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8th Annual Conference!

Eminent Domain

Your Definitive and Practical Guide

June 8-9, 2006 • Millennium Biltmore Hotel • Los Angeles

**\$100 Discount for
Government Employees!**

Who Should Attend:

- Attorneys
 - Appraisers
 - Government Officials
 - Engineers
 - Landowners
 - Business Owners
 - Valuation Experts
 - Developers
 - Real Estate Professionals
 - Planners
 - Consultants
- ... and anyone involved in eminent domain in California!

Dear Colleague,

With new decisions changing the landscape of eminent domain, you can't afford to miss this Conference!

We are pleased to have assembled an outstanding faculty of lawyers, appraisers, jury consultants, and relocation specialists from both the private and public sectors. You will get a balanced perspective from both condemnors and property owners.

At this Conference, you will get an update on valuation and appraisal techniques, including loss of business goodwill and contaminated property considerations. You will learn about tools for the eminent domain trial as well as pre-trial tactics and post-trial remedies.

Our experienced faculty will address issues of importance to you, and will provide you with insights and strategies you can immediately use in your practice and projects. We are excited to be a part of this Conference and we look forward to seeing you there!

Sincerely,

Gary A. Kovacic, Esq.
Program Co-Chair
Sullivan, Workman & Dee, Los Angeles

Faith I. Mitchell, Esq.
Program Co-Chair
Metropolis Mediations, Los Angeles



Gary A. Kovacic, Esq.
Program Co-Chair



Faith I. Mitchell, Esq.
Program Co-Chair



Visit our website at [cle.com](http://www.cle.com) for a complete listing of MCLE requirements in all states. You will also find a schedule of our upcoming conferences and a listing of available homestudy courses.

Register Online at www.cle.com or Call (800) 873-7130
Conference Schedule and Speaker Biographies Inside



Thursday, June 8**Friday, June 9**

- 8:30 Registration and Continental Breakfast
- 9:00 **Introduction and Welcome**
Faith I. Mitchell, Esq., Program Co-Chair
Metropolis Mediations, Los Angeles
- 9:15 **Valuation Issues: An Overview**
What's New with Fair Market Value?
A. J. Hazarabedian, Esq.
California Eminent Domain Law Group, Glendale
- 10:00 Morning Break
- 10:15 **Assembling and Coordinating the Pre-Litigation Group**
The Proper Roles of Acquisition and Relocation Staff, Negotiators and Legal Counsel
Brian Everett, Regional Director
Overland, Pacific & Cutler, Long Beach
William Von Klug, Senior Project Manager
Paragon Partners, Huntington Beach
Kirsten R. Bowman, Esq.
Richards Watson and Gershon, Los Angeles
- 11:30 **Acquisition and Valuation of Contaminated Property**
Strategies and Potential Pitfalls
Richard A. "Rik" Neustein, MAI, CRE
R. A. Neustein & Associates, Los Angeles
Edward J. Szczepkowski, Esq.
Best Best & Krieger, Los Angeles
- 12:45 Lunch Break
- 2:15 **Update on Loss of Business Goodwill Issues**
Establishing the Foundation and Valuing the Loss
Bradley Pierce, Esq.
McCormick, Kidman & Behrens, Costa Mesa
Wesley L. Nutten, CPA, CMA, ABV
Desmond, Marcello & Amster, Los Angeles
- 3:30 Afternoon Break
- 3:45 **Current Issues in Eminent Domain: A Judicial Perspective**
Effective Practice and Procedure Before the Bench
Honorable Cynthia A. Ludvigsen
Superior Court of California, County of San Bernardino
Honorable Soussan G. Bruguera
Superior Court of California, County of Los Angeles
Thomas A. Freiberg, Jr., Esq.
Mitchell, Silberberg & Knupp, Los Angeles
- 5:15 Adjourn

