

the  
Coffee  
Brake

**MENU**



DEL WEBB'S  
**HiwayHouse**  
MOTOR HOTELS  
**"SLEEP IS OUR BUSINESS"**

## *Coffee Brake a la Carte Appetizers*

TOMATO, ORANGE, GRAPEFRUIT, PINEAPPLE, PRUNE JUICE . . . . .	.25	LARGE . . . . .	.45
HALF GRAPEFRUIT, MARASCHINO CHERRY . . . . .	.30	STEWED PRUNES . . . . .	.25
KADOTA FIGS . . . . .	.30	SOUP DU JOUR . . . . .	Cup. 20 — Bowl .30
FRUIT COCKTAIL . . . . .	.30	SHRIMP COCKTAIL . . . . .	.90

## *Coffee Brake a la Carte Dinners*

CHOPPED SIRLOIN STEAK, Mushroom Sauce . . . . .	1.65
FRENCH FRIED SHRIMP, Cocktail Sauce . . . . .	1.55
PAN FRIED 1/2 CHICKEN — Southern Style . . . . .	1.75
SAUTEED VEAL CUTLET, Cream Sauce . . . . .	1.65
FISHERMAN'S PLATTER, Tartar Sauce . . . . .	1.55
FRENCH FRIED SCALLOPS, Tartar Sauce . . . . .	1.55
GRILLED NORTHERN HALIBUT STEAK, Lemon Butter . . . . .	1.65
FILET OF SOLE, Lemon Wedge, Tartar Sauce . . . . .	1.60
SWORD FISH STEAK, Lemon Butter . . . . .	1.75
BROILED TOP SIRLOIN STEAK . . . . .	2.45
BROILED CHOICE FILET MIGNON . . . . .	2.45

## *Entrees Include*

TOSSED SALAD, CHOICE OF POTATOES, ROLLS AND BUTTER

## *Salads*

CHEF'S SALAD BOWL, Choice of Dressing . . . . .	1.25
Julienne Strips of Baked Ham, Breast of Turkey, Cold Roast Beef, Garnished with Olives, Tomato, Boiled Egg, Carrot Curls	
CHILLED FRUIT PLATE, Cottage Center . . . . .	1.25
TOMATO STUFFED WITH CHICKEN SALAD . . . . .	1.25
SHRIMP SALAD Bowl, Garnished . . . . .	1.25
TOSSED GREEN SALAD, Choice of Dressing . . . . .	.65

## *Sandwiches*

BACON, LETTUCE AND TOMATO . . . . .	.75	GRILLED CHEESE . . . . .	.65
SLICED CHICKEN . . . . .	.85	COMBINATION HAM AND CHEESE . . . . .	.75
HAMBURGER . . . . .	.65	CHEESEBURGER . . . . .	.75
CLUB HOUSE . . . . .	1.10	ROAST BEEF . . . . .	.65
BAKED HAM . . . . .	.65	CHICKEN SALAD . . . . .	.65
PEANUT BUTTER . . . . .	.45	TUNA SALAD . . . . .	.65
HAMBURGER DELUXE . . . . .	.85	HOT BEEF Sandwich, Gravy and Mashed Potatoes . . . . .	1.25
BROILED TENDERLOIN STEAK SANDWICH, FRENCH FRIES AND RELISH . . . . .	2.25		

## *Desserts*

FRUIT PIES . . . . .	.25	ICE CREAM or SHERBET . . . . .	.20
CHEESE PIE . . . . .	.35	CUP CUSTARD . . . . .	.20
CHOCOLATE, CARAMEL or PINEAPPLE SUNDAE . . . . .	.35	FRUIT JELLO . . . . .	.20

## *Beverages*

COFFEE . . . . .	.10	MILK . . . . .	.15	POSTUM . . . . .	.15
HOT TEA . . . . .	.15	BUTTERMILK . . . . .	.15	SANKA . . . . .	.15
ICED TEA . . . . .	.15	HOT CHOCOLATE . . . . .	.20	COCA COLA . . . . .	.15
MALTS . . . . .	.35	MILK SHAKES . . . . .	.35		

SUN CITY  
KINGS INN





# The Kitchen Ladle

**SOUP DU JOUR**  
Cup \$ .85 / Bowl \$1.25

**VEGETABLE & BEEF SOUP**  
Cup \$ .85 / Bowl \$1.25

## Entree Specialties

served with soup or salad; hot rolls; potato or rice pilaf, chef's vegetable

### HICKEN FRIED STEAK

an All-American winner  
traditionally prepared and  
topped with our special gravy  
**\$6.95**

### PORK CHOPS

center cut, seasoned and grilled  
to a luscious golden brown and  
accompanied by homemade  
applesauce  
**\$8.50**

### PETIT FILET MIGNON

beef tenderloin, broiled  
to perfection and garnished with  
onion rings and mushroom caps;  
sure to please the most  
discriminating gourmet  
**\$9.95**

### CHOPPED SIRLOIN

8 ounces of tender ground steak  
topped with mushroom sauce  
**\$6.75**

### CHICKEN TERIYAKI

boneless breast of chicken marinated  
in a rich Teriyaki sauce, broiled,  
topped with grilled pineapple  
**\$7.95**

### CHEF'S VERY BEST "PRIME RIB AU JUS"

— OUR STAR ATTRACTION —

applauded by all our guests for its tenderness and flavor  
unbeatable!  
**\$8.95**



### BREADED VEAL CUTLETS

one of our chef's specialties  
sure to please the most  
discriminating gourmet  
**\$6.95**

### CHAR-BROILED RIB EYE STEAK

choice beef broiled to your taste garnished  
with onion rings and mushroom caps  
**\$8.95**

### TROUT AMANDINE

broiled in lemon butter and  
topped with roasted almonds  
**\$9.15**

### BAKED SUGAR CURED HAM

dressed with our chef's  
light fruit sauce  
**\$7.50**

### JUMBO FRIED SHRIMP

a touch of the seashore,  
battered and deep fried  
**\$9.95**

### NICE 'N' LIGHT

definitely on the "lighter side"  
oiled ground beef, cottage cheese  
and fruit garnish, only 250 calories  
**\$6.50**

### GRILLED SALMON

a wonderful way to enjoy this  
excellent fish — served with  
dill sauce  
**\$9.95**

### LIVER AND ONIONS

grilled tender liver  
smothered with sauteed onions  
topped with strips of bacon  
**\$6.95**

## Side Orders

Cole Slaw ..... \$ .95

Onion Rings ..... \$1.25  
French Fries ..... \$1.25

Ask your waitress about low sodium/low cholesterol items.



# Sandwiches Plus!

includes your choice of French fries, potato salad, cole slaw, cottage cheese

## CLUB HOUSE

crisp bacon and turkey with tomato, lettuce, mayonnaise on your choice of toasted white, wheat or rye bread

\$4.75

## PATTY MELT

our freshly ground beef patty with sauteed onions and Swiss cheese on grilled rye bread, chef's garnish

\$4.45

## BACON, LETTUCE AND TOMATO

a rasher of crisp bacon, sliced tomato and garden fresh lettuce on toast

\$4.15

## CHEESEBURGER

our own freshly ground hamburger grilled to your taste, with American cheese, served on a toasted bun with tomato, lettuce onion and pickle

\$3.10

## CHICKEN SALAD

homemade daily with fresh diced cooked chicken, celery and mayonnaise — served on your choice of bread, chef's garnish

\$4.15

## SUN CITY BURGER

our own freshly ground hamburger grilled to your taste, served on a toasted bun with tomato, lettuce onion and pickle

\$2.95

# PANTRY PRIDE

## BAKED VIRGINIA HAM

thinly sliced ham piled high with lettuce and mayonnaise, chef's garnish

\$4.45

## CRAB MELT

a delicate blend of crab salad served on an open faced English muffin with melted Swiss chese

\$4.50

## FRENCH DIP

thinly sliced from top quality sirloin roast, au jus, served with chef's garnish

\$5.25

## SLICED BREAST OF TURKEY

thinly sliced tender turkey, served on your choice of bread, chef's garnish

\$5.25

# Salads . . . Salads!

## KINGS INN COMBO

chicken salad, crab salad, tuna salad, your choice of any two garnished with fresh fruit on a bed of crisp lettuce

\$5.95

## PETITE CHEF'S SALAD

just the right amount of the "right stuff" to satisfy your palate

\$4.95

## STUFFED TOMATO

your choice of chicken salad, crab salad, or tuna salad

\$5.70

## CHILLED ASSORTED

### FRUIT PLATE

an array of fresh fruit, colorfully presented on a bed of lettuce

\$5.95

## SUN CITY

### TOSSED GREEN SALAD

fresh, chilled and lively

\$2.75

# WEEKLY CHEF'S SPECIALS

<b>TUESDAY</b>	<b>CHICKEN FRY</b> (all you can eat) ..... \$6.25 golden fried chicken, fluffy mashed potatoes, biscuits, gravy
<b>WEDNESDAY</b>	<b>SWISS STEAK</b> ..... \$6.95 a continental preparation in a velvet-like brown gravy
<b>THURSDAY</b>	<b>LAMB SHANKS</b> ..... \$6.75 roasted with vegetables Jardiniere
<b>FRIDAY</b>	<b>FISH FRY</b> (all you can eat) ..... \$6.25 served with cole slaw, tarter sauce and English fries
<b>SATURDAY</b>	<b>PRIME RIB AU JUS</b> ..... \$7.95 choice cut meat
	<b>PETIT FILET MIGNON</b> ..... \$8.95 choice beef tenderloin
<b>SUNDAY</b>	<b>CHICKEN and DUMPLINGS</b> ..... \$7.50
	<b>ROAST LAMB</b> ..... \$7.95
	<b>BAKED SUGAR CURED HAM</b> ..... \$7.50
	<b>BEEF TENDERLOIN TIPS</b> ..... \$7.75

## Thirst Quenchers

Coke, Sprite, Diet Coke, Diet Sprite	..... \$ .65
Chocolate Milk	..... \$ .60 / \$ .75
Lemonade	..... \$ .60
Buttermilk	..... \$ .60 / \$ .75
Coffee, Tea, Brewed Decaf	..... \$ .60
Sanka	..... \$ .60
Milk	..... \$ .60 / \$ .75
Postum	..... \$ .60
Hot Chocolate	..... \$ .60

## Desserts

Cream Pies	.....\$1.60	Cake	.....\$
Fruit Pies	.....\$1.50	Ice Cream	.....\$
Sherbet	.....\$ .95		

SUN CITY  
**KINGS INN**  


*Presents*

**BREAKFAST**



**SUN CITY**  
**KINGS INN**  


## BREAKFAST

### HOT CAKES AND WAFFLES

A Golden Sunburst of Flavor

Stack (3) Buttermilk Pancakes .....	1.75	Golden Brown Waffle .....	1.95
Short Stack (2) Buttermilk Pancakes .....	1.50	With Strawberries and Whipped Cream ...	2.25
Blueberry (3) Topped with Blueberries .....	2.25	Texas Style French Toast .....	2.25

### BREAKFAST COMBINATIONS

A Tasty Blending of Breakfast Delights

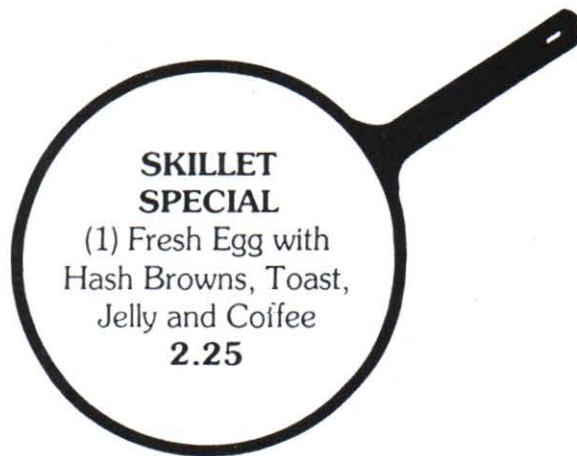
Corned Beef Hash and One Egg .....	3.50	Cube Steak, Eggs, Hash Browns, Toast .....	4.95
		2 Pieces of Bacon, 1 Egg and (2) Pancakes ...	2.75

### A LA CARTE

Fruit Juice .....	.70 / .95	Toast .....	.55
Half Grapefruit .....	.95	Cinnamon Toast .....	.75
Melon (In Season) .....	1.25	Raisin Toast .....	1.10
Hot or Cold Cereal .....	.95	English Muffin .....	.80
One Egg .....	.60	Donut .....	.50
Ham, Bacon or Sausage .....	1.75	Danish .....	1.25
Hash Browns .....	.95		



**CHEF'S  
"SPECIAL"  
PANCAKE SANDWICH**  
(1) Fried Egg, (2) Strips of  
Bacon, and (2) large  
Golden Brown Pancakes  
with Butter and Syrup  
**2.60**



**SKILLET  
SPECIAL**  
(1) Fresh Egg with  
Hash Browns, Toast,  
Jelly and Coffee  
**2.25**



**LOW-CAL-FEATURE**  
Small Orange Juice  
One Egg, Toast  
**1.95**

## BREAKFAST SPECIALTIES

We've Taken Your Favorites and Prepared Them  
"Specially" For You

- |   |             |  |             |
|---|-------------|--|-------------|
| # 1 Choice of Small Juice, One Egg, Hash Browns,<br>Toast and Jelly ..... | <b>2.60</b> | # 2 One Egg, Hash Browns, Ham, Bacon<br>or Sausage, Toast and Jelly .....  | <b>3.60</b> |
| # 3 Two Eggs, Hash Browns, Toast<br>and Jelly .....                       | <b>2.75</b> | # 4 Two Eggs, Hash Browns, Ham, Bacon<br>or Sausage, Toast and Jelly ..... | <b>3.95</b> |

