



**FIRST PRIZE WINNER . . .** The St. Lawrence Martyr Parochial School building was adjudged the best designed Catholic School built in the country within the last five years. The award was presented by the Catholic Building

Administration. The factory at the church was adjudged third best in the country by the same judges. In the foreground of the school is a statue of the saint after whom the parish was named.

## Legislator Studies Complaints Of Fast Real Estate Operators

By CHARLES E. CHAPEL  
Assemblyman, 46th District

F. W. Griesinger, State Real Estate Commissioner of California, the real estate brokers who are licensed throughout the United States, the license law administrators in the several states of the United States, federal agencies, better business bureaus, and chamber of commerce tell me that they have been deluged by complaints from thousands of people who have paid millions of dollars to unlicensed individuals and companies who have collected advance fees based upon promises to sell real estate or businesses through special advertising but have produced few sales.

It was my pleasure to help in the enactment of laws in California in 1955 known as Sections 10026, 10252.5, 10253.5 and 10305, Business and Professions Code, in an effort to control these unethical and illegal real estate operators within the definition of busi-

ness opportunity brokers and salesmen and specifically defining advance fee real estate transactions.

The constitutionality of these laws we enacted in 1955 is being questioned in the courts by lawyers representing advance fee operators, and in California the Real Estate Commissioner and the Attorney General have been enjoined by a few of these advance fee operators from proceeding against them for operating without a license until the matter has been fully explored by the courts.

Meanwhile, the California State Real Estate Commissioner has issued an order for investigation of certain advance fee operators in order to learn their actual method of operation. In some cases criminal action has been taken by complainants (those who were defrauded) through the district attorneys of the various counties of California, in accordance with Section 10260, Cali-

fornia Business and Professions Code.

In order to tighten the California laws, amendments to the existing Business and Professions Code were prepared by the Attorney General and submitted to the Legislature at its 1957 session. These amendments and related subjects have been studied by an Assembly interim committee which is making recommendations for law revision that will either take place during the special session in 1958, or during the general session of 1959.

The Federal Trade Commission has issued complaints against several advance fee operators and this may slow up their activities.

The California real estate license law makes it a misdemeanor for any person to pay to any unlicensed person for performing any real estate or business opportunity for which a license is required. In spite of this, many people do business with advance fee op-

erators without asking to see their license. This brings us to one small but important step in curtailing racketeering in real estate and business opportunity transactions: Always ask to see the license. The honest broker or salesman is proud to display his credentials.

In Los Angeles County, send written complaints about any unsatisfactory transactions to Donald McClure, assistant commissioner, or to M. R. Griffin, chief deputy for Southern California, at 541 South Spring St., Los Angeles. After conference with either of these gentlemen, you may wish to file a complaint with the District Attorney at his main office at 211 Temple St., Los Angeles.

During March, write to me at Assembly Chambers, State Capitol, Sacramento 14. If you visit me, the room number is 4001, which is easy to find because it is opposite the main bank of elevators. My wife, Dorothy, is with me and takes visitors on tours of the Capitol.

### Candidates To Speak to Civic Group

Candidates for the city council are being invited to express their views before the membership of the North Torrance Civic Improvement Assn. Thursday night, March 6, it was announced here yesterday by President John G. L. Crain.

Candidates for the mayor's office and for the city council race will be given 10 minutes each to speak to the meeting, Crain said.

"We believe this will furnish an excellent occasion for each candidate to meet the people of our area and present his program to them," Crain said.

### Kiddie Plays Scheduled at Playhouse

A series of plays for children is planned by the Hermosa Beach Playhouse on the Pier with the first, "Jack and the Beanstalk," scheduled to open on March 22.

The children's plays will run concurrently with the regular season of adult plays. Directors will be Don Stubbs, who began his training at the University of Minnesota where he received his bachelor of arts. A professional writer, his radio and TV plays have been presented on "Suspense," "Circle Theater," and the University of Minnesota's "School of the Air."

After his work on the TV School he has concentrated his writing in the juvenile field. He spent five years at the College of St. Catherine, St. Paul, Minn., instructing elementary teachers in creative dramatics. He also has appeared in South Bay Little Theatre productions of "The Joyous Season" and "Light Up the Sky."

