Course descriptions are reviewed each year by the faculty and are subject to change based upon such review. Note that not all courses are offered every year.

**REQUIRED COURSES**

**Civil Procedure I (3 units) and Civil Procedure II (2 units)**

This course provides an introduction to the court system, including jurisdiction over the person, venue, and the role of state law in federal courts. The course also covers aspects of civil litigation, including pleading, discovery, parties, commercial claims, crosstaints, impleader, intervention, and interpleader.

**Constitutional Law I (3 units) and Constitutional Law II (3 units)**

These courses cover the powers of the federal government and selected topics regarding the relationship of the branches of the federal government to each other and to the States, as well as selected topics regarding the Bill of Rights, due process, equal protection, and the effect of the Fourteenth Amendment on the application of the Bill of Rights to the States.

**Contracts I (3 units) and Contracts II (3 units)**

A study of the fundamentals of contract law, including the common law, selected portions of the Restatement (Second) of Contracts, and selected portions of the Uniform Commercial Code. Areas of concentration include the bargaining process (offer and acceptance), consideration and other bases for enforcing promises, the Statute of Frauds, capacity to contract, persuading the agreement, unenforceability on grounds of public policy; the parol evidence rule and other rules of contract interpretation; performance and nonperforance; remedies; excuses for nonperformance (including mistake, misrepresentation, duress, impracticability, and frustration of purpose); assignment and delegation; rights of third parties; and other topics.

**Corporations (3 units)**

This course provides a basic understanding of both closely held and publicly held for-profit corporations. Particular attention is given to the way in which corporations organize and operate. The course also examines the respective roles, relationships, responsibilities, and liability exposure of shareholders, directors, and officers. The study of corporate litigation and regulation under key portions of the Securities Exchange Act of 1934 and the rules and regulations of the S.E.C. is included.

**Criminal Law (3 units)**

This course is designed to enable law students to deal with substantive criminal law problems in both practical and policy terms. There is inquiry into the proper scope and objectives of the criminal law, limitations on the State's power to define criminal liability, and general principles of liability and defenses for offenses against the person and property. The course also provides an opportunity for critical examination of statutes at an early stage in the law student's career.

**Evidence (4 units)**

This course covers the standards regulating admissibility of evidence in both criminal and civil trials. Special emphasis is placed on the Federal Rules of Evidence.

**Federal Income Taxation (3 units)**

This course introduces students to the system of federal income taxation of individuals. The tax system is studied with emphasis on basic concepts rather than detailed computations. Significant attention is given to the public policy served by various provisions of the Internal Revenue Code. Primary consideration is given to principles and policies relating to the taxation of individuals including procedure, income, deductions, gains and losses, and transactional aspects of income taxation. The internal Revenue Code and Regulations are emphasized.

**LAWYERING SKILLS REQUIREMENT (2-3 units)**

Students are required to fulfill this requirement by taking any one of the following lawyering skills courses:

- Advanced Legal Research (2 units)
- Advocacy (2 units)
- Appellate Practice/Procedure (2 units)
- Bankruptcy Clinical Practice (3 units)
- Client Interviewing and Counseling (3 units)
- Commercial Leasing (2 units)
- Depositions and Discovery in Complex Litigations (3 units)
- Elder Law: Theory and Practice (3 units)
- Legal Drafting (2 units)
- Mediation (3 units)
- Negotiations (3 units)
- Pre-trial Civil Practice (3 units)
- Tax Procedure and Administration (3 units)
- Trial Practice (3 units)
- U.S. Tax Court Clinic (3 units)

Course descriptions for these approved lawyering skills courses are included in the elective course listings.

**Legal Research and Writing I (3 units) and Legal Research and Writing II (2 units)**

This course introduces students to fundamental legal reasoning, research, and writing skills in the context of objective legal documents, including client letters and memoranda of law. The course includes an overview of legal concepts, such as the structure of the court system and how law is made. The second course helps students refine and further develop their analytical, writing, and research skills in the advocacy context. Students produce litigation documents including pleadings and either a pre-trial brief or an appellate brief. Students are introduced to computer assisted legal research.

**Professional Responsibility (2 units)**

The rules of law governing lawyers' professional conduct are studied through the ethics codes, lectures, text, cases, problems, and class discussion. Principal attention is given to whether lawyers should subordinate their own moral judgment to that of their clients, the lawyers' role in an adversary system, malpractice, and the duties of lawyers to their clients and to the legal profession.
representation, lawyer-client confidentiality, conflicts of interest, competency in providing legal services, professionalism, ethics, solicitation of clients, and the lawyer’s professional obligations to do work for the benefit of the public. Close attention is given to the Model Rules of Professional Conduct.

