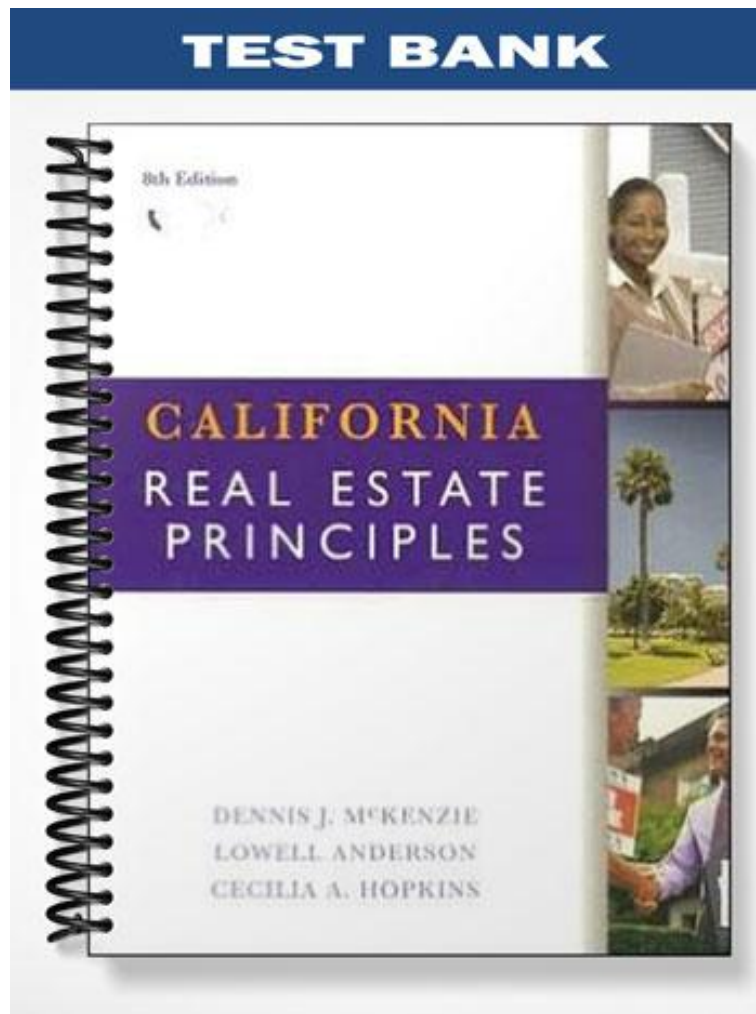


TEST BANK



8th Edition

CALIFORNIA
REAL ESTATE
PRINCIPLES

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CHAPTER 1--INTRODUCTION TO REAL ESTATE

Student: _____

1. Real property can be most completely defined as:
 - A. land, buildings
 - B. land, fixtures, minerals
 - C. land, items affixed to land, immovable by law
 - D. land, affixed to land, appurtenances, immovable by law

2. Under the treaty of Guadalupe Hidalgo in 1848, the United States acquired the territory of California from:
 - A. Spain
 - B. Mexico
 - C. France
 - D. Native American Indians

3. Zoning laws have the greatest impact on which "right" in the Bundle of Rights?
 - A. right to use
 - B. right to dispose
 - C. right to possess
 - D. right to exclude

4. Property owners whose land borders a river have rights to a reasonable use of the water, known as:
 - A. appropriation rights
 - B. riparian rights
 - C. seizure use rights
 - D. extraction rights

5. Airspace directly above a parcel of land is considered to be:
 - A. personal property
 - B. fixture
 - C. a chattel
 - D. real property

6. The addition of a wood-burning stove in a family room, with the stove pipe passing through the roof, is an example of:
 - A. personal property becoming a fixture
 - B. real property becoming a fixture
 - C. personal property becoming a chattel real
 - D. a fixture becoming personal property

7. A deeded easement of right-of-way over the land of another is considered to be:
 - A. personal property
 - B. an encroachment
 - C. an appurtenance
 - D. a lien

8. An investor leases a building to a tenant who then opens a retail store. The tenant installs a cash register. The cash register is best described as:
 - A. personal property
 - B. trade fixture
 - C. real property
 - D. leased property

9. An owner sells land, but reserves the mineral rights. Based on this, which of the following is true?
 - A. the mineral rights are owned by the grantee
 - B. the mineral rights are the personal property of the grantor
 - C. the grantor owns the mineral rights as joint tenants with the grantee
 - D. the mineral rights are the real property of the grantor

