
 Kathy Porter
 Bender Rosenthal
 (951) 710 3253
 k.contreras@benderrosenthal.com

Valuation - TBD

*International Director

Welcome back readers for the September 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) 872 3237

UPCOMING EVENTS

September Luncheon 09/11/2018

October Luncheon 10/09/2018

November Luncheon 11/13/2018



SAVE THE DATE

Tri-Chapter Luncheon

Tuesday, December 11, 2018
Angel Stadium, Anaheim



The image is a promotional graphic for a luncheon event. It features a background photograph of Angel Stadium in Anaheim, California, with the stadium's name and 'ANAHEIM' visible on the facade. The sky is blue with white clouds. Overlaid on the top half of the image is the text 'SAVE THE DATE' in a large, black, decorative serif font. Below this, the event title 'Tri-Chapter Luncheon' is written in a bold, black, sans-serif font. Underneath the title, the date and location are listed: 'Tuesday, December 11, 2018' and 'Angel Stadium, Anaheim'. In the bottom left corner, there is a logo for IRWA Orange County Chapter 67, which includes the letters 'IRWA' in a large font, 'ORANGE COUNTY' in a smaller font, and 'CHAPTER 67' below it, all within a white rectangular box with an orange border.



EXCELLENCE IN PRACTICE. DIVERSITY IN PEOPLE.

AlvaradoSmith is committed to providing high quality, comprehensive, and creative legal services in an efficient and cost-effective manner. Our Real Property, Environmental & Natural Resources attorneys are widely recognized by their clients and peers as preminent practitioners in their areas of specialization, which include:

- Eminent Domain/Inverse Condemnation
- Environmental Compliance & Litigation
- Project Planning and Implementation
- Land Use and Entitlements



Los Angeles
633 W. 5th Street
Suite 1100
Los Angeles, CA 90071
Tel: (213) 229-2400
Fax: (213) 229-2499

Orange County
1 MacArthur Place
Suite 200
Santa Ana, CA 92707
Tel: (714) 852-6800
Fax: (714) 852-6899

San Francisco
235 Pine Street
Suite 1200
San Francisco, CA 94104
Tel: (415) 624-8665
Fax: (415) 391-1751

www.AlvaradoSmith.com

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 Rd
Suite 370
Portland, OR 97223
(503) 213-3977

111 W. North River Dr
Suite 201
Spokane, WA 99201
(509) 724-2758

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 Plans
- Relocation Assistance
- Utility Coordination
- Excess Land Disposal
- Property Management
- GIS & Database Development

Qualified

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

www.EpicLand.com

CREATING LAND SOLUTIONS FOR THE PUBLIC GOOD

UPCOMING EVENTS

Course 100: Principles of Land Acquisition

This course outlines real estate law terms and concepts. Participants will gain awareness of environmental issues, learn the methods of acquiring and transferring title to realty, three views of engineering plans and the fundamentals in property description systems.

Date: September 12-13, 2018

Location: MWD ([click here for course flyer](#))

Ch 57's Education Seminar - Possession...And how to obtain it, the continuation

Keynote speaker and a panel of professionals presenting an in depth look at possession and how to obtain it. The continuation from "Through the eyes of the Property Owner"

Date: October 11, 2018 11:30 - 7:00

Location: Vellano Country Club ([click here for seminar flyer](#))

Course 421: The Valuation of Partial Acquisitions

Participants will learn how to determine and appraise the larger parcel, techniques for appraising the part acquired, identifying and measuring various types of damages and how to value the remainder after acquisitions. The course introduces ways to handle special benefits and explores the before and after approach (how, why and when), and includes numerous exercises and case studies to aid in understanding.

Date: November 5-8, 2018

Location: Ayres Hotels, Corona ([click here for course flyer](#))

Course 213: Conflict Management

This course presents specific methods for reaching collaborative solutions and minimizing negative aspects of conflict while maximizing benefits of resolving conflict. During this course, participants will learn how effective conflict management can open doors to healthier workplace relationships and more productive working relationships with both property owners as well as the general public.

Date: January 22, 2019

Location: Irvine Civic Center ([click here for course flyer](#))

Course 501: Residential Relocation Assistance

This course discusses the processes and procedures involved in providing relocation assistance to residential occupants. Materials presented are based on the lead agency's (Federal Highway Administration) regulations in implementing the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended general public.

Date: March 20, 2019

Location: MWD ([click here for course flyer](#))

2018 Region 1 Fall Forum

Date: October 19-20

Location: Plaza Hotel (host hotel) Las Vegas, NV (see flyer at the end of this newsletter)
Southern Nevada Chapter 44 Welcomes You to the 2018 Region 1 Fall Forum.

Reserve early! The hotel will guarantee our block of rooms until September 18.

Friday, October 19: Continental Breakfast followed by Course 102

Saturday, October 20: Continental Breakfast followed by the Region 1 Business Meeting

[Click here for Forum Flyer](#)



Your experts in
appraisal & consulting

Kiley Company has been successfully serving Southern California for over 25 years. We are the local experts in complex valuations and right-of-way.

2151 Michelson Dr. Suite 205, Irvine, CA 92612
(714) 665-6515 | bkiley@thekileyco.com
www.thekileyco.com



Phillip L Bonina Asset Management Candidate

In May, Mr. Phillip L Bonina became a candidate for the “Asset Management” certification from IRWA. We want to commend Mr. Bonina for his pursuit of the Asset Management Certification as an IRWA member.

