## Public Notice

PH-2929
**ORDINANCE NO. 1558**
**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (ADOPTED BY ORDINANCE NO. 791), RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 64-80.**
(Loring Bigelow.)
WHEREAS, the City Council deems that it is to the public interest certain changes in land use (Zoning) classification be made in certain real property in the City of Torrance as hereinafter described in Section 3, (as applied for in Planning Commission Case No. 64-80);
WHEREAS, due and legal publication of notice has been given to the owners of property in the vicinity thereof and public hearings have been duly and regularly held, all as required by Appendix I of "The Code of the City of Torrance, 1954,"
NOW, THEREFORE, the City Council of the City of Torrance does ordain as follows:
**SECTION 1.**
That the City Council of the City of Torrance does hereby find and determine that the Change of Zone applied for in Planning Commission Case No. 64-80, as more particularly described in Section 3 hereof, is necessary for the preservation and enjoyment of substantial property rights of the owners of the property in the vicinity thereof; thta said Change of Zone will not be materially detrimental to the public welfare or to the property in the vicinity thereof; that notice has been given, as required by Appendix I of "The Code of the City of Torrance, 1954"; that opportunity has been afforded to interested parties as therein provided, to protest the proposed Change of Zone before the Planning Commission and the City Council of the City of Torrance; and that hearings on the application have been held as therein provided.
**SECTION 2.**
That said Change of Zone reclassifying and changing the use of said property hereinafter described and more particularly indicated on the map marked Exhibit "A" known as the Land Use Map, which is an exhibit to and by reference made a part of Appendix I of "The Code of the City of Torrance, 1954", and which is on file in the office of the City Engineer, be and the same is hereby approved; that the said Land Use Map of the City of Torrance is hereby amended to show such reclassification and rezoning; and that the portion of said Map as amended and thereto attached is hereby made a part of said Land Use Map of the City of Torrance and is hereby substituted for the portion of the original Land Use Map covering the property herein reclassified.
**SECTION 3.**
That the property to be reclassified is described as follows: "All that certain real property situated in the City of Torrance, County of Los Angeles, State of California, described as follows:
Commencing at a point in the easterly line of Rolling Hills Road, formerly Crenshaw Boulevard, 100 feet wide, as shown on county surveyor's Map No. B-1065, Sheet 1, said point being the northerly terminus of a curve therein concave westerly, having a center line radius of 5,000 feet and a center line length of 989.26 feet; thence southerly along said easterly line, an arc distance of 69.97 feet to the most westerly corner of the land described in Parcel 3 of the deed to Frank T. Davirro and Margaret A. Davirro, recorded on March 13, 1958 as Instrument No. 241 in Book D-41, Page 529 of Official Records of said county; thence along the southerly line of said land of Davirro and wife, South 74° 21' 20" East 157.11 feet to the most southerly corner of said land; thence South 0° 44' 33" East, 146.40 feet to a point in the southerly line of the land described in deed to William Walter Reynolds and wife, recorded on October 30, 1959 as Instrument No. 1975 in Book D-649, Page 667 of Official Records of said county, said point being distant thereon, South 74° 21' 20" East, 198.68 feet from the most westerly corner of said land of Reynolds; thence along the last mentioned southerly line, South 74° 21' 20" East 147.20 feet to an angle point in said southerly line of the land of Reynolds; and the true point of beginning of this description; thence North 7° 54' 04" West 237.80 feet, to a point in the southerly line of the land described in deed to Palos Verdes Hills Nursery School, recorded on July 3, 1957, as Instrument No. 1394 in Book 54958, Page 96 of Official Records of said county; said point being distant thereon, North 74° 21' 20" West, 90 feet from the southeasterly corner thereof; thence along said last mentioned southerly line, South 74° 21' 20" East, 90 feet to said southeasterly corner; thence North 77° 51' 25" East, 15.34 feet; thence South 21° 25' 30" East, 187.60 feet to a point in said southerly line of the land of Reynolds, said point being distant thereon, South 73° 47' 45" West, 127.88 feet from the most easterly corner thereof; thence along said southerly line, South 73° 47' 45" West, 141.07 feet to the true point of beginning. Reserving therefrom an easement for ingress and egress for road purposed over that portion of Parcel 1, hereinabove desribed included with the lines of Parcel 2, hereinafter described.