The cast of "Jack and the Beanstalk" will include both adults and children. Pat Bennett; her daughter, Barbara, and Bill Ewing, all of Torrance, are included in the cast. Ewing plays the giant.

Special rates for groups of 10 or more children will be available. Further information can be obtained by calling the playhouse.

### Investment Firm Tells Expansion

Keeping pace with the rapid growth of the South Bay, Bateman, Eichler & Co., Los Angeles investment dealers, have just completed expansion and remodeling of their Redondo Beach office, 209 Avenida Del Norte, in the Hollywood Riviera. Vice-president and Resident Manager Richard M. Allen and his associates, Bruce Crane and Emerald Olson, extend an invitation to all investors to come to see the new quarters. Bateman, Eichler & Co. were the first Los Angeles securities firm to locate in the South Bay. To meet the rising demand for investment information, the Redondo branch has inaugurated a policy of Saturday morning openings, especially for the convenience of South Bay men and women who cannot come in during the regular workweek. The office is open Saturdays from 9 a.m. until 12 noon.

### St. Lawrence School Given Design Prize

The school building of St. Lawrence Martyr parish was awarded first place in judging conducted among all Catholic schools in the United States built within the last five years.

In the judging conducted by the Catholic Building Administration, the parish rectory was awarded third place. Architects for both structures was the firm of Comeau and Brooks.

The parish, which was founded a little more than two years ago, includes a church building, school, and rectory. At the present time, four rooms are being added to the school and a convent is being built. Further building is planned later. The school houses some 500 children.

St. Lawrence featured both a widely-recognized mosaic on the church and a tableau of Jesus.

### Ride or Walk To Recreation Says Director

Children in Torrance have recreational facilities within walking or bicycling distances, according to Recreation Director Harry Van Bellehem, who reminded residents that after-school and Saturday programs are available.

Programs are in progress at 13 school playgrounds and five park areas, under the supervision of trained recreation leaders.

The following school areas are open on Saturday from 10 a.m. until 5 p.m.: Arlington, Anza, Carr, Crenshaw, Fern Greenwood, Howard Wood, Hillside, Hollywood Riviera, Newton, Perry, Sepulveda, and Steele.

In addition to the regular time of 10-5 p.m., Seaside is open on Mondays and Fridays from 3:30 to 5 p.m. and Parkway School is open daily, Monday through Friday from 3:30 until 5 p.m.

The park areas have varied schedules. Sea-Aire is open on week ends from 9 a.m. until 5 p.m. McMaster is open from 12 until 9 p.m. and on Saturdays from 9 a.m., until 5 p.m. Walteria, El Nido, El Retiro and Torrance parks are opened at 3:30 and closed at 5:30 p.m., Monday through Friday and 9 a.m. until 5 on Saturdays.

Both parks and school playgrounds are busy with basketball at the present time.

### Bank Employee Will Retire

Mrs. Anna Sandstrom will retire from work at the California Bank, Torrance, after 15 years of employment on March 31.

She was assistant cashier at the Torrance National Bank before it became the California Bank and has lived in Torrance for many years. She also has been active in the Torrance Business and Professional Women's Club.

