



The Iowa Link

Chapter 41

August 2002

Calendar of Events

SEPTEMBER CHAPTER 41 MEETING

PLACE AMERICINN, AMES

DATE SEPTEMBER 12-13, 2002

TIME (THURSDAY @ 3:30; FRIDAY @ 8:00)

REGION 3 FORUM

PLACE KELLY INN, BISMARCK, NORTH DAKOTA

DATE FRIDAY, OCTOBER 11, 2002

EDUCATIONAL CLASSES

COURSE 505 ADVANCED RELOCATION ASSISTANCE
- RESIDENTIAL

PLACE DES MOINES, BOTANICAL CENTER

DATE WEDNESDAY, SEPTEMBER 25, 2002

COURSE 504 COMPUTING REPLACEMENT
HOUSING PAYMENTS

PLACE DES MOINES, BOTANICAL CENTER

DATE THURSDAY, SEPTEMBER 26, 2002

COURSE 800 PRINCIPLES OF REAL ESTATE
ENGINEERING

PLACE AMES COUNTRY INN & SUITES

DATE MONDAY – TUESDAY, OCTOBER 7-8, 2002

INSIDE THIS ISSUE

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President's Message

President Bernard B. Banker, SR/WA

We were treated to outstanding southern hospitality at this year's seminar in Mobile, Alabama. Our chapter was well represented with Nancy Halvorson, Rita Rasmussen, Ed Opstein, Dan Shiflett, Don Corrigan, Dave "Gunner" Hingtgen and myself in attendance. Monday evening's function on board the USS Alabama was first class. Great seafood, fireworks, music, refreshments and, most of all, the comradery. This ship, while appearing very large to us with its 16-inch guns, is still some 200 feet shorter than the USS Iowa.

Dave, Nancy's husband, Mark, and I tested our ladder climbing skills and toured the upper decks of the ship. I took a picture of Dave manning the anti-aircraft guns but it was dusk so I'm still trying to get it retrieved and sent to Shelly for this or a future newsletter.

Tuesday morning, while I was having breakfast in the hotel restaurant, the fire alarms went off. It turned out there was a fire in the laundry room several stories above and most of the hotel was evacuated. I met several other IRWA members from other parts of the country while we were waiting to return to the building.

We had an excellent chapter turnout for the auction on Tuesday evening so that we could get a feel for our responsibilities next year in Kansas City. I spotted the job I want at next year's auction. It's the guy who stands around eating (and drinking) and when an item sells it is his awesome responsibility to hand carry the winning bid from the auctioneer to the cashier's table. Seriously, we will need a lot of people to accomplish this task next year.

This was an enjoyable and educational seminar and I want to thank the chapter for providing monetary assistance that enabled me to make the trip to Mobile.

Presidential Message Continued on Page 4



Rita Rasmussen

Local Public Agency Committee



In addition to Rita's involvement serving as the Region 3 Representative on the Local Public Agency Committee, she is also serving as an International Director. Rita Rasmussen was also the 2001 President of Chapter 41.

Rita is the Property Acquisition Supervisor with the City of Cedar Rapids Engineering Department. Prior to working for the City, Rita spent over seven years in the private sector in right of way acquisition. She also obtained her Iowa Real Estate Brokers license in 1995.

Rita has "been fortunate to attend a number of classes, meetings, region forums, and five annual International Seminars." Her goal is to obtain her SR/WA designation within the next year.

Rita and Gary enjoy their small acreage 20 miles east of Cedar Rapids. Gary also commutes to Cedar Rapids where he is employed at the City's Water Department. Along with keeping busy with yard work and home improvement projects, Rita and Gary make weekly trips (sometimes more frequent) to their hometown of Muscatine to maintain their rental properties. Rita has one son, Nicholas, who is attending the University of Iowa in Iowa City.