Parcel 2—An easement for ingress and egress for road purposes over that portion of Lot H of the Rancho Los Palos Verdes, in the city of Rolling Hills Estates, County of Los Angeles, state of California, allotted to Jotham Bixby by decree of partition in action "Bixby, et al vs. Bent, et al," Case No. 2373, in the District Court of the 17th Judicial District of said state, in and for said county, and entered in Book 4, Page 57 of Judgments, in the Superior Court of said county, described as follows:
Commencing at a point in the easterly line of Rolling Hills Road, formerly Crenshaw Boulevard, 100 feet wide, as shown on county surveyor's Map No. B-1065, Sheet 1, said point being the northerly terminus of a curve therein concave westerly, having a center line radius of 5,000 feet and a center line length of 989.26 feet; thence southerly along said easterly line, an arc distance of 69.97 feet to the most westerly corner of the land described in Parcel 3 of the deed to the State of California, recorded on October 28, 1953, as Instrument No. 3229, situated 221 feet west of Hawthorne Avenue on the south side of 186th Street—subject property being 64 feet in width and 276.5 feet in depth."
**SECTION 4.**
That said property described in Section 3 be, and the same is hereby reclassified C-3 (Solely Commercial) Zone.
**SECTION 5.**
That all Ordinances of the City of Torrance, inconsistent herewith, to the extent of such inconsistency and no further, are hereby repealed.
**SECTION 6.**
This Ordinance shall take effect thirty days after the date of its adoption and prior to the expiration of fifteen days from the passage thereof shall be published, at least once in the Torrance Press-Herald, a semi-weekly newspaper of general circulation, published and circulated in the City of Torrance.
Introduced and approved this 8th day of December 1964.
Adopted and passed this 15th day of December 1964.
/s/ ALBERT ISEN,
Mayor of the
City of Torrance
ATTEST:
/s/ VERNON W. COIL,
City Clerk of the
City of Torrance
STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss
CITY OF TORRANCE )
I, VERNON W. COIL, City Clerk of the City of Torrance, California, do hereby certify that the foregoing Ordinance was introduced and approved at a regular meeting of the City Council held on the 8th day of December, 1964, and adopted and passed at an adjourned regular meeting of said Council held on the 15th day of December 1964, by the following roll call vote:
AYES: COUNCILMEN: Beasley, Lyman, Miller, Olson, Sciarrotta, Vico and Isen.
NOES: COUNCILMEN: None.
ABSENT: COUNCILMEN: None.
(Signed) VERNON W. COIL,
City Clerk of the
City of Torrance
Approved as to form by:
(Signed)
STANLEY E. REMELMEYER
City Attorney
S—December 27, 1964.

PH-2940
68500
**NOTICE OF BULK TRANSFER**
(Secs. 6101—6107 U.C.C.)
Notice is hereby given to the Creditors of Conmart, Inc., an Illinois corporation, and Consumer's Mart of America, Inc., Transferors, whose business address is 20225 S. Western Avenue, Torrance, and 1440 S. Anaheim Blvd., Anaheim, County of Los Angeles, State of California, that a bulk transfer is about to be made to Vegas Fantastic Fair, Inc., a Nevada corporation, Transferee, whose business address is 291 South Clenegah, Beverly Hills, Calif., County of Los Angeles, State of California. The property to be transferred is located at 20225 S. Western Avenue, Torrance, California, and 1440 S. Anaheim Blvd., Anaheim, California.
Said property is described in general as: Seller's equity in the fixtures, equipment used in its operation, except leased chattels, of the business known as CMA Stores and located at 20225 S. Western Avenue, Torrance, California, County of Los Angeles, State of California.
The bulk transfer will be consummated on or after the 4th day of January, 1965, at Beverly Hills Escrow, 8929 Wilshire Boulevard, Beverly Hills, California, County of Los Angeles, State of California.
So far as known to the Transferee, all business names and addresses used by Transferors for the three years last past, if different from the above, are:
Conmart, Inc., 20225 S. Western Avenue, Torrance, California.
Consummer's Mart of America, Inc.
Dated: December 18, 1964.
Signed by:
VEGAS FANTASTIC FAIR, INC.,
By
Benson Flanzbaum, Transferee.
**Beverly Hills Escrow**
**8929 Wilshire Boulevard, Suite 115**
**Beverly Hills, California**
S-Dec. 27, 1964.

PH—2933
**ORDINANCE NO. 1566**
**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING A MORATORIUM ON THE REMOVAL, ALTERATION OR DEMOLITION OF BUILDINGS AND STRUCTURES IN THE AREA BOUNDED BY HAWTHORNE AVENUE, MADISON STREET, LOMITA BOULEVARD AND PACIFIC COAST HIGHWAY.**
WHEREAS, this City Council by adoption of Ordinance No. 1555 declared a moratorium on the erection, construction, enlargement, alteration, repair, moving, improvement or conversion of any buildings and structures in the area bounded by Hawthorne Avenue, Madison Street and the prolongation of Madison Street to Pacific Coast Highway and to Lomita Boulevard, Lomita Boulevard and Pacific Coast Highway; and
WHEREAS, this City Council by Ordinance No. 1546 declared the need for a Redevelopment Agency to function in the City and declared itself to be the Redevelopment Agency; and
WHEREAS, this City Council has, by Resolution No. 64-239, declared said area to be a redevelopment area for the purposes of instituting an urban renewal project;
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TORRANCE DOES ORDAIN AS FOLLOWS:
**SECTION 1.**
That a moratorium is hereby placed on the removal, alteration or demolition, in whole or in part, of any buildings and structures in the area bounded by Hawthorne Avenue, Madison Street and the prolongation of Madison Street to Pacific Coast Highway and to Lomita Boulevard, Lomita Boulevard and Pacific Coast Highway.
