

CALIFORNIA REAL ESTATE PRACTICE
Professor Doug Yokomizo
University of La Verne College of Law
Spring 2019
[[Credits/Units]]

Professor

Doug Yokomizo
Office: TBD
Phone: (626) 500-8612
Email: dyokomizo@outlook.com

Class Time and Place

Meeting days: Mondays
Meeting time: 8:40 p.m. to 10:35 p.m.
Location: 203

Office Hours

E-mail to schedule an appointment.

Course Description

[[Course catalog description.]]

Basis of Grade

20 percent	Mid-Term Exam
20 percent	Class Presentation
60 percent	Final Exam

Required and Suggested Materials

California Real Estate Law: Text & Cases (9th Edition)
Ted H. Gordon

Additional reading assignment will be distributed 2 weeks prior to the class.

ABA Standard 310

Suggested language for an exam course:

This course is designed to satisfy the requirements of ABA Standard 310. Standard 310 requires that for each hour of in-class time, students spend two hours preparing for class (reading or completing class assignments or assessments).

Suggested language for a seminar or paper course:

This course is designed to satisfy the requirements of ABA Standard 310. Standard 310 requires that for each hour of in-class time, students spend two hours preparing for class (reading or completing class assignments or assessments), and researching and writing the required paper.

Course Objectives

This course will be a practical introduction to California real estate law.

Course-Specific Learning Outcomes

The student will be able to identify and analyze issues, including,

- Title
- Land use controls
- Development standards
- Environmental Liability and CEQA.

The student will have a basic understanding of

- The Entitlement Process
- Purchase and Sale Transactions
- Lease Transactions.

Disability Accommodations Statement

Students with disabilities should refer to the policies described at the University of La Verne Disabled Student Services Handbook [as of September 13, 2017 located at <https://sites.laverne.edu/disabled-student-services/disabled-student-services-handbook/>], which can be found on the website of the University of La Verne Disabled Student Services website (<https://sites.laverne.edu/disabled-student-services/disabled-student-services-handbook/>) or at their office. Temporary accommodations are offered on a case by case basis. All required documentation must be submitted by the student before any formal accommodations and should be made directly to the Director of Student Affairs.

Any student eligible for and requesting academic accommodations due to a documented disability (or a suspected disability) is asked to contact the College of Law Director of Student

Affairs and Americans with Disability Act Compliance Officer, Akita Mungaray by email at amungaray@laverne.edu or by phone at (909) 460-2017. Her office is located on the first floor of the College of Law, Office # 107. You can also contact Cynthia Denne at the University of La Verne Disabled Student Services office at (909) 448-4441. The office is located at the La Verne campus Health Center. In order to be considered for accommodations, disabilities must be documented and the proper medical evaluations must be submitted. The office is here to help you succeed in law school. Visit it online at <https://sites.laverne.edu/disabled-student-services/>.

Academic Integrity Policy

Assuming we have one passed by the time this goes out, it should go here.

Course-Specific Policies

Attendance shall be required in accordance with College of Law policy.

Laptops with internet connections shall be required for certain sessions.

Course Outline

Week 1, Monday, January 7, 2019

Topic: Course Overview

Required Readings:

Gordon, Chapter 1, pp. 3-5, 9-11; Chapter 2, pp. 15-35; Chapter 3, pp. 39-55
Robins v. Pruneyard Shopping Center, 23 Cal.3d 899 (1979)[read entire case]

Week 2, Monday, January 14, 2019

Topic: Title and Title Insurance
Private Restrictions

Required Readings:

Gordon, Chapter 14, pp. 362-381; Chapter 22, pp. 538-559; Chapter 7, pp. 197-214; Chapter 19, pp. 487-496
Soifer v. Chicago Title, 187 Cal.App.4th 365 (2010)
Friends of the Hastain Trail v. Coldwater Development LLC, 1 Cal.App.5th 1013 (2016)
Scher v. Burke, 3 Cal.5th 136 (2017)
Marketable Title Act, CAL. CIVIL CODE §880.020-§880.090

Week 3, Monday, January 28, 2019

Topic: Zoning and Other Governmental Restrictions

Required Readings:

Gordon, Chapter 20, pp. 500-514

Week 4, Monday, February 4, 2019

Topic: Zoning and Other Governmental Restrictions

Required Readings:

Gordon, Chapter 21, pp. 528-535

Week 5, Monday, February 11, 2019

Topic: Environmental Issues

Required Reading:

Gordon, Chapter 21, pp. 516-527

Week 6, Tuesday, February 19, 2019

Topic: Real Estate Brokerage

Required Readings:

Gordon, Chapter 6, pp. 152-193

Week 7, Monday, February 25, 2019

Topic: Mid-Term
Assignment of Team Presentations

Week 8, Monday, March 11, 2019

Topic: Sales

Required Readings:

Gordon, Chapter 9, pp. 232-249; Chapter 5, pp. 86-113; Chapter 15, pp. 382-424

Week 9, Monday, March 18, 2019

Topic: Sales

Required Readings:

