

Empire College School of Law
Professor Ornell
Real Property – Spring Final
Thursday, April 25th, 2013

Student ID# _____

Good luck in the future. Enjoy your summer and as Hani Al-Qasem once said
“No Knowledge Or Action Is Wasted”

Question 1 – One Hour

As my attorney I have a question for you.

In 1981 for \$600,000 I buy my own slice of the American dream. Three acres with two identical homes on it. At the time the houses were built in the early 70's the government didn't care much if it met all of those legal requirements. Today they tell me I must correct this “problem” (I call it home) by 2025. What's up with this? What changed? What's all this called and is it legal. The more detailed and authority citing you can make it the better I'll like it.

Question 2 – One Hour

John Smith purchases a piece of property by quit claim deed. Three years later he records the deed. His sewer system isn't doing well. It backs up. He calls out the plumber only to find out the neighbor's system is tied into his four inch pipe overloading the capacity of the pipe. John tells his neighbor Bill about the problem. Bill states he has been in his home for less than 1 year and had no idea. After looking at the pipes Bill stated there is no other way for him to access the main sewer line. Further research shows Bill's property is 9,800 square feet and the minimum for a septic field is 10,000 square feet. John posts a 4' by 8' sign on his front lawn about the trespassing Bill is doing. Bill calls the building department and learns only political signs can be maintained on private front lawns. The building department sends a letter to John to take the sign down. Discuss the relevant issues for Bill.