**SECTION 2.**
That this City Council finds that said moratorium must be imposed in order to preserve the character of said area pending the completion of said urban renewal proceedings and the acquisition of said property by said Redevelopment Agency.
**SECTION 3.**
That the Department of Building Inspection of the City is hereby directed and ordered to not issue any permits for the demolition of any buildings or structures in said area during the effective period of this ordinance.
**SECTION 4.**
This ordinance shall be effective until February 15, 1965.
**SECTION 5.**
That this City Council hereby declares this ordinance to be an urgency measure for the immediate preservation of the public peace, health and safety; that such urgency arises from the fact that the continued development of said area constitutes a threat to the safety of persons in said area; that said urban renewal program was commenced in order to remove such threat; that the area as presently improved probably qualifies for redevelopment under the urban renewal program, and that the demolition of improvements in said area will interfere with the qualification of said property for said urban renewal program.
**SECTION 6.**
This ordinance shall take effect and be in full force immediately after the passage and adoption thereof and the City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published once in the Torrance Press-Herald, a semi-weekly newspaper of general circulation, published and circulated in the City of Torrance.
Introduced, approved and adopted this 15th day of December, 1964.
/s/ ALBERT ISEN,
Mayor of the
City of Torrance
ATTEST:
/s/ VERNON W. COIL,
City Clerk of the
City of Torrance
STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss
CITY OF TORRANCE )
I, VERNON W. COIL, City Clerk of the City of Torrance, California, do hereby certify that the foregoing emergency ordinance was duly introduced, approved and adopted at an adjourned regular meeting of the City Council held on the 15th day of December, 1964, by the following roll call vote:
AYES: COUNCILMEN: Beasley, Lyman, Miller, Olson, Sciarrotta, Vico and Isen.
NOES: COUNCILMEN: None.
ABSENT: COUNCILMEN: None.
/s/ VERNON W. COIL,
City Clerk of the
City of Torrance
S—December 27, 1964.

PH—2924
68200
**NOTICE OF TRUSTEE'S SALE**
On January 15, 1965, at 12:45 p.m., at the main lobby of the building located at 2635 West Manchester Avenue, City of Los Angeles, California, Personal Escrow Co., as Trustee, under the deed of trust made by James Calvin Brownlee and Margaret L. Brownlee, husband and wife, and recorded February 11, 1963, in Book T2842, Page 391, of Official Records of Los Angeles County, California, given to secure an indebtedness in favor of Peter Nuccio and Anne Nuccio, husband and wife, as joint tenants, now owned and held by Peter Nuccio and Anne Nuccio, husband wife, as joint tenants, by reason of the breach of certain obligation secured thereby, notice of which was recorded September 15, 1964, in Book M1618, Page 598, of said Official Records, will sell at public auction to the highest bidder for cash, payable in lawful money of the United States at the time of sale, without warranty as to title, possession or encumbrances, the interest conveyed to and now held by said Trustee under said Deed of Trust, in and to the following described property, to-wit:
That portion of Lot H of the Rancho Los Palos Verdes, in the city of Rolling Hills, County of Los Angeles, State of California, allotted to Jotham Bixby by decree of partition in the action "Bixby, et al. vs. Bent, et al," Case No. 2373 in the district Court of the 17th Judicial District of said state of California in and for said County of Los Angeles and entered in Book 4 Page 57 of Judgments in the Superior Court of said county, described as follows:
Beginning at a point in the southwesterly boundary of the land described in Parcel 1 of deed to Hugh P. Dingman and wife, recorded in Book 23008 Page 349, Official Records of said county, distant thereon North 62° 44' 00" West 202.00 feet from the most southerly corner thereof; thence North 24° 48' 10" East 327.86 feet to the true point of beginning; thence North 62° 44' 00" West 132.00 feet; thence North 24° 48' 10" East 174.12 feet; thence North 45° 42' 00" East 40.00 feet to the northeasterly boundary of said land; thence along said boundary South 44° 18' 00" East 141.17 feet to a point that is distant thereon North 44° 18' 00" West 294.00 feet from the most easterly corner of said land; thence South 45° 42' 00" West 40.00 feet; thence South 24° 48' 10" West 129.44 feet to the true point of beginning.
for the purpose of paying obligations secured by said Deed including fees, charges and expenses of the Trustee, advances, if any, under the terms of said Deed, interest thereon and $48,285.32 in unpaid principal of the note secured by said Deed with interest thereon from April 18, 1964, as in said note and by law provided.