Real Property I (3 units) and Real Property II (3 units)
Property law is studied as a social and legal institution to facilitate the acquisition, disposition, and use of personal and real property. Over two semesters, students explore a variety of rights and responsibilities in property, including distinctions between real and personal property, the nature of ownership and possession, adverse possession, landlord-tenant law, present and future estates in land, concurrent ownership, conveyancing and deeds, recording, private land-use restrictions (covenants, easements, and equitable servitudes), public land-use regulations, and eminent domain. The course may include introductory exposure to trusts, charitable transfers, intellectual property, fixtures, mortgages, and ownership of natural resources (i.e., water, oil, gas, wildlife).

Torts I (3 units) and Torts II (3 units)
These courses cover the civil laws governing compensation for injury to person and property. The courses emphasize intentional, negligent, and strict liability torts. Students become familiar with the fundamental principles and objectives of tort law including the basic rules governing the legal assessment of fault, victim compensation, and defenses. Topics include liability, defamation, invasion of privacy, selected business torts, and other alternatives to negligence may be explored.

Writing Requirement (2-3 units)
The substantial writing requirement may be satisfied by the production of one or more documents that require the student to engage in complex, critical analysis of a legal issue. The assignments must challenge the student’s organizational, research, problem-solving, and writing abilities. The project should enhance the student’s educational experience and may involve interdisciplinary work, the integration of theory and application, skills and values, or advocacy of a particular position. Any project that satisfies the writing requirement must involve a close working relationship between the student and a full-time faculty supervisor during the research and preparation of the project, except where the associate dean for academic affairs approves an alternate arrangement.

The requirement may be satisfied by production of a paper of high academic quality in any of the following ways: 1) a document or documents in connection with an upper level course seminar (as designated each semester by the full-time professor after approval by the associate dean for academic affairs); 2) a writing for law review that is of publishable quality; or, 3) original research. The list of courses qualifying for the writing requirement is published with the course schedules each semester. Student proposals for satisfying the writing requirement through directed research must include a detailed topic description and an estimate of the time requirement for completion of the project. The faculty supervisor requires an outline and a draft in addition to the final paper. The faculty member and student meet on a regular basis to discuss the progress of the paper. All directed research projects are graded. The faculty supervisor notifies the student in advance of all requirements for the project. The number of credits can be no fewer than two and no greater than three. While a faculty supervisor’s judgment as to the length of papers that satisfies the writing requirement through directed research is generally determinative, no work product of fewer than twenty-five pages will satisfy the requirement.

ELECTIVE COURSES
As a student-centered institution, Chapman University School of Law’s elective courses are responsive to student needs and ambitions and will therefore evolve over time. The following is a current listing of regular elective courses. We expect to offer each one of these courses at least every other year.

Accounting for Lawyers (2 units)
This course represents an introduction to accounting for students with little background in the field. Initial emphasis is on established accounting principles and the analysis of financial statements. The course’s perspective is that of a business attorney using financial statements to advise clients in various legal settings (e.g., the drafting of buy-sell agreements and the valuation of businesses). Students are expected to consider state and federal privileges between accountants and their clients as well as the professional responsibility of an attorney to a corporate client.

Administrative Law (3 units)
This course provides a study of the processes of decision making by administrative agencies and their control by legislators and courts. It centers on the tension between the need for delegation of power to agencies sufficient to ensure effective government, and the need to limit that power and protect the citizen from government oppression. The course focuses particularly on administrative procedure and deals with the concept of administrative discretion and the constitutional, statutory, and common law doctrines that control discretion in administrative decision making. Also considered are contemporary issues that bear upon the fairness of governmental action (e.g., the right to notice and hearing, confrontation of witnesses, ex parte communications, institutional decisions, combination of functions).

Advanced Evidence (3 units)
This is an applied evidence course. Complex evidentiary issues are presented in a simulated environment. Students are expected to synthesize legal theories in developing a theory of the case, and in developing and making evidentiary arguments. Students are given opportunities to
organize and present evidence to establish a theory of the case. Students learn how to introduce evidence, and how to exclude evidence that should not be introduced. The grade is based on written exercises and performance simulations.

Advanced Federal Income Tax (2 units)
This course is a continuation of the basic Federal Income Taxation course for students in the tax law program. It includes federal income tax topics that are not generally addressed in detail or at all in the basic course, such as in-depth coverage of tax accounting issues, imputation under IRC section 872, involuntary conversions, alternative minimum tax, "like-kind" exchange, employee benefits and deferred compensation (including IRC section 83) and tax law policy issues.