Mr. Bonina works as a Senior Project Manager at Paragon Partners, Ltd, a Right of Way and Real Estate Consulting firm specializing in both public & private sector Acquisitions, Dispositions, Relocation & Asset Management. Phillip’s responsibilities include managing the asset management, acquisition and disposition efforts for both public & private sector projects as well as the oversight of staff and other consultants.

Born in Detroit, Michigan on January 29th making him an “Aquarius”, he is ambitious, conservative, determined, practical and always willing to help others. Mr. Bonina received his BS in Civil Engineering from California State University Fullerton, making him a “Titan” alumni, which also breeds skillful Major League Baseball (MLB) players. He later went on to secure his CA/TX/UT Real Estate Broker Licenses, General Contractors License, a Light Construction & Development Management Certification from UCI, a (CPM) Certified Property Manager, and (CCIM) Certified Commercial Investment Manager, candidate.



Phillip resides in the City of Orange with his immediate Family and they enjoy spending their free time together, with extended family and good friends. They also like pursuing many hobbies including gardening, woodworking, reading, movies, traveling, and local politics (He has served for many years as Chairman of his City’s Planning Commission). Phillip loves all Italian food and his favorite restaurant is Maggiano’s Little Italy. Mama Mia that’s a good food!

Phillip’s favorite music genres include Smooth Jazz, Classical, and 60’s & 70’s Rock & Roll. Can’t beat those Classics! Phillip is an avid reader, having recently read through Ayn Rand’s The Fountainhead for the 3rd time, permitting him to revisit the philosophical and moral quandaries of society & love. Phil’s favorite Quote is the poem, The Guy in the Glass, by Dale Wimbrow 1934. The last movie Phillip and his Son took in was “Avengers: Infinity Wars” Phillip also enjoys watching the TV shows; Last Man Standing, Blue Bloods, and NCIS.

Phillip gets utterly crazy when working with people willing to simply fill in the boxes.. He looks to align himself with people that are motivated, have common sense, are humble, honest and willing to learn/think and take out of the box action whenever appropriate.

His life has been heavily influenced by the two Lorenzo’s, his father who taught him humility and engagement, and his Son, who continues to inspire him to strive well beyond his reach. Phillip’s proudest life moment was becoming a father. In his most recent vacation, Phillip and his family traveled to San Francisco to visit his sister and friends

One of his biggest challenges in life is accepting that there’s just not enough time to get it all done. Phillip’s approach to life and success; “just keep getting back up”!
You go Phil!

Phillip shares that he has gotten involved in IRWA because over the last several years in the ROW profession, he has experienced first hand the important leadership role that IRWA has provided to its membership and the industry at large. Phillip looks forward to remaining involved and supporting the incredible work of IRWA.

Next time you see Phillip at a luncheon, say “Hi Phillip and congrats on your candidacy!”



CaliforniaEminent
DomainReport.com

Your Partner in Precondemnation Planning and Right-of-Way Acquisition

Nossaman prides itself on its in-depth expertise and reputation for meticulous precondemnation efforts critical to successful public works projects. Our knowledge of right-of-way, eminent domain, valuation, environmental law, endangered species, land use, and infrastructure ensure that we are at the forefront of advancing transportation projects nationwide.



LOS ANGELES | SAN FRANCISCO | ORANGE COUNTY | SACRAMENTO | WASHINGTON, DC | AUSTIN | ARLINGTON

Rutan & Tucker, LLP Common Sense / Uncommon Lawyers



- Eminent Domain
- Inverse Condemnation
- Redevelopment Law
- Environmental Litigation

GUIDING CLIENTS TO SUCCESS

RUTAN
RUTAN & TUCKER, LLP
rutan.com

ORANGE COUNTY - 611 Anton Boulevard, Suite 1400, Costa Mesa, CA 92626
P 714.641.5100 F 714.546.9035

PALO ALTO - 3000 El Camino Real, Suite 200 Palo Alto, CA 94306
P 650.320.1500 F 650.320.9905

International IRWA Education Conference - Edmonton, AB 2018



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

MURPHY & EVERTZ
Attorneys at Law

650 Town Center Drive, Suite 550
Costa Mesa, CA 92626
714.277.1700

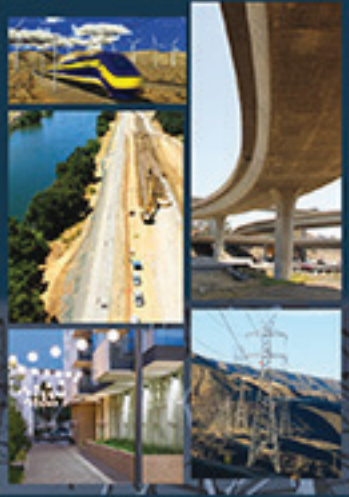
www.murphyevertz.com



OPC Enhancing Lives Through Infrastructure

OPC has a BRAND new look!

www.OPCservices.com



Right of Way
Program
Management

Cost Estimating
R/W Schedule
Preparation
& Management
Risk Assessment
& Management

Right of Way
Acquisition

Appraisal
Negotiation
Relocation

Right of Way
Support
Services

R/W Engineering
Utility Coordination
Property
Management



38 years of commitment to
the Right of Way Industry
and home base to
2017/2018 IRWA President,
Jerry Colburn, SR/WA

tel 800.400.7356