Ed Opstein, SR/WA

Nominations/Elections Committee



Edward Opstein, SR/WA, first joined IRWA in 1984. He is a certified instructor in Acquisition Negotiations and Property Management courses. He recently served as a Speaker at the 30th Anniversary Symposium of the Uniform Act in November 2001.

Ed has 15 years experience in the Right of Way field and is currently the Executive Director of Negotiation Strategies, LLC. Through his business Ed provides professional training in communication and negotiation skills to business, government agencies and national associations.

"The IRWA has been the best source of professional training in right of way related activities, from communications to technical real estate principles. It has offered quality professional links with people around the country in a broad variety of organizations, from federal to non-profits to the private sector."

In addition to Ed's involvement with IRWA he is also a member of the American Society for Training and Development, the Real Estate Educator's Association and the Iowa Chapter of the National Speakers Association.

Ed enjoys family (especially his two grandchildren), social times with friends and the travel opportunities in his business. He visits Phoenix at least twice a year to visit his son who is in college, as well as old friends. He misses his wilderness backpacking adventures in the Grand Canyon and mountains of Arizona. He has two, 12-part video training series and four books for which he would enjoy finding time to produce and distribute. In his "spare" time he helps his wife, Mary Ellen in providing programs through a non-profit organization serving inner-city children.

Jana Jones

Education Committee Co-Chair



Jana Jones is a seven-year member of Chapter 41. During her years with IRWA she was a Program Coordinator for four years and currently serves as Co-chair of the Education Committee.

Jana was employed at the Iowa DOT for 7-1/2 years, first in Acquisition, then in the Condemnation Unit. She left the DOT to be a stay-at-home mom to her three children, all under the age of 5 – a full-time job, in itself! Although Jana said the decision to leave the DOT was difficult, she knows, after a year that it was the best decision.

Jana is Executive Director of a communications business called ITG Inspirations, which she began in January.

Jana has this to say about IRWA. “I have been greatly rewarded with the IRWA courses, they have not only enhanced my knowledge of the field of Right of Way, but have allowed me to meet interesting people. The chapter meetings have also added to the rewarding relationships with the IRWA members. IRWA is a great organization and I’m proud to be part of it.”

Jana continues to work toward her SRWA designation with a goal of completing it before the end of 2002.

Deane Davenport

Valuation Committee



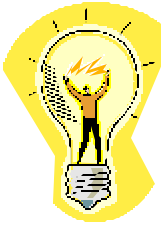
Deane L. Davenport, MAI, CCIM, SRA has been an IRWA member for approximately two years. He is currently serving on the Valuation Committee.

Deane is Owner/Appraiser and self-proclaimed “Gofer” of Davenport Appraisals, Appraisers/Consultants, Inc. in Sioux City.

“For me, IRWA represents a field of appraisal work that is rewarding and full of “common sense” professionals that I enjoy working with. Call me crazy, but having complex appraisal problems and court-work really are two areas I enjoy because, after ±25 years, it helps to be challenged. It is an area of appraising that has had a long history of worthwhile work and, I feel, has a great future. “

Deane and his wife have two grown daughters (one becoming a “dreaded” lawyer, and one a school teacher) as well as a 2-½ year old (“retirement any time soon – wrong”). They enjoy weight training, and biking (“RAGBRAI –hopefully”). They also enjoy their 1967 Le Mans convertible. Deane’s other passions are reading - novels and (“jez”) appraisal articles. He also serves on the Affordable Housing Advisory Committee to the Federal Home Loan Bank and has helped out reviewing appraisals for the Iowa Appraiser Board.

Featured Columnist



Negotiation Tip

Edward Opstein, SR/WA, MPA

Other people are not us. It seems that is the fundamental flaw in

misunderstanding. You are talking with a property owner, or with a co-worker, or with a client and they respond in some way and you respond, and soon you are far from understanding each other. The reason is an action by one person reminds the other person's subconscious of a moment in their past. Our reactions are relative to our personal past experiences and not the present ones.

