Review Quiz Chapter 1 – Introduction to Real Estate

1. Airspace above a parcel of land is:
   (a) real property
   (b) personal property
   (c) an encumbrance
   (d) a fixture

2. Zoning regulations have the greatest impact on which right?
   (a) right to encumber
   (b) right to possess
   (c) right to use
   (d) right to exclude

3. All of the following are real property except:
   (a) fruit trees
   (b) chattels
   (c) stock in a mutual water company
   (d) built-in stove

4. In a dispute over fixtures, courts tend to favor
   (a) sellers over buyers
   (b) landlords over tenants
   (c) lenders over borrowers
   (d) grantors over grantees

5. The right of a landowner along a river to take water is called:
   (a) percolating rights
   (b) river water rights
   (c) user rights
   (d) riparian rights

6. Which of the following is a test of a fixture?
   (a) attachment
   (b) chose
   (c) appropriation
   (d) restrictions

7. California became a state in:
   (a) 1803
   (b) 1848
   (c) 1849
   (d) 1850
8. Shelves in a retail store are an example of:
   (a) real estate
   (b) encumbrances
   (c) trade fixtures
   (d) real property

9. All of the following "run with the land," except:
   (a) easements
   (b) private deed restrictions
   (c) water rights
   (d) current harvest rights

10. Which real estate term is the most inclusive?
    (a) real estate
    (b) real property