**HOT CEREAL / OATMEAL / CREAM OF WHEAT .95    COLD CEREALS .95**

## OMELETTES

All Omelettes Served with Toast, Jelly and Hash Browns

- |  |             |   |             |
|--|-------------|---|-------------|
| <b>DENVER</b><br>with Ham, Onions, Green Peppers ..... | <b>3.95</b> | <b>ORIGINAL SPANISH</b><br>Tomato-Onion Sauce .....       | <b>3.50</b> |
| <b>CHEESE</b><br>Choice American Aged Cheddar .....    | <b>3.50</b> | <b>CHEESE AND MUSHROOMS</b><br>Mushrooms and Cheese ..... | <b>3.75</b> |
| <b>DICED HAM</b><br>Flavored with Chunks of Ham .....  | <b>3.75</b> | <b>HAM AND CHEESE</b><br>A Danish delicacy .....          | <b>3.95</b> |

## BEVERAGES

- |                     |            |                                   |                  |
|---------------------|------------|-----------------------------------|------------------|
| Coffee .....        | <b>.60</b> | Brewed Decaffeinated Coffee ..... | <b>.60</b>       |
| Hot Chocolate ..... | <b>.60</b> | Milk .....                        | <b>.60 / .75</b> |
| Tea .....           | <b>.60</b> | Orange Juice .....                | <b>.70 / .95</b> |

SUN CITY  
**KINGS INN**  


**LUNCHEON  
MENU**



# Entree Salads

## FRESH FRUIT SALAD

California style served with  
sherbet or cottage cheese ..... \$4.95

## AVOCADO SALAD

stuffed with tuna or  
chicken salad ..... \$4.95

### COMBINATION PLATE

your choice of any two  
chicken salad, crab salad, or tuna salad garnished  
with fresh fruit on a bed of crisp lettuce  
\$4.95

## KINGS INN PETITE CHEF'S SALAD

strips of ham, turkey, cheese and roast beef on lettuce,  
your choice of dressing ..... \$4.95

# Luncheon "SPECIALTIES"

## CHICKEN FRIED STEAK

All-American treat ..... \$4.75

## CUBE STEAK SANDWICH

the business person's luncheon .... \$4.95

## HOT TURKEY SANDWICH

slices of turkey, mashed  
potatoes, vegetable ..... \$4.25

## FISH AND CHIPS

a touch of English tradition ... \$4.75

## LIVER AND ONIONS

tender calves liver,  
onions and bacon ..... \$4.95

## HOT ROAST BEEF SANDWICH

tender beef with mashed  
potatoes, vegetable ..... \$4.95

### NICE 'N' LIGHT

broiled chopped sirloin served with  
cottage cheese and assorted fruit  
\$4.50

## DESSERTS

### BEVERAGES

Postum ..... \$ .60  
Coffee ..... \$ .60  
Decaf Coffee ..... \$ .60  
Tea ..... \$ .60  
Hot Chocolate ..... \$ .60  
Milk ..... \$ .60 / \$ .75  
Soft Drinks ..... \$ .65

Sherbet ..... \$ .95  
Ice Cream ..... \$ .95  
Fruit Pies ..... \$1.50  
Cream Pies ..... \$1.60  
Fruit Pies a la mode .. \$2.00

### SIDE ORDERS

French Fries .... \$1.25  
Potato Salad .... \$1.25  
Cole Slaw ..... \$ .95  
Onion Rings .... \$1.25  
Cottage Cheese . \$1.10

# Sandwiches Plus!

## REUBEN SANDWICH

a delectable deli creation ..... \$3.75

## FRENCH DIP

thinly sliced roast beef  
seasoned to perfection / au jus .... \$5.25

## TURKEY

thin sliced tender turkey,  
served on your choice of bread,  
chef's garnish ..... \$4.25

## B.L.T. (Bacon, Lettuce, Tomato)

A rasher of crisp bacon,  
sliced tomato and garden fresh  
lettuce on toast ..... \$3.35

## HAM AND CHEESE

smoked Virginia ham and  
Swiss cheese ..... \$3.75

## HAM

smoked Virginia ham  
thinly sliced ..... \$3.50

## PATTY MELT

A favorite on rye bread ..... \$3.45

## GRILLED CHEESE

American cheese, grilled to  
perfection on your choice of  
bread, chef's garnish ..... \$2.50

## ROAST BEEF

A pleasing deli favorite ..... \$4.50

## THE "CAFE" CLUB

crisp bacon and turkey  
with tomato, lettuce, mayonnaise  
on your choice of toasted white,  
wheat or rye bread ..... \$4.30

### CHEESEBURGER

simply everyone's favorite  
\$3.10

### HAMBURGER

choice ground beef  
broiled to perfection  
\$2.95

### "CHEF'S" BURGER

A creation by our chef  
that is everyone's favorite  
\$3.10

## FILET OF CHICKEN SANDWICH / CUP OF SOUP

a real favorite ..... \$4.50

## FILET OF FISH SANDWICH / CUP OF SOUP

a Kings Inn favorite  
served with a hearty cup of soup ..... \$4.25

## SOUP AND 1/2 SANDWICH

A very popular Kings Inn favorite  
(chicken salad, egg salad or tuna salad sandwich) ..... \$2.50

## CRAB MELT

a delicate blend of shrimp salad served on an  
an open faced English muffin with melted Swiss cheese ..... \$4.50

**TUNA SALAD SANDWICH** ..... \$3.25

**CHICKEN SALAD SANDWICH** .... \$3.25

### VEGETABLE SOUP

Cup / Bowl  
\$ .85 / \$1.25

### SOUP DU JOUR

Cup / Bowl  
\$ .85 / \$1.25

Sandwiches served with choice of potato salad, French fries, cottage cheese or cole slaw





Steve Cherek/Daily News-Sun

Eldora Barnett of Youngtown has been serving coffee to Sun City area restaurant patrons for years, starting thirty-six years ago Friday at the former Kings Inn at 107th and Grand avenues. She now works at Danny's in Peoria.

# Work of art

## Waitress serves local tradition

By JEFF OWENS  
Staff writer

For exactly 36 years now, Youngtown's Eldora Barnett has had everybody wrapped around her finger.

Her customers love her. Her boss and co-workers love her. I interviewed her, and now I love her. Almost as many people love Eldora as they do Lucy.

Barnett, 77, waits the counter at Danny's Cafe on 99th Avenue north of Peoria Avenue. She has elevated the job to an art form.

OVER



As much as she loves her job, her true claim to fame — and she practically is famous around here — has more to do with her previous job. For 29 years, Barnett waited the counter at what was the center of the Sun City universe — the Kings Inn on Grand Avenue.

There are still plenty of Sun Citians who remember the Kings Inn, even when it was called Del Webb's Hiway House back in the early 60s. It was the only hotel/restaurant/coffeeshop in town, and it was the social hub of Sun City through its infancy and well into its adulthood. Ownership changed hands several times over the years, until it was leveled in 1990 to make way for a Smith's Food and Drug.

Barnett left her native Dayton, Ohio, and arrived in Arizona on Aug. 27, 1961. She took control of the Hiway House counter one

► See Waitress recalls, A5

## Waitress recalls Inn days

◀ From A1

month later, on Sept. 26. Sun City hasn't been the same since.

"It was a beautiful time," she said. "There were no restaurants other than the Inn, which was called the Hiway House back then. That was when Sun City was just starting, and a person who was here when I came out said, 'This is going to be a blooming place.' Little did we know that it was going to be as blooming as it was."

"Now, you can speak to a lot of people who never heard of it, because it's going on seven years. But it was the place you could go any time of day and it would be apropos."

Regular customer Frank Hobbs, seated at the counter and picking at his eggs, said many of Barnett's fans (customers) followed her to Danny's.

"She has people that come in and sit here and talk to her," he said. "You know, 'Remember the good old days up at the Kings Inn, blah blah blah blah!'"

That's because, over the years, Barnett has steadfastly insisted on working the counter only. When pressed to explain her reluctance to work the floor, Barnett revealed a shrewdly economic mind.

"With the higher turnover at the counter, you make more money than you can by working the floor," she said matter-of-factly.

Even now at Danny's, she only works the counter, but she has a slightly different rationale.

"I do it 'cause I like it," Barnett said. "Plus, see these legs? They don't have that many miles left in 'em."

Laughter here.

Nobody was laughing when the Kings Inn closed though.

"Oh, everybody was devastated," Barnett said. "Honestly, there's never a day that goes by when somebody doesn't say, 'Gee, I wish they hadn't torn that place down. Never; isn't that right Frank?'"

"Yep," Frank grunted into his eggs.

Barnett was out of work for one entire week before coming to Danny's.

"She's excellent with people — she cares about people," said Danny Davis, proprietor of the Cafe Baring his name. "Take this job away from her and she'd die."

Fellow waitress Connie Navarro said Barnett knows what people want as soon as they walk into Danny's.

"But you don't mess with Eldora's counter, ever," Navarro said. "And one day a week, we force her to take a day off."

Hobbs said if Barnett "had her way, she'd work seven days a week. She works six days because Danny makes her take a day off. She's the best damn counter lady in the West."

All the cooks call her "Aubilita" — Spanish for "Grandmother."

"I'm here every day because I want to be," said Barnett, who starts work at 5:30 a.m. every day.

She refilled my coffee cup and said, "If I didn't like it honey, believe me, I wouldn't be here."



# Inn was hub of social scene

By JEFF OWENS  
Staff writer

In looking back on the social scene in Sun City circa 1977, it comes as no surprise that residents were just as active (if not more) then than they are now, in 1997.

In that sense, little has changed, except that there are now many more active seniors breathing life into not one but three Sun Cities.

Then, as now, dozens of clubs kept Sun Citians busy day in and day out, dozens of artists filled the Sun Bowl's season calendar to capacity, and of course, there was golf, always golf.

And while Sun City has seen the growth of recreation centers, libraries, fitness centers, restaurants, theaters, museums, and dozens of other buildings where people are brought together and where social scenes grow and flourish, there is one big difference between 1977 and 1997.

In 1977, the Kings Inn was still open for business at 107th and Grand avenues.

The Kings Inn was the center of the social universe in Sun City — the hub, the nucleus, the nerve center. It was the former Del Webb's Hiway House, opened in 1961, and was composed of a hotel, coffee shop and cocktail lounge. For years, it was the only place in town to grab a bite and hang out, and Webb himself frequented the place.

"It was the dominant restaurant," said Jim Hawks, former president and current vice president of the Sun City Historical Society. "There are places where you eat and places where you dine, and the Kings Inn was the place where you could make a reservation and dine."

It was leveled in 1989, and a Smith's Food and Drug now stands on that hallowed ground.

As noted, 1977 found the Sun Bowl echoing with applause just as it still does today. The artists

are different of course — George Clooney gets the entertainment headlines today, but it was his Aunt Rosemary who got all the applause at the Sundome on Sunday, Feb. 6, 1977.

Count Basie and his Orchestra got that year off to a swingin' start with a Sun Bowl show on Jan. 9. Later that month, members of more than 150 Sun City clubs descended on the amphitheater for an arts and crafts fair to celebrate Sun City's 17th Anniversary. For the first time, Club Service Awards were handed out in 1977, and more than 170 Sun Citians were honored for their individual contributions to the lively club scene.

The year continued with shows by opera star Jan Peerce, favorites, the Lawrence Welk Show Stars, New Orleans jazz trumpeter Al Hirt, the U.S. National Guard 108th Army Band, and others. Sun City's resident variety show took to the stage on March 20, and that year's lecture series spotlighted appearances by Archbishop Fulton Sheen, CBS correspondent Douglas Edwards and former Defense Secretary Donald Rumsfeld.

To say nothing of the Samoan fire and knife dance on Sept. 25.

Golf has always been a big ingredient of social life in Sun City, and 1977 was an important year — it was the year when ownership and management of the then seven golf courses (there are now eight) was transferred from the Del Webb Corp. to the Sun City Golf Association and the Recreation Centers of Sun City.

The economics of social life have changed a little, too: The assessment fee for use of all the Recreation Centers cost \$40 in 1977, slightly lower than today's annual membership fee of \$115.

But hey, you have to remember that those were times when a nickel would buy a cup of coffee at the Kings Inn.

OVER





Eldora Barnett always had a smile for customers at Kings Inn, which Del Webb opened as The Hiway House in 1961.



# Summer sequel: King's Inn II

By MIKE GARRETT  
Daily News-Sun staff

SUN CITY — The original King's Inn restaurant, demolished last year for a parking lot, is coming back with a summer sequel — King's Inn II.

Original King's Inn owners Tony and Guy Brunetti have completed negotiations with Hospitality House Inc. owner Bob Travers, to manage Travers' Melody Lane restaurant in Grand Center, 107th and Grand.

New on-site manager Tony Brunetti said the restaurant will be renamed King's Inn II to remind customers of the same amenities they enjoyed at the original King's Inn for 30 years as Sun City's longest continuous operating restaurant.

The original King's Inn was

## Related story, A3

torn down last year to make way for more parking space at the Smith's-King's Inn Center across 107th Avenue.

Travers will maintain his ownership in the restaurant for the time being while Brunetti makes the management decisions. Brunetti said he hopes to keep the restaurant open during its planned changeover this month but may have to close it for a few days during some of the remodeling.

"I will be responsible for operations and on-site management," said Brunetti. "At this stage it's a management rather than an ownership relationship I have with him (Travers). Bob will technically still be the owner."

Tony's father, Guy, will be advising him if needed. "He kind of likes the retired life and will stay in the background.

"At some point down the road, I'll have an opportunity to go into an ownership position. But my main goal right now is to make this work," he said.

Brunetti said he has contacted a couple of his old employees to try to convince them to come back to work for him. Brunetti said he also intends to feature the old popular King's Inn menu specials and coupons at former King's Inn prices.

"But you'll never ever replace a 30-year institution like that one was," said Brunetti.

"The important thing we'll try to bring over from the King's Inn are the menu items, the attitude, friendliness, ser-

vice and the good will," he said. "The tablecloths and carpet might be different but we want the same kinds of customers."