Gordon, Chapter 5, pp. 114-149; Chapter 22, pp. 560-577

Week 10, Monday March 25, 2019

Topic: Residential Leases

Required Readings:

Gordon, Chapter 13, pp. 325-360

Week 11, Monday, April 1, 2019

Topic: Residential Leases

Required Readings:

Gordon, Chapter 13, pp. 313-325

Week 12, Monday, April 8, 2019

Topic: Commercial Leases

Required Readings: TBA

Week 13, Monday, April 15, 2019

Topic: Affordable Housing

Required Readings: TBA

Week 14, Monday, April 22, 2019

Team Presentations

Appendix of Mission, Values and Learning Outcomes

University of La Verne Mission and Values

It is the mission of the University of La Verne to provide opportunities for students to achieve their educational goals and become contributing citizens to the global community.

The University of La Verne shares four core values that promote a positive and rewarding life for its students through fostering a genuine appreciation and respect for:

1. **Values Orientation.** The University affirms a philosophy of life that actively supports peace with justice, the health of the planet and its people. Therefore, in light of this affirmation, it encourages students to become reflective about personal, professional, and societal values. It also encourages values-based ethical behavior.
2. **Community and Diversity.** The University promotes the goal of community within a context of diversity. Therefore, it encourages students to understand and appreciate the diversity of cultures that exists locally, nationally, and internationally. It also seeks to promote appreciation and preservation of biodiversity by helping students understand the impact/dependence of human beings on their environment.
3. **Lifelong Learning.** The University commits itself to promoting education that facilitates lifelong learning. Therefore, it teaches students how to learn, to think critically, to do constructive research, and to access and integrate information in order to prepare them for continued personal and career growth.
4. **Community Service.** The University believes that personal service is a primary goal of the educated person. Therefore, it encourages students to experience the responsibilities and rewards of serving the human and ecological community.

University of La Verne College of Law Vision, Mission, and Values

VISION

La Verne Law is an incubator for innovation in legal education, thought, and advocacy for individuals passionate about serving their communities and promoting access and justice.

MISSION

The mission of La Verne Law is to guide our students in the discovery of law and self as they prepare for the practice of law or other professional careers. Our faculty of scholars and teachers is committed to creating an innovative, collaborative learning environment designed to develop the knowledge and skills relevant to achieving individual and professional success.

Our mission encompasses educating, as well as enhancing the professional lives of, the members of the local, regional, national, and international communities we encounter – students, faculty, staff, administrators, alumni, members of the bench and bar, and others who pursue social justice.

Our mission is grounded in the core values of the University of La Verne – life-long learning, ethical reasoning and decision-making, diversity & inclusivity, and community & civic engagement.

Difference-making is our legacy.

CORE VALUES

University Values: As a College within the University of La Verne we adopt and endorse the University core values of Lifelong Learning, Diversity and Inclusivity, Community Engagement, and Ethical Reasoning.

College of Law Core Principles and Values: As an institution dedicated to teaching and training the next generation of lawyers and leaders, we operate institutionally and individually on the principles of professionalism, innovation, ethics, student centeredness and community enhancement. In our actions and interactions, we are and seek to be affirming, respectful, humble, accountable, committed, inclusive, empathetic, responsive, passionate, and positive.

University of La Verne College of Law Program Objectives

- A. Upon completion of the program of legal education, students will possess the skills and knowledge to enable them to pass any bar examination of their choosing.
- B. Upon completion of the program of legal education, students will possess those skills to participate as respected members of the legal profession.
- C. Upon completion of the program of legal education, students will model ethical, responsible, and professional behavior.
- D. Upon completion of the program of legal education, students will embrace cultural differences and civic and community engagement.

American Bar Association Standard 302: LEARNING OUTCOMES

A law school shall establish learning outcomes that shall, at a minimum, include competency in the following:

- (a) Knowledge and understanding of substantive and procedural law;
- (b) Legal analysis and reasoning, legal research, problem-solving, and written and oral communication in the legal context;
- (c) Exercise of proper professional and ethical responsibilities to clients and the legal system; and
- (d) Other professional skills needed for competent and ethical participation as a member of the legal profession.

In compliance with ABA Standard 302, the University of La Verne College of Law has established the following.

University of La Verne College of Law Program Learning Outcomes

- 1. Students shall demonstrate knowledge and understanding of substantive and procedural law.
- 2. Students shall demonstrate competence in legal analysis and reasoning.

3. Students shall demonstrate competence in conducting legal research.
4. Students shall demonstrate competence in problem-solving.
5. Students shall demonstrate competence in written and oral communication.
6. Students shall be able and motivated to exercise proper professional and ethical responsibilities to clients, the legal system, and the wider community.
7. Students shall demonstrate competent litigation skills.
8. Students shall demonstrate competent transactional skills.
9. Students shall apply cultural competency while exercising their legal skills.
10. Students shall demonstrate competence in answering bar-style multiple-choice, essay, and performance test questions.