Greetings Chapter 4,

How’s your Volunteer Matrix looking these days? It’s difficult to believe but you only have a little over a month left to populate it and submit it to NESA Chair, Mitch Legel, by May 10, 2012, for a chance to receive paid registration to the Education Conference in Seattle. We’ve got a number of individuals who have been volunteering and we’re excited to recognize and honor the top 2 member point earners.

In mid-March the Spokane chapter hosted Region 7’s Spring Forum and it was great to have such a strong showing of chapter 4 members. A few items of note: International is seeking input on additional courses members would like to see developed; a proposed bylaw amendment to replace the reference of International Secretary/Treasurer with International Treasurer and International Secretary which will accurately reflect the two separate positions that exist now; and a proposed resolution of the International Governance Council (IGC) to establish payment dates for annual dues, termination dates for non-payment of annual dues and amount of a reinstatement fee. Both proposal issues will be voted on at Wednesday’s Board of Directors Meeting held in Seattle on the last day of the Education Conference. The proposals will be posted on our chapter website for your review. If you have questions or comments on the proposals or additional course ideas you’d like to share, please contact your International Directors, me or Pam Dittloff, to discuss. Additionally, please join me in congratulating Leslie Finnigan from Chapter 3 for being awarded Region 7 Professional of the Year. Leslie’s been a long time contributor to the association and this award is well deserved.

Plans are currently underway for the fall forum which is tentatively scheduled for September 20, 2012, in West Yellowstone, Montana. Detailed information is to follow in May and will be posted on our website. Keep in mind the forums are a great networking venue and a chance to learn more about region operations for those interested in moving up into leadership positions. You could also make it a family vacation after the forum and explore Chico Hot Springs or other destination spots in the area.

Our April 11, 2012, Spring Luncheon meeting will be held at the Tulalip Resort and Casino and no doubt will be another great turnout as the venue seems to draw a crowd. We’ll have the pleasure of IRWA’s Business Development Office, Daniel Stekol, speaking to us about the current state our association and sharing additional details about the upcoming Education Conference in Seattle. Candidates for officers for the upcoming year will also be presented to the general membership and posted on the chapter website at www.irwachapter4.org. The election of the 2012-13 officers will occur at our last chapter meeting of the season on May 9, 2012, at the Coast Bellevue Hotel.

I continue to gratefully serve as your president to assist us all in accomplishing our mission to “be the central authority for Right of Way Professionals, providing members with the tools they need to build and advance in their careers.”

See you in Everett!

Jennifer D. Walker, SR/WA, Chapter 4 President
# APRIL 2012

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- **Chapter Luncheon**
- **C203 Alternative Dispute Resolution**
  - Portland, OR
- **C504 Computing Replacement housing Payments**
  - Bellevue, WA
- **C603 Environ Cont.**
  - Spokane, WA
- **C604 Env Due Dil.**
  - Spokane, WA

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# MAY 2012

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<td><strong>Chapter Meeting</strong></td>
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|     |     |     | **C421 Appraisal of Partial Acquisitions**
  - Anchorage, AK
|     |     |     |     | **C400 Principles of RE Appraisal**
  - Portland, OR
| 13  | 14  | 15  | 16  | 17  | 18  | 19  |
|     |     |     |     |     |     |     |
| 20  | 21  | 22  | 23  | 24  | 25  | 26  |
|     |     | **C700 Introduction to Property/Asset Management**
  - Fairbanks, AK
|     |     |     |     |     |     |     |
| 27  | 28  | 29  | 30  | 31  |     |     |

- **C400 Principles of Real Estate Engineering**
  - Fairbanks, AK
This article is intended for general informational purposes only. Because the author is an attorney licensed in Washington and some of the information in the article relates to legal topics, no attorney-client or other relationship is created between you, the author and or the author’s law firm, if any. Do not consider the substance of this article as a substitute for obtaining legal advice from a qualified and licensed attorney. The general information contained in this article may change without notice and is not guaranteed to be complete, correct or up-to-date. The opinions expressed in the article are the opinions of the individual author and may not reflect the opinions of the firm or any individual attorney.

The Sidebar

Question: The property that we need for our project might be contaminated. How can we get access to the property to conduct a Phase II environmental assessment if the property owner refuses to give us access? Anonymously Submitted.