10. Which of the following is considered to be personal property?
 - A. easement
 - B. iron ore in the ground
 - C. mortgage contract
 - D. stock in a mutual water company

11. The legal term referred to as real property includes all of the following, except:
 - A. an unlimited use of the airspace above the property
 - B. that which is immovable according to law
 - C. the land beneath the surface to the center of the earth
 - D. determined by law to be a fixture

12. Which of these statements most nearly defines personal property?
- A. trees in a forest
 - B. stock sold to bring water on the land of a group of landowners who have formed their own company
 - C. an unharvested peach crop sold to canning factory
 - D. the right to cross over someone else's property
13. The rights of an owner are referred to as the "Bundle of Rights." Which of these is not one of these rights?
- A. the unrestricted right to the use of riparian waters
 - B. the right to possess
 - C. the right to borrow against real property
 - D. the right to use
14. Courts frequently have to make a decision as to whether some item does or does not go with the real property when it is sold. In making their decision, they use the "Five tests of a fixture." Which of the following is not a test of a fixture?
- A. method by which property is attached
 - B. whether the property is considered adaptable
 - C. whether the property is being taxed
 - D. relationship of parties involved
15. Which of the following is false?
- A. airspace is considered real property
 - B. real property can be divided horizontally
 - C. solid minerals in the ground are considered real property
 - D. landscaping is considered personal property
16. The rights to minerals that lie beneath the surface of the land, unless otherwise specified:
- A. cannot be conveyed apart from the real estate surrounding the minerals
 - B. are kept by the original owner
 - C. are automatically transferred with the sale of real property
 - D. cannot be leased
17. In addition to the land and those things that are affixed to the land, certain other things called appurtenances are considered to be real property. Which of the following is not real property?
- A. trade fixtures
 - B. a dwelling
 - C. watercourses
 - D. a fence

18. Which of the following is considered to be real property?
- A. a lease to an apartment house
 - B. a cash register in a drug store
 - C. a grape crop, sold under contract, but not yet harvested
 - D. standing timber sold with land
19. When anything is fastened or attached to real property in such a manner as to ensure its permanence, it is considered to be:
- A. personal property
 - B. real property
 - C. private property
 - D. separate property
20. There was some question in the mind of the owner as to whether or not she had any riparian rights on her recently purchased property. She was informed that the riparian rights are:
- A. a matter of record
 - B. listed in the title policy
 - C. stated in the grant deed
 - D. not found in any of the above
21. Which of the following is classified as personal property?
- A. seasonal crops
 - B. fixtures
 - C. land
 - D. appurtenant easements
22. Permission to use underground waters, known as percolating waters, is owned by the:
- A. landowner for his or her exclusive use
 - B. adjoining owners for their reasonable use
 - C. State of California
 - D. United States Government
23. In the early history of California, what group of explorers and colonizers were responsible for the development of presidios and pueblos?
- A. early Native American tribes
 - B. Mexicans
 - C. Spaniards
 - D. colonial Americans

24. Personal property differs from real property in many aspects and is legally known as:
- A. chose
 - B. chattel
 - C. freehold
 - D. both (a) and (b) are correct
25. The right to a reasonable use of the surface waters upon which a property owner's land borders is called:
- A. riparian rights
 - B. the right of correlative user
 - C. the right of appropriation
 - D. the right of emblements
26. The need to determine whether property is real or personal frequently arises. Which of the following would not be classified as real property?
- A. airspace over a condominium project
 - B. newly planted fruit trees
 - C. stock in a real estate corporation
 - D. minerals in the ground before they are mined
27. A legal definition of real estate includes many elements and parts. Which of the following items would not be a part of real estate?
- A. farm equipment
 - B. fences
 - C. growing trees
 - D. permanent two-story buildings
28. Erick Chinn bought a stack of lumber, which he placed in his backyard. Later he used some of the lumber to build a room addition to his house. He only used a portion of the lumber. The remaining wood is considered:
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29. Which of the following is considered personal property?
- A. a peach orchard
 - B. stock in a mutual water company
 - C. silver removed from the ground and sent to the smelter
 - D. easement

30. The right to possess, encumber, use, and enjoy a piece of property, to the exclusion of all others, would be an accurate description of:
- A. a life estate
 - B. real property
 - C. property ownership
 - D. an equitable position

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