Advanced Legal Research (2 units)
The focus of this seminar is upon the practical preparation of mock bench memos in response to pleadings on matters presently pending before a judge of the local bankruptcy court; analysis of cutting-edge issues in current bankruptcy case law. Emphasis is placed on the availability and use of treatises, forms, records and briefs, microforms, and other materials used in practice.

Advanced Seminar in Bankruptcy Law (3 units)
The focus of this seminar is upon the practical aspects of financial recovery. Topics may include: business reorganizations under Chapter 11 of the Bankruptcy Code; in-depth analysis of practical problems faced by creditors and potential solutions from within and without the bankruptcy law; the preparation of mock bench memos in response to pleadings on matters presently pending before a judge of the local bankruptcy court; analysis of cutting-edge issues in current bankruptcy case law.

Advanced Seminar in Constitutional Law (3 units)
This course deals with advanced topics in constitutional law and constitutional history.

Advanced Seminar in Criminal Law and Procedure (3 units)
This course deals with advanced topics in criminal law and procedure, such as capital punishment or preventive justice. It is anticipated that in the near future, capital punishment will be the focus of this course.

Advanced Seminar in Criminal Law and Procedure (3 units)
This course deals with advanced topics in criminal law and procedure, such as capital punishment or preventive justice. It is anticipated that in the near future, capital punishment will be the focus of this course.

Advanced Seminar in Jurisprudence/Legal Process (3 units)
This course covers various perspectives on law and/or public policy. These perspectives may be jurisprudential or theoretical in nature, or may examine the law as a dynamic process shaped by social, political and motivational forces. For example, students may be exposed to theories like Natural Law, Postivism, American Realism, Scandinavian Realism, Law & Economics, Critical Legal Studies, Critical Race Theory, Legal Feminism, and Law & Literature. Although the means of examining these perspectives and the precise perspectives examined may vary from semester to semester, students will enrich their skills of creative legal analysis by considering several different lenses with which to view legal principles and institutions.

Advanced Seminar in Land Development and the Environment (2 units)
This is an advanced seminar on a single current topic in land use, land development, or environmental regulation. The topic varies from year to year. Examples include: regulatory takings, brownfields redevelopment, CEQA, environmental justice, or financing of development and infrastructure. Students complete a substantial academic research paper on a topic related to land use, real estate, or environmental law, and present their research ideas in class. Particular emphasis is on empirical research.

Advanced Topics in Advocacy and Dispute Resolution (2 units)
This course focuses on specialized, advanced topics in advocacy and dispute resolution. Topics may vary from semester to semester and may include arbitration, persuasion, and other techniques, and methods of advocacy, considerations between adversarial and non-adversarial perspectives and the precise perspective

Agency, Partnerships and Other Unincorporated Organizations (3 units)
The principles of master-servant, principal-agent, and general employer-independent contractor agency relationships are explored in this course. Subjects include relationship creation and termination; the scope of the agent's real and apparent authority; disclosed and undisclosed principal's ratification; agent fiduciary duties; applicability to partnerships; the doctrine of respondent superior; and employer-employee relations. Materials cover statutory and case law differentiating the general partnership from the limited partnership and internal/external rights, duties, and liabilities, including creditor remedies. Discussion includes such topics as limited liability companies, non-profit organizations, and joint ventures.

Antitrust Law (3 units)
This course involves a study of the benefits and dangers of competition in a free enterprise system, with emphasis on the federal and state efforts to adjust the competitive balance. The course examines private actions for treble damages as well as the procedure governing federal enforcement and action to practices such as price fixing, monopolization, boycotts, exclusive dealing, franchises, and illegal tie-ins. The course provides an examination of the law and policy embodied in the Sherman Act, the Clayton Act, and the Federal Trade Commission...
Act which are the major federal statutes concerned with the control of private economic power.

Appellate Law Clinic (3 units fall, 3 units spring)
This two-semester, year-long clinic offers the opportunity for students to participate in real appellate proceedings before the United States Court of Appeals for the Ninth Circuit. The course begins with a brief review of federal jurisdiction, appellate jurisdiction, standards of appellate review and the intricacies of Ninth Circuit practice. Then, students will be assigned one appeal before the Ninth Circuit. With supervision from the instructor, the student will research the legal issues and draft an opening brief. During the second semester, the class focuses on filing effective reply briefs and oral advocacy. Students prepare and draft a reply brief for filing in the Ninth Circuit. Students will then prepare for oral argument before the Ninth Circuit by engaging in mock trial arguments. Prerequisites: top 50% class rank and permission of professor; completed two years of law study; completion of or concurrent enrollment in Evidence and Civil Procedure.

