

Syllabus
Property II, Section 1
Spring, 2020

Class sessions: room 108, the courtroom
1:30pm – 2:45pm, Tuesdays and Thursdays

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Textbook: *Property: A Contemporary Approach*, Fourth Edition, Sprankling and Coletta, (West, 2018), ISBN 978-1-63460-650-9

What you can expect to learn: This semester real property gets real – yesss! This semester you will learn about selling property, financing that transaction, private land use restrictions, public land use restrictions, environmental law, and takings. Like last semester, all of these topics are fair game on the bar exam.

Last semester you worked on learning the law from a case or series of cases. This semester we will build on those skills and engage in more practical applications of the law you will be learning. In the first semester the practice of law was hypothetical. At the end of this semester, many of you will be working at a legal job, internship or volunteer position. My goal is to help prepare you to serve your employer and clients effectively.

By now you have your own expectations for law school and for this class. Stop by and talk with me early in the semester about what you want from this semester and how we can work together to get you there.

Attendance: Be here, it's what you paid for. I work hard to make sure class time is valuable to you. And if you miss more than six classes, you will not be allowed to take the final.

Grading: Your grade will be based on the following:
a short report on your title research 10%,
a short paper on a local easement case 10%,
a mid-term exam 25%, and
a final exam worth 55% of your grade.

D2L: Keep posted on news, assignments, any changes in the syllabus and other good stuff through D2L.

Office hours: This semester, in addition to our property class, my other classes are on Wednesdays and Fridays from 11:00am to 12:15pm. Stop by any other time, including after class. If you want to reserve some time, feel free to schedule an appointment.

Recording class sessions: As a general rule, I will not allow audio or video recording in class except by the school for accommodation of disabled students. My sense is that you will be more likely to participate in and learn from the class if you are not worried that someone else is recording you. If there are special circumstances that you believe require recording, please talk with me.

Final exam: The final exam in this class will be on Friday, May 1, at 8:15am.

Workload expectations: Even if you haven't thought about this, the American Bar Association has. The ABA's standards for accrediting law schools contain a formula for calculating the amount of work that constitutes one credit hour. According to ABA Standard 310(b)(1), "a "credit hour" is an amount of work that reasonably approximates: (1) not less than one hour of classroom or direct faculty instruction and two hours of out-of-class student work per week for fifteen weeks, or the equivalent amount of work over a different amount of time." This is a three credit hour class, so the assigned reading and out of class preparation should take you about three hours for each class session or six hours for the week. Bottom line, the ABA expects that you will spend a total of nine hours per week on this class. You know that I don't always agree with those in authority, but this guideline seems pretty smart to me.

Yikes! Stress! The University and the School of Law recognize that there are lots of potential stressors in your life. Here is some information on a campus-wide effort to be there to support you: The purpose of Saluki Cares is to develop, facilitate and coordinate a university-wide program of care and support for students in any type of distress—physical, emotional, financial, or personal. By working closely with faculty, staff, students and their families, SIU will continue to display a culture of care and demonstrate to our students and their families that they are an important part of the community. For information on Saluki Cares: (618) 453-5714, or siucares@siu.edu, <http://salukicare.siu.edu/index.html>. At the School of Law, Assistant Dean Judi Ray is also available to help students access university resources. Her email is judiray@siu.edu, and her phone number is 618-453-3135.

Disabilities: I want everyone in this class to succeed. If a disability is challenging you, here is some information about how to seek accommodations: Disability Support Services provides the required academic and programmatic support services to students with permanent and temporary disabilities. DSS provides centralized coordination and referral services. To utilize DSS services, students must come to the DSS to open cases. The process involves interviews, reviews of student-supplied documentation, and completion of Disability Accommodation Agreements. <http://disabilityservices.siu.edu/>. Upon completion of a Disability Accommodation Agreement with DSS, students should bring the agreement to the School of Law Registrar's Office to ensure the School of Law provides the proper classroom and examination accommodations.

Tornado much?: Emergency Procedures. Southern Illinois University Carbondale is committed to providing a safe and healthy environment for study and work. Because some health and safety

circumstances are beyond our control, we ask that you become familiar with the SIUC Emergency Response Plan and Building Emergency Response Team (BERT) program. Emergency response information is available on posters in buildings on campus, available on BERT's website at www.bert.siu.edu, Department of Safety's website www.dps.siu.edu (disaster drop down) and in Emergency Response Guideline pamphlet. Know how to respond to each type of emergency.

Instructors will provide guidance and direction to students in the classroom in the event of an emergency affecting your location. It is important that you follow these instructions and stay with your instructor during an evacuation or sheltering emergency. The Building Emergency Response Team will provide assistance to your instructor in evacuating the building or sheltering within the facility.

Tentative schedule:

This is the target schedule for readings for the semester. I expect it will change some over the course of the semester. As those changes are made I will post the revised schedule on D2L. Like last semester, the songs noted with each assignment have almost no educational value. 😊

- January 14 Review of exams from last semester, plan for this semester.
No reading assignment for today.
- January 16 **At last we buy land!** read pages 535-556 Contract, New Riders of the Purple Sage
- January 21 **The Closing.** read pages 556-578, Closing Time, Semisonic
- January 23 **How could this go wrong?** read pages 579-600, Title, Meghan Trainor
- January 28 Courthouse records day for half of the class
- January 30 **Recording!** read pages 599-625, visit from Frank Byrd, Jackson County Clerk and Recorder. Put Your Records On, Corinne Bailey Rae
- February 4 Courthouse records day for the rest of the class
- February 6 **Notice me.** read pages 626-641, Moment's Notice, John Coltrane
- February 11 **So Secure.** read pages 643-669, Mek Dem Secure, Sizzla
- February 13 **Foreclosed!** read pages 669-681, It's Over, Roy Orbison
- February 18 **Just a few of your Legos.** read pages 683-718 Ease on Down the Road, Michael Jackson and Diana Ross

February 20 **Not so easy?** read pages 718-735 Easy, the Commodores

February 25 tentative Clay Kolar easement - Field Trip!

February 27 performance test day, but ungraded, so don't break out in hives

March 2-6 mid-term week

March 13-15 Spring Break – Yay! Vacation, The GoGos

March 17 **Now the neighborhood wants some Legos.** read pages 736-763 Happy Together, The Turtles

March 19 **Who runs this thing?** read pages 763-787 Boss, NCT U

March 24 **Such a nuisance.** read pages 787-803, Nuisance, John Rueben

March 26 **In the zone.** read pages 805-825, The Zone, The Weeknd

March 31 **Rezone?** read pages 825-855, Just Dropped In (to see what condition my condition was in), The First Edition

April 23 **A zone too far?** read pages 856-871, We are Family, Sister Sledge

April 7 **Save the planet.** read pages 873-908, Pure Water, Mustard

April 9 **And the air.** read pages 908-928, In the Air Tonight, Phil Collins

April 14 **Eminently.** read pages 928-942, Eminence Front, The Who

April 16 **Take it.** read pages 943-972, Take Five, Dave Brubeck

April 21 **Test this.** read pages 972-1001, This is Not a Test, TobyMac

April 23 hold for review, tentative guest speaker

May 1 final exam, 8:15am