



Wilfred Brugger, Executive Secretary of the Torrance-Lomita Board of Realtors receives a certificate awarded for completion of a Realty Board Administration course earned at a national seminar in Chicago recently. President Kenneth Peters, in presenting the certificate, stated that professional Board Administration is necessary to the ultimate professionalism of all Realtor's services in the Torrance-Lomita area.

**300 Local Realtors Attend Educational Conference**

A capacity audience of 300 real estate brokers and salesmen attending the all day Real Estate Educational Conference at the Torrance Lomita Board of Realtors headquarters Friday heard five university instructors stress the importance of educational training in the field of real estate.

Dr. Taylor W. Meloan, department of Marketing and Transportation at the University of Southern California in his keynote address, said, "To gain the solid ethical principals which reflect the demands society places upon the real estate business today, it is the brokers obligation to initiate a highly formalized training program in order to install in the salesmen not only a thorough and basic knowledge of real estate that he may utilize in the service of his client but also urged into a strict adherence to the established code of ethics and as part of his responsibility to both client and fellow worker as well. However, a program of continuous education is the essential ingredient here. The throw in the fish and let him swim is largely passe today."

Lawrence Lackman, attorney, and instructor of Legal Aspects of Real Estate at Long Beach City College discussed the fiduciary relationship between broker and client, contractual obligation of parties in a transaction and the brokers position of trusteeship in a real estate

transaction. On Planning Your Real Estate Operation, Phillip Yeager, instructor of Real Estate Brokerage and Administration at UCLA, outlined the methods used for a strong administrative operation. "While restrictive and sometimes irritating, management is acceptable to people because it is managements job to get them to do what they are usually happy they did, but did not necessarily want to do in the first place," he said.

Covering all of the areas in financing, Price Scott, instructor of financing at UCLA, pointed out that the money market is no different than any other market in that fluctuations are based on supply and demand.

James McMichael, UCLA instructor on Income Tax in Real Estate concluded the discussions with Income Tax Aspects of The Real Estate Transaction.

President of the Torrance Lomita Board, Kenneth Peters, congratulated Educational Chairman of the board Geneva Meara for the skillful manner in which she and her committee handled the affair. Other members of the committee commended were: James Bruno, Dell Wright, Don Mario, Fred Hansen, George Harbour, Mary Toombs and Lee Dawson.

Delbert Vaughn, 21st District vice president, CREA, presided as master of ceremonies and introduced the speakers.

**Petition Opposing Incorporation Circulating Early In Lomita**

A petition protesting the incorporation of Lomita is being circulated earlier than has been customary since this defense against incorporation was made part of the law. Advice from the office of the County Administration, to the Committee Opposing Incorporation, is the time for this defensive move has not been set by statute or by any ruling.

The usual procedure has been to wait until after the proponents file their petition, in order to avoid wasted effort. The advisory council of the Civic League's Committee opposing incorporation is weighing the advantages of circulating the protest petition at the same time the proponents are circulating their. The protest petition requires the signatures of the owners of 51 per cent of the land, while the proponents petition requires much less. The protesters are sure of only about two months of time after the protection period for the proponents ends. Volunteers are being well-

come, by the committee, who wish to help with the protest petition, or with the mailing of information to land owners.

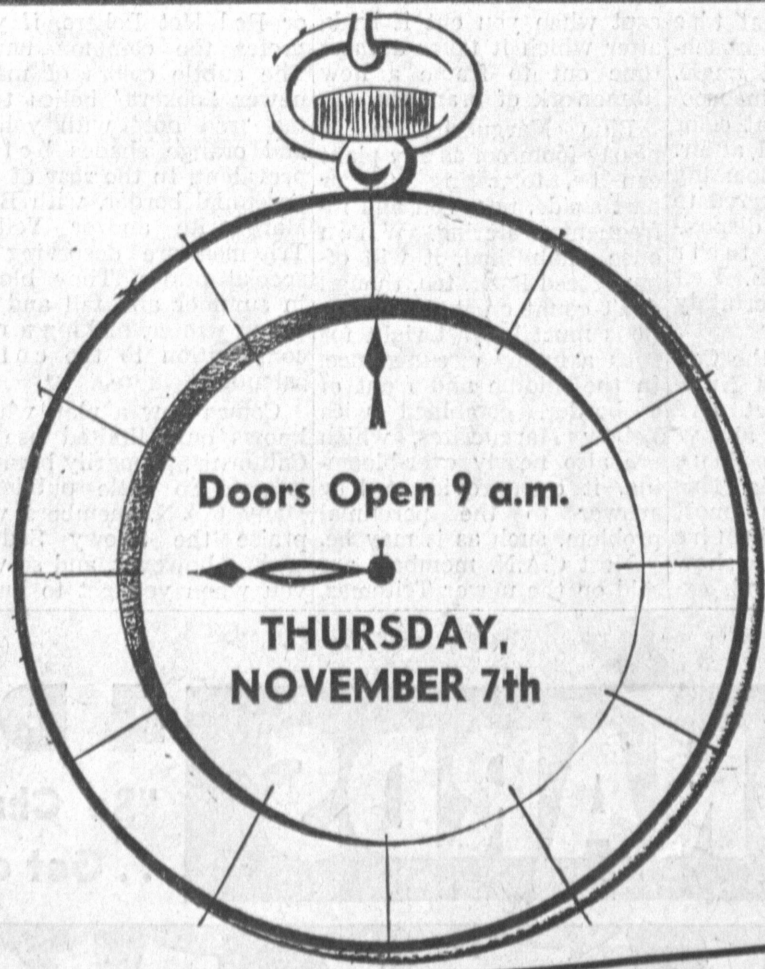
**LEGAL NOTICES**

**CERTIFICATE OF BUSINESS, FICTITIOUS NAME**  
The undersigned does certify he is conducting a business at 1217 El Prado Ave., Torrance, California, under the fictitious firm name of TOY CIRCUS and that said firm is composed of the following person, whose name in full and place of residence is as follows: EDWARD D. WILLIAMS, 2904S Walnut Street, Lomita, California.