Answer: In general, the condemning agency has no right to require a property owner to provide access to property unless the condemning agency has legal title to the property or a legal right to possession and use. By taking title to or possession of the property before testing for contamination, the condemning agency loses the opportunity to abandon the property and walk away from it if it turns out that the property is contaminated to a degree that makes it economically infeasible to clean it up and construct the project. If the property owner refuses to grant the condemning agency access and if the condemning agency wants to test the property for contamination before taking title to or possession of the property, the condemning agency will have to file a condemnation action and seek entry under Civil Rule 34 of the court rules.

Under Civil Rule 34, once a condemnation action is filed the condemning agency can request access to the property in order to inspect, measure, survey, photograph, test or sample the property. The request for entry onto the property for this purpose can be served on the property owner at any time after the condemnation action is filed. The property owner will have 30 days (and in some instances up to 40 days) to respond to the request. If the property owner opposes the request, the condemning agency can make a motion to the court to compel the property owner to provide the requested access. Courts can be protective of property owners and may seek to limit access to only what is needed so be sure to include a scope of work and the proposed dates/times for the testing so that you get all the access needed to fully assess the property. If it is possible that you may need access for additional or different testing once the preliminary test results are in, be sure to include that in your scope of work.
"Leaders encourage others to continue the quest and inspire others through courage and hope. Leaders give heart by visibly recognizing others’ contributions to the common vision. With a thank you note, a smile, an award, and public praise, the leader lets others know how much they mean to the organization."
Kouzes & Posner

Way to go...
Pree Carpenter of Seattle Public Utilities for earning your SR/WA

Kudos to:
Will Butterfield, Jefferson County Public Works and Mitch Legel, Universal Field Services for earning their SR/WA recertifications

LESLIE FINNIGAN has been selected as Region 7 Professional of the year

CONGRATULATIONS

IRWA Leadership Training Session  February 2012

IRWA International President Randy A. Williams, SR/WA, MAI, FRICS pictured with our Chapter 4 attendees

Faith Roland  Leslie Beaird  Johnnie Butler  Kerri Wittman  Pam Dittloff  Mike Bulzomi  Brad Thomas  Matt Hansen  Tom Paine  Jennifer Walker  Chris Eldred  Tom Stowe
ACROSS
1. A state of being continued forever.
4. Property held under tenure of lease.
5. A personal privilege to do some act on the land of another.
9. One of the causes of depreciation.
13. The acquisition of a portion of a parcel of property. (2 words)
15. A point of known elevation.
19. A remainder of land so small or irregular that it usually has little or no economic value.
20. A use concerning the whole community as distinguished from particular individuals. (2 words)
22. The age at which a person is entitled to handle his own affairs.

DOWN
1. At first sight (Latin). (2 words)
2. The acquisition of property rights by an adverse user.
3. The transfer of the title of land from one person to the immediately preceding owner.
6. According to the value. (2 words)
7. The loss in value to the remainder in a partial taking of a property.
8. The general area where two or more highways join or cross.
10. The degree of inclination of a road.
11. A loss in value brought about by deterioration through ordinary wear and tear, action of the elements, or obsolescence.
12. The inducement that moves a party to enter into a contract.
14. Additions to raw lands tending to increase the value.
16. A parcel of land comprising one square mile.
17. A person who brings an action (legal).
18. The process of estimating the market value of a specific parcel of real estate as of a given date.
Educational opportunities in other Region 7 chapters

March 28-29, 2012  C209  Dealing Effectively with Diverse Clientele - Helena, MT
March 29-30, 2012  C303  Managing the Consultant Process - Anchorage, AK
April 11-12, 2012  C203  Alternative Dispute Resolution - Portland, OR
April 26, 2012    C603  Understanding Environmental Contamination - Spokane, WA
April 27, 2012    C604  Environmental Due Diligence and Liability - Spokane, WA
May 7-10, 2012    C421  Appraisal of Partial Acquisitions - Anchorage, AK
May 15-16, 2012    C400  Principles of Real Estate Appraisal - Portland, OR
May 23-24, 2012    C700  Introduction to Property/Asset Management - Fairbanks, AK
May 31-June 1    C900  Principles of RE Engineering - Fairbanks, AK
July 17, 2012    C603  Understanding Environmental Contamination - Portland, OR
July 18, 2012    C604  Environmental Due Diligence and Liability - Portland, OR