We unconsciously compare our perceptions of what is happening around us with what is stored memory within us. The present is new but we do not treat it that way, so misunderstanding occurs. When you are trying to communicate with another person, stay focused on what they are saying and clarify with them what they mean. You will have less chance of your subconscious taking over and drifting into the past, and you will let the other person know you are interested in what they say. Stay in the present and you will be more successful.

Be Healthy Negotiators!

Congratulations...



CONGRATULATIONS

\$50 Door Prize Winner

June Meeting

Dan Shiflett!!!

Presidential Message Continued From Page 1

We have a busy chapter meeting scheduled for the afternoon of September 12th in Ames. You must be in attendance to participate in the following functions:

- ?? We will be asked to consider a resolution to change terms of officers from one-year to two-year terms;
- ?? Vote for a slate of 2003 officers;
- ?? Vote for our Professional of the Year; and,
- ?? Vote for a Chapter Name.

In my July 17th e-mail to the membership I asked that chapter name suggestions and nominations for Professional of the Year be sent to me and I would compile them for our September meeting. It is important to let you know that all submittals will be placed before the membership for a vote. And, the person submitting the winning chapter name will receive \$100.

Keep the names coming and I'm looking forward to a very busy, fruitful September meeting.



MEMBERSHIP NEWS

Chair Timothy Greenwood

NEW MEMBERS

Colleen Anthony, Iowa DOT

Brenda Martin, Iowa DOT

TRANSFERRED MEMBER

Susan Getz, Iowa DOT

Welcome—

We look forward to your membership.

International Seminar

Mobile, Alabama

June, 2002



Region 3 Attendees



Mark and Nancy Halvorson
At KC 2003 Seminar Booth



Iowa's Auction Item
(\$750)



U.S.S. Alabama



Board of Director's Meeting



Dave "Gunner" Hingtgen



Chapter 41 participants in Mobile Seminar (D Corrigan, Absent)



Opening Ceremonies

The Resolution to Amend Bylaws needs to be published and sent to the membership in accord with Article VIII of our bylaws. This Resolution will, when/if passed, allow for our officers to serve two-year terms instead of the present one-year term. We will need to adopt this Resolution before we vote on the slate of officers.

RESOLUTION TO AMEND BYLAWS

WHEREAS: Iowa Chapter 41, International Right of Way Association, wishes to amend its Bylaws for the purpose of allowing its Officers to serve two-year terms, consistent with International Bylaws.

THEREFORE, BE IT RESOLVED: That Article IV, Section 2 which now reads:

"Except for officers appointed by the President as provided in Section 1 of this Article, all officers shall be elected by ballot from the active membership of this Chapter; the officers so elected and appointed shall serve for one year beginning the following January 1st, or until their successors are duly elected or appointed and installed, except the President-Elect shall assume the office of President one year following election and installation as President-Elect."

is hereby amended to read as follows: "Except for the office of President, which shall be filled by a duly elected President Elect two years following election and installation as President Elect, and except for officers appointed by the President as provided in Section 1 of this Article, all officers shall be elected by ballot from the active membership of the Chapter. The officers so elected shall serve for two years beginning the January 1st following election, or until their successors are duly elected or appointed and installed. Officers appointed by the President shall serve for one year or until their successors are duly elected or appointed and installed. The President shall serve for two years."

Duly adopted by Iowa Chapter 41, International Right of Way Association this _____ day of _____, 2002.

Joe A. Anderson, Secretary

The purpose of publishing the slate of officers prior to the meeting is so that the membership can see who they are and then vote on them at the annual meeting. If someone wants to make additional nominations from the floor for any position on the Executive Board, they may do so. Otherwise, we could approve the slate by unanimous consent of the members present at the annual meeting.

