



North Idaho Real Estate Academy

The Choice for Real Estate Education in Idaho

Not just for **COMMERCIAL** Agents

Presenting a **MUST HAVE** 6 -Hours of IDAHO Continuing Education PLUS 2 CE*



A Licensee's Guide to Property Descriptions

Course Objectives:

Build a solid understanding and learn the critical importance of *Property Descriptions* and how they have evolved and how they are used today. With *hands on* and workshop techniques, learn how to read, write, and spot *erroneous assumptions* in standard metes & bounds, rectangular survey, and lot & block plat systems. Calculate grade, slope and coordinates of irregular terrain. Learn the basics when using GPS, and USGS topography maps, satellite imaging, build your very own *Google Maps™* applications (a powerful FREE service). Discuss *on-line* techniques and effectiveness for viewing, locating, and virtual *touring* of properties. In a recent year, over 24% of Idaho lawsuits brought against licensees were related to *Property Descriptions* in one form or another. Key litigation is reviewed from Idaho courts and tools are presented for avoiding the issues adjudicated. Complete your specialized knowledge with this comprehensive 6-HOUR CE Course on *Property Descriptions*, retain a valuable resource data disk for your continued use, and receive a handsome acknowledgement CERTIFICATE for your efforts.

FREE DATA DISK included containing useful and license free application software, information, web-sites, and documentation for your Real Estate Practice

Brief Course Outline

- ✓ Brief history of *Property Descriptions*
- ✓ US Property laws from 1775 to present
- ✓ Civil Rights Act 1866 & *Native Americans*
- ✓ Modern terms for *Real Property*
- ✓ **Erroneous Assumptions** cause problems
- ✓ Introduction to USGS specialized mapping
- ✓ **Workshop Session** (build a site data base)
- ✓ Review **Meets & Bounds**
- ✓ Review **Rectangular Survey System**
- ✓ Review **Lot & Block Plat System**
- ✓ Working with clients & customers
- ✓ **GPS Operation & applications**
- ✓ **Internet offers, photos, & virtual tours**
- ✓ *How to make & use Google Maps™*
- ✓ Idaho Statutes – **Titles 14 to 55 RE** review
- ✓ Property Description **Border Dispute** cases
- ✓ The **Ultimate Taking** - Kelo vs. New London

Where: **North Idaho Real Estate Academy**
1710 N. 4th Street, Suite 105
Coeur D Alene, Idaho 83814

When: **January 21st 2008 Wednesday**
8:00AM to Noon - 1:00PM to 3:00PM
***Plus 2 Additional Hours from 3- 5PM**

Instructor: **John S. Hollar Jr., BS/BA, MBA**
Idaho Broker, IREC Instructor & Provider

Tuition: **\$69.00** Plus *Optional* \$9.00 for 7.5' USGS Map & map scale ruler (for field use) available at the session

Register: **Idaho Approval # E-0504**
Call: 208-664-1898 or

<http://nireaonline.com/register.htm>



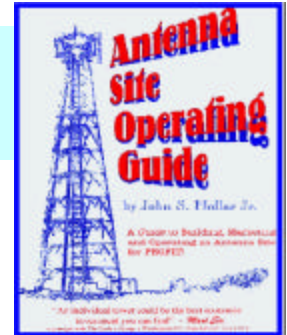
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Presenting an **ALL NEW 2- HOUR Specialized Property Application** for IDAHO Continuing Education

Skill Series[®] **VERTICAL REAL ESTATE**



Course Objectives:

Look to your belt, in your pocketbook or briefcase. Then look around you ...to the skies. All *Personal Communication* products that you use in your practice (and costing more and more) require a **finite real estate infrastructure** that is expanding *geometrically*. The need for new *antenna sites* has exploded in recent years to where you'd be hard pressed to view any horizon without spotting these facilities, sometimes without knowing that they are even there. This live, *optional, Specialized Property Skill Series[®]* CE course is a supplement to our popular 6-hour *Licensee's Guide to Property Descriptions (E-0504)*. It is **provided FREE to any licensee having a 2008 transcript for this 6-hour course**. We may now provide 8-hours of CE by combining our 6-hour course with this stand-alone 2-hour course. In addition, a 2-hour CE is often necessary to round out elective credits when meeting license renewal requirements in Idaho. *Vertical Real Estate* is the first of additional **2-hour** CE offerings being developed addressing *Specialized Property* subjects e. g. cemeteries, kiosks, schools, churches, casinos, as well as the listing and selling of various *licenses* and *franchises*.

FREE DATA DISK & (320 Page) Manual providing software, industry resources, and "how to" information to sharpen your **Real Estate** practice by facilitating **vertical real estate ANTENNA SITING** as a **specialized property**.

Brief Course Outline

- ✓ Industry Assessment – (*White Paper*)
- ✓ What is a *Specialized Property*
- ✓ **WiMAX** may need 5000 **new** sites
- ✓ Leveraging **Real Estate Skills** for Siting
- ✓ Who are your **Clients**?
- ✓ Who are your **Customers**?
- ✓ Who are the Consultants & Investors?
- ✓ **NIMBY's** abound
- ✓ Siting Accommodations
- ✓ Business & Application Models
- ✓ Regulatory Environment
- ✓ Federal Communications Commission **FCC**
- ✓ Federal Aviation Administration **FAA**
- ✓ Applied Zoning & Code Policies
- ✓ Setbacks, fall zones, loading, and **safety**
- ✓ The Site: **Agency Agreement**
- ✓ The Site: **Licensee Agreement**
- ✓ **ASOG** Site Guide provided ISBN 9667428-0

Where: **North Idaho Real Estate Academy**
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When: **JANUARY 21st 2009 - Thursday**
3:00 PM to 5:00PM

Instructor: **John S. Hollar Jr., BS/BA, MBA** **REEA**
Idaho Broker, IREC Instructor & Provider

Tuition: **Student fee \$19.00 (2-CE Hours)**

Tuition Waived for all licensees who have attended our 6-HOUR course (E-0504) *Licensee's Guide to Property Descriptions*

Register: Idaho Approval E- 0688
208-664-1898 or

<http://nireaonline.com/register.htm>