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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](http://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](http://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](http://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](mailto:sarah@cle.com).

**CLE International Program Coordinator:**  
**Meghan Thorson, [meghan@cle.com](mailto:meghan@cle.com)**

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Facing the Challenges and Knowing the Remedies

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

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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