Dated: December 15, 1964
Personal Escrow Co.,
Trustee
By Donald S. Garrison,
President
**EDWARD KASNER**
**Attorney at Law**
**2035 West Manchester**
**Los Angeles, Calif. 90047**
S—Dec. 20, 27, 1964; Jan. 3, 1965

PH-2930
**ORDINANCE NO. 1559**
**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (ADOPTED BY ORDINANCE NO 791), RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 64-69.**
(Torrance Planning Commission.)
WHEREAS, the City Council deems that it is to the public interest certain changes in land use (Zoning) classification be made in certain real property in the City of Torrance as hereinafter described in Section 3, (as applied for in Planning Commission Case No. 64-69);
WHEREAS, due and legal publication of notice has been given to the owners of property in the vicinity thereof and public hearings have been duly and regularly held, all as required by Appendix I of "The Code of the City of Torrance, 1954"
NOW, THEREFORE, the City Council of the City of Torrance does ordain as follows:
**SECTION 1.**
That the City Council of the City of Torrance does hereby find and determine that the Change of Zone applied for in Planning Commission case No. 64-69, as more particularly described in Section 3 hereof, is necessary for the preservation and enjoyment of substantial property rights of the owners of the property in the vicinity thereof; that said Change of Zone will not be materially detrimental to the public welfare or to the property in the vicinity therof; that notice has been given, as required by Appendix I of "The Code of the City of Torrance, 1954"; that opportunity has been afforded to interested parties as therein provided, to protest the proposed Change of Zone before the Planning Commission and the City Council of the City of Torrance; and that hearings on the application have been held as therein provided.
**SECTION 2.**
That said Change of Zone reclassifying and changing the use of said property hereinafter described and more particularly indicated on the map marked Exhibit "A" known as the Land Use Map, which is an exhibit to and by reference made a part of Appendix I of "The Code of the City of Torrance, 1954", and which is on file in the office of the City Engineer, be and the same is hereby approved; that the said Land Use Map of the City of Torrance is hereby amended to show such reclassification and rezoning; and that the portion of said Map as amended and thereto attached is hereby made a part of said Land Use Map of the City of Torrance and is hereby substituted for the portion of the original Land Use Map covering the property herein reclassified.
**SECTION 3.**
That the property to be reclassified is described as follows: "All that certain real property situated in the City of Torrance, County of Los Angeles, State of California, described as follows:
Portions of Lots 69 and 70, McDonald Tract, bounded on the west by the easterly line of Tract 15926 and Tract 24633, on the south by the northerly line of 190th Street, on the east by a line parallel to and 656.91 feet easterly of the easterly line of Tract 15926 and Tract 24633, and on the north by the southerly line of the San Diego Freeway.
**SECTION 4.**
That said property described in Section 3 be, and the same is hereby reclassified M-1 (Slight Manufacturing); excepting therefrom the Westerly 60 feet be reclassified P-1 (Open Area—Planing — Parking)
**SECTION 5.**
That all Ordinances of the City of Torrance, inconsistent herewith, to the extent of such inconsistency and no further, are hereby repealed.
SECTION 6.
This ordinance shall take effect thirty days after the date of its adoption and prior to the expiration of fifteen days from the passage thereof shall be published at least once in the Torrance Press-Herald, a semi-weekly newspaper of general circulation, published and circulated in the City of Torrance.
Introduced and approved this 8th day of December, 1964.
Adopted and passed this 15th day of December, 1964.
(Signed) ALBERT ISEN
Mayor of the City of Torrance
ATTEST:
(Signed) VERNON W. COIL
City Clerk of the City of Torrance
STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss
CITY OF TORRANCE )
I. VERNON W. COIL, City Clerk of the City of Torrance, California, do hereby certify that the foregoing Ordinance was introduced and approved at a regular meeting of the City Council held on the 8th day of December, 1964, and adopted and passed at an adjourned regular meeting of said Council held on the 15th day of December, 1964, by the following roll call vote:
AYES: COUNCILMEN: Beasley, Miller, Olson, Sciarrotta, Vico and Isen.
NOES: COUNCILMEN: None.
ABSENT: COUNCILMEN: Lyman.
(Signed) VERNON W. COIL
City Clerk of the City of Torrance
Approved as to form by:
(Signed)
STANLEY E. REMELMEYER
City Attorney
S—December 27, 1964

PH-2931
**ORDINANCE NO. 1560**
**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" ADOPTED BY ORDINANCE NO. 791), RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 64-72.**
(St. Catherine La Boure Church.)