President:	Bernard Banker, SR/WA
President-Elect:	Shelly Whiteing, SR/WA, R/W-RAC
Vice-President:	Dan A. Shiflett
Secretary:	Joe Anderson
Treasurer:	Steve Chapman, SR/WA
Director, One Year:	Rita Rasmussen
Director, Two Years:	Bernard Banker, SR/WA

SECRETARY'S REPORT



Minutes of Business Meeting – June 7, 2002

Ruan Center – Des Moines, Iowa

President Bernie Banker called the meeting to order at 12:30pm. Eighteen members and two guests were in attendance.

Secretary's Report: The minutes from the March business meeting were distributed. A motion to approve the minutes was made by Shelly Whiteing. Motion seconded by Dan Shiflett. Motion carried.

Treasurer's Report: The Treasurer's Report indicated a total net balance of \$22,698.34. A motion to approve the report was made by Bob Dahlgren. Motion seconded by Rita Rasmussen. Motion carried.

Committee Reports

Newsletter Committee: To ensure timely delivery of the quarterly newsletter, please report changes in email addresses to Shelly.

Education Committee: We are sponsoring Course 103 (Ethics & the Right of Way Profession) scheduled for July 18th in Ames. Bob Dahlgren is the coordinator. Rita is coordinating Course 800 (Principles of Real Estate Law), which is tentatively scheduled for October 7th and 8th at a location yet to be determined. The chapter will ask the Iowa Appraiser Examining Board and the Iowa Real Estate Commission to approve these courses for continuing education credits.

Program Committee: If you have ideas for a way to show our appreciation to the guest speakers we have at our quarterly chapter meetings; please submit them to Patti Simons or Jim Deimer.

Old Business

Spring Forum Report: Bernie and Nancy Halvorson reported on news from the 2002 Region 3 Spring Forum recently held in Minneapolis.

- ?? Region 3 Professional of the Year will be chosen at the Fall Forum, so we need to select our Chapter's Professional of the Year at our September meeting. Please send nominations to Bernie.
- ?? The item we are donating to be auctioned at the 2003 Seminar in Kansas City has been purchased and shipped.
- ?? A task force has recommended against relocating IRWA headquarters. Directors at the seminar in Mobile will bring the matter to a formal vote. The task force report can be viewed on IRWA's website.

Two-Year Terms for Chapter Officers: At December's meeting the chapter decided future officers would be elected to two-year terms instead of one. Upon further investigation it was determined that such an action would require an amendment to our by-laws. Bob is drafting an amendment for us to consider at the September meeting.

Recognition of Members Earning Designations: At the March meeting the Chapter voted to purchase plaques to recognize our members that earn professional designations from IRWA. IRWA will unveil a new logo at the seminar in Mobile, which we will try to incorporate into the plaques.

Chapter Nickname: Some members have expressed an interest in giving our chapter a name, like some of our neighboring chapters have done. For example, Chapter 20 (Minnesota) calls itself the "North Star Chapter", Chapter 5 (Kansas City) is the "Heart of America Chapter", Chapter 37 (St. Louis) is the "Gateway Chapter", and Chapter 78 (Nebraska) is the "Platte River Chapter". A motion to award a \$100 prize to the member that comes up with the winning idea, as voted by the members attending the September meeting, was made by Nancy Halvorson. Motion seconded by Bob Dahlgren. Motion carried. Please submit your ideas to Bernie before the September meeting.

New Business

Wireless Committee: There was discussion about the lack of representation in our chapter from wireless communications professionals.

2002 Education Seminar in Mobile: Rita and Dan are representing our chapter as Directors at the upcoming seminar. They distributed a summary of the various resolutions they will be voting on.

Chapter Leadership Manual & Governance Structure Presentation: Bernie has electronic copies of each. If you would like to review them he will get them to you via email.

September meeting: The next quarterly chapter meeting is tentatively scheduled for September 12th and 13th in Ames. Friday morning's program will likely address the subject of wetlands.

Dan Shiflett was the winner of the drawing for the \$50 door prize. The names of the members attending today's meeting will be included in the drawing for the \$1000 Grand Prize and the "free membership" Second Prize at the banquet in December of 2002.

