

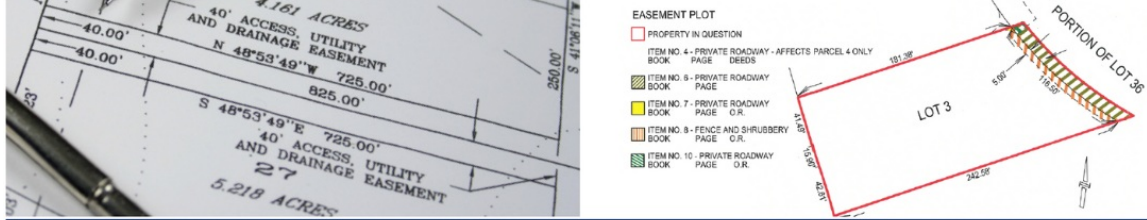


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Local Expertise | Global Reach



September 2024 Newsletter



What Is An **EASEMENT**?

An easement is an interest in the land of another which entitles the owner of such interest to a limited use or enjoyment of the land in which the interest exists.

In other words the right to use the real property of another without possessing it. The essential qualities of an easement are:

1. An interest in land and usually created by grant or agreement and generally must be transferred and used subject to the rules of real property.
2. It is an interest in the land of another.
3. It is a limited and non-possessory interest in land. The owner of an easement has a legal right to maintain the easement and a legal right of access across the easement.

CREATION OF EASEMENTS

1. **Express grant** – a standard grant deed is used
2. **Express reservation** – the new easement is reserved in the legal description of a deed conveying a fee interest.
3. **Condemnation** - an easement may be taken under the right of eminent domain for public use (Example: a public street).
4. **Dedication** – a common way of creating public easements with subdivision maps but recorded instruments may also be used (Example: irrevocable offers to dedicate).

TYPES OF EASEMENTS

1. Appurtenant Easement

The right in another's land which is created to benefit the easement holder in his use of particular land owned by him. (Example: A driveway easement over the adjoining property). The essential qualities of an appurtenant easement are:

- A. The easement is attached to the land of the owner of the easement.
- B. It passes with transfers of the land as an appurtenance, whether by voluntary conveyance or transfer by operation of law.
- C. It cannot exist separate and apart. For it to exist, there must be at least two parcels of land in separate ownership:

1. **Dominant tenement** – the land to which the easement is attached or the land that is benefited
2. **Servient tenement** – the land burdened by the easement.

2. Easement in Gross

A right in another's property which is not created for the benefit of any land owned by the easement holder.

continued...

READ THE FULL ARTICLE



Top 10 Cities Where Homes Are Selling for the Most Over Asking

“The areas where homes are selling the most over list price are mostly located in the



Housing Prices: A Four Year Forecast

The Fannie Mae forecast shows an average growth of 4.13% over the next four years, so that's significantly better than the annual

Northeast and the West,” says Jones. “Metros in the California Bay Area, such as San Jose and San Francisco, are notoriously competitive, requiring buyers to offer a highly attractive purchase price to win out against other hopeful shoppers. Though inventory has climbed annually in the area, there are still fewer homes for sale than was typical pre-pandemic, cranking the competition up another notch.”

[Article Compliments of Realtor.com](#)

average over the past 30 years or so.

And, in the same way that the housing boom and crash of the early 2000s created highs and lows that eventually smoothed out, the prediction for the next few years smooths out the volatility caused by the pandemic and the ensuing inflation.

[Article Compliments of BankOfAmerica.com](#)

BEST CITIES TO BUY A HOME IN 2025



The Most Interesting Suite in the World Might Be on This Luxury Train

The LVMH hotel brand has enlisted French artist JR to design a new sleeper carriage for the legendary, luxury locomotive. Labeled “the most exclusive and spacious accommodation type on the train” by Belmond, the new L’Observatoire takes inspiration from astronomical observatories and Renaissance Europe’s cabinet of curiosity.

[Article Compliments of RobbReport.com](#)



The 25 Most Expensive Homes in the World For Sale

Continuing with last year’s themes of topsyturviness and trending slowdowns, real estate markets around the globe remain in flux. And, while hardly dormant, the multibillion-dollar ultraluxury market has not been immune to the pressures of inflation and high interest rates, not to mention political tension and financial unrest in many parts of the world. As Bloomberg recently put it, “It’s not a great time to sell a megamansion.”

[Article Compliments of RobbReport.com](#)

The Ten Most Expensive Cars Sold During Monterey Car Week

While the automotive maelstrom that’s Monterey Car Week has concluded, buyers, sellers, and industry analysts alike may be deciphering the auction results for some time in respect to what it signifies both in the short term and foreseeable future. Leading up to the annual Pebble Beach Concours d’Elegance, the major auctions held in Northern California’s Monterey County have long been the barometer for the market, and the last two years have seen a drop.

[Article Compliments of RobbReport.com](#)



Prairie-Style Homes: Everything You Need to Know About Frank Lloyd Wright's First Design Era

The legendary architect had a prolific career, but still, some of these early works remain among his most famous structures. In this article we break down the history of Prairie-style homes, key architectural elements, and some of the most important homes created during the architect’s Prairie period.

[Article Compliments of ArchitecturalDigest.com](#)

THE MOST BEAUTIFUL OCEANFRONT HOME IN BIG SUR, CA



FOR SALE



1533 Via Lopez

Palos Verdes Estates
6 Bedrooms | 8 Bathrooms
8,610 Sq Ft | 30,000 Sq Ft Lot

\$9,880,000

[More Details](#)



6410 Sea Cove Drive

Rancho Palos Verdes
4 Bedrooms | 5 Bathrooms
7,500 Sq Ft | 33,818 Sq Ft Lot

\$6,999,000

[More Details](#)



989 Via Rincon

Palos Verdes Peninsula
4 Bedrooms | 4 Bathrooms
4,668 Sq Ft | 11,617 Sq Ft Lot

\$4,199,000

[More Details](#)



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