

Question One
(One Hour)

The holder of three separate fee simple absolute 5 acre contiguous parcels of land in an area zoned R1 (residential/two acre minimum) would like to consolidate and then divide the property into 8 parcels of land. Describe the mechanics, policy, procedure to accomplish or as closely as possible to accomplish the stated objective.

Question Two
(One Hour)

Your new client has just inherited what appears to be a landlocked parcel. One can somewhat make out what appears to be an access trail from the property down to the main public road but now there's a winery and vineyard on the lower tract of land. There's also a well maintained private road going onto his upper neighbor's property but that road abruptly ends right at the property line of your client's property where the upper neighbor has erected a fence. In your letter to your client please explain what the options to resolve this are and how he should proceed.