A motion to adjourn the meeting was made and seconded. Motion carried.

Respectfully submitted,

Joe A. Anderson
Chapter 41 Secretary



TREASURER'S REPORT

Treasurer Steve Chapman, SR/WA

Fourth Quarter Report

Income	\$ 1,327.39
Expenses	<u>1,890.97</u>
Net Income	(\$ 563.58)
Current Cash Balance	\$25,593.34
Long Term Obligations	<u>2,850.00</u>
Net Balance	\$22,698.34

SEPTEMBER CHAPTER MEETING

Thursday - Friday September 12 - 13, 2002

AmericInn Motel and Suites, Ames*

Thursday, September 12, 2002

3:30 – 5:00 p.m. *Business Meeting*

For anyone interested in going for dinner following the business meeting we will plan to go to Open Flame Steakhouse in Gilbert (just north of Ames).

Patti will take a “headcount” at the meeting. Spouses and Guests Welcome!

Friday, September 13, 2002 - “Wetlands”

8:00 – 8:30 *Registration*

8:30 – 10:00 *Kevin Griggs, Office of Environmental Services, DOT*

10:15 – 11:30 *Richard Bishop, Wildlife Bureau Chief, DNR “*

NO REGISTRATION FEE - we will have food and beverages

AmericInn

I-35 & US Highway 30

*Please call AmericInn at 515-233-1005 to make reservations. Mention “IRWA” and “State Employee” for \$45.00 Rate.





INTERNATIONAL RIGHT OF WAY ASSOCIATION

COMPUTING REPLACEMENT HOUSING PAYMENTS COURSE 504

Des Moines Botanical Center
909 East River Drive
Des Moines, Iowa 50316
September 25, 2002, 8 a.m. - 5 p.m.

Sponsored by Chapter 41

IRWA FAST FAX (310) 538-1471 IRWA FAST FAX (310) 538-1471 IRWA FAST FAX (310) 538-1471
Fast Fax For Credit Card Payments Only! All Others, Contact Class Coordinator.

***15% Tuition Discount when 3 or more students enroll from the same company on 1 registration form**

1) Name _____ Title _____ Membership # _____
*2) Name _____ Title _____ Membership # _____
*3) Name _____ Title _____ Membership # _____
Company _____ Address _____
City _____ State _____ Zip Code _____
Phone () _____ Fax () _____ E-mail Address _____

<u>Class Tuition:</u>	<u>Advance Registration</u>	<u>*15% Discount</u>	<u>On-site Registration</u>	<u>*On-site 15% Discount</u>	<u>Fill in</u>
Member	\$205.00	*\$174.00	\$230.00	*\$196.00	\$ _____
Non-Member	\$265.00	*\$226.00	\$290.00	*\$251.00	\$ _____
**Textbook	\$25.00	\$25.00	\$25.00	\$25.00	\$ _____
**Dictionary	\$5.00	\$5.00	\$5.00	\$5.00	\$ _____
				Total Enclosed	\$ _____

Tuition includes:
1) Student Manual

**Optional
1) Principles of Right of Way textbook
2) Real Estate Dictionary

Please Confirm My Credit Card Registration by: Fax E-mail

AMEX M/C Visa Card Number: _____ Expiration Date: _____
Signature: _____ Amount Charged: _____

All classes scheduled by the IRWA are subject to cancellation. Although every effort is made to run each class as scheduled, occasionally a class must be canceled due to insufficient enrollment or unavailability of instructor.

Payments made to IRWA are not deductible as charitable contributions for tax purposes, but may qualify as a usual and necessary business expense.