Appellate Practice/Procedure (2 units)
This course focuses on the procedures involved in bringing an action to the appellate level. Subjects include jurisdiction, evaluating a lower court ruling in determining the appropriateness of appeal, the finality of the lower court ruling, the one final judgment rule, time limitations, effective appellate brief writing, and effective oral advocacy.

Bankruptcy Clinical Practice (3 units)
This clinical class presents a review of various aspects of bankruptcy law and procedure, including alternatives to bankruptcy, exemptions, dischargeability, and avoidance of liens, coupled with lessons on representing those in financial distress. Students work directly with clients and prepare such documents as bankruptcy petitions and pleadings. Depending on the availability of cases, students may represent clients before the United States Bankruptcy Court and may attend a meeting of creditors. This class is useful to students interested in bankruptcy law or in a general practice that includes bankruptcy law. Prerequisites: successful completion of Bankruptcy Practice & Procedure, successful completion of or concurrent enrollment in Evidence and Civil Procedure; willingness to incur a Certified Law Student ($35/yr). Recommended: successful completion of or concurrent enrollment in Secured Transactions.

Bankruptcy Practice & Procedure (3 units)
This course explores the system of federal bankruptcy law and focuses on how the Bankruptcy Code modifies those rights. The key concepts studied include the bankruptcy estate, exemptions, discharge, the automatic stay, preferences, and fraudulent transfers. An examination of the rules applicable to liquidations and business organizations is included. The course involves a study of issues common to both consumer and business bankruptcies under the Federal Bankruptcy Code. Throughout the course, policy aspects of the Bankruptcy Code are explored.

Business Planning (2 units)
This course utilizes a problem-method study of corporate and tax problems entailed in forming and operating a small enterprise, forming a closely held corporation, and in public financing of an existing enterprise. The course addresses similar problems arising from the need to readjust shareholder interests because of the impending retirement of older shareholders and the shift of control to younger persons. Problems arising on the death of a major shareholder are also considered. Most clinical training is included, from drafting corporate documents to conducting client interviews and corporate meetings.

Civil Rights Law (2 units)
Focusing on race, gender, class, and sexual orientation, this course examines the social, political, and legal structures that determine what civil rights are and who has them. The class focuses primarily on Section 1983 of Title 42 of the United States Code as the major means for redressing individual harms caused by misconduct of state and local government officials, as well as private individuals acting under color of law. There is some consideration of similar claims against federal officials.

Client Interviewing and Counseling (3 units)
Practice with gathering and evaluating facts supplied by clients, followed by presentation of advice based on consideration of facts and applicable law. Discussion of interpersonal aspects of client relations and ethical problems that may come up in the context of client representation. Students participate in simulated interviews, portraying both clients and attorneys. Students are required to write several papers, including a client letter, a memo to the file, and papers analyzing the counseling process from the perspective of attorney, client, and neutral observer.

Commercial Leasing (2 units)
This course will introduce students to one of the most important areas of real estate practice: commercial lease law and negotiation. Students will be required to master elements of legal substance and theory concerning the leasing of commercial property, as well as methods of practice and negotiation. In addition to studying sophisticated commercial leases, case opinions, and other textual materials, students will draft and revise provisions of commercial leases, and ultimately, will negotiate an entire lease transaction. Strongly recommended: successful completion of Real Estate Transactions.

Commercial Paper (2 units)
This course revolves around an analysis of problems involved in the creation and transfer of negotiable instruments, as well as the role played by these instruments in commercial and consumer transactions. Articles 3 and 4 of the Uniform Commercial Code and cases among them are the primary materials considered.
Community Property (2 units)
California is one of nine community property jurisdictions in the United States. Community property law affects the residents of each of these states and, in the case of migratory clients, persons who move to common law states as well. This course provides a survey of the peculiar ownership, creditor rights, testamentary rights, and family law problems that may result from even a passing domicile in a community property jurisdiction. Practical problems and solutions are emphasized.

Conflict of Laws (3 units)
A study of the problems that arise when the domiciles of the parties or other significant facts of a controversy are connected with states other than that where the litigation occurs. Among the topics explored are the choice of applicable law, jurisdiction of courts, the effect of state judgments, and the rules of decision applicable in multi-state transactions.

Criminal Procedure/Adjudicative Process (3 units)
This course involves a study of the adjudicative stages of criminal justice: initial appearance; bail; prosecutorial discretion; grand jury proceedings; preliminary hearing; jurisdiction and venue of offenses and defendants; right to speedy trial; guilty pleas; discovery; trial by jury; publicity; double jeopardy; and post-conviction remedies.

