

**REAL ESTATE LAW - TENTATIVE SYLLABUS**

Professor: Robert D. Lane, Jr., Esquire  
 Course Designation: REAL/LGST 204/804  
 Schedule: T 4:30 PM - 7:20 PM  
 Classroom: JMHH F-50  
 Semester: FALL 2015

Date	Topic	Textbook (Lefcoe)	Bulkpack	Optional	Assignments	Cases
Tuesday, September 1, 2015	<b>Introduction; Negotiations; Choice of Entity</b>	p. 661-683	#2 (RE Law Study Tips) #3 (The Art of RE Negotiations) #4 (Selection of the Ownership Entity) #5 (Choice of Entity for RE)	#6 (Expectations for the 21st Century)		
Tuesday, September 8, 2015	<b>Land Use, Zoning, Eminent Domain; Title and Title Insurance</b>	p. 795-798, 805-806, 810-825, 828-832 127-133, 287-288, 290-303, 307-308	#7 (CSX Eminent Domain) #8 (Kelo, An American Original) #9 (Time to Overturn Lucas)	#10 (Kelo opinion)		Case: Takings Case: Zoning Case
Tuesday, September 15, 2015	<b>Brokers</b>  <b>Guest Lecturer Joseph McManus, Executive Vice President, CBRE Inc. Brokerage Services</b>	p. 29-36, 38-57	N/A	N/A		Case: Fraud Case: Broker Commissions Case: Contract of Sale
Tuesday, September 22, 2015	<b>Contract of Sale/Breach/Remedies</b>	p. 63-74, 85-103, 105-118, 120-124, 146-148, 157-161	#11 (LOIs in Commercial RE)	p. 153 - 156		Case: Mortgage Contingency Case: Monetary Damages Case: Duty to Disclose Case: Specific Performance
Tuesday, September 29, 2015	<b>Public/Private Partnerships</b>  <b>Guest Lecturer Paul Levy, CEO, Center City District and Central Philadelphia Development Corp.</b>	p. 855-863, 879-889	#12 (Tax Increment Financing)	N/A	<b>PROJECT DISTRIBUTED</b>	
Tuesday, October 6, 2015	<b>(TBD) Guest Lecturer</b>					
Tuesday, October 13, 2015	<b>Midterm Exam</b>					

Tuesday, October 20, 2015	<b>Mortgage/Construction Finance</b>	p. 167-168, 173-176, 180-184, 197-200, 202-206; 225-232, 495-520, 561-586	#13 (Personal Liability and Other Security) #14 (The Optional-Obligatory Doctrine)	p. 169-173		Case: Breach of Mortgage Case: Mechanic's Lien
Tuesday, October 27, 2015	<b>Co-Ops and Condominiums</b> <b>RE Tax: Guest Lecturer, David Gorenberg, Former CitiBank 1031 Exchange Company</b>	p. 345-346, 616-617, 623-637, 644-657	#23 (Use of a qualified intermediary) #24 (Building on the Basics)	p. 637-644	<b>DEVELOPER - PROPOSAL DUE</b>	Case: Condo Liability
Tuesday, November 3, 2015	<b>Leasing: Guest Lecturer, Steve Gartner, President and CEO, Metro Commercial Real Estate</b>	p. 749-792	#15 (Sale-Leasebacks Revisited) #16 (Landlord-Tenant Relationship) #18 (Continuous Operation Clauses)	p. 445-451		Case: Implied Warranty of Habitability Case: Landlord Liability Case: Exclusivity Clauses
Tuesday, November 10, 2015	<b>Real Estate Securitization: Guest Lecturer, Michael Berman</b>	p. 177-183, Michael Berman Interview	#19 (When is a RE Interest a Security) #20 (A Miranda Warning for Potential Conduit Borrowers) #21 (Fundamentals of MBS and ABS) #22 (Guide to CMBS)	N/A	<b>CITY RESPONSE DUE</b>	
Tuesday, November 17, 2015	<b>Foreclosures/Workouts</b> <b>Guest Lecturer, Gerard H. Sweeney, President, Brandywine Realty Trust</b>	p. 409-426, 429-445, 452-460, 481-493	#17 (How Much Protection Does a Leasehold Mortgagee Need)	p. 466-477		Case: Lender's Rights; Case: Forbearance
Tuesday, November 24, 2015	<b>NO CLASS - THANKSGIVING SCHEDULE</b>				<b>MEMO/TERM SHEETS DUE</b>	
Tuesday, December 1, 2015	<b>Project Presentations</b>	N/A	N/A	N/A	<b>PROJECT PRESENTATIONS</b>	
Tuesday, December 8, 2015	<b>Second Exam</b>	N/A	N/A	N/A		