

## SYLLABUS

**COURSE NUMBER:** S210  
**COURSE NAME:** REAL PROPERTY

**PROFESSOR:** Prof. Ornell Email: [lornell@live.com](mailto:lornell@live.com)

**CLASS TIME:** Thursdays: 6:00 – 9:00 p.m.  
Spring Semester 2011

**UNITS:** 3 Units/Semester

**TEXT:** *CONTEMPORARY PROPERTY*, Nelson, Stoebuck & Whitman  
Foundation Press; ISBN #9780314183538

**GOALS:** This course will provide students with an understanding of the most important concepts of property law generally and real property law in particular. Students will learn to recognize property law issues and develop strategies for approaching and solving problems.

**GRADING:**

90 – 100	A	Outstanding
80 – 89	B	Superior
70 – 79	C	Satisfactory
65 – 69	D	Unsatisfactory
below 65		Failing/No credit

The course grade will be comprised of the results of:

Midterm exam - 50%

Final exam - 50%

The course is intended to help prepare students to competently represent clients. The focus will be on approaching assigned cases as real examples of clients with real legal problems. Students will be expected to be prepared, to think creatively about the issues presented, and to participate.

Instructor may deduct up to 3 points from course grade for lack of preparation or participation or failure to submit any assigned projects.

**ATTENDANCE:** Regular and punctual attendance is essential for the successful completion of law school. Students should plan to attend every class. Students must attend a **minimum of 80% (36 hours — 12 of 15 classes)** of the class sessions during each semester. Roll will be taken at each class.

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**ASSIGNMENTS**

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Note: All text references are to Nelson, Stoebuck & Whitman, *Contemporary Property*

WEEK 1: PGS. 669-728  
01/06/11

- Chapter 6 – Covenants Running With Land (Cont'd)**
- 2. Covenants Between Owners in Fee**
    - A. Running Covenants at Law**
    - B. Equitable Servitudes**
    - C. Enforcement in Subdivisions and the "Common Plan"**

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WEEK 2: PGS. 729-778  
01/13/11

- Chapter 6 – Covenants Running With Land (Cont'd)**
- 2. Covenants Between Owners in Fee (Cont'd)**
    - C. Enforcement in Subdivisions and the "Common Plan" (Cont'd)**
    - D. Interpretation, Amendment, and Termination of Covenants**

- Chapter 7 – Easements**
- 1. Nature and Types**

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WEEK 3: PGS. 779-835  
01/20/11

- Chapter 7 – Easements (Cont'd)**
- 2. Methods of Creation**
    - A. Grant and the Effect of Informal Grant or License**
    - B. Implication**
    - C. Prescription**
  - 3. Scope**

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WEEK 4: PGS. 835-886  
02/03/11

**Chapter 7 – Easements (Cont'd)**  
**3. Scope (Cont'd)**  
**4. Extinguishment**

**Part Two - The Transfer of Ownership - Conveyancing**

**Chapter 8 – Contracts for the Sale of Land**  
**A. Real Estate Brokers**

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WEEK 5: PGS. 887-931  
02/10/11

**Chapter 8 – Contracts for the Sale of Land (Cont'd)**  
**B. The Statute of Frauds and Part Performance**  
**C. Remedies and Real Estate Contracts**

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WEEK 6: PGS. 932 -979  
02/17/11

**Chapter 8 – Contracts for the Sale of Land (Cont'd)**  
**D. Time of Performance and Tender**  
**E. Title to be Conveyed**  
**F. Equitable Conversion**  
**G. Introduction to Mortgage Financing**

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WEEK 7: PGS. 985-1034  
02/25/11

**Chapter 8 – Contracts for the Sale of Land (Cont'd)**  
**G. Introduction to Mortgage Financing (Cont'd)**  
**H. Conditions in Contracts**

**Chapter 9 – Deeds and Titles**  
**A. Deeds**  
**B. Land Descriptions**  
**C. Delivery and Escrows**

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WEEK 8: PGS. 1034-1070  
03/03/11

**Chapter 9 – Deeds and Titles (Cont'd)**  
**C. Delivery and Escrows (Cont'd)**  
**D. Warranties of Quality**  
**E. Title Covenants in Deeds**

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WEEK 9: PGS. 1071-1124  
03/10/11

**Chapter 9 – Deeds and Titles (Cont'd)**  
**E. Title Covenants in Deeds (Cont'd)**  
**F. Title Assurance Methods**

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WEEK 10: PGS. 1125-1173  
03/17/11

**Chapter 9 – Deeds and Titles (Cont'd)**  
**G. Title Insurance**  
**H. Settlement**

**Part Three – Land-Use Regulations**

**Chapter 10 – Constitutional Limitations on Land-Use Regulations**

- 1. Introduction**
- 2. The Regulatory Taking Issue**

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WEEK 11: PGS. 1174-1226  
03/24/11

**Chapter 10 – Constitutional Limitations on Land-Use Regulations (Cont'd)**

- 2. The Regulatory Taking Issue (Cont'd)**
- 3. Substantive Due Process**

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WEEK 12: PGS. 1226-1263  
03/31/11

**Chapter 10 – Constitutional Limitations on Land-Use Regulations (Cont'd)**

- 4. Equal Protection**

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WEEK 13: PGS. 1268-1344  
04/07/11

**Chapter 11 – The Planning and Zoning System**

- 3. Departures from Original Zoning**
  - A. The Variance**
  - B. Special Exceptions (Conditional Uses)**
  - C. Zoning Amendments**
- 4. Reflections on the System: Backward Glances**

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WEEK 14: PGS. 1345-1401  
04/14/11

**Chapter 12 – An Introduction to Intellectual Property**

- 1. Copyright as Property**
- 2. Patents as Property**
- 3. Trademarks as Property**

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WEEK 15:

**Final Exam**