New Hardbound Edition Textbook
Principles of Right of Way

IRWA is proud to present the completely revised 2012 edition of the Principles of Right of Way Textbook. This edition is printed as a hardbound, “desk reference” book, which still serves as the premier source for information on the right of way profession. Not only has the content been updated, but the formatting has also been brought up to current publication standards to make this resource more reader-friendly. For ease of use, the book’s chapters have been reorganized to co-incide with the order of topics as presented in IRWA’s “Course 100: Principles of Land Acquisition.”
The **SR/WA Recognition Breakfast** will be held on June 12, 2012 from 7AM to 9AM in conjunction with the **Annual International Education Conference** in Seattle, WA. Those members who have been awarded their designation from May 1st, 2011 to April 30th, 2012 are eligible to receive special recognition at this event. They will be presented with a special recognition certificate.

Nikki Adams, Online Learning and Credentialing Coordinator will be sending a formal invitation via e-mail to all new SR/WA members soon. All they have to do is to RSVP if they wish to attend the event. For details, can contact Nikki at adams@irwaonline.org or at 310.538.0233, Ext. 138.

To participate in this event, SR/WA completion applications must be received at the Headquarters by April 15, 2012. Please note that all applications submitted previously and pending applications will be processed and those that qualify will be approved by April 30, 2012 to allow those who wish to attend the event to get recognized.

"Attitude is a little thing that makes a big difference."
Winston Churchill
Chapter 4 Executive Board Members

President
Jennifer D. Walker, SR/WA
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4301 South Pine St, Ste. 446
Tacoma WA 98409
(253) 798-7025
jennifer.walker@co.pierce.wa.us

Immediate Past President
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WSDOT
(360) 929-4823
cyndiwhelpley@yahoo.com

President Elect
Pam Dittloff, SR/WA
Thurston County
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Olympia WA 98502
(360) 786-5132
dittlop@co.thurston.wa.us

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mlegel@ufsrw.com

Vice President
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Graham & Dunn, PC
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Seattle WA 98121
(206) 340-9595
mhansen@grahamdunder.com

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celdred@hotmail.com

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brad.thomas@hdrinc.com

Secretary
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lbeaird@ufsrw.com

Membership Chair
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ROW Group
1913 6th Street
Kirkland WA 98033
(425) 577-2184
skraus@rowgroup.net

Committee Chairs

Website: Lori Bryant (206) 296-6579 loribryant@kingcounty.gov
Newsletter: Kelli Larson (360) 754-4998 larsonk@co.thurston.wa.us
Program: Matt Hansen (206) 340-9595 mhansen@grahammdunn.com
Reservations: Marilynn Danby, SR/WA (253) 476-6451 marilynn.danby@pse.com
Photographer: Kristina Guzman SR.WA (425) 673-5559 kguzman@ufsrw.com
Golf: Greg Goodman (425) 450-4040 ggoodman@absvaluation.com
February Meeting

Dianna Nausley - WSDOT
Relocation Assistance, Program Support, & Local Agency Program Manager

Elizabeth Healy – FHWA

Michelle Talbot receiving her SR/WA plaque

Project of the year – Barbara Meekins and Steve Reinhart

Megan Holt won the $100 Education Voucher

Mark Anderson & Danelle MacEwen

Jim Prossick 50/50 winner
Guest Speaker, Dale Baron of Responsive Management Systems presenting “Being Effective with Unreceptive Persons”.

Kristina Guzman, winner of the $100 Education Voucher

Paula Ferreria and Laura Martin

Jennifer presenting the 50/50 winnings to a very surprised Tom Stowe

Scott and Leslie Beaird
Meeting Information

General Membership Meetings are held the second Wednesday of each month at the Coast Bellevue Hotel located at 625 116th Avenue NE, Bellevue, WA. The Executive Board meeting begins at 4:00pm and all members are invited to attend. The General Membership Meeting begins at 5:30pm with sign-in and socializing. Dinner is served at 6:00pm - the program is presented as the meal is being finished. Reservations are required.

