**Unit 5 Quiz**

1. The owner of a secluded area adjacent to the Atlantic Ocean noticed that people from town walked along the shore in front of this property. The owner learned that the local citizens had been walking along this beach for years. The owner went to court to try to stop people from walking along the water's edge in front of his property. The owner is likely to be
2. unsuccessful because the owner's property extends only to the high-water mark and the public can use the land beyond this point.
3. successful because the owner's property extends to the middle of the water bed.
4. successful because the owner can control access to his own property.
5. unsuccessful because the local citizens have been doing this for years and thus have an easement.
6. The major intent of zoning regulations is to
7. ensure the health, safety, and welfare of the community.
8. demonstrate the police power of the state.
9. protect residential neighborhoods from encroachment by business and industry.
10. set limits on the amount and kinds of businesses in a given area.
11. An individual owned two acres of land. When he sold one acre to a friend, he reserved for himself an appurtenant easement over the friend's land for ingress and egress. The friend's land
12. is subject to an easement in gross.
13. is the dominant tenement.
14. is the servient tenement.
15. can be cleared of the easement when the individual sells the withheld acre to a third party.
16. A farmer acquired the ownership of land that was deposited by a river running through his property by
17. accretion.
18. succession.
19. reliction.
20. avulsion.
21. The local utility company dug up a person's garden to install a natural gas line. The company claimed it had a valid easement and proved it by the county records. The property owner claimed the easement was not valid because he did not know about it. The easement was
22. not valid because the property owner was not informed of its existence when he purchased the property.
23. not valid because it had not been used during the entire time that this person owned the property.
24. an appurtenant easement owned by the utility company.
25. valid even though the owner did not know about it.
26. A purchaser of real estate learned that the ownership rights will continue forever and that no other person claims to be the owner or has any ownership control over the property. This person owns a
27. fee simple interest.
28. life estate.
29. determinable fee estate.
30. fee simple on condition.
31. A person owned the fee simple title to a vacant lot adjacent to a hospital and was persuaded to make a gift of the lot. She wanted to have some control over its use, so her attorney prepared her deed to convey ownership of the lot to the hospital "so long as it is used for hospital purposes." After completion of the gift, the hospital will own a
32. fee simple absolute estate.
33. license.
34. fee simple determinable.
35. leasehold estate.
36. The property owner does not wish to sell property to the state. The state wants the property in order to build a straight road. If the owner and the state cannot come to an agreement, the state may acquire the property through
37. eminent domain.
38. condemnation.
39. escheat.
40. police power.
41. Under which of the following situations may the government step in to claim an interest in the property?
42. Owner died leaving a will but no heirs
43. The life tenant died
44. Nonpayment of taxes
45. Owner defaulted on mortgage payments
46. In Pennsylvania, when the owner of the property dies without a will and with no living heirs, the property
47. is divided among adjacent property owners.
48. reverts back to the county in which is located.
49. is given to the decedent's place of worship.
50. escheats to the state.
51. The type of easement that is a right-of-way for a utility company's power lines is an
52. easement appurtenant.
53. easement in gross.
54. easement by necessity.
55. easement by prescription.
56. A landowner has divided much of his land into smaller parcels and has recently sold a tract near a nature preserve that is landlocked and cannot be entered except through one of the other tracts. What type of easement will likely be granted to the buyer of that property by court action?
57. Easement by necessity
58. Easement in gross
59. Easement by prescription
60. Easement by condemnation
61. Over a long period of time, the farmer realized that his field next to the small stream was getting smaller and smaller. This action is called
62. accretion.
63. avulsion.
64. riparian rights.
65. erosion.
66. After a hurricane ripped through, several homeowners along the Delaware River lost most of their beautiful front yards. Their loss is an example of
67. erosion.
68. accretion.
69. avulsion.
70. encroachment.
71. With regard to ownership rights to waterways, Pennsylvania adheres to the
72. doctrine of prior appropriation.
73. common-law doctrine of riparian and littoral rights.
74. right of the state environmental agency to determine how the water will be distributed.
75. right of upstream property owners to withdraw or dam up the water at will.
76. A tenant in an apartment holds
77. an easement.
78. a license.
79. a freehold interest.
80. a leasehold interest.
81. The death of either the landlord or the tenant will terminate the lease and the parties' heirs will NOT be bound by its terms under a
82. tenancy for years.
83. periodic tenancy.
84. tenancy at will.
85. tenancy at sufferance.
86. An individual rents an apartment for one year. The landlord sells the building during the one-year lease term. What effect does the sale have on the lease?
87. The lease is terminated after 60 days' notice from the new owner.
88. The sale does not affect the lease.
89. The new landlord will decide whether to honor the existing lease.
90. The lease is automatically terminated.
91. The death of either the landlord or the tenant automatically terminates
92. an estate at will.
93. a freehold estate.
94. a tenancy for years.
95. periodic tenancy.
96. In which type of tenancy may the landlord treat the tenant as a trespasser and proceed with eviction?
97. Estate at sufferance
98. Estate at will
99. Periodic tenancy
100. Tenancy for years