Registration Deadline:

September 1, 2002

make check payable to:
INTERNATIONAL RIGHT OF WAY ASSOCIATION
and mail to:

Brenda Martin
Iowa Department of Transportation
800 Lincoln Way
Ames, IA 50010
Phone # (515) 233-7773
Fax # (515) 239-1247
E-mail: Brenda.martin@dot.state.ia.us

or IRWA FAST FAX to:
(for credit card payments only)
(no cover sheet required)
(310) 538-1471



INTERNATIONAL RIGHT OF WAY ASSOCIATION

Course 504, Computing Replacement Housing Payments

Prerequisite: A working knowledge of relocation assistance and IRWA Course 501, Relocation Assistance. For further information on Course 501 and other IRWA courses, visit our web site at www.irwaonline.org.
Important: Students should bring an HP 12C or similar “financial” calculator to class.

This advanced one-day course begins where the basic Relocation Assistance Course leaves off. Using case studies, students will compute:

- ? Rental Assistance Payments
- ? Down Payment Assistance Payments
- ? Price Differential Payments
- ?? Mortgage Interest Differential Payments
- ?? Incidental Expense Payments

Lead agency-preferred solutions are furnished along with alternate solutions in those situations where other Federal agencies differ on the administration or interpretation of the regulations contained in 49 CFR Part 24.

TOPICS:

- ? Partial Interest Owners
- ? Multiple Households
- ? No/Low Income Families
- ? Major Exterior Attributes
- ??Residences on Commercial Property
- ??Partial Acquisition
- ??Mortgages with Balloon Payments
- ??Multiple Mortgages

INSTRUCTOR:

W. Howard Armstrong, SR/WA, R/W-RAC is President/Principle of Pinnacle Consulting Management Group and has been involved in land acquisition practices since 1971. Prior to founding Pinnacle in 1997, he was with the Oklahoma Department of Transportation for seventeen years and served as the Chief of the Right of Way Division. Mr. Armstrong has also provided consulting land acquisition services for government entities throughout the United States since 1987. He has considerable experience in the field of relocation assistance, and has authored several courses for the International Right of Way Association. Mr. Armstrong served on IRWA’s International Professional Development Committee (IPDC) from 1994 to 2001 and currently serves on the Association’s International Executive Committee (IEC).

Class may be used to fulfill education requirements for SR/WA Designation and Certification Program: 1 day

Recertification: 8 hours

CANCELLATION POLICY: Written notification of cancellation must be received by class coordinator 15 days prior to start of class. A 75% refund will be made if written notification is received less than 15 days prior to start of class. No refund will be made after the start of class. A \$25 on-site registration fee will be charged for registration on the day of the class.

DATE: September 25, 2002
LOCATION: Des Moines Botanical Center
 909 East River Drive
 Des Moines, IA 50316

TIME: 8 a.m. to 5 p.m.
ACCOMMODATIONS: Holiday Inn Downtown
 1050 6th Avenue
 Des Moines, IA 50314
 Phone # (515) 283-0151
 Fax # (515) 288-1339

Contact Holiday Inn directly for accommodations and mention IRWA

For additional information, please contact Class Coordinator:
 Brenda Martin, Phone # (515) 233-7773 or Fax # (515) 239-1247
 E-mail: Brenda.martin@dot.state.ia.us



INTERNATIONAL RIGHT OF WAY ASSOCIATION

ADVANCED RELOCATION ASSISTANCE I (RESIDENTIAL)

COURSE 505

Des Moines Botanical Center
909 East River Drive
Des Moines, Iowa 50316
September 26, 2002, 8 a.m. - 5 p.m.

Sponsored by Chapter 41

IRWA FAST FAX (310) 538-1471 IRWA FAST FAX (310) 538-1471 IRWA FAST FAX (310) 538-1471
Fast Fax For Credit Card Payments Only! All Others, Contact Class Coordinator.