"We'll have the biggest portion of the daily menu specialties we had at the King's Inn," he said. "We'll try and get that homecooked type of meal back out there in the community those people seemed to enjoy so much but we don't have the same type of huge kitchen we had at the original King's Inn to facilitate everything."

King's Inn II will open at 6 a.m. for breakfast, serve lunch starting at 11 a.m. and dinner at 4 p.m., Brunetti said.

Brunetti said he won't spend much on interior redecorating since Travers completely redid

See Famed, A5

## Famed restaurant reborn

— From A1

Melody Lane's interior when he reopened the restaurant in April after it sat dormant for two years.

"This is a already a real nice facility and Bob did an excellent job redoing it," Brunetti said.

He said he plans to move the cocktail lounge and bar into the small west end dance floor area and build a breakfast counter

where people can sit at the current bar site. Tables for two will also be added for a more intimate atmosphere.

Because of limited space, the only entertainment may be an organ player. "We don't want to be offensive to people having dinner. But we'll see what customer requests are and play it by ear," he said.

OVER



# Grand Center gets face lift

By MIKE GARRETT  
Daily News-Sun staff

SUN CITY — The \$250,000 renovation of 30-year-old Grand Center, Sun City's first shopping center, at 107th and Grand avenues, is under way.

R.L. Davis Construction Co. is scheduled to complete renovation of the 72,000 square-foot center by Sept. 30, said CBS Property Services Inc. Property Manager Donna Siebert and Leasing Manager Randy Miller.

A new \$100,000 roof and 20-foot high Grand Center marquee sign listing the center's three major tenants are in place, Siebert said.

"It was not just putting a new roof on top of an old roof," said Miller. "We actually removed the old roof and put on a completely new roof."

Siebert said the center will be repainted with a "1990s-look" peach-color scheme with forest green awnings.

Supporting columns will also have new bases and ceramic tile inserts.

"I definitely feel the new look will enable us to finish the job of filling the center," said Miller. "I don't have anything imminent, but I do have some people I'm talking with who have been holding off waiting for this. We only have about three vacancies left there, one large and two small spots."

Miller said longtime tenant Freed's Fine Furnishings just renewed its lease for three years and spent \$50,000 refurbishing its interior. Gilbert Ortega Jewelry is another recent renewal.

"What's nice about that center is it's coming alive from the inside out," said Siebert. "Melody Lane, the two beauty salons, Sears, Old America and Freed's are all making interior improvements."

Melody Lane is undergoing a name change to the New King's Inn II. New King's Inn II manager Tony Brunetti said it's vital for CBS to renovate the center to enable it to better compete with the successful King's Inn Center across the street.

The Grand Center Merchants Association has begun planning a grand reopening celebration for October to showcase the new merchants and the new look.



Bret McKeand/Independent

The curtain finally fell last week on the King's Inn Restaurant in Sun City. The 31-year-old restaurant was one of the very first buildings ever constructed in Sun City and once served as the headquarters for Del Webb.

*Sun Cities Independent*

• Oct. 31-November 6, 1990 • 25 cents •



# King's Inn restaurant will be razed

By JACQUE PAPPAS  
Daily News-Sun staff

SUN CITY — The King's Inn will be razed within the week to make way for additional parking at Smith's Food & Drug Center.

Smith's executives said Friday that demolition crews will bulldoze the site, on the southeast corner of 107th and Grand avenues. The restaurant closed July 26.

The news of Sun City's first restaurant closing was met with dismay by residents who have frequented the local eatery since it opened in 1961.

Many King's Inn regulars have blamed Smith's for the restaurant's closure, saying that the grocery store chain got too greedy.

But Paul Gilbert, an attorney for Smith's, said the company did not force the restaurant owners out.

"I am concerned because there is a misunderstanding of the facts. At the time we did the zoning, we were asked not to interfere with the restaurant and we didn't," Gilbert said Friday. "However, we don't own that restaurant. The owner of the restaurant came to us and asked us to buy him out. We were minding our own business."

Gilbert said local residents have contacted Smith executives to ask why the chain "forced the King's Inn out" for the sake of additional parking.

"It's true we wished we had

more parking, but we were prepared to live with situation. The owner by his own volition came to us and said he wanted to get out of the restaurant business," Gilbert said. "We did not force him out. He left completely on his own."

However Tony Brunetti, King's Inn general manager, said he was contacted by Smith's officials who wanted the building to accommodate more parking.

"They contacted us from Salt Lake (Smith's headquarters). They said they needed more parking," Brunetti said today. "They told me they weren't going to renew the lease."

Brunetti said he and his father have been looking for a new location in the same general area.

"We just haven't found anything yet. We're still negotiating and trying to find a place where the rent is reasonable," Brunetti said.

Brunetti said the King's Inn was closed so a new, more modern and larger restaurant could be opened "to better serve the community."

Brunetti said King's Inn dinner cards, which gave patrons a free meal after 14 dinners were purchased, are good at Crestview in Sun City West and the Grand Inn.

The King's Inn, originally known as the HiWay House, was Sun City's first hotel and restaurant.





Photo by Morris Berman

*KINGS INN, long a favored landmark for Sun Citians, will be leveled to make way for parking facilities. Hoping not to yield entirely, Kings Inn owners may make a reappearance just across the street in the Grand Shopping Center.*

## • KINGS

8-90

*From page one*

He says that, in the long run it will be a better situation, if we can go across the street.

"There will be more parking, more space, newer facilities, better for all."

The Kings Inn was built in 1960.

The motel units in the complex were demolished and the area cleared for construction of the grocery store in mid-June 1989.

**Another one bites the dust:** July's hot and muggy days are perfect for eating out; but eating isn't going to be quite as easy as it once was. Tom Tate's Garden Buffet, 10414 N. 107th Ave., will be closing at the end of the month, if it hasn't been sold. The eating establishment has catered to Sun Citians for 21 years.

## Landmark closes Kings Inn to make way for more parking space

The Kings Inn, a landmark on Grand Avenue at 107th Avenue, is closing.

"For good," says Tony Brunetti, general manager.

"It will be better for everyone," he explains.

"Parking was beginning to be a problem."

Mr. Brunetti says he understands the inn will be demolished and the area cleared for a parking lot.

Since the Smith super store went in next door to the inn, traffic and access to the market

and the popular eating and gathering place had been difficult.

While the King's Inn is closing, plans are to reopen as soon as possible.

"Right now, we are negotiating to try to rent a space across the street in the TGY location (in the Grand Center)" he says.

"That's what we're working on. We'd like to be open for the season, but we're closing July 28, for good."

*See KINGS, page 7*



# Restaurant wares, to go!

## Hundreds crowd all-day auction in landmark King's Inn

By JACQUE PAPPAS  
Daily News-Sun staff

SUN CITY — Going once, going twice — sold!

Thousands of items in the King's Inn — including the kitchen sink — were sold at a day-long auction Monday.

The landmark restaurant is virtually empty today after items from the drapes to the light fixtures were sold for a total of more than \$42,500.

Dozens of syrup holders, salt and pepper shakers, orange juice glasses and dishes were among the last items sold late Monday afternoon. The auction began at 9 a.m.

At times, two auctioneers sold items at the same time, as hundreds of people crowded into Sun City's first restaurant, which opened in 1961.

Although a number of items such as the bar were sold in parts to different buyers, the most expensive single item was a large kitchen mixer for \$1,375.

Some in the crowd came for sentimental reasons. Others bought wares for a new business venture while many just wanted a

part of the action.

"I've never been to an auction before and I found it absolutely fascinating," Sun Citian Betty Failing said. "I bid on a few things but it always seemed everybody else wanted the same thing."

Other local residents had more luck.

Dick and Donna Schoop of Sun City West bought 10 wall lanterns that once lighted the outside of the restaurant. They bought the brass lanterns for \$30 each for a house they are building in Prescott.

"This is the first place we ever ate when we moved here," Donna Schoop said. "We've got to have some nostalgia someplace."

Sun Citians Richard and Evelyn Gazinski bought a number of items such as ceiling fans, cutlery and floral arrangements to be used in a number of rentals they own in Sun City.

"We've gotten some very good deals. Everything's going cheap," Richard Gazinski said. "Who knows, we may have bought some forks or knives that we actually used when we ate at the King's Inn."

Don Olson of Phoenix Market and Restaurant Equipment bought about \$6,000 worth of kitchen items to resell.

A sprinkling of out-of-state residents also attended the auction.

Ron Weaver, who is opening a casino near Las Vegas, bought a number of items for his 60,000-square-foot project.

Southwest Real Estate Auctioneers walked through each room of the former restaurant/hotel and auctioned every item down to the circuit breakers.

Guy Brunetti, owner of the King's Inn, said it was difficult to see many of the items sold.

"It's a really strange. I have kind of an empty feeling," Brunetti said. "But a lot of this stuff would be useless in the new restaurant. The money will help us in our new venture."

The King's Inn, originally known as the Hiway House, will be razed to make way for parking at Smith's Food & Drug Center, 107th and Grand avenues.

Brunetti is looking at a number of new locations and hopes to reopen this fall.

OVER





Daily News-Sun photo by Mollie J. Hoppes

**WATCHING THE BIDDING** — Dr. Bob Adams says he came to the King's Inn auction to watch nostalgia go out the door. Some of the restaurant's contents, which were sold Monday, may have been around since Sun City's opening 30 years ago.



## Restaurant has final lunch call

By Connie Cone Sexton  
Staff writer

SUN CITY — Voices were dropping to whispers as noon drew near.

Many of those milling around the crowded lobby of the Kings Inn Restaurant on Thursday were shaking their heads sadly, realizing it would soon be last call for lunch.

It was the final day for the Kings Inn at the southeast corner of 107th and Grand avenues. The 30-year-old building will be razed soon to make way for more parking on the shopping center lot where the restaurant sits.

Diners hope the Kings Inn will reappear just across the street in the Grand Center shopping center on the southwest corner of the intersection.

General manager Tony Brunetti said that's a possibility but added that his father, Guy, who owns the restaurant, also is looking at several other locations.

"But we do want to be close to our present location," Brunetti



Mark Henle / Staff photographer

Goodbyes were common on the last day of business at the Kings Inn in Sun City. Eldora Barnett worked 29 years at the restaurant, which will be demolished to make more parking space.

said.

Reaction to the closing from customers has been touching, Tony Brunetti said.

Sitting in the office where he spent much of Thursday morning manning the constantly ringing phones, he glanced out toward the lobby and smiled.

"There is sadness in leaving and

knowing that this place will be gone. No matter where we go, it will take some getting used to. No place will be picture perfect," Brunetti, 39, said.

He gives this promise to patrons: Pains will be taken to make the new location just as cozy and inviting as the old.

Mary Dotzauer, who has lived in

Sun City for 27 years, has been a faithful customer of the restaurant.

"This site was a landmark in Sun City. But times change, and all things come to an end," she said. "This was just like home. The place was somewhere where you got to know the waitresses and

See KINGS, Page 2

## KINGS

*Az. Republic July 30, 1990*

From Page 1

they would say, 'Hi. How are you doing?'"

Catherine Murray talked about the restaurant closing as she checked out the specials at the gift shop, where several customers thumbed through items marked down 50 percent for the closing day.

"I hope they move over to the Grand Center. It will be a shame if they move too far away. This is homey. It's very friendly," Murray said.

Edyth Ros's had sunk into one of the well-padded sofas in the lavender and plum-colored lobby, waiting for her lunch table. She said she, too, wants to see the Kings Inn close by.

"We come here once every two months. We like the food and the location is good. We come here for special occasions, and today is really special," she said.

In a small room nearby, members of the Sun City West Amateur Radio Club were gathering.

President Jack Dow said their usual meeting spot was closed for a few weeks this summer, so they had decided on the Kings Inn for future get-togethers.

"I guess we'll have to look for someplace else," Dow said and shrugged his shoulders.

It's the same story for Bill Gates and his wife, Dorothy, who normally go to the restaurant three times a week.

"They have such nice breakfasts, here," Bill Gates said wistfully. "I'll kind of miss them."

Dorothy Gates nodded. "We've got to get a picture of this place before they tear it down," she said.

Hostess Cheryl Robbins, who began working at the restaurant 3½ years ago, managed a smile Thursday as she juggled menus and seating arrangements.

"I love it here. You get a lot of regulars who come in and stop by and talk to you. If you go away on vacation, they ask you about it. They know all about you," she said.

Tony Brunetti isn't worried about his employees finding work. "We have the best crew around.

They're not going to have any problem finding jobs. The problem then becomes mine, trying to get them back when we reopen," he said.

Brunetti isn't sure when that will be, but he hopes the transition can be made by fall.

Before the restaurant opens, he said a survey will be made of customers to help name the new place. The possibilities: Kings Inn II or the New Kings Inn.

"No matter where we go, we'll have the same type of facilities, including the coffee shop, a cocktail lounge and a large dance floor. And definitely, the lobby. Where can you find a restaurant that has sofas and TVs in the lobby?" he said.



# Diners pack King's Inn for last time

## Tears, reminiscing mark end of landmark restaurant

By JACQUE PAPPAS  
Daily News-Sun staff

SUN CITY — Colorful balloons decorating the King's Inn dining room this morning couldn't keep some long-time customers from shedding a tear or two as they ate their last breakfast in the landmark eatery.

"I ate here the first week the restaurant opened while I was visiting in the area," said Sun Citian Ruth Sutphen, who fought back the tears as she hugged waitresses goodbye. "It's not the toast and coffee that kept people coming back here. It was the people."

The King's Inn, Sun City's first restaurant that was once part of the community's first hotel, will close its doors tonight at 9.

Despite the occasional tears, customers and long-time employees were in a festive mood, taking photographs and recalling good times in a restaurant many people called home.

Eldora Barnett worked as a waitress in the King's Inn since it opened in 1961.

