

Empire College School of Law
Professor Ornell
Real Property – Final
Spring 2010
Wednesday, April 14, 2010

Student ID_____

Question 1

One Hour

New client tells you the city is making her take down the sign in front of her downtown office by tomorrow.

What questions do you ask and why?

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Question 2

One Hour

New client hires you for one hour to write a letter/memo addressing/analyzing the following issues: buying my first house all cash, [I know all about zoning, adverse possession, prescriptive easements.] should I be concerned about why Mt. Diablo is mentioned; there's an easement for PG&E across the back of the property; also one for the Sonoma County Water Agency across the front of the property, I think the driveway is partly on the neighbors land; the kitchen remodel is almost complete, what kind of deed should I get and does it need to be recorded?