Depositions and Discovery in Complex Litigation (3 units)
This course constitutes an analysis of the ends and means of environmental protection through study of statutes, administrative regulations and practices, and judicial decisions relating to the protection of the environment in the United States. Topics may include statutes that regulate pollution emissions (e.g., Clean Air Act, Clean Water Act); procedural requirements (e.g., National Environmental Policy Act, California Environmental Quality Act); administrative law (e.g., standing, standards of judicial review); hazardous and toxic substances and wastes; risk assessment and management; natural resources and wildlife conservation; enforcement and liability; and environmental justice. The course may also examine the ecological, ethical,

Criminal Procedure/Police Practices (3 units)
This course explores selected topics in employment law in the non-union workplace. The course covers the evolving common law and statutory approaches to regulating the employer-employee relationship from hiring to firing. Topics include employee privacy; protection of the environment in the United States. Topics may include statutes that regulate pollution emissions (e.g., Clean Air Act, Clean Water Act); procedural requirements (e.g., National Environmental Policy Act, California Environmental Quality Act); administrative law (e.g., standing, standards of judicial review); hazardous and toxic substances and wastes; risk assessment and management; natural resources and wildlife conservation; enforcement and liability; and environmental justice. The course may also examine the ecological, ethical,
economic, scientific, and political rationales for laws protecting the environment.

Estate and Gift Taxation (3 units) This course provides an introduction to the federal and gift tax laws which affect the transfer of property during life and at death. Students study such concepts as gross estate, taxable gifts, valuation, the marital deduction, transfers with retained interests, and the social and economic implications of taxation of distributions of wealth. The basics of federal transfer taxes are covered in this course beginning with the exemptions and applicable exclusion amounts for transfers of property by gift or by death. The course examines practical methods of passing property tax-free to others, and the circumstances encountered in the general practice of law ranging from small to large estates.

Estate Planning (2 units) Students learn techniques of planning, drafting, and implementing devices for disposing of property. The topics that may be covered include handling of non-probate assets such as IRAs, retirement plans, transfer taxes are covered in this course and the factors influencing the choice of one technique over another, including the income and estate and gift tax consequences of a particular course of action. The course examines revocable and irrevocable lifetime trusts as a will supplement, life insurance settlement options and employee death benefits, use of short-term trusts to reduce income tax, reduction of federal estate and gift taxes, and estate planning of interstate property. Other topics that may be covered include funding of non-probate assets such as IRAs, retirement plans, annuities and joint tenancy assets, issues associated with family succession of business assets, methods for creating college funds for children, and estate planning problems associated with a second marriage.

Externship (up to 8 units over two semesters for part-time externships; up to 15 units over two semesters for full-time externships) Part-time externs earn academic credit while working part-time in governmental or non-profit legal institutions. Full-time externs gain experience in selected state or federal courts. Externs work under the supervision of qualified and experienced practicing attorneys or judges who provide guidance and training in practical lawyering skills. The course includes a classroom component that covers topics relating to the legal system, public process, and professionalism. Students wishing to do an externship must apply a semester in advance. Students may enroll in up to two part-time externships with a maximum of five units per semester and a cap of eight units over two semesters. Full-time externs enroll for one semester of 10 units and may, in a subsequent semester, add an additional part-time externship not to exceed three credits (for a total of 13 externship credits). Consent of the professor is required for all externships.

Family Law (2 units) This course is a study of the extent to which the state may and does regulate familial relationships. The instructor may select topics from among the following: informal and nontraditional familial relationships; control of reproduction and current reproductive technologies; arrangements for the education of children, and adoption, and termination of parental rights, divorce, child custody, support, and paternity proceedings, and the role of the lawyer as counselor.

Federal Courts/ Jurisdiction (2 units) This course presents an introduction to the federal court system and constitutional restraints on the jurisdiction of the federal courts. Topics discussed include the concept of judicial supremacy, permissible Congressional control of the judiciary, the doctrine of sovereign immunity, federal review of state court decisions, and the jurisdiction of the Supreme Court.

First Amendment Law (3 units) This course is a study of the fundamental freedoms of speech, press, association, and religion. In addition to considering the historical background, the course focuses on specific challenges in First Amendment jurisprudence, including regulation of speech in a public forum, access to the media, regulation of the press, symbolic expression, libel, obscenity, commercial speech, picketing, rights of association, loyalty oaths, legislative investigations and government demands for information, separation of church and state, free exercise of religion, state aid to religious schools, and religious freedom-based conduct.