"I think everybody is grateful for the years we've had together," she said. "People are sad today, but I think the real sad day will be tomorrow and the next when people get dressed and then

realize there's no King's Inn to go to any more."

The King's Inn, originally known as the Hiway House, will be razed to make way for parking at the Smith's Food & Drug Center, on the southeast corner of 107th and Grand avenues. The operators say they hope to reopen the restaurant this fall at another Sun City location.

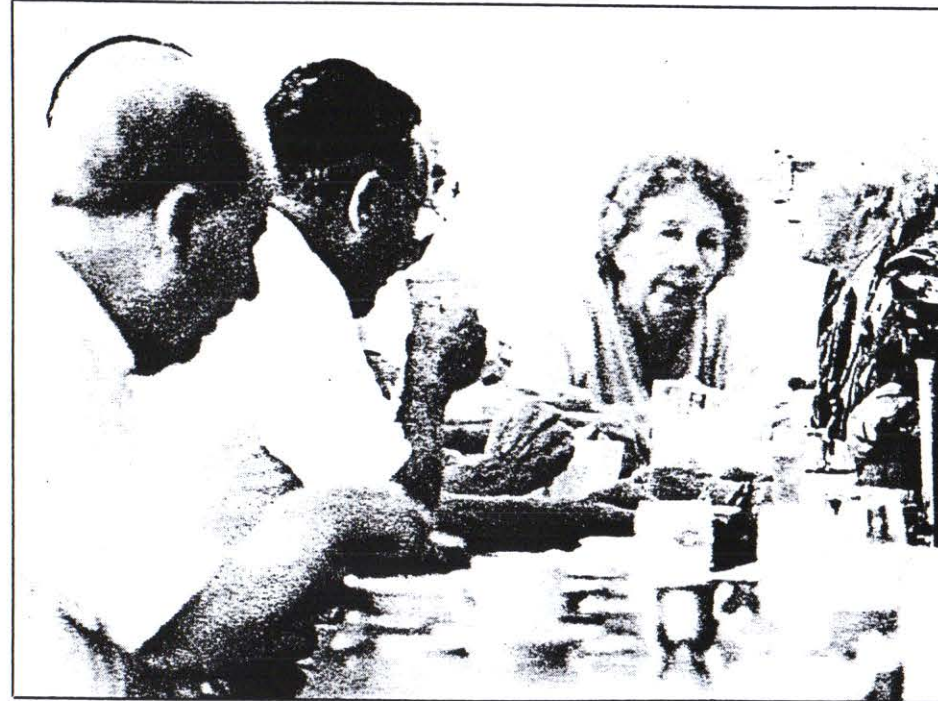
Boxes in the gift shop were being packed for the move and fliers were hung throughout the restaurant advertising an auction on Monday of most of the King's Inn contents.

Since it was reported last week that the King's Inn was closing, owner Guy Brunetti said the restaurant has been packed with local residents who wanted to dine there one last time.

"We've gotten about 600 phone calls since last week and hundreds more have stopped by to tell us how important the King's Inn is to them and how they support our plans for the new restaurant," Brunetti said. "You can't deny the nostalgia here."

Sun Citian Joe Krause is taking part of that nostalgia with him.

"I've been sitting in the same chair here for 21 years and I decided this morning



Daily News-Sun photo by Mollie J. Hoppes

**FINAL SHIFT** — Eldora Barnett, right, leans over a counter as she works her last shift this morning in the King's Inn Restaurant. Barnett has waited on the counter crowd for the past 21 years.

that I wanted to take it home with me," Krause said. "It's one of the original chairs that was around the counter and I guess I have gotten a bit attached to it. But I'm not the only one who feels sentimental. This was a watering hole for a lot of people."

Tony Brunetti, King's Inn

general manager, said he will make an offer to Meals on Wheels and a local senior center for the leftover food the restaurant has after closing time tonight.

"They may eat us out of house and home here. It's been so crowded," he said. "People are sad, but people

are happy, too. Hopefully we will soon make plans for our new place and by the time we renew our lease a few times we could have our 60th anniversary."

Guy Brunetti said he is considering four locations for the new King's Inn site.

## Auction will get rid of everything . . . but kitchen sink

Daily News-Sun staff

SUN CITY — Virtually every item in the King's Inn restaurant — from the curtains to the coat racks — will be on sale next Monday at an all-day auction.

Kip Kane, president of Southwest Real Estate Auctioneers, said items will go on the block starting at 9 a.m. Monday.

"Everything goes — down to the walls," Kane said. "Things people saw at the King's Inn on a daily basis like the drapes, glasses, pots and pans and the paintings will be auctioned off. By Monday afternoon it will all be history."

Kane said a partial list of items is available at the King's Inn, 10660 N.W.

Grand Ave. He said residents can view the items from 9 a.m. to 5 p.m. Friday and Saturday while they are being readied for the auction. The restaurant will close today at 9 p.m.

Kane said executives of Smith's Food & Drug Centers have told him that the restaurant must be empty by Wednesday. But Smith's

executives were not able to confirm when the structure will be razed to accommodate additional shopping center parking.

The auction will be at the restaurant. Although there is no obligation to bid, all prospective buyers must register. Registration is free.

Guy Brunetti, owner of the King's Inn, said some things

will not be sold in the auction such as microwaves, refrigerators and other kitchen equipment.

"We are also keeping some other things for nostalgia purposes like the photo we have in the lobby of Del Webb," he said of the man whose company developed the Sun Cities. "It's part of our history here."



## THE ARIZONA REPUBLIC

Wed. July 25, 1990 1W

# Landmark restaurant to close

## Kings Inn ends 3-decade run

By Connie Cone Sexton  
Staff writer

SUN CITY — The community's oldest restaurant is closing this week and another longtime dining room may shut its doors by the month's end.

After close of business Thursday, the Kings Inn Restaurant will close, ending its three-decade run on the southeast corner of 107th and Grand avenues. The restaurant is to be leveled this week to make room for additional parking at the shopping center in which it is located.

Parking at the lot became tight soon after the Smith's Food and Drugs store opened in November, Guy Brunetti, the Kings Inn owner, said about a month ago. At the same time, he strongly discouraged rumors that his restaurant would close because of the crowded conditions.

But this week, employees at Kings Inn, which opened in 1960, said Thursday will be its final day. Brunetti could not be reached for comment, but according to restaurant employees, efforts are under way to relocate the business.

One possibility is moving the restaurant to the Grand Center, a shopping center on the southwest corner of 107th and Grand avenues.

Randy Miller of CBS Property Services, which manages the Grand Center, said he had talked with Brunetti but that nothing is definite.

Miller said he has heard speculation from others that the Kings Inn could move into the vacant TG&Y space at the Grand Center.

"I don't know how it could work, parking wise," Miller said. "It's a shell and it doesn't have plumbing. It would take a major amount of improvements."

Miller said he wants to talk with Brunetti again about the Grand Center or other shopping center locations CBS Property handles in Sun City. "We would be glad to work something out with them," he said.

A replacement for a second landmark Sun City restaurant also is in the works.

Tom Tate's Country Buffet, which opened 21 years ago at 107th and Peoria avenues, is scheduled to close July 31.

Tom Tate said his other two restaurants in Phoenix and Yuma will remain open, but he is looking for a buyer for the Sun City location.

As of Monday, two potential buyers were considering the site, according to See KINGS, Page 8

## KINGS

From Page 1

Carol Walker, Tom Tate's daughter.

Walker, who helps manage the restaurants, said the Sun City site probably will close July 31 unless a buyer can be found.

Closing the Sun City location is not an easy process, Walker said.

"But Mr. Tate will be 75 this year. We've been there for 21 years. It's my home. My kids kind of grew up out there. There have been a lot of attachments to these people we've known for 21 years.

"The restaurant business is tough and I know my mom would like to get him out of the mainstream. It's been a painful choice ... We just had to evaluate what each store was doing," she said.

It will be business as usual at their other two stores, in Yuma and in Phoenix on 43rd Avenue just north of Northern Avenue, she said.

Word of the closure in Sun City spread fast, she said. It's hard for them to say goodbye, too, she added.

"It's not just a meal that we're giving them. We're worried about them if we don't see them. We'll ask, 'Jack and Mary, where have you been?'" Walker said.

A potential buyer for the space would need to have that personal touch, she said. "They would have to love people and do PR (public relations.) We would really like to have someone take it over. We really prayed hard about that. It's got to win for everybody."

Tate also finds it hard to close up shop in Sun City but said the time has come. "I don't have time to manage three restaurants with 150 employees," he said.

"We did over half a million in sales there and we have a good reputation. We just don't want to shut down and say goodbye and that's the end of it. My daughter and myself would be there to help them (a new owner) and introduce them to the guests. We have some people who eat there every day," the owner said.

Donna Siebert, another manager for CBS Property Services, also works with Miller on the Grand Center and the Sun Bowl Plaza, where Tom Tate is located.

She said the restaurant closing will not help business at the center but it may not severely hurt it. However, it would be nice to see a restaurant continue in that space, Siebert said.

Current vacancies at the Sun Bowl may soon be filled. Talks are under way for a pet grooming shop, a barber shop and a vitamin store, Siebert said.

Despite uncertainty whether the Kings Inn will move over to the Grand Center, the shopping center soon will see other action.

"The Old America Store is planning on moving in," Siebert said. The store will occupy the space of the former Liquor Barn, she said.



# Closing surprises employees

By CONNIE STEELE  
Daily News-Sun staff

SUN CITY — Rumors of its closing had been squashed just last week, so when it became official Wednesday that the King's Inn will be moving, the news hit employees hard.

"I'm not thrilled. I just found out this morning," dining room waiter Roy Smith said Thursday evening. "I'm rather disheartened."

"I'm out of here July 30. I was surprised and disappointed," Smith said between serving customers Friday.

"As of Tuesday I was working every day, the next day I was out of a job," said JoAnn Rowpolo, who serves customers and sings in the lounge. "It's not funny. Not funny."

After hearing rumors about

the closing for weeks, Rowpolo said just last week she asked Tony and Guy Brunetti about them. She said the office reassured her that they still had three years to go on their lease.

"They said last week it wasn't going to close," head cook Scott Jenckes said in the coffee shop.

"There's some truth to it," said Tony Brunetti, who with his father, Guy Brunetti, owns the Kings Inn.

"I didn't know any sooner. The final decisions weren't made until Tuesday."

However, Brunetti said moving has always been in the mill. It was just a matter of time.

"I've always said, 'Moving's a reality. We're going to move sometime,'" he said. "The timing just happened a little faster than anybody guessed."

For now employees want to know how they'll support themselves until the King's Inn reopens in about 90 days.

"I fear the employees won't be able to hang on for the 60 to 90 days until the move is made," said one employee who asked not to be identified.

Smith said he is weighing a couple of options and will decide by the time the restaurant closes Thursday.

"My biggest concern is making a living right now," Rowpolo said Friday night. "I'm losing hours and I'm losing money."

Rowpolo, when she isn't serving drinks, belts a throaty rendition of torch songs popular with Chicago crowds. She will open Tuesday at The Springs lounge in the Grand Inn Trave-

lodge accompanied by Todd Hagen on the keyboard. The pair will entertain 8 to 12:30 p.m. Tuesday through Thursday.

Hagen, who launched the first live music in the King's Inn lounge in 1982, said Thursday, "I was the first and now I'm the last."

"I will find a temporary job," Elsie Komar of Glendale said, while setting the table in the banquet room.

"It's very upsetting," Komar said. "It's the oldest building in town; it was a little, itty-bitty stand when they first opened."

Komar said her customers would feel a lot better if the new King's Inn opened up at Grand Center across the street.

"They say everything that happens, happens for the best. Time will tell," Komar said.



## Regulars recall years of meals

—From A1

who made friends over a cup of coffee at the restaurant during tough times after her husband died more than 20 years ago.

For John and Inez Treguboff of Youngtown, the King's Inn was the first place they saw a color television.

"We were living in Glendale when we were newlyweds and every Sunday evening we would come and watch the football games. It was such a thrill to see all the colored uniforms."

John Treguboff said. "There would be lines of people here on Sundays who came for the special roast beef, leg of lamb and fried chicken."

Not only local residents frequent the Sun City original.

Chester and Stella Sarten of Phoenix eat at the King's Inn several times a week.

"We call the lobby our second living room. It's a place for friends to gather and talk," Stella Sarten said.

The restaurant is now family

owned and operated under the leadership of Guy Brunetti.

His son, Tony, general manager of the King's Inn, said negotiations are being made to build a new restaurant in spaces formerly occupied by TG&Y and a drugstore in Grand Center, just west of the present site.

Although the prospective space is about 1,000 square feet—smaller than the 13,000-square-foot King's Inn, Brunetti said he hopes an innovative design will accommodate the new res-

taurant.

He said the new restaurant would be called the New King's Inn or King's Inn II.

"My family took over the King's Inn on Nov. 3, 1986 and I'm kind of superstitious so I have a goal to reopen on Nov. 3, 1990," he said. "I don't think the move was a total surprise because rumors were flying around for months. We had a lot of customers comment to us about the parking problem. It is always crowded."



# Atmosphere drew regulars to King's Inn

By JACQUE PAPPAS  
Daily News-Sun staff

SUN CITY — Sun Citian Felicia Thompson sits down at 7 a.m. at a small table in the King's Inn restaurant for a cup of coffee.

Nearly every day for the past 16 years, the woman, now 80, has walked 2.8 miles from her house to the landmark restaurant facing Grand Avenue.

After working in the library on Thursday afternoons, Thompson would go to the King's Inn and order the lamb shanks special. On Monday evenings before attending a concert, she would eat a meal of liver and onions in the familiar red brick eatery.

"I used to come every day, but now that I'm older, the walk is a little more difficult so I come about three times a week," Thompson said Friday morning. "I look forward to coming here. They have an excellent cook, good values and a friendly hometown atmosphere."

