

Agenda

Identifying, Classifying and Locating Easements

Z. Schorr

- What is and is not an easement
- Reviewing state law on easements
- Creating easements: easements by necessity, easements by use, written easements
- Identifying critical distinctions between easements in gross, easements appurtenant and prescriptive easements
- Maintaining easements
- Knowing when and how to terminate easements
- Obstructing use of easements and determining remedies for obstruction

Creating and Managing Highway Rights-of-Way

S. Yang

- Identifying potential rights-of-way
- Negotiating and valuing easements
- Rights included in right-of-way
- Landowner rights
- Maintenance of right-of-way
- Alterations and encroachments

Understanding Utility Easements and Rights-of-Way

V. Li

- Current law on utility rights of way
 - Federal laws and regulations
 - State laws and regulations
- Types of utilities affected
 - Electric, water, natural gas, telecommunications, satellite communications
- Basis for and definition of the easement
- Encroachments and interferences
- Maintenance
- Environmental issues
- Condemnation law
- Current issues involving utility easements

Eminent Domain Law

R. Aguirre

- Understanding eminent domain powers
 - Source of eminent domain powers
 - History of the exercise of eminent domain powers
 - Types of eminent domain "takings"
- Just compensation: valuing "taken" property
- Privatization of eminent domain and other current issues

Participating in the Condemnation Process

S. Goldstein

- Condemnation process for government use
- Hearing and right of appeal
- Valuing the property taken
- Condemnation process for utility and other quasi-public use

California Easements, Rights-of-Way, and Eminent Domain

Santa Ana, CA - Tuesday, February 12, 2019



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Learning Objectives

You'll be able to:

- Review** state law on easements: how they are identified, classified, located, maintained and terminated.
- Consider** issues in highway rights-of-way creation, maintenance, landowner rights, alterations and encroachments.
- Discuss** state and federal law relating to utility easements and rights-of-way.
- Explore** the source of eminent domain powers and review types of eminent domain takings.
- Understand** the condemnation process from hearing to appeal, including property valuation issues.



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- Review** state law on easements: how they are identified, classified, located, maintained and terminated
- Consider** issues in highway rights-of-way creation, maintenance, landowner rights, alterations and encroachments
- Discuss** state and federal law relating to utility easements and rights-of-way
- Examine** eminent domain law history, source of powers, types of takings, and property valuation issues
- Understand** the condemnation process from hearing to appeal

Continuing Education Credits

California Attorneys

6.5 CLE Hours

California Engineers and Land Surveyors

Non-Credit Continuing Ed.

Title Insurance Producers

Non-Credit Continuing Ed.

Landmen

6.5 AAPL CEUs (details inside)



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Faculty

Zachary D. Schorr is an attorney who leads Schorr Law, APC, an active real estate law firm in Los Angeles. Mr. Schorr founded Schorr Law in the winter of 2005 with the goal of providing a firm with expertise in a highly-focused subject matter that caters to its clients' specific needs. Prior to becoming an attorney, Mr. Schorr earned his Bachelor of Arts degree in Political Science *cum laude* from the University of California at Los Angeles. He later obtained his Juris Doctorate degree from the University of California-Davis' School of Law (King Hall) where he was an active member of the moot court program. After law school, Mr. Schorr completed post-graduate legal tax classes at the University of San Diego School of Law. He also worked for the Clinton White House for Vice President Gore in the Community Empowerment Board helping develop policy for redeveloping inner cities through tax incentives. During law school, Mr. Schorr was a judicial extern for the Honorable Sabrina McKenna in the 22nd Division of the Hawaii Superior Court. Mr. Schorr has received many prestigious awards during his years of practice, and is widely recognized in the media. In November 2012, he made a special appearance on the *Dr. Phil Show* where he was asked to comment on a real estate law matter. In June 2014, he also provided legal commentary in ABC's *Nightline*. Most recently, in August 2016, Mr. Schorr was on ABC's *World News Tonight* with David Muir, also providing legal commentary on a real estate matter.

Stephanie Yang is an associate on Schorr Law's real estate litigation team. She earned her B. A. degree in English and Economics from the University of Michigan-Ann Arbor in 2008. After earning her BA degree, Ms. Yang worked for Jones Day in Dallas, Texas. She later went on to earn her Juris Doctorate in 2010 from the University of Nevada, William S. Boyd School of Law, and visited Loyola Law School for her final semester prior to her admittance to the California State Bar. During Law School, Ms. Yang was part of the Asian Pacific American Law Students Association, where she served as vice president; held an externship for Hon. Rob Bare in the Eighth Judicial District Court of Clark County, Nevada; and an externship for Hon. Tina Yoo Clinton in the Dallas County Criminal Court. Before joining Schorr Law, Ms. Yang's practice focused on real estate litigation, business litigation, and trust and estates for both individual and corporate clients. She is fluent in written and spoken Korean and advises Korean-speaking clients in the Greater Los Angeles area.