WHEREAS, the City Council deems that it is to the public interest certain changes in land use (Zoning) classification be made in certin real property in the City of Torrance as hereinafter described in Section 3, (as applied for in Planning Commission Case No. 64-72);
WHEREAS, due and legal publication of notice has been given to the owners of property in the vicinity thereof and public hearings have been duly and regularly held, all as required by Appendix I of "The Code of the City of Torrance, 1954"
NOW, THEREFORE, the City Council of the City of Torrance does ordain as follows:
**SECTION 1.**
That the City Couneil of the City of Torrance does hereby find and determine that the Change of Zone applied for in Planning Commission Case No. 64-72, as more particularly described in Section 3 hereof, is necessary for the preservation and enjoyment of substantial property rights of the owners of the property in the vicinity thereof; that said Change of Zone will not be materially detrimental to the public welfare or to the property in the vicinity therof; that notice has been given, as required by Appendix I of "The Code of the City of Torrance, 1954"; that opportuitly has been afforded to interested parties as therein provided, to protest the proposed Change of Zone before the Planning Commission and the City Council of the City of Torrance; and that hearings on the application have been held as therein provided.
**SECTION 2.**
That said Change of Zone reclassifying and changing the use of said property hereinafter described and more particularly indicated on the map marked Exhibit "A" known as the Land Use Map, which is an exhibit to and by reference made a part of Appendix I of "The Code of the City of Torrance, 1954." and which is on file in the office of the City Engineer, be and the same is hereby approved; that the said Land Use Map of the City of Torrance is hereby amended to show such reclassification and rezoning; and that the portion of said Map as amended and thereto attached is hereby made a part of said Land Use Map of the City of Torrance and is hereby substituted for the portion of the original Land Use Map covering the property herein reclassified.
**SECTION 3.**
That the property to be reclassified is described as follows: "All that certain real property situated in the City of Torrance, County of Los Angeles, State of California, described as follows:
Portions of Lots 69 and 70, McDonald Tract, bounded on the west by the easterly line of Tract 15926 and Tract 24633, on the south by the northerly line of 190th Street, on the east by a line parallel to and 656.91 feet easterly of the easterly line of Tract 15926 and Tract 24633, and on the north by the southerly line of the San Diego Freeway.
**SECTION 4.**
That said property described in Section 3 be, and the same is hereby reclassified M-1 (Slight Manufacturing); excepting therefrom the Westerly 60 feet be reclassified P-1 (Open Area—Planing — Parking)
**SECTION 5.**
That all Ordinances of the City of Torrance, inconsistent herewith, to the extent of such inconsistency and no further, are hereby repealed.
SECTION 6.
This ordinance shall take effect thirty days after the date of its adoption and prior to the expiration of fifteen days from the passage thereof shall be published at least once in the Torrance Press-Herald, a semi-weekly newspaper of general circulation, published and circulated in the City of Torrance.
Introduced and approved this 8th day of December, 1964.
Adopted and passed this 15th day of December, 1964.
(Signed) ALBERT ISEN
Mayor of the City of Torrance
ATTEST:
(Signed) VERNON W. COIL
City Clerk of the City of Torrance
STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss
CITY OF TORRANCE )
I. VERNON W. COIL, City Clerk of the City of Torrance, California, do hereby certify that the foregoing Ordinance was introduced and approved at a regular meeting of the City Council held on the 8th day of December, 1964, and adopted and passed at an adjourned regular meeting of said Council held on the 15th day of December, 1964, by the following roll call vote:
AYES: COUNCILMEN: Beasley, Miller, Olson, Sciarrotta, Vico and Isen.
NOES: COUNCILMEN: None.
ABSENT: COUNCILMEN: None.
(Signed) VERNON W. COIL
City Clerk of the City of Torrance
Approved as to form by:
(Signed)
STANLEY E. REMELMEYER
City Attorney
S—December 27, 1964

PH—2902
63475
**NOTICE TO CREDITORS**
**No. SW P-2819**
Superior Court of the State of California, for the County of Los Angeles.
In the Matter of the Estate of ALEXANDER B. HOLMES, Deceased.
Notice is hereby given to creditors having claims against the said decedent to file said claims in the office of the clerk of the aforesaid court or to present them to the undersigned at the office of John J. Barton, 2368 Torrance Blvd., in the City of Torrance, in the aforesaid County, which latter office is the place of business of the undersigned in all matters pertaining to said estate. Such claims with the necessary vouch must be filed or presented as aforesaid within six months after the first publication of this notice.
Dated Dec. 1, 1964
DOROTHY M. BENBOW
Executrix of the will of
said decedent.