Intellectual Property (3 units) This course surveys the primary types of intellectual property under federal and state law. It emphasizes trademarks, copyrights, and patents while also addressing unfair competition, rights of publicity, trade secrets, and protection of designs. The course analyzes the rights and remedies associated with each type of intellectual property that is covered, as well as the relationships between different types of intellectual property.

International Business Transactions (3 units) This course examines the legal framework of the export or international sales transaction and focuses on the private law aspects of international and commercial transactions. The course deals with trade terms (FOB, CIF, etc.) employed in such transactions, and with the ancillary contracts of carriage (sea, air, etc.), insurance, and finance (documentary letters of credit) underlying them. The course also considers other main types of international commercial transactions, including direct investment, franchise license, transfer of technology, and “know-how.” Conflicts of laws and settlement of disputes including, but not limited to, arbitration and forum selection provisions are covered. Various forms of documents in current use are reviewed. Prerequisite: International Law and Organizations.

Richard Kwon
Class of 2001

The law school at Chapman has a great deal to offer. One of its greatest assets is the small class sizes and low student to teacher ratio. When I decided to pursue law school, I visited a number of campuses, including Stanford, UC Berkeley, and UC Davis. Chapman was the only school I visited where I didn’t feel invisible or like I was bothering someone. There was a human element — a personal touch — at Chapman that impressed me from the first time I visited. It was treated like a person. Instead of just being handed an application and catalog, I was invited to talk with the admissions counselor and had an opportunity to ask lots of questions. During my second visit to Chapman, I had a long conversation with the dean.

The best advice I could give someone choosing a law school is to visit the campus and talk with the students, faculty, and administration. Then ask yourself whether the people you’re not are people you’d like to spend the next three years studying with and learning from. After I visited Chapman, my answer to that question was “yes.” Having completed my first year, I can tell you it was definitely the right answer.
**Legal Drafting (2 units)**
This course develops the student's legal writing skills in a variety of areas not covered in a traditional first year legal research and writing course. The student learns to draft wills, contracts, pleadings, discovery plans, discovery, closing arguments to a jury, legislation, client letters, demand letters, settlement proposals, tactical memoranda, and more.

**Mediation (3 units)**
This course focuses on different theories and approaches to mediation. Mediation is gaining in importance as a mechanism for parties to heal differences without the expense and trauma of litigation. The competent practitioner should understand how mediation works and how to represent clients effectively in a mediation setting. Students in this course have an opportunity to function as both advocates and mediators, using a variety of techniques to resolve disputes. The course grade is based primarily on papers assigned by the instructor.

**Negotiations (3 units)**
Practice preparing for and conducting settlement negotiations. Discussion of negotiations theory, strategy, communications skills, and ethical issues. Students negotiate several different types of situations, both transactional and in anticipation of litigation. Students research the problems to be negotiated, prepare written evaluations of each negotiation, draft a contract, and write a final analytical paper discussing some aspect of the negotiations process.

**Pre-trial Civil Practice (3 units)**
This course centers on practical exercises in the preparation of litigation documents. Exercises may include the preparation of a complaint, cross-claim or counter-claim, answer, discovery documents, pre-trial and post-trial motions, and trial briefs.

**Public Interest Lawyering (3 units)**
This course has three components. The first focuses on theories and evidence of public interest lawyering, including issues of income distribution, racism, the relationship between legal and non-legal problems of the poor, discrimination in general, and various definitions of the public interest. The second focuses on substantive doctrine that relates to selected public interest legal problems. The third focuses on public interest lawyering skills and includes a clinical or limited clinical component. Students work on specific public interest projects through instructor-supervised placements with local public interest lawyers.

**Real Estate Transactions and Finance (3 units)**
A study of various aspects of real estate transactions and financing. Topics may include contracts of sale, brokerage, buyer-seller rights and obligations, title insurance, development, commercial leasing, mortgages, deeds of trust, liens, foreclosure, receivership, priorities, subordination, suretyship, securitization, tax considerations, and strategies of negotiation and drafting.

**Sales (3 units)**
This course explores the law of the sale of goods primarily through a series of problems intended to facilitate study of the Uniform Commercial
Article 9 of the Uniform Commercial Code is the fundamental of contract law. Additional areas of interest include bankruptcy. The course is designed for those individuals seeking tax. The course explores the fundamentals of tax research and provides students with a foundation for further work in the tax arena.