Valerie H. Li is an associate on Schorr Law's real estate litigation team. She represents plaintiffs and defendants on residential and commercial property matters, including property line disputes involving easements. Ms. Li received her Juris Doctorate degree from Pepperdine University School of Law in Malibu, California, where she served on the editorial board of the *Journal of the National Association of Administrative Law Judiciary*. During law school, she interned at the California Department of Business Oversight and the United States Federal Bankruptcy Court for the Central District of California, where she gained practical experience in the area of real estate and business litigation. Prior to joining Schorr Law, Ms. Li worked in complex commercial litigation and chaired a committee for the Asian American Bar Association of the Greater Bay Area. She has been named a Super Lawyers Rising Star in 2017 and 2018. Ms. Li is a native speaker of Mandarin Chinese and Taiwanese.

Randy Aguirre is a real estate associate with Schorr Law. Prior to joining the firm, Mr. Aguirre earned his bachelor's degree in Business Administration from California State University, Northridge, with an emphasis in business law and finance. He then moved to Chicago for three years where he earned his Juris Doctor degree from Northwestern University Pritzker School of Law. During law school, Mr. Aguirre served as a notes and comments editor for the *Journal of International Law and Business*. In the course of his three years in law school, he helped enforce the laws overseen by the California Department of Business Oversight and the U.S. Commodity Futures Trading Commission.

Stephanie C. Goldstein is a seasoned litigator with Schorr Law's real estate litigation team. She prides herself on obtaining the best results possible and has established a track record of success at Schorr Law. She is a Los Angeles native who obtained her Bachelor of Arts degree in Psychology from the University of Southern California. Ms. Goldstein received her Juris Doctorate degree from Loyola Law School, Los Angeles, where she was a member of the *International Law Review*. During law school, Ms. Goldstein interned at the Office of the Attorney General for the State of California in the business, tax and licensing division and was a summer associate at a fast-paced general litigation firm where she gained practical experience in the areas of real estate and business litigation. Prior to obtaining her legal education, Ms. Goldstein worked in the legal field as a legal assistant at a civil litigation firm. Since graduating law school, Ms. Goldstein's practice has focused on real estate and business litigation as well as judgment enforcement.

Seminar Information

Courtyard Santa Ana Orange County
8 MacArthur Place
Santa Ana, CA 92707
(714) 668-9993

Registration
8:00 - 8:30 am
Morning Session
8:30 am - 12:00 pm
Lunch (On your own)
12:00 - 1:00 pm
Afternoon Session
1:00 - 4:30 pm

Tuition
\$279 for individual registration
\$259 for three or more registrants from the same company at the same time.

Included with your registration: Complimentary continental breakfast and printed seminar manual.

Receive a reduced tuition rate of \$101 by registering to be our on-site coordinator for the day. For availability and job description, please visit www.halfmoonseminars.org.

How to Register

- Visit us online at www.halfmoonseminars.org
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- Call customer service at 715-835-5900

Cancellations: Cancel at least 48 hours before the start of the seminar, and receive a full tuition refund, minus a \$39 service charge for each registrant. Cancellations within 48 hours will receive a credit toward another seminar or the self-study package. You may also send another person to take your place.

Continuing Education Credit Information

This seminar is open to the public and offers 6.5 CLE hours to California attorneys. HalfMoon Education is an approved CLE provider in California (Provider No. 8370).

This course offers a non-credit continuing education opportunity to California professional engineers and land surveyors. It may qualify for mandated continuing education credit in other states. Refer to specific state rules to determine eligibility.

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The American Association of Professional Landmen has accredited this course for 6.5 RL, ROL or CPL recertification credits and no CPL/ESA or ethics credits, for a total of 6.5 credits.

Attendance will be monitored and reported, as required. Attendance certificates will be available after the seminar for most individuals who complete the entire event. Attendance certificates not available at the seminar will be mailed to participants within fifteen business days.

Additional Learning

Webinar Series

NFPA 70E Series

- **NFPA 70E, Part I**
Weds., Dec. 26, 2018, 11:00 AM - 3:30 PM CST
- **NFPA 70E, Part II**
Thurs., Dec. 27, 2018, 11:00 AM - 3:30 PM CST

Seismic Design and Construction

- **Seismology and Building Codes**
Thurs., Dec. 27, 2018, 11:00 AM - 3:30 PM CST
- **Seismic Design of Building Structures**
Fri., Dec. 28, 2018, 11:00 AM - 3:30 PM CST

For more information visit:
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Can't Attend? Order the Manual and the Audio from the Live Seminar as a Self-Study Package!

An audio recording of this seminar is available for \$289. Allow four weeks from the seminar date for delivery. Please refer to specific state licensing rules or certification requirements to determine if this learning method is eligible for continuing education credit.

Registration

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| How to Register | | Registrant Information |
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| Online: www.halfmoonseminars.org | | Name: _____ Company/Firm: _____ Address: _____ City: _____ State: _____ Zip: _____ Occupation: _____ Email: _____ Phone: _____ |
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| Mail: HalfMoon Education Inc., PO Box 278, Altoona, WI 54720-0278 | | Name: _____ Occupation: _____ Email: _____ Phone: _____ |
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| | | () I need special accommodations. Please contact me. |

Tuition

() **I will be attending the live seminar.** Single Registrant - **\$279.00**. Three or more registrants from the same company registering at the same time - **\$259.00** each.

() **I am not attending.** Please send me the self-study package for **\$289.00**.

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CD/Manual Package

(S&H included. Please allow five weeks from seminar date for delivery)

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