**JOHN J. BARTON**
**Attorney-at-Law**
**2368 Torrance Blvd.,**
**Torrance, Calif.**
**FAirfax 0-3232**
S—Dec. 6, 13, 20, 27

PH-2923
68201
**NOTICE OF TRUSTEE'S SALE**
On January 15, 1965, at 12:45 P.M. at the main lobby of the building located at 2035 West Manchester Avenue, City of Los Angeles, California, Personal Escrow Co., as Trustee under the deed of trust made by Richard L. Geiger and Helen A. Geiger, husband and wife and recorded February 17, 1964, in Book T3524, Page 186, of Official Records of Los Angeles County, California, given to secure an indebtedness in favor of Peter Nuccio and Anne Nuccio, husband and wife, as joint tenants now owned and held by Peter Nuccio and Anne Nuccio, husband and wife, as joint tenants by reason of the breach of certain obligations secured thereby notice of which was recorded September 15, 1964, in Book M1618, Page 600, of said Official Records, will sell at public auction to the highest bidder for cash, payable in lawful money of the United States at the time of sale, without warranty as to title, possession or encumbrances, the interest conveyed to and now held by said Trustee under said Deed of Trust, in and to the following described property, to-wit:
Parcel 1—That portion of Lot H of the Rancho Los Palos Verdes, in the city of Rolling Hills Estates, county of Los Angeles, State of California, alloted to Jotham Bixby by decree of partition in action "Bixby, et al vs. Bent, et al," Case No. 2373, in the District Court of the 17th Judicial District of said state, in and for said county, and entered in Book 4, Page 57 of Judgments, in the Superior Court of said county, described as follows:
Commencing at a point in the easterly line of Rolling Hills Road, formerly Crenshaw Boulevard, 100 feet wide, as shown on county surveyor's Map No. B-1065, Sheet 1, said point being the northerly terminus of a curve therein concave westerly, having a center line radius of 5,000 feet and a center line length of 989.26 feet; thence southerly along said easterly line, an arc distance of 69.97 feet to the most westerly corner of the land described in Parcel 3 of the deed to William Walter Reynolds and wife, recorded on October 30, 1959 as Instrument No. 1975 in Book D-649, Page 667 of Official Records of said county; thence along the southerly line of said land to Reynolds, South 74° 21' 20" East 345.88 feet to an angle point therein; thence continuing along said southerly line, North 73° 47' 45" East 265.95 feet to the southeasterly corner of said land. The northerly line of said 25 foot strip of land, shall be prolonged or shortened so as to terminate westerly in said easterly line of Rolling Hills Road and easterly in the easterly line of said land to Reynolds for the purpose of paying obligations by said Deed including fees, charges and expenses of the Trustee, advances, if any, under the terms of said Deed, interest thereon and $48,285.32 in unpaid principal of the note secured by said Deed with interest thereon from April 18, 1964, as in said note and by law provided.
Dated December 15, 1964.
Personal Escrow Co.,
Trustee
By Donald S. Garrison,
President
**EDWARD KASNER**
**Attorney at Law**
**2035 West Manchester**
**Los Angeles, Calif. 90047**
S—Dec. 20, 27, 1964; Jan. 3, 1965.

PH—2932
**ORDINANCE NO. 1561**
**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE AMENDING APPENDIX I OF "THE CODE OF THE CITY OF TORRANCE, 1954" (ADOPTED BY ORDINANCE NO. 791), RECLASSIFYING THAT CERTAIN PROPERTY DESCRIBED IN PLANNING COMMISSION CASE NO. 64-73.**
**(Gulf Oil Corp. of Calif.)**
WHEREAS, the City Council deems that it is to the public interest certain changes in land use (Zoning) classification be made in certain real property in the City of Torrance as hereinafter described in Section 3, (as applied for in Planning Commission Case No 64-73);
WHEREAS, due and legal publication of notice has been given to the owners of property in the vicinity thereof and public hearings have been duly and regularly held, all as required by Appendix I of "The Code of the City of Torrance, 1954"
NOW, THEREFORE, the City Council of the City of Torrance does ordain as follows:
**SECTION 1.**
That the City Council of the City of Torrance does hereby find and determine that the Change of Zone applied for in Planning Commission Case No. 64-73, as more particularly described in Section 3 hereof, is necessary for the preservation and enjoyment of substantial property rights of the owners of the property in the vicinity thereof; that said Change of Zone will not be materially detrimental to the public welfare or to the property in the vicinity thereof; that notice has been given, as required by Appendix I of "The Code of the City of Torrance, 1954"; that opportunity has been afforded to interested parties as therein provided, to protest the proposed Change of Zone before the Planning Commission and the City Council of the City of Torrance; and that hearings on the application have been held as therein provided.