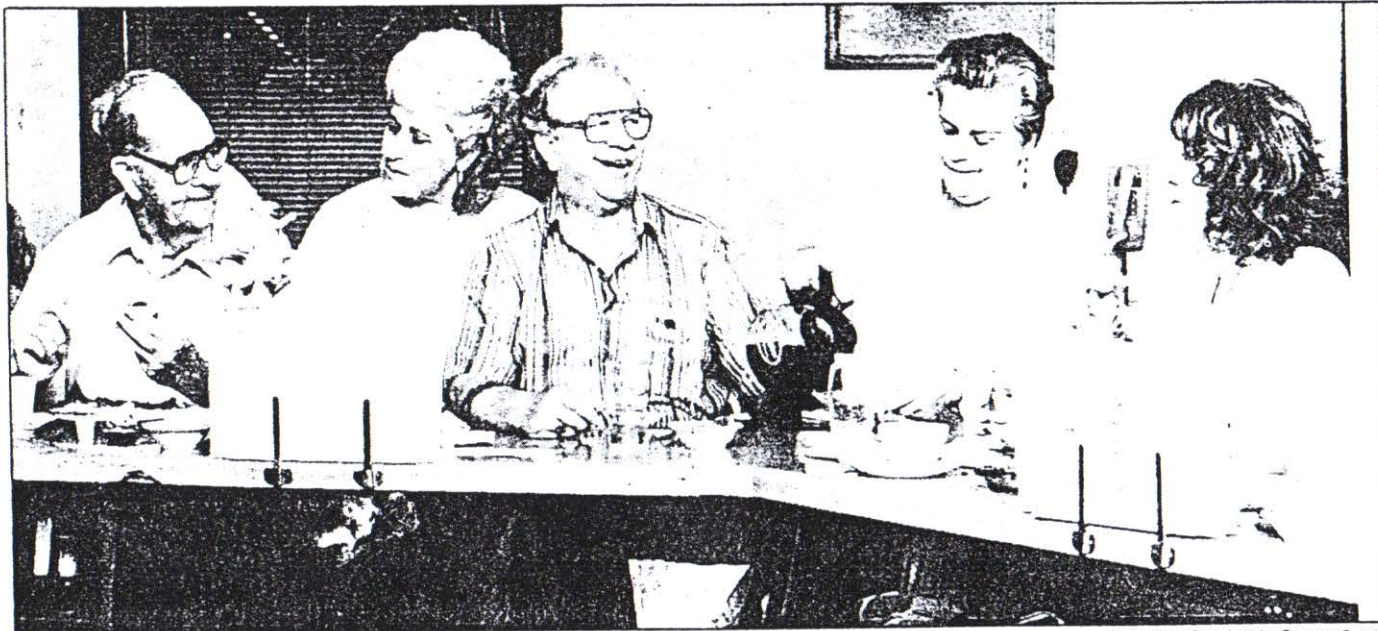
## Related story A3

Thompson and a group of King's Inn regulars will get their last chance to dine in the restaurant next Thursday when the 29-year-old establishment closes its doors.

The King's Inn, originally known as the Hiway House, will be razed to make way for parking at Smith's Food & Drug Center. Restaurant owners say they hope to reopen the restaurant this fall at another Sun City location.

But the identity of the oldest restaurant in town revolves on its location, say local residents who have frequented the King's Inn for years.

"It's a shame," said Ralph Grimaldi, who has dined at the restaurant with his wife for 18 years. "We really like this place. Parking will never take the place of this valuable place. The King's Inn is a real landmark."



Daily News-Sun photo by Frances Guarino

**THE REGULAR CROWD** — King's Inn coffee shop waitresses Rose Morse, left, and Erna Finney assist their customers at the counter Friday. From left are Earl Lekin,

Irving Tabor and Jeanne Mehlhoff. Lekin and Tabor have been regulars at the coffee shop for 14 and 15 years respectively. The landmark restaurant will close Thursday.

day. I guess it's just habit." Although the King's Inn is noted for its red brick exterior easily seen from the corner of Grand and 106th avenues, residents say the homey interior atmosphere is what keeps them coming back. The lobby's walnut walls and maroon curtains are complemented by a soft davenport, comfortable chairs and a tele-

vision. On the wall are photos of the original restaurant and hotel built by developer Del Webb after opening Sun City in January 1960.

The hotel, more vacant than used in later years, was razed in 1989 to make way for the Smith's shopping center.

But the King's Inn is more than a restaurant for many.

The restaurant was a meeting place for Webb in the 1960s and is now home to a number of clubs from Sun City Rotary to the Sun City Pedal Pushers.

The King's Inn is a breakfast place for 91-year-old Daisy Kelley, who has eaten waffles and the like there for 23 years.

The restaurant is a second home for Charlotte Anderson, See Regulars, A3

OVER



## King's Inn owner weighs new site

—From A1

have banquets and functions booked here," Brunetti said of the closing of the present restaurant site. "The second priority is to get our new location as quickly as possible and reopen as quickly as we possibly can. We want to stay in the Sun City market."

Brunetti said he would try to keep his present staff for the new location but acknowledged it will probably be October before he could put a new operation together. "We feel we have the best staff in this part of the Valley and would try to retain as many of them as possibly could."

Grand Center, which is scheduled to undergo a major facelift this fall, also would provide adequate parking for restaurant customers, he said.

Brunetti said parking at Smith's is more crowded as

more businesses move into the center. He said traffic hasn't slowed much during the off-season summer months.

"Certainly it isn't good for us when you don't have parking even if it is a good situation with that much business," Brunetti said.

He laments the fact that the King's Inn will have to move since it has been a Sun City landmark so long (dating back to when it was known as The Hiway House).

"The attitude we have taken is 'That's progress.' It happens every day and things are going to continue to happen like that," he said. "We're not in a position to do a heck of a lot about it."

"Smith's has come into the market with quite a sizeable investment here as evidenced by what they've done," Brunetti said. "I personally hate to see the landmark removed."

# SC landmark clears out for parking lot

By MIKE GARRETT  
Daily News-Sun staff

SUN CITY — The King's Inn, Sun City's oldest restaurant, will close its doors next Thursday night at its Grand Avenue landmark location after more than 29 years.

But Guy Brunetti, the King's Inn owner-manager, is working to reopen the restaurant in another Sun City location.

Brunetti confirmed Thursday that the restaurant will close to make way for additional parking for the Smith's Food & Drug Center at 107th and Grand avenues.

Smith's executives at the regional office in Tempe said they were unaware of the King's Inn closing and referred questions to their corporate headquarters in Salt Lake City. Calls to the headquarters had not been returned as of late this morning.

Brunetti said he and CBS Property Services, which manage the six original Sun City shopping centers, are negotiating to find another location to open a new King's Inn. CBS property manager Donna Siebert said Thursday that CBS will help Brunetti keep the King's Inn in Sun City.

Most likely locations are Grand Center, across 107th Avenue, or Sun Bowl Plaza at 107th and Peoria avenues in the soon-to-be-vacant Tom Tate's Garden Buffet location.

"We've contacted CBS and are looking at the possibility of Grand Center as a prime location because that's the same proximity of our present location," Brunetti said. "In the next week or two we are going to be investigating everything that we can."

If financing a new restaurant

is a problem for Brunetti, Siebert said she thinks Tom Tate's would be an ideal location because all the restaurant equipment is already there. Executives of Tate's, a 21-year-old Sun City restaurant, announced this week it is closing at the end of this month if a buyer for the operation can't be found.

Siebert said the old Grand Center TG&Y and Value Drug spaces could be converted to a restaurant but it would be expensive. She said the old Melody Lane restaurant space at Grand is not available because a lease for a Mexican restaurant is now awaiting approval from the Grand Center owner, the Texas State Teachers Pension Fund.

"We're looking at a hardware store for the TG&Y space," Siebert said. "That's a real good possibility there and we're still dealing with those people."

Brunetti, owner of King's Inn since 1986, said he's leaning more toward Grand Center rather than Tom Tate's. "We would rather go in and design and build it ourselves the way we want to on a more permanent basis."

"It's just a matter of finding the right place with the right facility and being able to offer people basically what we had before, but with more parking," Brunetti said.

Whether it's feasible to move into the old TG&Y or Value Drug spots will be determined by negotiations, Brunetti said. "It's going to be expensive no matter how we do it."

Brunetti said a decision on how to finance such a venture hasn't yet been made.

"Our immediate priorities are to inform all the groups who See King's Inn, A6



# A Tradition Fades Away **KINGS INN Restaurant**

will Close its doors at 9 p.m.

**JULY 26, 1990**

The **KING'S INN Restaurant** will be demolished to make more parking space for Smith's. This situation has been delayed for as long as possible, but we knew the inevitable would take place

Thanks to our many customers for the years of patronage and support.

**DON'T DISMAY.** The **GOOD NEWS IS.** THE **KING'S INN RESTAURANT** will **RE-OPEN** at a New Location.

Negotiations are in the process on 2 or 3 Sun City Locations. Watch for ads about the **NEW KING'S INN Restaurant** Opening Soon.

All Carriage Trade, On The Town, King's Inn Dinner Club, Entertainment 90's and KAET Discount Cards will be honored at the new location and with all expiration dates extended accordingly.

Thanks, **GUY**



# Restaurant has no plan to close

By Connie Cone Sexton  
Staff writer

SUN CITY — Mother's Day, 1989 was to be the end for the Kings Inn Restaurant.

While mothers everywhere were making their way through floral gift wrap, the folks down at the Kings Inn were supposed to be closing up shop at the Grand Avenue eatery.

But the end never came, and as

**"The rumors about our closing and moving to another site have been circulating for about a year, now. . . . First, we were supposed to close on Mother's Day, then Christmas, then Feb. 14 somehow got to be the day."**

**Guy Brunetti**  
Kings Inn owner

far as owner Guy Brunetti is concerned, it won't anytime soon.

Reports of the restaurant's death were premature and nothing more than rumors, he said.

It all started in April 1989, when Smith's Management Corp., a Salt Lake City-based food company, announced plans to build an 82,000-square-foot grocery store on the southeastern corner of 107th and Grand avenues.

Doing so meant tearing down the Comfort Inn, formerly Del Webb's HiwayHouse, which opened in 1960 as the community's first hotel.

Although the Kings Inn Restaurant

Comfort Inn, officials from Smith's said it was to remain on the site.

Still, rumors of the restaurant's demise persist, Brunetti said.

As the shopping center was developed, people thought that the parking lot would just be too crowded and that the restaurant would have to go, he said.

"The rumors about our closing and moving to another site have been circulating for about a year, now. All the time, people come in and ask about it. First, we were supposed to close on Mother's Day, then Christmas, then Feb. 14 somehow got to be the day," he said.

Denying the rumor appears to be fruitless, Brunetti said.

"But we aren't leaving. We plan to stay, at least at this point. We've got about five years to go on this lease."

Mitchell Alm, assistant manager for Smith's at the Grand Avenue location, said the rumor is news to him. As far as he knows, the supposed competition for parking spaces isn't pushing the restaurant off the site.

With only about 530 spaces in the lot, parking is tight, Brunetti admits.

"Some people tell us that if we did move and go across the street, they'd like it a lot better. It would be more convenient to walk to."

Friday, June 1, 1990

THE  
PHOENIX  
GAZETTE

THE ARIZONA REPUBLIC

1W

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# King's Inn closes for construction

News-Sun staff

SUN CITY — Patrons of King's Inn Restaurant and Lounge will have to find another place to hang out for two weeks beginning Monday.

The King's Inn will be closed for construction of a new parking lot for a planned grocery store at 107th and Grand Avenue. The restaurant and lounge also will get a facelift during the construction.

Guy Brunetti, owner of the King's Inn, said he believes the schedule will be met and that he's planning to welcome the public back on Aug. 16.

"We're going to reopen with a nice grand opening," he said.

Construction of Smith's Food and Drug, the new 82,000-square-foot facility of Smith's Food King, has forced the temporary closing.

"All the existing parking area is going to be torn out, old (automobile) entryways torn out and two new entryways (built) from Grand Avenue," said Stan Showalter, project field engineer with Roche Constructors Inc. of Greeley, Colo.

One entry from 107th will be closed, he said, but it will be replaced with another entry farther south on 107th when the firm constructs the parking area to the supermarket.

Brunetti said to try to stay open with all the grading and other construction "... would be a nightmare." He said he plans to do some work inside while Smith Food King works outside.

"We'll get into the kitchen and do some steam cleaning and repainting inside," Brunetti said.

Showalter said workers will be coming in to tear out the old

paving and entryways on Monday. He expects paving to begin next week.

Construction at King's Inn, which includes a new drainage system, islands and light poles will make it match the look of the neighboring supermarket when it is finished.

"We bought pine light poles and some new islands," Showalter said, "so, the whole thing will match."

Smith's Food King projects a Nov. 29 opening for its new store.

*News Sun by 26/89*



Sundi Kjenstad, *The Phoenix Gazette*

Patrick Sherin, project superintendent for Roche Construction, walks through the remains of Comfort Inn.

## Landmark hotel coming down

By **Connie Cone Sexton**  
*The Phoenix Gazette*

SUN CITY — Strips of orange and yellow cloth barricading the Comfort Inn are coming down as demolition crews tear apart the community's first hotel.

The inn — formerly Del Webb's Hiway-House, which opened in 1960 in conjunction with Sun City — is making way for a 95,000-square-foot shopping center.

Although the inn is being torn down, the Kings Inn Restaurant will stay at the 107th and Grand avenues site.

A rezoning request for three acres of the planned shopping center was approved earlier this month by the Maricopa County Board of Supervisors.

Three acres behind the inn were needed to convert the inn into a shopping center. The acres were rezoned from residential to commercial, making the total shopping center about 10.6 acres.

The Naydon Corp., which owns the site, plans to sell the land to the Smith's Management Corp., a Salt Lake City-based food company. Smith's will build one of its "superstores" as the anchor tenant. In addition to food, the 82,000-square-foot grocery store will sell dry good items.

Another 13,000 square feet of space will be built for smaller stores.

