

## Golden Age of Rome Theme for New Decor

Grand opening of "The Patrician" apartment building at 2432 Pacific Coast Hwy. in Lomita will be held this week, according to Victor Zaccagnin, president of CalProp Investments Inc., developers of the project.

The two-story structure, featuring 91 deluxe units, was constructed at a cost of more than \$800,000 in a style of old Rome. The units feature modern appointments behind the facade of Rome's Golden Age.

WITH SINGLE and one-bedroom units, the furnished apartments feature decorator colors and Italian provincial furniture. The grounds provide for a country-club atmosphere. Landscaping features a grove of olive trees surrounding a spacious swimming pool, a putting green, a recreation building, and shaded patios. Roman statues complete the theme.

THE APARTMENTS feature marble-topped pullmans and plenty of closet space. All apartments are soundproofed.

## Law In Action

When your neighbor encroaches on your land, you had better protect your interest. Otherwise you may wake up some day to find that you have lost some of your land or its use. You may not find out about this loss for years, perhaps not until a new neighbor or you yourself make a survey.

Consider having an engineer's survey made when you buy a piece of land. Check your title insurance policy to see if it protects you. As a rule, standard land title policies cover only items down in public records such as easements, rights of way, delinquent taxes, and other matters of record at the time of purchase.

SO, CHECK your land not only when you buy it but from time to time afterwards.

Suppose Jones puts his house partly on your land: As a rule, you can make him move that part of it that overlaps your lot—unless he has gained "adverse possession" of it by your failure to act in time. To gain adverse possession Jones must show that he has had his building on your land for five years or more, has paid taxes on the strip, and has claimed the land as his own.

Jones might also claim the permanent use of the land in question if he can show that the same person once owned both your lot and his, and built the Jones' building partly on your lot before selling to Jones and to you.

TREES may grow over on to your land. If the trunks are on the boundary line, you and your neighbor own them jointly. If so, neither can cut nor harm them without the other's consent. Trees on a neighbor's land may spread branches or roots over onto your land. You can cut them off or sue to have them removed.

You can remove a fence that is wrongly placed onto your land if it was mistakenly put there.

Suppose you and your neighbor agreed to place the fence where it is, or use it as placed for a considerable time without protest, even though it is not on the true boundary line. Then most likely this line will be regarded in law as the true boundary line binding on both neighbors.

## Mobil Oil Shows Profit Increase

Mobil Oil Co., Inc., announced this week that earnings for the first half of 1963 increased by \$16.6 million over the same period last year. The totals of \$134 million against \$117.4 last year.

The financial report estimated the earnings were equal to \$2.75 per share. Petroleum product sales were up nearly five per cent, while crude oil production increased by more than seven per cent.

In a population study of heart attacks, overweight men developed two times as many heart attacks as men who were not obviously overweight, according to the Los Angeles County Heart Assn. Slim gown, friend.

## Carson Area Makes New Bid for Incorporation

Supporters of the latest incorporation move in the Carson area have predicted a victory following approval of the city's proposed boundaries by the County Boundary Commission and the Board of Supervisors.

A group headed by realtor R. B. Keith is seeking signatures on petitions to put the question to a vote. They need petitions signed by 25 per cent of the voters, and by owners of

25 per cent of the assessed valuation in the area.

THE LAST attempt at incorporation included an area of six square miles with 10,000 voters and a valuation of nearly \$32 million. The present area included in the proceedings is thought to be about one-third of the earlier figures.

Keith says the outlook is good this time. Industrial landowners who opposed the last

three tries have indicated they will not stand in the way this time.

Plans call for petitions to begin circulating this week. If the required number of signatures are obtained, the question will be put to a vote. The city, once it has been established, will hire a city manager and a part-time attorney. All services will be handled on a contract basis through the county.

"THE MOVE to incorporate is not the result of dissatisfaction with our supervisors," says Keith. "Our thinking at this time is that our days as an unincorporated area are numbered, and we don't want to be annexed. We would rather have our own city."

The proposed city would not levy a property tax, but would operate with revenues from state license fees, sales tax funds, and other state subven-

tions. The committee says the revenues are ample.

WORKING WITH Keith on the committee are John McDonnell, an attorney; Manuel Gonzales, a salvage yard operator; and Sak Yamamoto, a trailer court owner. All feel the city will be incorporated by the first of the year.

Boundaries of the city are roughly Wilmington Avenue, 223rd Street, Harbor Freeway, and 213th Street.

The Transportation Institute at the University of Michigan found during a recent study that 37 per cent of all drivers fear some type of road. The study showed that one in every five drivers is apprehensive about using freeways despite their record of reducing accidents, while only one in every six fears three lane roads, proven to be among the most dangerous of all.

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**Loin End Chops** **55¢/lb.**

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