

# Connect with RWG at the 2026 California Eminent Domain Conference

Hyatt Regency, Irvine, CA  
March 9-10, 2026  
Event Sponsor: CLE International

Join Richards, Watson & Gershon attorneys at the **2026 California Eminent Domain Conference**. Shareholder Regina Danner will co-chair the event, and attorneys Whitney Floratos and Mane Khachatryan will present. For more information and to register, visit the **CLE website**.

## **Meet Co-Chair Regina Danner**

**Regina Danner** is Chair of the Eminent Domain Department at Richards Watson Gershon and represents cities and public agencies in all phases of the eminent domain process, from the pre-acquisition phase through trial. She has served as lead counsel on acquisition and eminent domain matters for the Cities of Beverly Hills, Buena Park, Monrovia, Pasadena, Rancho Cucamonga, San Fernando, San Marino, and Vista. Most recently, she has been lead counsel on public improvement projects including the Orangethorpe Road Widening Project in Buena Park, the Haven Grade Separation Project in Rancho Cucamonga, and the Valley View Grade Separation Project in Santa Fe Springs.

In addition, Regina has been lead counsel on a number of projects for the former redevelopment agencies of the Cities of Buena Park, Huntington Park, Monrovia, Pasadena, and San Fernando. Regina has litigated a variety of condemnation issues including challenges to a public agency's right to take real property, claims for severance damages, loss of business goodwill, precondemnation damages, and inverse condemnation claims. She has significant experience handling all aspects of real estate acquisition for light rail projects and public works projects, including litigation, negotiation and preparation of purchase and sale agreements, right of entry agreements, title and escrow documents, deeds, and other real estate related documents.

## **Attorney and Appraiser Perspectives on AI in Eminent Domain Litigation**

March 9, 2026 from 9:45 a.m. - 10:45 a.m.

## ATTORNEYS

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Regina N. Danner  
Whitney Floratos  
Mane Khachatryan

Join RWG attorney **Whitney Floratos** for this presentation, Attorney and Appraiser Perspectives on AI in Eminent Domain Litigation, which explores how artificial intelligence is currently being used in eminent domain cases — and where it is headed. Attendees will gain a practical understanding of how AI tools are reshaping valuation analysis and litigation strategy, with a candid look at both the opportunities and the concerns that come with adopting this technology in a legal setting. Whitney will address real-world applications of AI use in eminent domain, examine potential future uses, and guide participants through thoughtfully balancing the pros and cons. Whether you are a seasoned condemnation practitioner or just beginning to explore AI's role in your practice, this presentation will help you determine if, how, and when to put these tools to work.

**The Date of Value in Goodwill Cases - Challenges in the Current Environment**

**March 10, 2026 from 10:30 a.m. - 11:30 a.m.**

Join RWG attorney **Mane Khachatryan** for this presentation exploring the challenges of determining the appropriate date of value for cases involving business goodwill. Several environmental factors in the recent years created delays and challenging situations for public agencies as they work to complete public projects. In turn, this has had an impact on how attorneys and appraisers in business goodwill cases determine the date of value and begin to calculate potential losses. With almost no support from case law, the jury is quite literally still out on what to do in situations with multiple deposits for compensation, competing dates of value, and the length in time between project commencement and trial or project completion. This interactive presentation will explore various scenarios and methodologies aimed at finding reasonable resolutions to an issue that is still developing in the legal field.