With the zoning approval, the supervisors included stipulations for the site owner to

include landscaping to buffer and beautify the site, installation of walls to block the loading area from the neighborhoods and to restrict deliveries between the hours of 6 a.m. to midnight.

Besides the hotel, the developer also will tear down an apartment building and 14 condominiums.

Area residents have shown strong support for the project. Within the past several months, at least two grocery stores in the community have closed.

A store in Sun City is just one of several that Smith's wants to build in the Valley. The chain owns about 100 stores in the eight Western states, including several in Arizona.



# Buyers vie for Comfort Inn

By MIKE GARRETT  
News-Sun staff

SUN CITY — An El Salvador investor may be close to buying the commercial property surrounding Comfort Inn, while another potential investor is hoping to expand the area.

Who ultimately will own the property is of major concern to several homeowners and the Recreation Centers of Sun City, because one prospective buyer has plans for expansion that would include removing a number of homes in the surrounding area.

Opposition from Sun City residents and the recreation centers and another potential buyer have complicated year-long negotiations by Salt Lake City-based Smith's Food King to possibly purchase a 10-acre site at the King's Inn to build one of its grocery stores.

Guy Brunetti, owner of the food and beverage operation at King's Inn Restaurant, said this morning he is waiting for a deal to possibly close this week by a group from El Salvador to buy all 10 of the King's Inn properties along the south side of Grand Avenue between 105th and 107th Avenues.

Salt Lake City-based Smith's Food King also has been trying, for more than a year, to buy a 10-acre site near the Comfort Inn (formerly Kings Inn) to build one of its grocery stores. Brunetti said the El Salvador

group, whom he wouldn't identify, already has placed up-front money in escrow and has set a Thursday deadline on buying the properties.

"If that deal comes about before the Smith's Food King deal, then that deal (Smith's) is going to be dead in the water," Brunetti said. "The chances of that happening are about 99 percent. I am waiting by the phone now to hear from the El Salvador group. It's a matter of who is going to get where first."

Even if the Smith's Food King deal goes through, Brunetti said the Comfort Inn Restaurant would remain intact.

Smith's Food King has experienced some resident opposition from the beginning in trying to close a deal to build a grocery store on the King's Inn site.

Opposition from residents and the recreation has intensified after Smith's Food King last week requested a zoning change to C-2 with the Maricopa County Department of Planning and Development for a 1.9-acre site east of 107th Avenue and just south of Grand Avenue. The C-2 commercial zoning would be compatible with a grocery store.

Smith's Food King officials have discussed two site plans for their grocery store, Brunetti said. Plan A would require the demolition of 14 condominiums near the back end of the King's Inn and the grocery store would

face Grand Avenue, he said.

If that hurdle could not be cleared, he said Plan B would leave the condominiums alone and build the grocery store facing 107th Avenue on the east end of the property.

If the El Salvador group buys the properties, Brunetti said, it plans to keep everything intact and have the current Comfort Inn owners, the Naydon Corp., manage it for them.

Zone change petitions have been circulating throughout the neighborhood. Signature approval is needed from 51 percent of surrounding property owners within a 300-foot radius of the proposed zoning site, according to county planning and development spokesman Richard Turner. But if 20 percent of the owners by number and area of all other property within 300 feet of the proposed change file a protest, the change can't be made except by the unanimous vote of all five members of the Maricopa County Board of Supervisors, according to a county letter accompanying the petition.

Sun City resident Joe Schlie, who lives on Oakmont Drive directly across the street from the proposed grocery store, is leading a resident drive in opposition to Smith's Food King. He said he already has more than the 20 percent needed to block the zoning change and plans to get more.

Louis Grunwald, president of

the Recreation Centers of Sun City, said this morning he is concerned about the possibility that 14 Sun City homes would be demolished to make way for a grocery store on a site across the street from an unfilled Grand Center.

"With all of the vacant shopping centers here, it seems ridiculous to tear up some nice looking property just to build more vacant shopping centers.

"They also want to demolish 14 homes and take over this property so that they can run all the way out to Oakmont. It's an atrocious situation," he said.

"First of all, we don't like to lose 14 homes out of the recreation centers. Second of all it's an imposition on the people on the other side of Oakmont Drive, which is a residential street."

Grunwald has written a letter to the county planning and zoning board stating that the recreation centers is opposed to any zoning change.

Grunwald said he has heard that in addition to the 14 condominiums, there has been talk that an entire row of small apartments along 107th Avenue to Oakmont may also be demolished to make way for the grocery store.

Schlie said the owners who have talked with Smith's Food King said the company has "constantly harassed people to agree to sell their property."





Bret McKeand/Independent

***NAME CHANGE.** The King's Inn Motel, a long-time Sun City landmark, has been taken over by Comfort Inn. Originally Del E. Webb's Hiway House, the motel was one of the first buildings constructed in Sun City and served as a temporary home for pioneer residents while they awaited completion of their homes.*



## Fate of King's Inn remains a mystery

BY RICK GONZALEZ  
Sun Cities Independent

"Is the King's Inn Hotel going to be torn down?"

Sun City residents seem to be asking that question more and more these days.

Residents first began considering the possibility of a King's Inn demolition when a recent article in the *Arizona Republic* stated that Smith's Food King of Salt Lake City,

See INN, page six

## • INN

2-24-88

From page one

Utah, would soon be building a store at 107th and Grand Avenues in Sun City.

Although the exact site of the future development was not given, common speculation has been that the present King's Inn location has been selected as the site for the new store.

However, according to Guy Brunetti, owner and manager (with his son, Tony) of the dining facilities at the hotel, "There is no truth to it whatsoever.

"I have no idea where the 'rumors' got started," he says, adding that he, like many other people, "was shocked" to hear of the "supposed" possible demise of the popular Sun City establishment.

The King's Inn Hotel was one of the first buildings ever constructed in Sun City. Originally called the Hiway House, it was, for a time, the headquarters for Del E. Webb as the company began selling homes in Sun City back in 1960.

Mr. Brunetti says he has been told by Steve Naylor, of the Naydon Corp. (owners of the King's Inn properties), that "nothing (such as a contract) has been signed.

"Mr. Naylor says there is no

substance to the Smith's stores expansion program in Sun City."

Larry McNeil, however, says otherwise.

Mr. McNeil, of the Smith's Food King Corporate office in Salt Lake City, says "the hotel will be torn down" but that the dining facilities may be left.

He says negotiations are currently taking place regarding the restaurant, adding that the coffee shop may possibly remain as well.

According to the *Republic* article, development of the new facility will be handled by CTM Development of Phoenix, headed by Gerald Williams, former General Counsel for the Del Webb Corporation.

Mr. McNeil says he first became aware of the King's Inn property when he received information on the property from Mr. Williams.

Mr. McNeil says he later "took a helicopter ride over Sun City and looked at the area" to find a suitable location for the new store.

Upon seeing the intersection where King's Inn is located, Mr. McNeil says he became interested in the vacant lot on the north side of Grand Avenue.

After learning the lot belonged to Boswell Hospital and was not

**The King's Inn Hotel was one of the first buildings ever constructed in Sun City ... it was, for a time, the headquarters for Del E. Webb ...**

for sale, he considered the hotel's location and decided it was a good site.

Mr. McNeil says he liked the location because it was located "in the center of the population and (it) is convenient" for people to reach.

He says the new store will be a "one-stop shopping center," housing "a variety of stores."

The center, he says, will be occupied by large stores, a delicatessen, snack bar, bakery, nutrition center, pharmacy, etc.

"Development will not begin this year," he says. "It will (probably) begin the latter part of next year."

Plans for the development, however, are all new to Mr. Naylor.

"If they (Smith's) plan on doing anything, they'd better come talk to us first," says Mr. Naylor.

His company was approached regarding the sale of King's Inn,

he says, but no final deal has been struck. "They're still about \$2 million off" what the facility would be sold for, he says.

"We're heads and toes apart. They have not agreed to pay our price. There have not been any contracts signed.

"King's Inn is not for sale," he adds.

Mr. Naylor says that if the "rumors" about the demolition of the facility persist, "it is going to be hurting our business for next year."

Statements that King's Inn is going to be torn down are "not true," he adds.

Mr. Naylor says that as far as he knows, Smith's is interested in the motel/apartment land.

"The restaurant would probably remain. We like our association with the Brunetti's," he adds. "We are happy with things as they are now."



## **Hiway House to convert to 'old English' King's Inn**

*(April 12, 1962)*

First step in the conversion of Del Webb's Hiway House into a luxurious King's Inn is now taking place and will be continued until the changeover is completed sometime this summer.

This was announced this week by the public relations department of the Del E. Webb corporation.

The first step is the addition to the dining facilities now with a possible opening on May 5.

It is being done entirely in "Old English" decor as will the remainder of the present Hiway House be done as speedily as possible.

Interior walls will be of walnut paneling, with one end of the new dining room hung with heavy velvet, trimmed in silver.

Tables will be dark walnut; chairs black, with silver studded "nail heads," while the chandeliers will be of solid silver and cut crystal.

Walls will be adorned with several original oil paintings, shields, swords and other collector's items especially purchased in Europe.

The floor will be covered with deep red carpeting.

This will add a seating capacity of 64, bringing the total up to 225 in the dining room, coffee shop and cocktail lounge.

When completed, it will be very much like the new Del E. Webb King's Inn opened recently at Sun City, Fla.

Photos of that hostelry show that the exterior also follows the traditional "Old English" style of architecture.



# The KINGS INN RESORT

## Sun City, Arizona

**Motel · Restaurant · Cocktail Lounge  
AND NOW APARTMENTS, TOO!**

The beautiful patio apartments, just west of the Suntowner Coffee Shop on Coggins Drive, are now offered by the Kings Inn for couples wishing to stay two weeks or longer...\*

\$75 / week thru December

\$100 / week January thru May

Completely furnished including Color TV and refrigerated air conditioning.

Living Room • Dining Area • All-electric Kitchen • Bath • Bedroom (with twin beds) • Private Walled Patio • Attached Carport •

Linens, cooking utensils, dishes, silverware and glassware all provided.

Maid service, once a week

24-hour telephone service thru Kings Inn switchboard (20¢ charge per local call)

Free use of heated swimming pool and shuffleboard courts at the Kings Inn.

\* Offer limited to availabilities and reserved for couples with at least one member 50 years of age or over (and no member under 18).

## ALREADY BOOKING

Call the Kings Inn Manager for reservations now!

# 977-7261



# Ed Kerns Retires As King's Inn Manager



GREETINGS — King's Inn host, Ed Kerns, greeting Gentle Ben, said "Sorry, but no one is allowed in the lobby in bear feet." Kerns is retiring after 13 years as manager of the Webb-owned motor hotel.

Ed Kerns, who is retiring as manager of King's Inn, was honored today by executives of the Del E. Webb Development Co. with a luncheon at the Sun City Lakes Club.

Kerns, who managed the Webb-owned motor hotel since May, 1960, has seen dynamic growth of both King's Inn and the community over the past 13 years.

The Inn started with only 12 rooms, but also served the budding community with coffee shop, dining room, and bar. For several years, it was the community meeting place and center of activity, and contributed a great deal to the growth of Sun City.

In those days, Kerns was host, cashier, and relief desk clerk, he recalls.

Since then, the Inn has been remodeled several times, including last year when a large lounge and bar were added, and the coffee shop, lobby, and dining room remodeled in old English decor.

It now has 100 rooms and also manages and maintains over 300 apartments used in the Webb Company's Vacation Special program.

Reminiscing back over the 47 years of his hotel-restaurant management career, young Ed Kerns left the family farm in 1926 for a job in an ice cream parlor in Portland, Ind.

"I was the soda jerk, candy maker, short-order cook, and refrigerator salesman,

for the large sum of \$16 per week", he said. "The fellow I worked for also had a Frigidaire agency", he explained.

This experience led to restaurant management in Marion, Ind., Chicago, and Indianapolis, plus a stint as store keeper for the War Department at Dayton and the priority board for Allison Motors.

In 1956, he leased the food and beverage operation of the Sahara Hotel in Phoenix, then a Webb Corporation property, which eventually led to management of King's Inn.

Among his many memorable experiences, one of the most unusual was the time Gentle Ben stayed at the Inn.

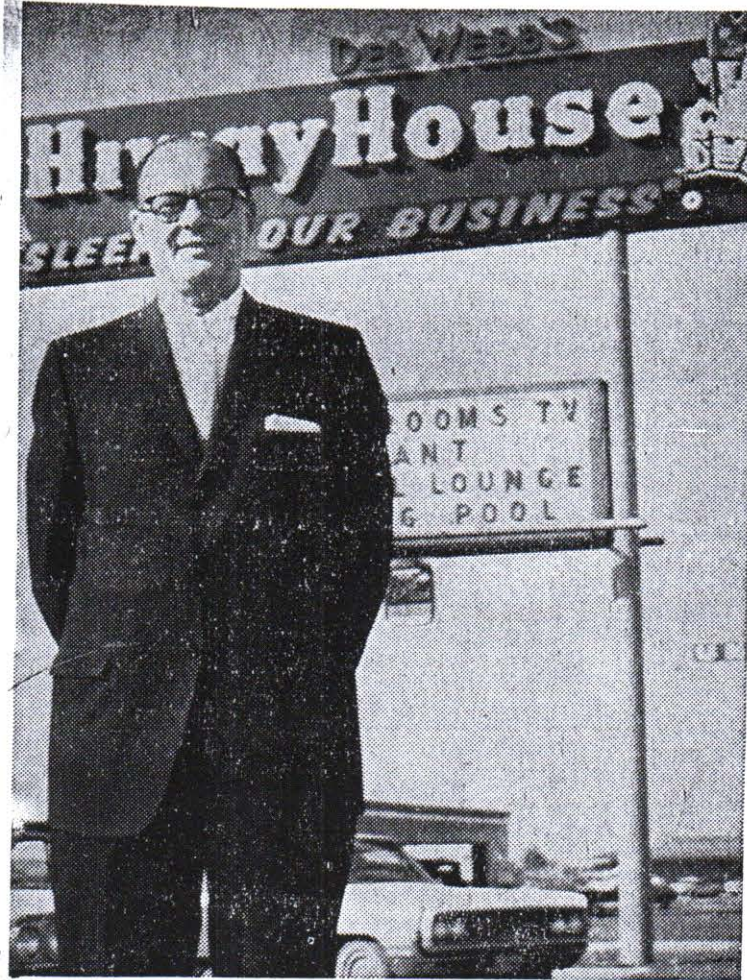
Kerns greeted the famous TV star at the entrance for news cameramen, and was almost crushed when the enormous seven foot bear stood up and put his paws on Ed's shoulders.