- 8:30 Continental Breakfast
- 9:00 **Overview**
Summary of Day One; Overview of Day Two
Gary A. Kovacic, Esq., Program Co-Chair
Sullivan, Workman & Dee, Los Angeles
- 9:15 **Eminent Domain Trial Preparation and Strategies**
Procedure, Practice Tips and Jury Trial Tactics
Douglas J. Evertz, Esq.
Stradling, Yocca, Carlson & Rauth, Newport Beach
Michael H. Leifer, Esq.
Palmieri, Tyler, Wiener, Wihelm & Waldron, Los Angeles
- 10:45 Morning Break
- 11:00 **The Role of the Jury Consultant**
Selecting and Reading Jurors; Effective Demonstrative Evidence
Wendy Saxon, PhD, Consultant
Victorville
- 12:00 Lunch Break
- 1:30 **The State of Eminent Domain for Redevelopment in the Wake of Kelo**
Where Are We Going from Here?
James S. Burling, Esq., Principal Attorney
Pacific Legal Foundation, Property Rights Section, Sacramento
Vicki E. Land, Esq.
Brown, Winfield & Canzoneri, Los Angeles
- 3:00 Afternoon Break
- 3:15 **Eminent Domain Appeals**
Strategy, Tactics and Procedures; Emerging Eminent Domain Issues
Joseph S. Dzida, Esq.
Sullivan, Workman & Dee, Los Angeles
- 4:00 **Professional Ethics in the Condemnation Process**
Considerations for the Eminent Domain Practitioner
Charles S. Doskow, Esq.
Dean Emeritus, Professor of Law
University of LaVerne, School of Law, Ontario
- 5:00 Evaluations and Adjourn



Save
These
Dates!

Eminent Domain National Conference
May 11-12, Las Vegas
Eminent Domain
May 18-19, Phoenix

Eminent Domain
June 8-9, Salt Lake City
Screenwriting for Lawyers
June 16, San Francisco

Commercial Leases
July 28, Honolulu
Eminent Domain
August 10-11, Denver

For more information about these and other programs, visit our website at www.cle.com.

Eminent Domain

meet your faculty

Program Co-Chairs

Gary A. Kovacic concentrates his law practice in the areas of eminent domain, land use and zoning litigation. He has represented hundreds of property and business owners in eminent domain litigation. He chaired the Los Angeles County Bar Association's Eminent Domain and Land Valuation Committee for two terms.

Faith I. Mitchell has extensive experience in the field of eminent domain, having represented both public entities and private property owners. She has over 16 years' legal experience in the eminent domain field representing public entities, both in private practice as well as for the State of California Department of Transportation.

Kirsten R. Bowman specializes in the area of eminent domain, representing public entities and property owners in both litigation and advisory capacities through all phases of the pre-condemnation and condemnation process.

Honorable Soussan G. Bruguera currently serves as a judge for the Superior Court of California in Los Angeles County.

James S. Burling has been with Pacific Legal Foundation since 1983 and his cases involve regulatory takings, environmental and land use regulations, eminent domain, and Indian law.

Charles S. Doskow teaches Professional Responsibility and California Real Estate Practice, among other courses. He has practiced law both as in-house counsel and then in his own law office.

Joseph S. Dzida is a trial and appellate lawyer whose practice emphasizes eminent domain, real estate and business litigation. He also brings his practical perspective and experience in negotiating agreements and contracts for the firm's clients.

Brian Everett has administered right of way and real estate projects for 16 years. His experience has spanned performance for redevelopment/community development, school district, public improvement and transportation agencies.

Douglas J. Evertz represents both public agencies and private entities in civil litigation with particular emphasis on public law matters. He is head of the public law litigation department and has represented clients in both state and federal courts in California.

Thomas A. Freiberg, Jr., is a trial attorney whose practice emphasizes eminent domain, inverse condemnation, land use and real estate litigation. As a member of the American Board of Trial Advocates, he has tried over 40 eminent domain cases, mostly to juries.

A. J. Hazarabedian is a principal and founding member of his firm. His 17 years of experience has focused almost exclusively on eminent domain, having represented numerous public agencies and private property owners throughout the state.

Vicki E. Land has over 29 years' experience in a wide variety of real estate and business litigation. She has been lead counsel for both public entities and private clients in cases at the trial and appellate levels.

Michael H. Leifer has spent the last decade successfully trying numerous condemnation cases. His first condemnation trial resulted in the first reported appellate court opinion concerning contaminated property in the eminent domain context.

Honorable Cynthia A. Ludvigsen previously practiced law for 19 years. She was appointed to the San Bernardino County Municipal Court in 1997 and was elevated to Superior Court Judge in 1998.