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1) Name _____ Title _____ Membership # _____
 *2) Name _____ Title _____ Membership # _____
 *3) Name _____ Title _____ Membership # _____
 Company _____ Address _____
 City _____ State _____ Zip Code _____
 Phone (____) _____ Fax (____) _____ E-mail Address _____

<u>Class Tuition:</u>	<u>Advance Registration</u>	<u>*15% Discount</u>	<u>On-site Registration</u>	<u>*On-site 15% Discount</u>	<u>Fill in</u>
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Tuition includes:
1) Student Manual

**Optional
1) Principles of Right of Way textbook
2) Real Estate Dictionary

Please Confirm My Credit Card Registration by: Fax E-mail

AMEX ~~MC~~ Visa Card Number: _____ Expiration Date: _____
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or IRWA FAST FAX to: (for credit card payments only) (no cover sheet required) (310) 538-1471

and mail to:
Brenda Martin
Iowa Department of Transportation
800 Lincoln Way
Ames, IA 50010
Phone # (515) 233-7773
Fax # (515) 239-1247 E-mail: Brenda.martin@dot.state.ia.us



INTERNATIONAL RIGHT OF WAY ASSOCIATION Course 505 - Advanced Relocation Assistance I (Residential)

Prerequisite: Advanced Course - Successful completion of IRWA Course 501 and a minimum of two (2) years actual field experience performing relocation assistance. For further information on Course 501 or any IRWA course, visit our web site at www.irwaonline.org.

Students must bring a hand-held calculator

This advanced course begins with an awareness exam, and then follows through to present, in case-study format, complex residential relocation issues that require a thorough understanding of the relocation process, the Uniform Act and implementing regulations. It provides a detailed analysis of each case study so the student will understand the lead agency's theory behind its interpretation of the situation. It then proceeds to the application of the facts in order to effect a relocation that is consistent with the intent of the Uniform Act.

This class will be taught using lecture, case study and open discussion formats.

TOPICS:

- ? Limited Housing Resources
- ? "Required" Down Payment
- ? 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

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 E-mail: Brenda.martin@dot.state.ia.us

For further information about IRWA courses, visit our website at: www.irwaonline.org



INTERNATIONAL RIGHT OF WAY ASSOCIATION

PRINCIPLES OF REAL ESTATE LAW
COURSE 800

COUNTRY INN & SUITES
2605 SE 16TH STREET
AMES, IOWA 50010
OCTOBER 7 & 8, 2002, 8 a.m. - 5 p.m. DAILY

Sponsored by Chapter 41

IRWA FAST FAX (310) 538-1471 IRWA FAST FAX (310) 538-1471 IRWA FAST FAX (310) 538-1471
Fast Fax For Credit Card Payments Only! All Others, Contact Class Coordinator.

*15% Tuition Discount when 3 or more students enroll from the same company

1) Name _____ Title _____ Membership # _____
*2) Name _____ Title _____ Membership # _____
*3) Name _____ Title _____ Membership # _____
Company _____ Address _____
City _____ State _____ Zip Code _____
Phone () _____ Fax () _____ E-mail Address _____

Table with 6 columns: Class Tuition, Advance Registration, *15% Discount, On-site Registration, *On-site 15% Discount, Fill in. Rows include Member, Non-Member, **Textbook, **Dictionary, and Total Enclosed.

Tuition includes: 1) Student Manual
*Optional 1) Principles of Right of Way Textbook
2) Real Estate Dictionary

(check one box)

Please Confirm My Credit Card Registration by: Fax [checkbox] E-mail [checkbox]

AMEX [checkbox] M/C [checkbox] Visa [checkbox] Card Number: _____ Expiration Date: _____
Signature: _____ Amount Charged: _____

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or IRWA FAST FAX to: (for credit card payments only) (no cover sheet required) (310) 538-1471

and mail to: Rita Rasmussen
City of Cedar Rapids, 1201 6th Street SW, Cedar Rapids, IA 52404
Phone #319/286-5807 or Fax #319/286-5801
E-mail: ritar@cedar-rapids.org

Printed: Date, 2001



INTERNATIONAL RIGHT OF WAY ASSOCIATION Course 800 - Principles of Real Estate Law

This course is designed to build on the basics of real estate law provided by Course 100, Principles of Land Acquisition, and to assist the right-of-way agent in dealing with property owners and attorneys on the subjects of: contract law, specific contracts relating to real estate, tort law, specific torts relating to real estate, land use controls and environmental matters and the laws applicable to condominiums and common ownership communities. An introductory level course, Real Estate Law will provide new employee basic information required of the right-of-way professional. It will give the experienced employee a broader perspective on legal issues and applicable law.