Asked about future plans, Kerns says he and his wife, Martha, are going to just take it easy for awhile.

Sun City Citizen

JULY 25, 1973 — 3





ED KERNS

At Hiway House

## One Millionth Customer

BY SHERLEY REVARD

Sometime soon in 1963, the One Millionth customer will cross the threshold of the Hiway-House. Whoever that person may be, he will be cordially greeted by the manager, who through long experience in the hotel and restaurant business in some of the country's top establishments, has developed a calm and dignified professional exterior that hides—when you get to know him personally—a warm, friendly nature.

Ed Kerns, known to his friends as "E. D."—was born and reared in Indiana, where his parents still own a hotel in Marion. He started his career in Chicago.

In 1950 he was a partner with Isabell, who was famous for his restaurant of the same name in Chicago.

When the two men became partners, Mr. Kern remodeled the establishment and they named it "Kerbells", which became a very popular place for people who enjoyed excellent food.

At the peak of their success, they sold the business and Mr. Kerns and his wife came to Arizona in 1955.

He traveled for the Ramada Restaurant and Hotel Chain as a Food Supervisor, and now for the past three years he has been the Manager of the HiwayHouse here in Sun City.

Although he has had many op-

portunities to go on to higher jobs, he and his lovely wife Martha have been glad to settle down in their home in Phoenix and nary to roam too far from it.

Their family consists of two "boys," Herman, six years of age, and Hiriam, seven, two of the most adorable Beagle dogs, and believe me, they have the Mr. and Mrs. wrapped around their—finger?

Herman is the mischievous one, and what he can't think of to do is not worth doing in a dog's life.

It was nice to have the privilege of interviewing Mr. Kerns, and seeing what a real fine person he is.



# English decor designed to put kings at ease in remodeled inn

A bit of Old England has been transported to Sun City. The theme of the newly remodeled Kings Inn restaurant and coffee shop is that of an English inn.

Reopening is scheduled for Wednesday, the Del E. Webb Development Com-

pany has announced.

Two hand-carved wooden pieces, a coat of arms and a knight in armor mounted on a charger, have been imported from England.

**THE TWO** pieces are valued at more than \$18,000, and came originally from the castle of Malcolm Fraser, a member of one of the British royal families.

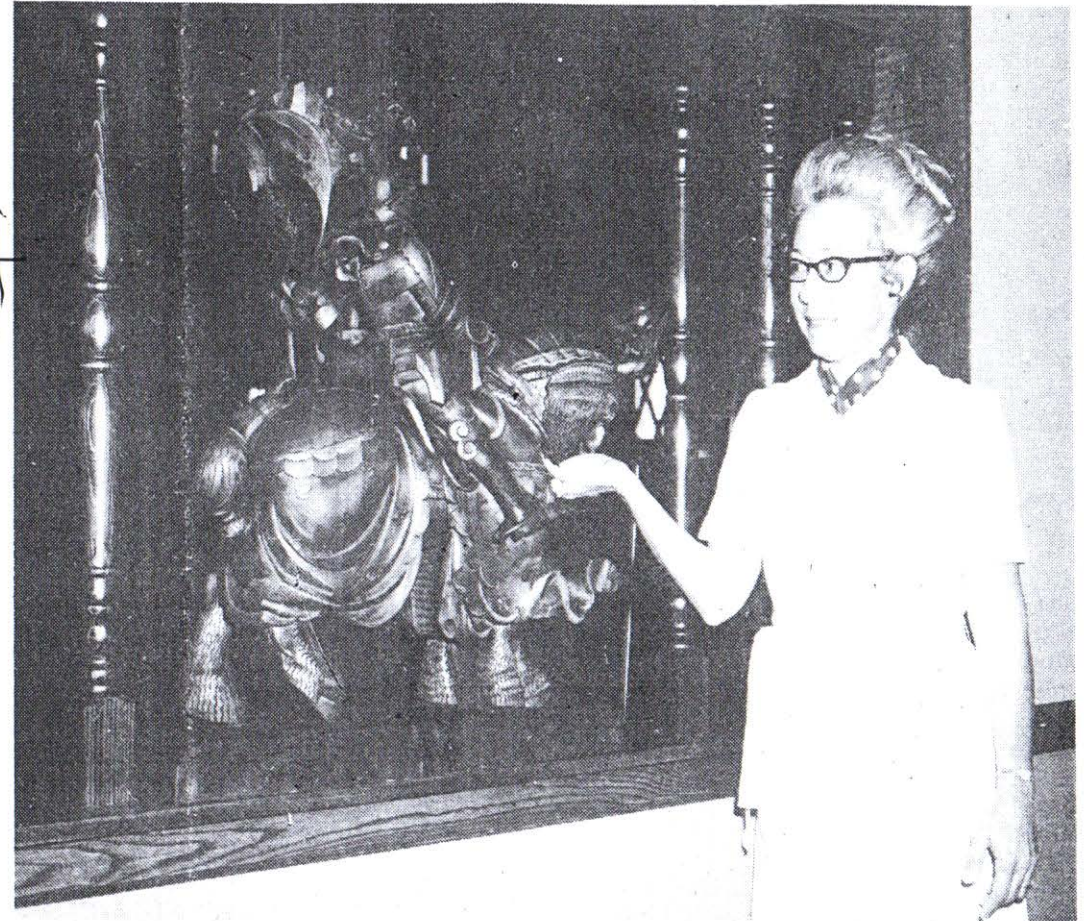
The dining room will feature the 5-by-7 foot coat of arms, and will have paneled walls. A wood divider will allow semi-privacy in part of the eating area.

Carpeting in the dining room, lounge, and lobby will be a blend of brown, grey, and smoke colors.

The building's new addition on the west side will house the bar and lounge. It will have batten- and fabric-covered walls with English lantern-style lamps.

**THE BACK** bar will have display shelves between sections of smoke-antiqued mirror. New chairs and tables in the lounge and dining room will follow the English design.

The redecorated coffee



MARY JANE HAWKINS, interior decorator for the Del E. Webb Development Co., displays knight-on-charger wood carving in Kings Inn coffee shop.

shop will have additional counter space, and new gold, brown, and yellow

carpeting to blend with the walls. Kitchen remodeling and

modernization will allow faster food preparation and an expanded menu.



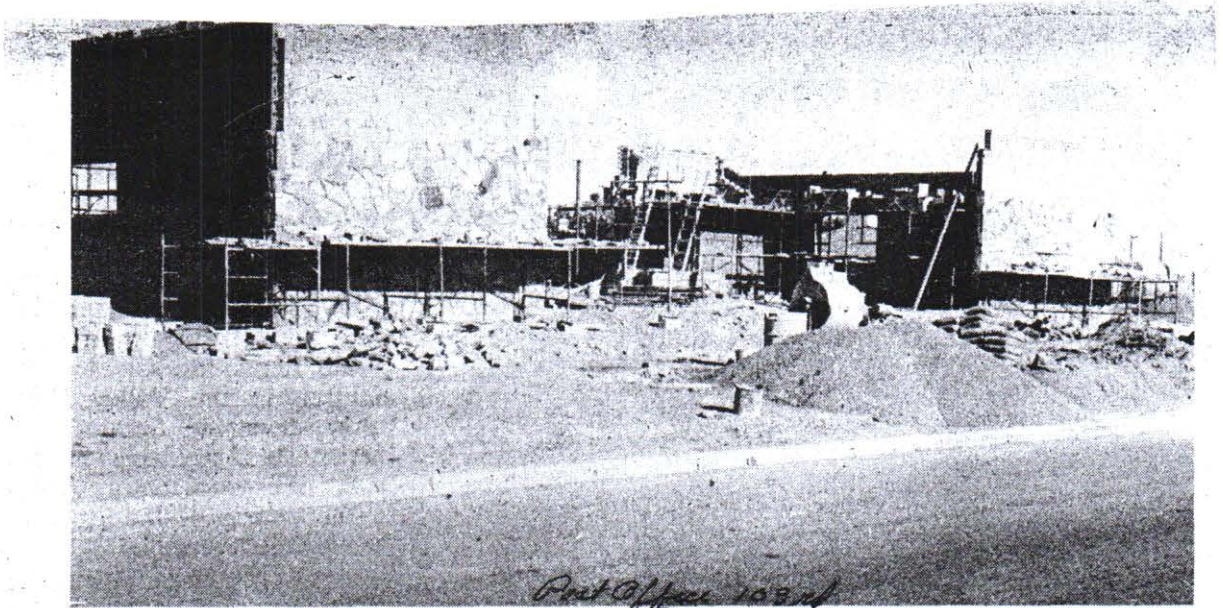
## New Dining Area Part Of Sun City HiwayHouse Expansion Program



DEL WEBB'S HiwayHouse at Sun City, Ariz. has been expanded so often a photo seldom fails to reveal some construction. Webb builders this fall will add another wing to the structure to accommodate the increasing number of visitors and guests to the retirement community. Now at 100 rooms, all featuring two double beds, radio, TV, and refrigeration, with a large swimming pool, the HiwayHouse is filled to capacity during the six-month tourist season, and averages 77 per cent of capacity year-round. **AT RIGHT**—One of the most popular and busiest eating spots in the Valley since its opening in January, 1960, the HiwayHouse recently brought its dining, coffee shop and cocktail capacity to 225 with this elegant dining room addition. The room is the first phase of a complete conversion to Old English decor, a style used in Kings Inn hotels in Sun City, Fla., and Sun City, Calif. HiwayHouse Manager Ed Kerns supervises seating, in background.







CONSTRUCTION in 1962 was going on at a feverish pace, reinforcing the sense of permanence the residents already felt. Above the Sun City Post Office, was finished and dedicated in

July, a modern facility on 103rd Avenue just south of Grand, that would serve the community for more than a decade; it is now a funeral home with the new facility on Bell Road.

## Hiway House to convert to 'old English' King's Inn

(April 12, 1962) -

First step in the conversion of Del Webb's Hiway House into a luxurious King's Inn is now taking place and will be continued until the changeover is completed sometime this summer.

This was announced this week by the public relations department of the Del E. Webb corporation.

The first step is the addition to the dining facilities now with a possible opening on May 5.

It is being done entirely in "Old English" decor as will the remainder of the present Hiway House be done as speedily as possible.

Interior walls will be of walnut paneling, with one end of the new dining room hung with heavy velvet, trimmed in silver.

Tables will be dark walnut; chairs black, with silver studded "nail heads," while the chandeliers will be of solid silver and cut crystal.

Walls will be adorned with several original oil paintings, shields, swords and other collector's items especially purchased in Europe.

The floor will be covered with deep red carpeting.

This will add a seating capacity of 64, bringing the total up to 225 in the dining room, coffee shop and cocktail lounge.

When completed, it will be very much like the new Del E. Webb King's Inn opened recently at Sun City, Fla.

Photos of that hostelry show that the exterior also follows the traditional "Old English" style of architecture.

### ... pioneer stores

#### FROM PRECEDING PAGE

mit that even the most optimistic forecasts of future business have been exceeded.

*Grand Center*  
Gasoline gallonage pumped at the Union Oil service station at the town's entrance has sent it soaring into the top 10 stations in business volume in the greater Phoenix area.

*Apr. 61*  
The shopping center is a beehive of activity, from drug store to supermarket, from variety shop to post office.

The first increment of Sun City's commercial center included Safeway grocery store, managed by Bob Protti; Baer's Drapery & Carpets, owned and operated by Robert Baer; Greenway Drug Co., owned and operated by

O. L. Greenway; Buzz Ellis' Barber Shop; TG & Y Variety Store, managed by Kenneth Fraser; Stevens Beauty Salon, owned and operated by Mrs. Helen Stevens; One-Hour Val-et, now under new ownership; Berridge Nursery, managed by Pat Powers; Union Oil and the post office.

The second increment of Sun City Shopping Center includes Arizona Public Service Co., Brice Sun City Hardware, Brown's Furniture Store Co., First National Bank, Masters TV, Maurman's Jewelry, News-Sun Newspaper, Sun City Liquor Store and Delicatessen, Sun City Travel Bureau, Sun Control Blind & Carpet, Twin City Health Center and Del Webb's Highway House Motor Hotel.

*Most are gone now*



RECREATION CENTERS OF SUN CITY, INC.

MEMORANDUM

DATE: December 31, 1988  
TO: 1989 Board of Directors  
FROM: Louis Grunwald, 1987-88 Board President *LG*  
RE: REC CENTERS INVOLVEMENT IN THE REZONING OF KINGS INN PROPERTY

In mid-October, 1988, I was approached by the owner of a home on the north side of Oakmont regarding the rumor that a company wanted to purchase his home and 13 others with the intent of demolishing the homes in order to clear the land for construction of a grocery store. The person said a Mr. William Schlie, whose home is on the south side of Oakmont, had more details on the proposal.

Mr. Schlie disclosed the rezoning plan to me and gave me a plat plan that included the demolition of 14 homes. A letter (dated October 15) speaking for the Recreation Centers was written to the County Zoning Board expressing opposition to the plan. One point of our opposition was the Centers' loss of approximately \$2,800 per year in annual fees. A letter to Rec Centers from Gerald Williams (dated November 14) included an offer that would pay the \$2,800 for a 10-year period. This offer has not been accepted, and Rec Centers' opposition to the rezoning has not been withdrawn.

