

Week 5. Practice Questions (30)
Real Estate Development & Fundamentals of Architectural Design

Choose the best answer.

1. What is the definition of an adjudicated property?
 - A) A property that has been idled because of insufficient development funds
 - B) A property for which a tax sale title is acquired by a political subdivision/ city
 - C) A property that has been placed in state or local government by eminent domain law

2. According to the presentation, who is still liable for the property even after it is adjudicated to a political subdivision?
 - A) The political subdivision
 - B) The tax debtor (original owner)
 - C) The tax sale purchaser
 - D) The city government

3. What must the city do before placing property in a tax sale?
 - A) Demolish the property
 - B) Send notice to the tax debtor
 - C) Renovate the property
 - D) Lease the property

4. What does a tax sale certificate verify?
 - A) The property's market value
 - B) The tax sale interest acquired by the tax sale purchaser
 - C) The property's zoning regulations
 - D) The property's history of ownership

5. What is one of the best ways to avoid title issues?
 - A) Ignoring the property's history
 - B) Obtaining an abstract prior to sale
 - C) Relying on verbal promises
 - D) Skipping the legal process

6. Once a property is adjudicated, the political subdivision (usually a City/Parish) in Louisiana has three options: (1) quiet tax title, (2) DOAP, and (3) _____.
 - A) SOAP
 - B) FOAP
 - C) JOAP

7. In Louisiana, if adjudicated property is selected as DOAP, the transfer of the property must be for _____.
- A) a commercial purpose
 - B) a public purpose
 - C) a community purpose
8. In Louisiana, tax debtor has three (3) years from the recordation of tax sale certificate to redeem (get property back). The process is reduced to _____ if there is a blight judgment.
- A) 12 months
 - B) 18 months
 - C) 24 months
9. In Louisiana, when a property is sold at tax sale, the city is required to send tax debtor notice of the sale at ____ and 90 day intervals.
- A) 45
 - B) 20
 - C) 30
10. In Louisiana, tax sale purchaser is responsible for taxes until _____.
- A) redeemed
 - B) cleared
 - C) reimbursed
11. During the redemptive period, tax sale purchaser can proceed with quieting tax sale title by taking actions below. Which of the following is not an appropriate action?
- A) Must file a "Petition to Quiet Tax Title" in the court of the parish where property located- consult with an attorney.
 - B) Tax debtor and all other tax sale parties (who may have an interest) must be included as parties in the lawsuit and served
 - C) If the tax sale purchaser waits 5 years from the date the tax sale certificate is recorded to file the suit, the tax sale purchaser may ask the Court for an immediate judgment quiet tax title; if 5 years have not lapsed, the Court will give the tax debtor or other interested parties 6 months to challenge the suit
 - D) Once the minimum three years period has passed, then tax sale purchaser can redevelop the property
12. What does it mean to redeem a tax sale interest?
- A) To allow the third party to have a right to pursue the property ownership.
 - B) To "buy back" a tax sale purchaser's interest in a property.
 - C) To provide the property owner(s) with rights to pay off the accumulated tax.

13. What is acquisitive prescription in Louisiana?
- A) It is a right of ownership dismemberments that takes 6 months.
 - B) It is a method of acquiring property, which usually takes less than 6 months.
 - C) It is a legal principle stating that property ownership can be acquired through possession for 10 years if the possessor has good faith, just title, and continuous possession.
14. What is a crucial first step in site selection?
- (A) Begin construction
 - (B) Secure financing
 - (C) Assess zoning regulations
 - (D) Hire a contractor
15. Besides the subject property's zoning, what else needs to be considered?
- (A) The weather forecast
 - (B) The zoning of adjacent properties
 - (C) The cost of materials
 - (D) The opinions of neighbors
16. Why is zoning of adjacent properties important during site selection?
- A) It determines federal funding
 - B) It affects compatibility and future development potential
 - C) It sets property tax rates
 - D) It establishes ownership rights
17. Flood elevation requirements are important because:
- A) They determine ownership boundaries
 - B) They affect feasibility and compliance with building codes
 - C) They reduce construction costs
 - D) They guarantee federal subsidies
18. Who is responsible for determining flood elevation requirements?
- A) Developer
 - B) Architect
 - C) Planner
 - D) Surveyor
19. Which of the following is considered a “civil fruit” under Louisiana property law?
- A) Offspring of animals
 - B) Fruits of trees
 - C) Rents from property
 - D) Mineral rights

20. The right to alienate or dispose of property in Louisiana law is called:

- A) Usus
- B) Fructus
- C) Abusus
- D) Servitude

21. Component parts of immovables include:

- A) Freestanding furniture
- B) Windows and doors
- C) Detached sheds
- D) Mobile homes not affixed

22. Ownership acquired by possessing property for 30 years **without title** is:

- A) Exchange
- B) Acquisitive prescription
- C) Donation
- D) Quit claim

23. A joint venture agreement is best used when:

- A) One party has capital and another has resources
- B) Two parties wish to form a permanent partnership
- C) A subcontractor is needed for construction
- D) A lender requires mortgage security

24. What type of measuring scale is used in construction drawings?

- A) A metric scale
- B) An architect's scale
- C) An engineer's scale
- D) A measuring tape
- E) A, B, and C

25. Which of blueprint symbols indicates bidet?



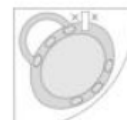
B)



C)



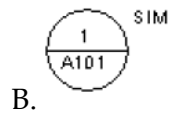
D)



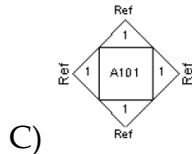
26. Which of the following is a mismatch between symbol legend and intended meaning?



Section references



Detailed references



Callout references

27. The site plan usually portrays the building _____ on the site or lot.

- A) height
- B) footprint
- C) roof
- D) stairs
- E) gutters

28. What does the floor plan of the house show?

- (A) Door and window locations
- (B) Interior and exterior walls
- (C) Location of your bedroom
- (D) Your man-cave
- (E) All of the above

29. A drawing set is composed of ____ major types of drawings.

- (A) 3
- (B) 6
- (C) 8
- (D) 9
- (E) None of the above

30. A building section is a _____ through the building.

- A) Plan
- B) Detail
- C) Vertical slice
- D) B and C

E) None of the above