

Empire College School of Law  
Professor Ornell  
Real Property – Midterm  
Thursday, December 15, 2011

**Question 1 – One Hour**

As a new associate with a local law firm a senior partner sends you the following email:

“In one hour I’m leaving for the airport to catch a flight down to LA in order to teach a class of professionals on the issue of property transactions. My old law school pal bet me that I couldn’t teach the class as I’ve handled only patent law since passing the bar. I don’t remember much from my law school days on this subject. But, I want to impress the students with my command of terminology and knowledge. I expect your detailed report within the hour.”

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**Question 2 – One Hour**

After renting a house to a friend problems have developed. In the winter there's too much rainfall and there is standing water in the basement. In the summer there's not enough rainfall and the well gets close to running dry. I would like to fix the problems by using gutters and a French drain and drilling my well deeper. As my lawyer I'm willing to pay for an hour of your time to make sure I do this all legal.

**French drain** is a trench covered with gravel or rock that redirects surface and groundwater away from an area. A French drain can have perforated hollow pipes along the bottom to quickly vent water that seeps down through the upper gravel or rock. French drains are common drainage systems, primarily used to prevent ground and surface water from penetrating or damaging building foundations.