Dated October 22, 1963.  
EDWARD D. WILLIAMS  
State of California, Los Angeles County.  
On October 22, 1963, before me, a Notary Public in and for said State, personally appeared EDWARD D. WILLIAMS known to me to be the person whose name is subscribed to the within instrument and acknowledged he executed the same.  
(SEAL) RUTH H. PETERSON,  
Notary Public  
My commission expires June 4, 1965.  
Torrance Press, Wednesday, Oct. 30, Nov. 6, 13, 20, 1963.

**CERTIFICATE OF CORPORATION FOR TRANSACTION OF BUSINESS UNDER FICTITIOUS NAME**  
THE UNDERSIGNED CORPORATION does certify that it is conducting a RETAIL CARPET SALES business at 3914 Sepulveda Boulevard, Torrance, California, under the fictitious firm name of CROWN CARPETS of TORRANCE and that said firm is composed of the following corporation, whose principal place of business is as follows: ARTISTIC CARPETS INC., 3514 Sepulveda Boulevard, Torrance, California.

WITNESS its hand this 28th day of October, 1963.  
(Corporate Seal)  
Signature and title of authorized officer or officers of the corporation  
ROBERT SHIPMAN  
President  
STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES, ss.  
On this 28th day of October, A.D. 1963, before me RUTH H. PETERSON a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared R. ROBERT SHIPMAN known to me to be the President of the corporation that executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same. In Witness Whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.  
(SEAL) RUTH H. PETERSON,  
Notary Public in and for said County and State.  
My commission expires June 4, 1965.  
Torrance Press, Wed. Oct. 30, Nov. 6, 13, 20, 1963.



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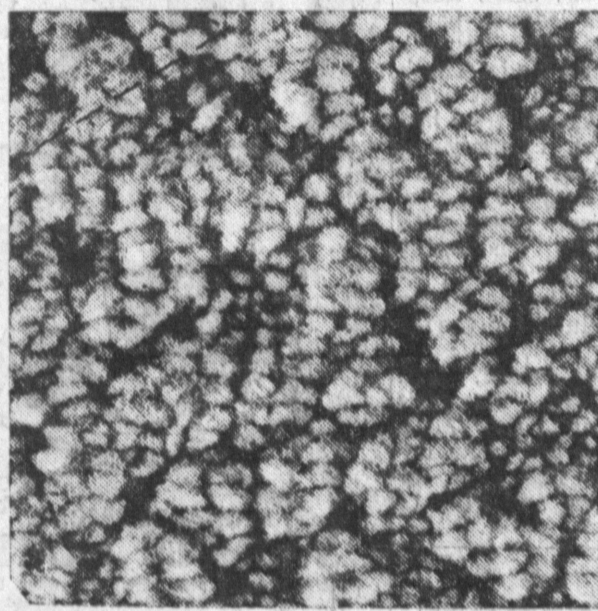
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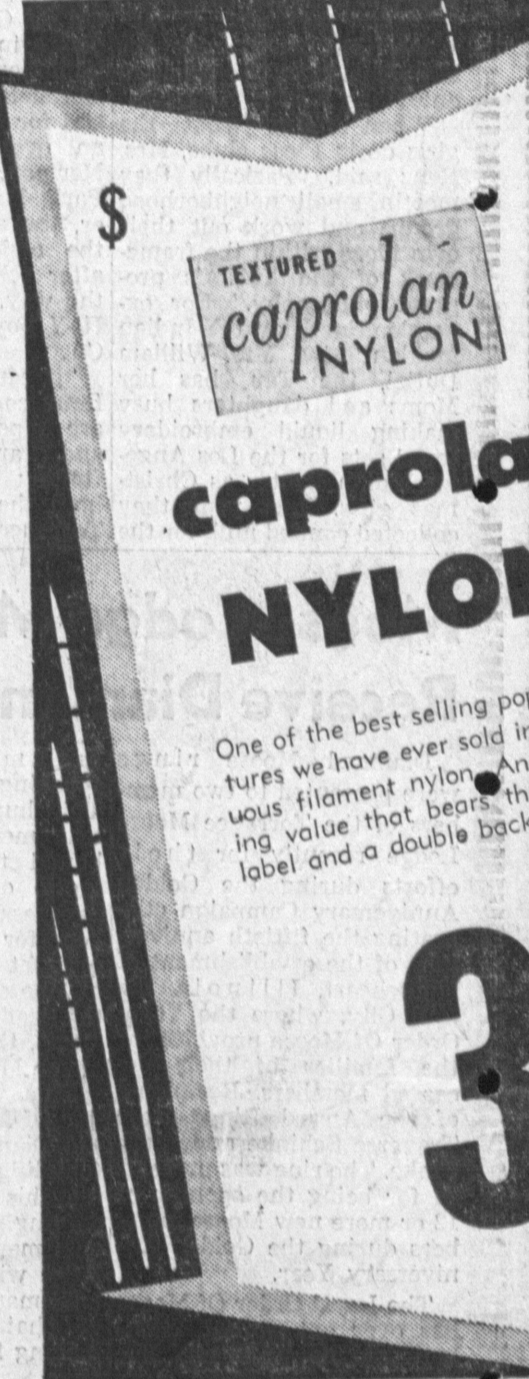
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