This course is a two-day presentation. Each class is taught by an instructor who has specific expertise in real estate law as it pertains to right-of-way acquisition. A written examination is given at the conclusion of the class. It is recommended that students attend IRWA Course 100, Principles of Land Acquisition prior to attending this course, but it is not mandatory.

TOPICS:

- ≈ Real Property Law
 - Overview*
- ≈ Contract Law
 - Introduction to Contract Law*
 - Types of Contracts*
 - Elements of a Contract*
 - Termination and Discharge of Contracts*
- ≈ Specific Real Estate Contracts
 - Purchase and Sale Agreement*
 - Commercial Lease*
 - Easement Agreements*
 - Agency Agreement*
- ≈ Tort Law
 - In General*
 - Specific Torts relating to Real Estate
- ≈ Land Use Controls
 - Introduction*
 - Restrictive Covenants*
 - Planning Legislation*
 - Environmental Regulation*
- ≈ Condominium/Common Ownership Interests
 - Introduction*
 - Creation of the Interest*
 - Repair and Insurance*
 - Rights and Duties of Owners*
 - Comparative Advantages and Disadvantages of various types of Ownership*

INSTRUCTOR: James E. Graham is President of Graham Land Acquisition Associates' President as well as its Right of Way Director. He is a graduate of Loras College and the University of Iowa Law School. He served for four years as an Assistant Attorney general, assigned to the former Iowa State Highway Commission before serving as a Right of Way Manager with the Iowa Department of Transportation for twenty years. Mr. Graham served as the Right of Way Director for a Central Iowa Consulting Engineering Firm for four years and on January 1, 1994 founded Graham Land Acquisition, a full service Right of Way Organization. While at the IDOT, he managed the Property Management, Fiscal and Title, Advertising Control, and Relocation Assistance Sections of the Office of Right of Way. Mr. Graham is a past President of International Right of Way Association's Chapter 41, has been an active IRWA instructor since 1976, and has been selected for the Chapter 41 Professional of the Year Award. He is the author and continuing instructor for the 10 volume "Land Acquisition Design Course." Mr. Graham has authored and continues to contribute to the drafting of land acquisition, eminent domain, appraisal, surveying, relocation assistance and other Right of Way Legislations. He has also authored both the City Condemnation Manual and the County Condemnation Manual for the Iowa Highway Research Board in 1995 and 1996.

This class may be used to fulfill education requirements for SR/WA Designation and Certification Program: 2 days

Recertification: 16 hours

CANCELLATION POLICY: Written notification of cancellation must be received by class coordinator 15 days prior to start of class. A 75% refund will be made if written notification is received less than 15 days prior to start of class. No refund will be made after the start of course. A \$25 on-site registration fee will be charged for registration on the day of the course.

DATE: October 7 & 8, 2002

LOCATION: Country Inn & Suites

TIME: 8 a.m. to 5 p.m. Daily

ACCOMMODATIONS: 2605 SE 16th Street
Ames, Iowa 50010
Phone #319/286-5807
or Fax #319/286-5801

RATES: Single \$62.95 + tax/Double \$65.96 + tax

Contact hotel/inn directly for room accommodations and mention the IRWA

For additional information, please contact Class Coordinator:

Rita Rasmussen, Phone #319/286-5807 / Fax #319/286-5801 E-mail: ritar@cedar-rapids.org

For further information regarding IRWA courses, visit our web site at: www.irwaonline.org

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Chapter 41

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DEADLINE FOR NOVEMBER ISSUE

October 15, 2002

I welcome your input...

CHAPTER 41

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