Secured Transactions (3 units)
Article 9 of the Uniform Commercial Code is studied in this class, which investigates transactions in which an interest in collateral is taken to secure debt. Topics include inventory, equipment, and receivables financing, with close attention to priorities among conflicting creditors and enforcement of secured claims in bankruptcy. Additional areas of interest include the function and form of a security agreement, and the process of perfecting a security interest.

Securities Regulation (3 units)
Acquity of federal and state regulation of distribution and trading of securities. The course covers the Securities Act of 1933, the Securities and Exchange Act of 1934, selected state statutes, and cases arising thereunder, are the primary materials. Analysis of recent developments and their effects upon various participants and transactions in trading securities is also discussed.

State and Local Taxation (2 units)
This course is an introduction and survey of state and local tax principles, with an emphasis on general principles of multistate taxation faced by businesses. The course is devoted to state and local tax principles of general application. The course covers selected recent developments, including a discussion of emerging rules applicable to state taxation of electronic commerce over the internet. The course is designed for those individuals seeking a general background for providing legal advice to businesses with multistate activities as well as those intending to pursue a career in tax.

Tax Procedure and Administration (3 units)
This course combines an in-depth study of the theory and practice of the federal income and wealth transfer tax procedures and administration applicable to pre-trial litigation. Students will study the organization of the Internal Revenue Service, the relative significance of various IRS published pronouncements, and numerous taxpayer rights which have been added to the Internal Revenue Service Code in recent years. The most significant part of the course is an analysis of the audit and appeals process. Provided federal funding of the Low Income Taxpayer Clinic program continues and there is cooperation of the IRS, the course will also include student representation of actual clients on a pro bono basis before the IRS in connection with audits and appeals.

Tax Research (3 units)
An area often ignored in traditional legal research courses is the array of materials dealing with tax matters. Such material is often separated from other library materials, and many practicing attorneys possess little ability to research tax matters for their clients. This course explores the fundamentals of tax research and provides students with a foundation for further work in the tax arena.

Taxation of Business Organizations (3 units)
Problems in the taxation of subchapter K partnerships, subchapter C corporations, and subchapter S corporations are covered by this course. Topics pertaining to partnership taxation include the formation, operation, and termination of general and limited partnerships. Class discussion is held concerning the definition of the partnership and the possible treatment of a partnership as an association. Topics pertaining to corporate taxation include tax treatment of a corporation and a corporate shareholder with respect to corporate formation, organization and property transfers, dividends and distributed income, accumulated earnings and undistributed income, non-liquidating corporate distributions, collapsible corporations, personal holding companies, and sale or liquidation of a corporation.

Taxation of Real Estate (3 units)
This course synthesizes tax and real estate law. First, students consider various forms of land ownership and finance (e.g., partnerships, REITs, long-term leases, trust deeds, mortgages, and liens) and the tax consequences of each. Second, students examine real estate issues arising in federal income tax law, including depreciation and recapture, installment sales, passive activity losses, tax-free exchanges, and involuntary conversions. Third, students study California property tax law, including general and special assessments on real estate and limitations on property taxes (e.g., Proposition 13). Finally, students consider tax law as a means of regulating land to protect the environment (e.g., qualified conservation easements, taxation of natural resources, tax issues in environmental liability and remediation). Prerequisites: Federal Income Taxation, and Property I and II. Successful completion of or concurrent enrollment in Real Estate Transactions and Finance, and Taxation of Business Organizations is recommended.

Toxic and Mass Tort Law (3 units)
Our technological society has spawned an explosion of toxic tort actions. Topics include special statute of limitations problems in toxic cases, the complexities of mass litigation, and problems of proof in toxic tort actions.

Trial Practice (3 units)
This is a practical skills course in advocacy which introduces students to the fundamental components of a typical civil and criminal trial and requires students to perform exercises involving each component, and try a mock civil or criminal case from provided problem materials. The course requires student participation in discrete exercises, including voir dire, opening and closing statements, and direct and cross-examination.

U.S. Tax Court Clinic (3 units)
Under a special rule of the United States Tax Court, students in this clinical education course
are permitted to handle actual cases before the Court. Attorneys admitted to practice before the U.S. Tax Court provide student supervision. Actual cases with no more than $50,000 in controversy per year that have been docketed with the Court in Washington, D.C., are assigned to students on a pro bono basis. Cases are referred to the clinic by the Court to be handled in the Los Angeles venue based in the Roybal federal building. Each student first learns the procedures applicable to tax cases and then handles all aspects of the case(s) including trial. Enrollment is limited with preference given to students who complete the Tax Procedure & Administration course offered in the fall semester.