Richard A. "Rik" Neustein is a real estate counselor, appraiser, broker and expert witness. He evaluates and/or values real property for a variety of purposes, including disposition, acquisition, development and financing.

Wesley L. Nutten has been a valuation and litigation consultant for over 20 years. He specializes in business valuation and economic damage analysis, and regularly consults on loss of goodwill issues in eminent domain proceedings.

Bradley Pierce is the Chairman of the Inverse Condemnation/Eminent Domain subsection of the California State Bar Real Property Section. His practice focuses on eminent domain, zoning and land use, and environmental issues, including CEQA.

Wendy Saxon is a jury expert and consultant. She has consulted on 800 forensic cases, both civil and criminal. Her services include comprehensive analysis of the impact of evidence, definition of issues that may arouse bias and development and analysis of juror questionnaires.

Edward J. Szczepkowski has over 13 years of experience in litigation, concentrating in eminent domain, inverse condemnation, CEQA and general real estate matters.

William Von Klug works for an acquisition/relocation consulting firm. His projects are governed by both the Federal Uniform Relocation and Real Property Acquisition Policies regulations and comparable California regulations.

conference information

Continuing Education Credit

MCLE: This course has been approved for Minimum Continuing Legal Education Credit by the State Bar of California for a maximum of 12 hours of credit, including one hour of legal ethics. **CLE INTERNATIONAL** is an approved sponsor of the State Bar of California, Sponsor No. 01073.

Appraisers: This course has been approved by the Office of Real Estate Appraisers for 14 hours of continuing education credit.

Real Estate: This course has been approved for 14 hours of continuing education by the California Department of Real Estate under the designation Consumer Protection.

Planning: This course qualifies for up to 14 hours of AICP/CPDP credit.

Registration

Advance registration is recommended, and you are encouraged to mail in your registration early. Or simply call in your registration or homestudy order to (800) 873-7130, fax the Registration/Order Form to (303) 321-6320, email your registration to registrar@cle.com, or register online at www.cle.com. Full payment is due at the time of registration. Walk-in registrations will be subject to space availability. Please call **CLE INTERNATIONAL** at (800) 873-7130 if you require any special accommodations.

Reserve Your Room Early

The Conference will be held at the Millennium Biltmore Hotel, 506 South Grand Avenue, Los Angeles, CA 90071.

For reservations and special rates, please contact Community World Travel at (888) 724-0500 or visit www.communityworldtravel.com.

Tuition

The tuition fee of \$795 per person (\$695 for government employees, 501(c)(3) organizations, full-time judges, law students and paralegals) includes attendance at all sessions, course materials, continental breakfasts and coffee breaks.

Save When Two or More Register

Save \$200 or more with our multiple registrant discount! For two or more registering from the same firm, the tuition is only \$695 per person (\$595 each for two or more government employees, 501(c)(3) organizations, full-time judges, law students and paralegals).

About CLE International

CLE INTERNATIONAL, a leading provider of continuing professional education, has been presenting high-quality programs nationwide since 1983. **CLE INTERNATIONAL** is an approved sponsor in all states with mandatory continuing legal education requirements.

Course Materials

Each registrant will receive a set of course materials, prepared by the speakers for this Conference that will be invaluable as a future reference. The course materials alone are available for \$95 plus \$10 shipping and handling.

Homestudy Package

If you cannot attend, **CLE INTERNATIONAL** also offers a complete audio transcript of the Conference (including all course materials) for \$795 plus \$10 shipping and handling. **CLE INTERNATIONAL's** courses may qualify for self study.

Cancellation

Full tuition refunds (less a \$50 administrative charge) will be given only if notice of cancellation is received by 5:00 p.m. MST on the Friday prior to the Conference. Substitutions may be made at any time.

Sponsorship Information

Sponsorship and exhibition opportunities are still available. For more information, please contact Sarah Mallon at (800) 873-7130 or at sarah@cle.com.

CLE International Program Coordinator:
Meghan Thorson, meghan@cle.com

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Facing the Challenges and Knowing the Remedies

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Valuation Overview • The Pre-Litigation Group
Acquisition and Valuation of Contaminated Property

Loss of Business Goodwill

The State of Eminent Domain for
Redevelopment in the Wake of *Kelo*

The Role of the Jury Consultant

Trial Preparation and Strategies • Eminent Domain Appeals



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