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<b>Ralphs FRESH BAKERY</b> WHITE OR WHEAT <b>49er Bread</b> Std. 15-oz. <b>21c</b> <b>Crumb Donuts</b> Pkg. of 6... <b>25c</b>	<b>LIVER TENDER CURE</b> <b>Ham</b> 14 to 16-lb. <b>55c</b> Whole or Shank Half With Ham serve Ocean Spray Cranberry Sauce	<b>PATMAN'S SMOKED</b> <b>Beef Tongues</b> Lb... <b>63c</b> <b>PATMAN'S BONELESS</b> <b>Corned Beef Rounds</b> Lb... <b>77c</b>	<b>Ralphs FRESH PRODUCE</b> <b>FRESH Green Onions</b> OR RED RADISHES <b>3 Large Bunches</b> <b>10c</b> <b>ARIZONA Grapefruit</b> SWEET <b>8 Lb. Bag</b> <b>39c</b> <b>FRESH Coconuts</b> FANCY <b>2 for</b> <b>15c</b>
<b>HOT CROSS BUNS</b> <b>Ralphs</b> Regularly 29c <b>25c</b> Pkg. of 6	<b>EGGS - GRADE AA</b> <b>Ralphs</b> Large Fresh <b>47c</b> Dozen	<b>BACON</b> <b>Ralphs</b> Thick Sliced Extra Heavy Smoke <b>63c</b> Lb.	<b>SALT</b> <b>LESLIE</b> Plain or Iodized <b>26-oz. Pkg.</b> <b>10c</b>
<b>Manning's Coffee</b> 1-lb. <b>89c</b> 2-lb. <b>\$1.76</b> Can...	<b>Zee Toilet Tissue</b> White, Green, Pink or Yellow <b>4 Roll Pak</b> <b>35c</b> Plus 2c Tax	<b>SIMONIZ Vinyl Floor Wax</b> Pint Marked "5c Off" Price 59c Less 5c SALE PRICE... <b>54c</b> Plus 2c Tax Quart Marked "10c Off" Price 98c Less 10c SALE PRICE... <b>88c</b> Plus 4c Tax 1/2-Gal. Marked "20c Off" Price \$1.69 Less 20c SALE PRICE... <b>\$1.49</b> Plus 6c Tax	<b>WONG'S FROZEN</b> <b>Chinese Food</b> Chicken or Pork Chop Suey, Egg Foo Young, or Fried Rice <b>49c</b> Pkg... <b>39c</b> Pkg... <b>DOLE FROZEN</b> <b>Pineapple Juice</b> 6-oz. Can... <b>18c</b> <b>Dole Fruit Cocktail</b> 1-lb. 14-oz. <b>36c</b>
<b>Hills Bros. Instant Coffee</b> 6-oz. Jar Marked "15c Off" Price \$1.34 Less 15c SALE PRICE... <b>\$1.19</b>	<b>Modess SANITARY NAPKINS</b> REGULAR, SUPER OR TEENAGE Pkg. of 12... <b>45c</b> Plus 2c Tax REGULAR OR SUPER Pkg. of 28... <b>\$1.03</b> Plus 4c Tax REGULAR Pkg. of 48... <b>\$1.73</b> Plus 7c Tax	<b>Rain Drops</b> 3 1/2-lb... <b>51c</b> Plus 2c Tax	<b>RED HEART Dog Food</b> 2 1-lb. Cans <b>31c</b> Plus 2c Tax
<b>GERBERS</b> <b>Baby Cereal</b> High Protein 8-oz... <b>25c</b> Barley, Rice, Oatmeal or Cereal Food 8-oz... <b>19c</b>	<b>Fab Detergent</b> Giant Pkg. Marked "8c Off" Price 79c Less 8c SALE PRICE... <b>71c</b> Plus 3c Tax	<b>Diaper Sweet</b> 1 1/2-lb. <b>29c</b> Plus 2c Tax	<b>Ajax Cleanser</b> WITH CHLORINE BLEACH Giant Can... <b>2 for 45c</b> Plus 2c Tax
<b>Baby Juice</b> Orange-Pineapple, Pineapple-Grapefruit, Orange or Apple 4-oz... <b>3 for 29c</b>	<b>VEL PINK Liquid Detergent</b> 12-oz. <b>39c</b> Plus 2c Tax	<b>HOLLOWAY HOUSE FROZEN</b> <b>Stuffed Green Peppers</b> 14-oz... <b>61c</b>	
<b>Spry Shortening</b> 1-lb. Can... <b>33c</b>	<b>Vel Detergent</b> Two Large Pkgs. Marked "9c Off" Price 2 for 66c Less 9c Banded SALE PRICE... <b>2 Pkgs. 57c</b> Plus 3c Tax		
<b>M.J.B. Rice</b> White 14-oz... <b>21c</b> Brown 24-oz... <b>31c</b> Quick Cooking 24-oz... <b>41c</b>	<b>CROWN PRINCE</b> <b>Horse Meat for Dogs</b> 15-oz. <b>2 for 39c</b> Plus 1c Tax <b>Nine Lives Cat Food</b> 6-oz. Can <b>2 for 25c</b> Plus 1c Tax		
<b>KRAFT All Purpose Oil</b> Pint... <b>37c</b>			

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