Looking Ahead

WHAT: IRWA Chapter 4 May General Membership Meeting
WHEN: Wednesday, May 9, 2012 - 5:30 Sign-in & Socializing - Dinner served at 6:00pm (Board meeting is held @ 4:00pm in the Maple Room- everyone is invited)
WHERE: Coast Bellevue Hotel 625 116th Avenue NE Bellevue WA
PROGRAM: To Be Announced
COST: $25.00 per person (Cash or check at the door - includes tax and tip)
MENU: To Be Announced
RESERVATIONS: Marilynn Danby at marilynn.danby@pse.com or 253.476.6451

Don’t forget to mark your calendar and make your reservation!
2012 IRWA Educational Conference
Have an idea for the Chapter 4 Newsletter???
Submit your articles, cartoons, and congratulations to larsonk@co.thurston.wa.us

Sound Views

Condemnation and Real Estate Value Disputes
Larry Smith, Jeffrey Beaver, Marisa Lindell and Matt Hansen

Graham & Dunn P.C.
Pier 70, 2801 Alaskan Way | Suite 309 | Seattle 98121-1128
condemnationlaw@grahamdunn.com | 206.624.8390

Washington Appraisal Services, Inc.
Appraisal, Research, Consulting
Garrett W. Waldner, MAI
Certified General Appraiser
garrett.w40@gmail.com • (425) 453-1456
6947 Coal Creek Parkway SE, Ste. 322, Newcastle, WA 98059
Please join the IRWA Young Professionals at the Seattle Westin for a 3-Day Event Workshop (June 8-10, 2012) focused on Networking, Professional Development and Career Advancement.

LEADERS OF TOMORROW

Arrive in time Friday evening for a networking reception. Enjoy yourselves at this relaxing kick off to the Young Professionals Event and Network and with many of today’s emerging leaders.

Peer-to-Peer

Saturday will be a full day of educational sessions designed especially for Young Professionals. Topics include ethics, leadership, credentialing, IRWA advancement, current industry trends. The program is designed to provide knowledge, generate interaction and develop leaders.

THE NEXT BIG STEP

The event isn’t over yet! Come back on Sunday for more educational sessions and insights on how to get involved with the association. The YPE is done at noon, but stick around because your registration to the YPE also gives you access to the events held at the annual conference on Sunday, June 10th. Visit the expo hall, attend the Opening Ceremonies, and join the entire group at the Sunday evening networking reception. Meet the other 1000+ individuals who will be in attendance at the IRWA’s biggest event.

LOCATION
THE WESTIN SEATTLE
1900 Fifth Avenue
Seattle, WA 98101

REGISTRATION
Early Bird Registration:
Feb. 1 – May II: $195
After May II: $225
Online Registration

CONTACT
Daniel Chuong
Marketing Chair
E-mail: daniel.chuong@hdrinc.com

About The IRWA Young Professionals Network
This group is composed of individuals age 30 and under in the industry. The Young Professionals Group was created to assist in the continued learning, foster leadership among emerging professionals, and promote career advancement.
When
Tuesday June 12, 2012 from 10:00 AM to 7:00

Where
The Golf Club at Newcastle, China Creek Course
15500 Six Penny Lane
Newcastle, WA 98059

RAINIER CLASSIC
Golf Tournament
THE GOLF CLUB AT NEWCASTLE

In conjunction with the 58th Annual International Education Conference in Seattle, Washington, the Right of Way International Education Foundation (RWIEF) and the Canadian Right of Way Education Foundation (CRWEF) are holding their 16th Annual Golf Tournament. The Rainier Classic will be held at the Golf Club at Newcastle on June 12, 2012. The Golf Club at Newcastle is spread out across 350 acres and features breathtaking panoramic views of Lake Washington, Mt. Rainier, the Olympic and the Cascade Mountains, and the city of Seattle. The Golf Club at Newcastle features two championship, 18-hole public courses, extensive practice facilities and a 44,000-square-foot clubhouse, located approximately 25 minutes from the conference host hotel.

The tournament will be played on the China Creek Course, which combines mesmerizing views with a layout that provides challenge and variety for golfers of all abilities. Golf course architect Robert E. Cupp integrated the site’s gently rolling terrain throughout the 6,632 yard course which encompasses five par 3’s, nine par 4’s and four par 5’s with many natural preserved areas to add to the drama and excitement. Golfers will encounter undulations on several fairways and can anticipate well placed bunkers throughout the course. The superbly conditioned greens are sensational, promising true roll. Providing the backdrop to the 18th hole is Newcastle’s spectacular clubhouse which one golf writer described as “worthy of English royalty”.