**SECTION 2.**
That said Change of Zone reclassifying and changing the use of said property hereinafter described and more particularly indicated on the map marked Exhibit "A" known as the Land Use Map, which is an exhibit to and by reference made a part of Appdenix I. of "The Code of the City of Torrance, 1954", and which is on file in the office of the City Engineer, be and the same is hereby approved; that the said Land Use Map of the City of Torrance is hereby amended to show such reclassification and rezoning; and that the portion of said Map as amended and thereto attached is hereby made a part of said Land Use Map of the City of Torrance and is hereby substituted for the portion of the original Land Use Map covering the property herein reclassified.

## Public Notice

**SECTION 3.**
That the property to be reclassified is described as follows: "All that certain real property situated in the City of Torrance, County of Los Angeles, State of California, described as follows:
The westerly 64.00 feet of the easterly 349.00 feet of the northerly 9 acres of that portion of Lot 10, McDonald Tract, in the County of Los Angeles, Book 15, Pages 21 & 22 of Miscl. Records, in the Office of the County Recorder, lying Northeasterly of the land described in the deed to the Santa Fe Improvement Co., recorded in Book 1345, Page 369 of Official Records, in said Recorder's Office. The southerly line of said 9 acres, being a line parallel with the northerly line of said Lot 10, EXCEPT that portion of said land lying within the lines of Hawthorne Boulevard, as described in Parcel 1 of the deed to the State of California, recorded on October 28, 1953, as Instrument No. 3229, situated 221 feet west of Hawthorne Avenue on the south side of 186th Street—subject property being 64 feet in width and 276.5 feet in depth."
**SECTION 4.**
That said property described in Section 3 be, and the same is hereby reclassified C-3 (Solely Commercial) Zone.
**SECTION 5.**
That all Ordinances of the City of Torrance, inconsistent herewith, to the extent of such inconsistency and no further, are hereby repealed.
**SECTION 6.**
This Ordinance shall take effect thirty days after the date of its adoption and prior to the expiration of fifteen days from the passage thereof shall be published, at least once in the Torrance Press-Herald, a semi-weekly newspaper of general circulation, published and circulated in the City of Torrance.
Introduced and approved this 8th day of December 1964.
Adopted and passed this 15th day of December 1964.
/s/ ALBERT ISEN,
Mayor of the
City of Torrance
ATTEST:
/s/ VERNON W. COIL,
City Clerk of the
City of Torrance
STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss
CITY OF TORRANCE )
I, VERNON W. COIL, City Clerk of the City of Torrance, California, do hereby certify that the foregoing Ordinance was introduced and approved at a regular meeting of the City Council held on the 8th day of December, 1964, and adopted and passed at an adjourned regular meeting of said Council held on the 15th day of December, 1964, by the following roll call vote:
AYES: COUNCILMEN: Beasley, Lyman, Miller, Olson, Sciarrotta, Vico and Isen.
NOES: COUNCILMEN: None.
ABSENT: COUNCILMEN: None.
/s/ VERNON W. COIL,
City Clerk of the
City of Torrance
S—December 27, 1964

PH-2940
68500
**NOTICE OF BULK TRANSFER**
(Secs. 6101—6107 U.C.C.)
Notice is hereby given to the Creditors of Conmart, Inc., an Illinois corporation, and Consumer's Mart of America, Inc., Transferors, whose business address is 20225 S. Western Avenue, Torrance, and 1440 S. Anaheim Blvd., Anaheim, County of Los Angeles, State of California, that a bulk transfer is about to be made to Vegas Fantastic Fair, Inc., a Nevada corporation, Transferee, whose business address is 291 South Clenegah, Beverly Hills, Calif., County of Los Angeles, State of California. The property to be transferred is located at 20225 S. Western Avenue, Torrance, California, and 1440 S. Anaheim Blvd., Anaheim, California.
Said property is described in general as: Seller's equity in the fixtures, equipment used in its operation, except leased chattels, of the business known as CMA Stores and located at 20225 S. Western Avenue, Torrance, California, County of Los Angeles, State of California.
The bulk transfer will be consummated on or after the 4th day of January, 1965, at Beverly Hills Escrow, 8929 Wilshire Boulevard, Beverly Hills, California, County of Los Angeles, State of California.
So far as known to the Transferee, all business names and addresses used by Transferors for the three years last past, if different from the above, are:
Conmart, Inc., 20225 S. Western Avenue, Torrance, California.
Consummer's Mart of America, Inc.
Dated: December 18, 1964.
Signed by:
VEGAS FANTASTIC FAIR, INC.,
By
Benson Flanzbaum, Transferee.
**Beverly Hills Escrow**
**8929 Wilshire Boulevard, Suite 115**
**Beverly Hills, California**
S-Dec. 27, 1964.