Water Law (2 units)
This course examines legal controls on a scarce natural resource that is essential to human life and economic development. Topics include the prior appropriation doctrine; riparian water rights; groundwater; the public trust doctrine; federal and Indian reserved water rights; water development and distribution; the relationship between water and economic development; water quality; government regulation; and the role of interested groups in water policy.

Wills and Trusts (3 units)
This course examines rules pertaining to intestate succession; testamentary dispositions; execution, modification, and revocation of wills; testamentary capacity and will contests; interpretation of wills; protection of spouse and children; and the use of will substitutes. The creation, types, and characteristics of trusts are also examined, including coverage of the construction of trusts, trust administration, and wealth transfer taxation.

Occasional Elective Courses
The following is a list of elective courses that have been approved by the faculty but that are not offered on a regular basis. Some of these courses may be offered each year, but no expectation should arise that a particular course will be offered during any period.

- Advanced Business Problems in Real Property (2)
- Advanced Legal Analysis and Writing (3)
- Advanced Real Estate Finance (2)
- Advanced Seminar in International Law (3)
- Advanced Seminar in Real Estate Law (2)
- Advanced Taxation of Business Organizations (2)
- Advanced Topics in Advocacy and Dispute Resolution (2)
- Charitable and Other Non-Profit Organizations (2)
- Comparative Law (2)
- Construction Law (2)
- Ecosystems and Legal Problem-Solving (2)
- Employee Compensation and Benefits (3)
- Environmental Crimes (2)
- Environmental Litigation (2-3)
- Federal Crimes (3)
- Gender and the Law (2-3)
- Health Care Law (3)
- Human Rights and International Women’s Rights (2)
- Immigration and Refugee Law (2)
- Income Taxation of Trusts and Estates (2)
- International Commercial and Trade Law (3)
- International Litigation (3)
- Labor Law (2-3)
- Local Government Law (2)
- Products Liability (3)
- Race and the Law (2)
- Religion and the Law (2)
- U.S. Taxation of International Income (3)
- Workers’ Compensation (2)

Co-curricular Activities
Deans of the colleges approve the following co-curricular activities subject to the approval of the faculty advisor or team coach.

Law Review (1/1 units for staff; 2/2 units for editors)
The Chapman Law Review is a legal journal edited and published by School of Law students selected on the basis of academic achievement and a writing competition. Students on the Chapman Law Review receive credit for demonstrable competence in scholarly writing and editing.

Subject to approval prior to registration by the faculty advisor, academic credit is awarded as follows: 1) Staff members may each receive two units of academic credit per semester of participation in their final year of law school; and, 2) Editors may each receive three units of academic credit per semester of participation in their final year of law school. The production of a student note (whether published or not) may satisfy the writing requirement if the note meets the standards set by the faculty advisor.
Appellate Competitions (1 unit per competition)

Students who compete at the regional or national level of an interscholastic negotiation competition may earn one ungraded academic credit. Students are expected to conduct all necessary research and preparation for the competition. Participation is determined by the ADR Board.

Negotiations Competition (1 unit per competition)

Students who compete at the regional or national level of an interscholastic client counseling competition may earn one ungraded academic credit. Students are expected to conduct all necessary research and preparation for the competition. Participation is determined by the ADR Board.

International Arbitration Competition (1 unit per competition)

Students who compete in the International Arbitration Competition learn the fundamentals of dispute resolution in the international sphere. Participation in the Vis International Commercial Moot Competition requires students to draft written memorials for the year’s official problem. The second component of participation is oral advocacy.

A student may not earn more than twelve units toward completion of the J.D. degree from non-graded courses. These include Law Review, Nexus, non-graded clinics, skills competitions, non-law graduate courses, and credits earned at other ABA law schools.

Erik Jensen
Class of 2000

For me, the decision to come to Chapman was an easy one. Even though I was offered a substantial scholarship at one of Orange County’s other law schools, Chapman offered benefits that weren’t available elsewhere — not the least of which was reputation and credibility. Chapman University has been a respected institution for nearly 140 years, and it has a proven record of academic excellence. That matters. After my first visit on campus, it was very evident to me that Chapman was fully committed to creating a learning, quality law school. I think the new law building and the caliber of the faculty the school has attracted over the past four years is strong evidence of that commitment.

I have been in that the faculty was accomplished. But, quite frankly, I was surprised to discover how personable, down-to-earth, and accessible they are. I guess I expected the Professor Kingsfield character from “The Paper Chase,” but that’s definitely not what I found here. Learning is much easier when you feel involved rather than intimidated.

The supportive, open-door environment here at Chapman has definitely enhanced the experience.