The tournament is limited to 144 participants, and all proceeds are donated to the Education Foundations. Registration will begin at 11 a.m. with use of the range as well as chipping and putting contests before the 1:00 p.m. tee time. The fee to enter is $125 and includes green fees, golf cart, boxed lunch, beverages, transportation to and from the conference host hotel as well as hors d’oeuvres following the tournament. A limited number of rental clubs will be available for $50. Prizes will be given for closest to the pin on the par 3’s, long drive for both men and women, as well as the top 3 places. A large raffle will also follow the event.

Sponsorship opportunities are also available for individuals, chapters or companies who wish to further support the goals of the Education Foundations. Sponsorships range from the Platinum level at $2500, to sponsoring individual holes for $300. All activities related to the tournament will be handled by the RWIEF, a 501-c-3 organization, which is a separate entity from IRWA.
Michael Josephson, a former lawyer, law professor, and successful businessman, is one of the nation’s most respected and sought-after speakers and consultants in the field of ethics and character in business and the workplace. In 1993, Michael created CHARACTER COUNTS!, a character development strategy for youth based on universal ethical values called the Six Pillars of Character (trustworthiness, respect, responsibility, fairness, caring, and citizenship).

Joe Calloway is a performance expert who helps companies align people, culture and strategy to drive results. Joe will be our Opening Ceremony Speaker.

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### Schedule of Events

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<th>Day</th>
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<tr>
<td><strong>Wednesday</strong> June 13</td>
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<td>Registration 7:00 am – 8:00 am</td>
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<td>Continental Breakfast 7:00 am – 8:00 am</td>
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<td>Educational Sessions 7:00 am – 9:00 am</td>
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<td>Advisory Council Breakfast 7:30 am – 8:30 am</td>
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<td>Educational Sessions 8:00 am – 11:30 am</td>
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<td>Board of Directors Meeting 8:00 am – 11:30 am</td>
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<td>Educational Sessions 10:00 am – 12:00 pm</td>
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<td>International Luncheon 10:00 am – 12:00 pm</td>
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<td>Educational Sessions 11:30 am – 1:30 pm</td>
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<td>Installation Banquet Reception 1:30 pm – 4:00 pm</td>
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<td>Educational Sessions 2:00 pm – 5:00 pm</td>
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<td>Installation Banquet and Dance 6:00 pm – 7:00 pm</td>
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| Tuesday | June 12 | Registration 7:00 am – 9:00 am | Continental Breakfast 7:00 am – 9:00 am | Educational Sessions 8:00 am – 11:30 am | Exhibit Hall Open 9:45 am – 11:30 am | Awards Luncheon 11:45 am – 1:15 pm | Educational Sessions 11:30 am – 1:30 pm | International Luncheon 1:30 pm – 3:00 pm | Educational Sessions 4:00 pm – 5:00 pm | Educational Sessions 5:00 pm – 6:00 pm | SR/WA Breakfast Speaker 7:00 pm – 9:00 pm |

| Monday | June 11 | Registration 7:00 am – 9:00 am | Continental Breakfast 7:00 am – 9:00 am | Educational Sessions 8:00 am – 11:30 am | Exhibit Hall Open 9:45 am – 11:30 am | Awards Luncheon 11:45 am – 1:15 pm | Educational Sessions 11:30 am – 1:30 pm | International Luncheon 1:30 pm – 3:00 pm | Educational Sessions 4:00 pm – 5:00 pm | Educational Sessions 5:00 pm – 6:00 pm | SR/WA Breakfast Speaker 7:00 pm – 9:00 pm |

| Sunday | June 10 | Registration 7:00 am – 6:30 pm | Continental Breakfast 7:00 am – 8:00 am | Educational Sessions 8:00 am – 11:30 am | First Time Attendees’ Orientation 12:45 pm – 1:15 pm | Welcome Reception 5:00 pm – 7:00 pm | Educational Sessions 5:00 pm – 6:00 pm | SR/WA Breakfast Speaker 7:00 am – 9:00 am | Educational Sessions 9:00 am – 12:00 pm | Educational Sessions 1:00 pm – 4:00 pm | Welcome Networking Reception 5:00 pm – 7:00 pm | SR/WA Breakfast Speaker 7:00 pm – 9:00 pm | Educational Sessions 9:00 am – 12:00 pm | Educational Sessions 1:00 pm – 4:00 pm | Welcome Networking Reception 5:00 pm – 7:00 pm |

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