PH—2933
**ORDINANCE NO. 1566**
**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TORRANCE DECLARING A MORATORIUM ON THE REMOVAL, ALTERATION OR DEMOLITION OF BUILDINGS AND STRUCTURES IN THE AREA BOUNDED BY HAWTHORNE AVENUE, MADISON STREET, LOMITA BOULEVARD AND PACIFIC COAST HIGHWAY.**
WHEREAS, this City Council by adoption of Ordinance No. 1555 declared a moratorium on the erection, construction, enlargement, alteration, repair, moving, improvement or conversion of any buildings and structures in the area bounded by Hawthorne Avenue, Madison Street and the prolongation of Madison Street to Pacific Coast Highway and to Lomita Boulevard, Lomita Boulevard and Pacific Coast Highway; and
WHEREAS, this City Council by Ordinance No. 1546 declared the need for a Redevelopment Agency to function in the City and declared itself to be the Redevelopment Agency; and
WHEREAS, this City Council has, by Resolution No. 64-239, declared said area to be a redevelopment area for the purposes of instituting an urban renewal project;
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF TORRANCE DOES ORDAIN AS FOLLOWS:
**SECTION 1.**
That a moratorium is hereby placed on the removal, alteration or demolition, in whole or in part, of any buildings and structures in the area bounded by Hawthorne Avenue, Madison Street and the prolongation of Madison Street to Pacific Coast Highway and to Lomita Boulevard, Lomita Boulevard and Pacific Coast Highway.
**SECTION 2.**
That this City Council finds that said moratorium must be imposed in order to preserve the character of said area pendinz the completion of said urban renewal proceedings and the acquisition of said property by said Redevelopment Agency.
**SECTION 3.**
That the Department of Building Inspection of the City is hereby directed and ordered to not issue any permits for the demolition of any buildings or structures in said area during the effective period of this ordinance.
**SECTION 4.**
This ordinance shall be effective until February 15, 1965.
**SECTION 5.**
That this City Council hereby declares this ordinance to be an urgency measure for the immediate preservation of the public peace, health and safety; that such urgency arises from the fact that the continued development of said area constitutes a threat to the safety of persons in said area; that said urban renewal program was commenced in order to remove such threat; that the area as presently improved probably qualifies for redevelopment under the urban renewal program, and that the demolition of improvements in said area will interfere with the qualification of said property for said urban renewal program.
**SECTION 6.**
This ordinance shall take effect and be in full force immediately after the passage and adoption thereof and the City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published once in the Torrance Press-Herald, a semi-weekly newspaper of general circulation, published and circulated in the City of Torrance.
Introduced, approved and adopted this 15th day of December, 1964.
/s/ ALBERT ISEN,
Mayor of the
City of Torrance
ATTEST:
/s/ VERNON W. COIL,
City Clerk of the
City of Torrance
STATE OF CALIFORNIA )
COUNTY OF LOS ANGELES ) ss
CITY OF TORRANCE )
I, VERNON W. COIL, City Clerk of the City of Torrance, California, do hereby certify that the foregoing emergency ordinance was duly introduced, approved and adopted at an adjourned regular meeting of the City Council held on the 15th day of December, 1964, by the following roll call vote:
AYES: COUNCILMEN: Beasley, Lyman, Miller, Olson, Sciarrotta, Vico and Isen.
NOES: COUNCILMEN: None.
ABSENT: COUNCILMEN: None.
/s/ VERNON W. COIL,
City Clerk of the
City of Torrance
S—December 27, 1964.

PH—2924
68200
**NOTICE OF TRUSTEE'S SALE**
On January 15, 1965, at 12:45 p.m., at the main lobby of the building located at 2635 West Manchester Avenue, City of Los Angeles, California, Personal Escrow Co., as Trustee, under the deed of trust made by James Calvin Brownlee and Margaret L. Brownlee, husband and wife, and recorded February 11, 1963, in Book T2842, Page 391, of Official Records of Los Angeles County, California, given to secure an indebtedness in favor of Peter Nuccio and Anne Nuccio, husband and wife, as joint tenants, now owned and held by Peter Nuccio and Anne Nuccio, husband wife, as joint tenants, by reason of the breach of certain obligation secured thereby, notice of which was recorded September 15, 1964, in Book M1618, Page 598, of said Official Records, will sell at public auction to the highest bidder for cash, payable in lawful money of the United States at the time of sale, without warranty as to title, possession or encumbrances, the interest conveyed to and now held by said Trustee under said Deed of Trust, in and to the following described property, to-wit:
That portion of Lot H of the Rancho Los Palos Verdes, in the city of Rolling Hills, County of Los Angeles, State of California, allotted to Jotham Bixby by decree of partition in the action "Bixby, et al. vs. Bent, et al," Case No. 2373 in the district Court of the 17th Judicial District of said state of California in and for said County of Los Angeles and entered in Book 4 Page 57 of Judgments in the Superior Court of said county, described