

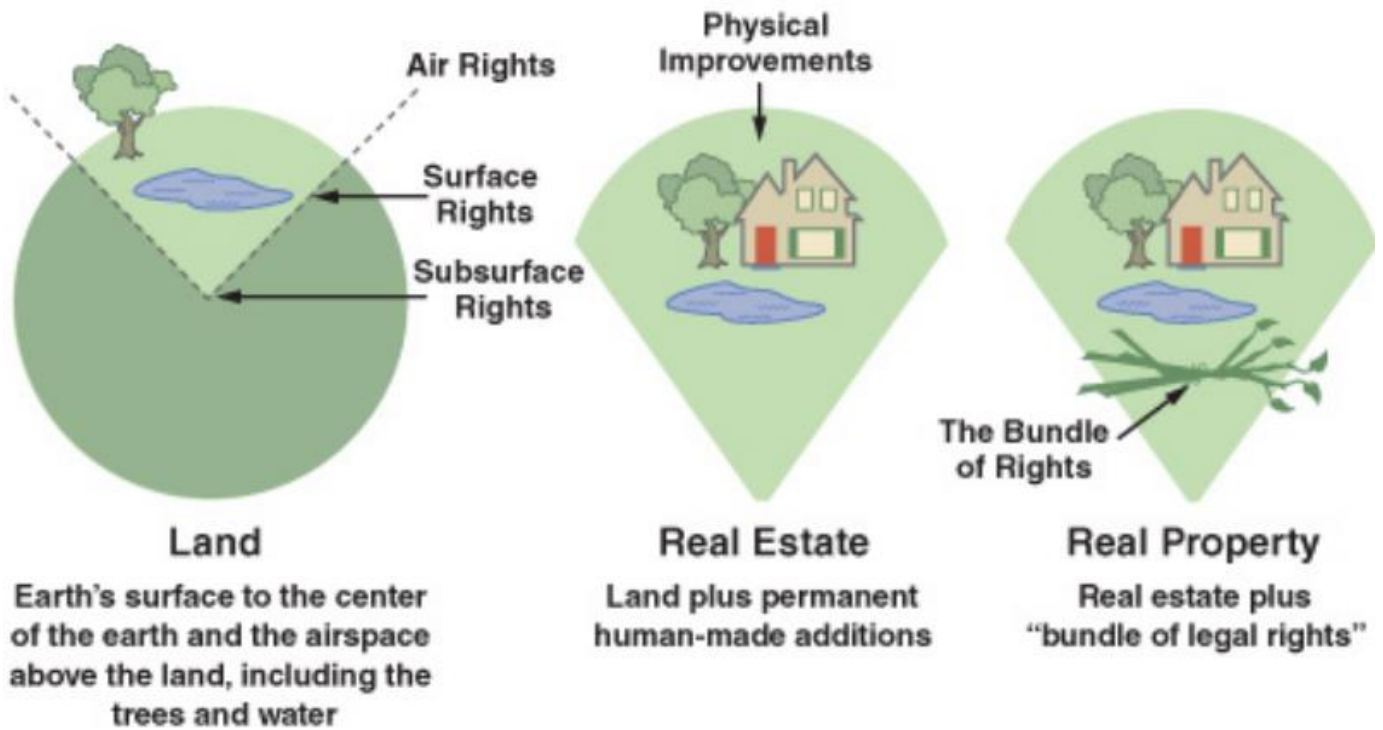
# Chapter 1: The Nature, Description, and Use of Real Estate

## Topics:

- Real estate
- Personal property
- The law of fixtures
- Legal methods of land description

### I. REAL ESTATE

Includes land plus \_\_\_\_\_ which benefit the land: improvements, interests, rights and privileges, and fixtures.



Notes:

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**A. Land**

- a. Surface rights
- b. Subsurface rights
- c. Air rights
- d. The economic characteristics of land are:
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_
- e. The physical characteristics of land are immobile, unique, and \_\_\_\_\_

**B. Improvements to real property**

- 1. Items attached to the land with the intent of being permanent
- 2. Examples include Houses, trees, driveways, and fences

**C. Other rights**

- 1. Air rights
  - a. \_\_\_\_\_
  - b. Owners may not interfere
- 2. Water rights: where water is scarce, the government controls water rights and grants permit for beneficial use of water, such as irrigation, under the concept of prior appropriation.
  - a. \_\_\_\_\_
  - b. \_\_\_\_\_
  - c. Erosion: gradual destruction.
  - d. Accretion: process of growth. (Opposite of erosion)

Notes:

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