At Rec Centers' request, County Supervisor, Carole Carpenter, met with Bob Turner and Louis Grunwald to review the project. Ms. Carpenter was given the details of the proposal and had the point of our opposition explained to her. She then arranged for an interview with Mr. Rich Turner of the Zoning Board. Mr. Rich Turner had a complete file and discussed in detail the rezoning procedure.

We have now been asked to indicate the Recreation Centers' approval on the rezoning since two areas of our properties fall within the 300' land areas. These areas are shown in red on the zoning plot.

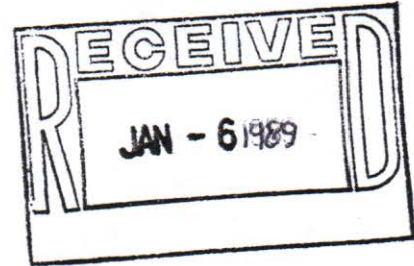
LG/plb

cc: V. Hansen



# 1989 Mariah Properties, L.T.D.

January 5, 1989



Mr. Ray Danforth  
President  
RECREATION CENTERS OF SUN CITY  
10626 Thunderbird Blvd.  
Sun City, Arizona 85351

Dear Mr. Danforth:

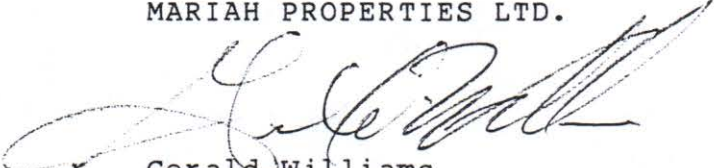
I appreciated our meeting this morning with the Board of Directors for the Recreation Centers of Sun City.

As a furtherance to our discussion today, I would like to offer to pay to the Recreation Centers of Sun City the amount of \$2,800 per year for a period of ten (10) years to replace the lost revenue from the 14 units being acquired to develop the Kings Inn Center.

In addition, in accordance with your suggestion, we will put in our master plan for review with the County traffic planners, the adding of an additional lane of traffic adjacent to our center along 107th Avenue.

Sincerely,

MARIAH PROPERTIES LTD.



Gerald Williams  
President

GW/sg

SUN CITIES AREA  
HISTORICAL SOCIETY  
10801 Oakmont Drive  
Sun City, AZ. 85351



# MARICOPA COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT

111 S. 3rd. Avenue, Room 300, Phoenix, Arizona 85003



## INSTRUCTIONS TO THE PETITIONER

To help the Department of Planning and Development process your petition you must follow these instructions:

1. The signer **MUST** be the legal owner of the property.
2. **DO NOT** use street addresses.  
**NOTE:** The map attached to your petition shows a letter symbol or lot and block number for each parcel. The correct symbol or number should follow each signature.
3. Only signatures of owners within 300 feet of the property will be counted. Many times one person owns more than one parcel or there are large parcels which have been split and are not shown on our records. If this happens, the number of signatures required will change.
4. Be sure that before the petition is returned to the Department of Planning and Development the Notary Public seal is obtained, attesting to the fact that to the best of your knowledge the undersigned signatures represent the property owners.
5. If this petition is not returned to our office within six months after its being mailed, the application will be removed from the Department's active files.
6. Either husband or wife may sign petition in case of Joint Tenancy Deed.
7. Officer of corporation or trust may sign for company or land held in trust.
8. General partner can sign for partnership.







S.U.  
Z84-123  
(RADIO TOWER)  
R-5 S.C.

S.U. UNIT 15  
Z84-40  
(NURSING CARE FACILITY)  
C-2

NEW  
R-5 S.C.  
W4 COR.  
SEC 17

RI-6 S.C.

R-4 S.C.

R-3 S.C.

RI-6 S.C.

PETITION SIGNATURES  
MUST REPRESENT 51  
PERCENT OF THE NUMBER  
OF PROPERTY OWNERS  
WITHIN 300 FEET AND  
51 PERCENT OF THE LAND  
AREA WITHIN 300 FEET  
AS INDICATED ON THIS  
MAP.

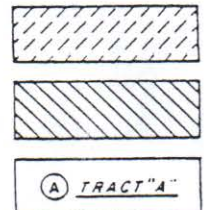
POSSIBLE SIGNATURES



REQUESTED ZONING DISTRICT CHANGE

LEGEND

Revised GTP 12/1/88  
Drawn By GTP 9/13/88  
Checked By PJB 12-1-88  
Zoning Map A-41



FROM R-4S.C. TO C-2 P.D. (3.30 ACRES)  
A REQUEST TO APPROVE P.D. OVERLAY  
ZONING IN THE EXISTING C-2 ZONING  
DISTRICT (PRECISE PLAN) (10.60 ACRES)  
OWNERSHIP SYMBOLS  
NO SIGNATURE REQUIRED

PETITION

Applicant BEUS, GILBERT, WAKE & MORRILL FOR NAYDON CORP.		1/4 Sec Section Township Range PT. SW4 17 3N 1E	
Final Action on Case	AS OF	SUBJECT TO STIPULATIONS	STIPULATIONS MET PURSUANT TO M.C.R. NO.
		Yes No	ZONING EFFECTIVE

MARICOPA COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT, PHOENIX, ARIZONA

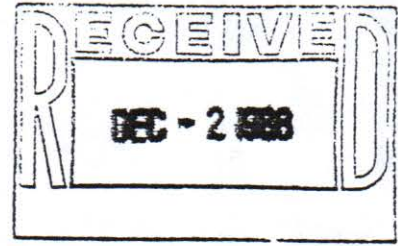
Final Action - Checks
1st 2nd

CASE NO. Z88-109



# UTM Development

November 30, 1988



Louis Grunwald  
President, Recreation Center of Sun City  
10626 Thunderbird Road  
Sun City, Arizona 85351

Dear Mr. Grunwald,

I appreciate the meeting which we had in your office, and discussing the concerns which you and Bob expressed concerning the new Smith's Food King.

Although you stated such reservations and expressions were yours as a private citizen of Sun City, and not in any capacity as President of the Board of the Recreation Center, I would reiterate again if at any time the Board has reservations, please feel free to call me, and I would be happy to meet with them to discuss any matters concerning the Smith's Food King.

We feel that the store will bring a much needed facility to Sun City and we are going to do everything possible to become part of the community.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gerald Williams". The signature is written in dark ink and is positioned above the printed name.

Gerald Williams





10626 THUNDERBIRD BOULEVARD  
SUN CITY, ARIZONA 85351

November 15, 1988

County Board of Supervisors  
Office of Carole Carpenter  
111 South Third Avenue  
Phoenix, AZ 85003

Gentlemen:

The Recreation Centers are very much disturbed by the proposals for building a supermarket on the Kings Inn property at 107th and Grand Avenue in Sun City. A petition to rezone some of the land has been given the number Z88-109 by the County Planning Department.

The Recreation Centers Board of Directors would appreciate an audience with you at your convenience to explain our position while requesting your assistance in having this issue resolved.

Sincerely,

Louis J. Grunwald  
President  
Board of Directors

LJG/plb

PHONE - NOV, 23  
MEET - DEC 20, 1988



 Recreation Centers of Sun City INC.

10626 THUNDERBIRD BOULEVARD  
SUN CITY, ARIZONA 85351

October 31, 1988

Maricopa County  
Department of Planning & Development  
111 South Third Avenue, Room 300  
Phoenix, AZ

Attention: Rich Turner

Dear Sir:

Subject: Zoning Case Z88-109

The Recreation Centers of Sun City are unalterably opposed to this requested zoning change. It entails demolition of 14 homes resulting in a loss of revenue for the Centers as well as disturbing the lifestyle of some of our valued citizens.

Oakmont Drive was not designed as a major thoroughfare. It was intended as a residential street and cannot be expected to handle the volume of traffic generated by a shopping center.

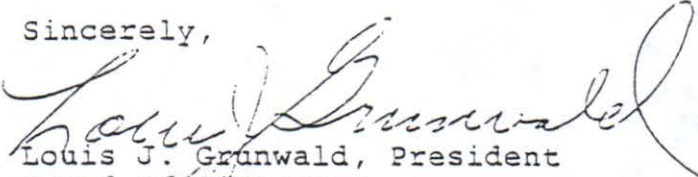
The value of homes on the south side of Oakmont can be expected to shrink when they are forced to face a major thoroughfare.

The entire proposal for establishment of another shopping center at this corner is ill-conceived with a center on the west side of 107th Avenue less than 30 percent occupied.

To destroy an attractive landmark, displace residents, create massive traffic problems, disturb property values all in the name of land developers' profits is beyond reasons.

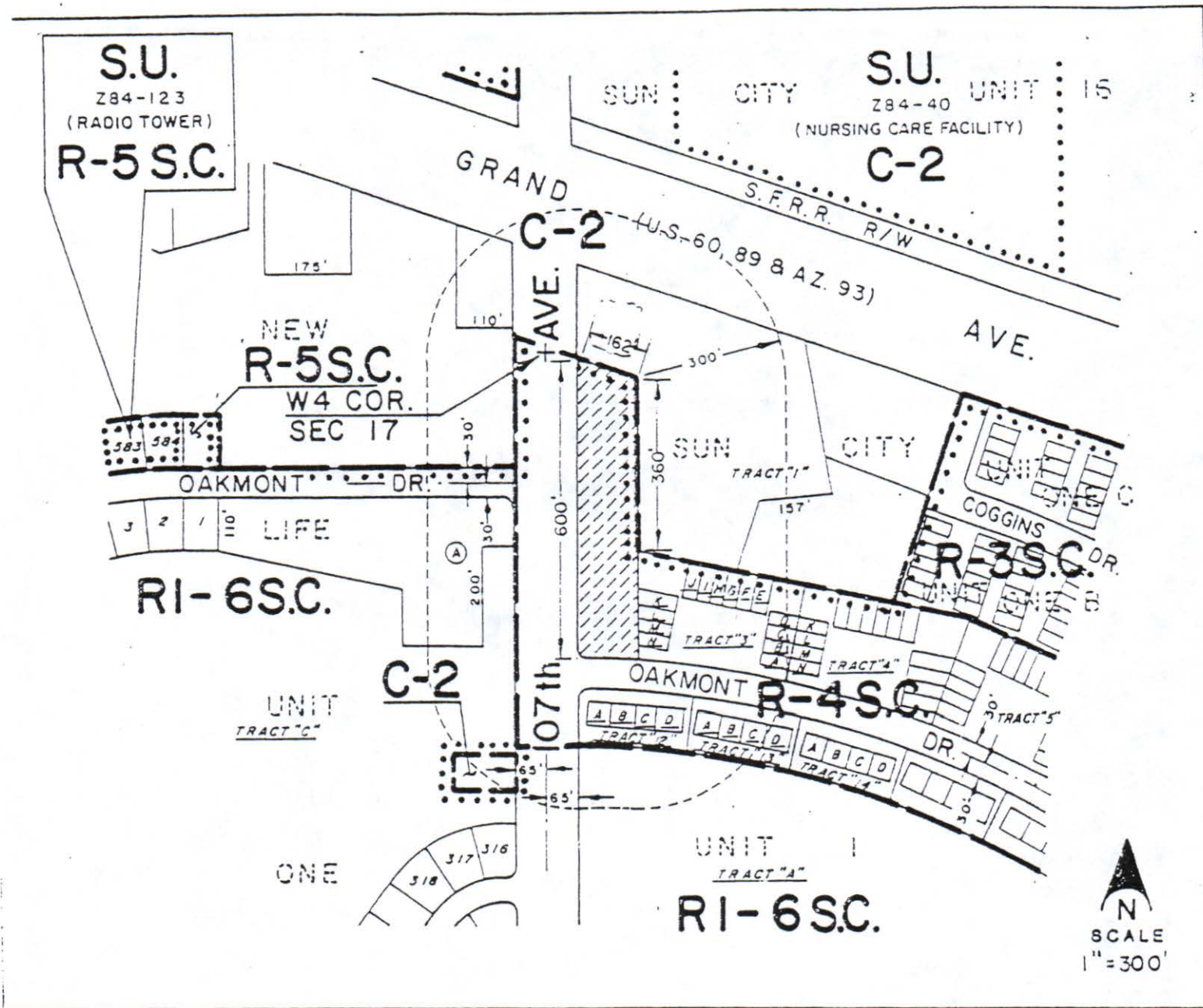
An environmental impact study is in order before such a project is approved. Again, the Recreation Centers emphatically say, "No".

Sincerely,

  
Louis J. Grunwald, President  
Board of Directors

LJG/plb





## REQUESTED ZONING DISTRICT CHANGE

### LEGEND



FROM R-4S.C. TO C-2 (1.90 ACRES)



OWNERSHIP SYMBOLS

Drawn By GTP  
 9/13/88  
 Checked By L.S.R.  
 9/15/88  
 Zoning Map A-41

Applicant <b>BEUS, GILBERT, WAKE &amp; MORRILL FOR NAYDON CORP.</b>			1/4 Sec Section Township Range PT. SW4 17 3N 1E		
Final Action on Case	AS OF	SUBJECT TO STIPULATIONS		STIPULATIONS MET PURSUANT TO M.C.R. NO.	ZONING EFFECTIVE
		Yes	No		

MARICOPA COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT, PHOENIX, ARIZON.

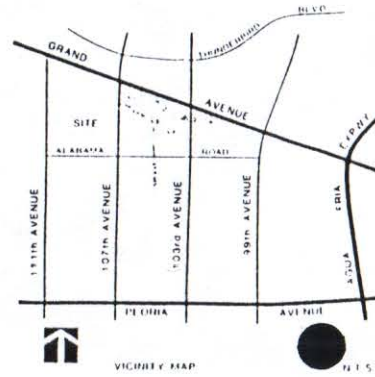
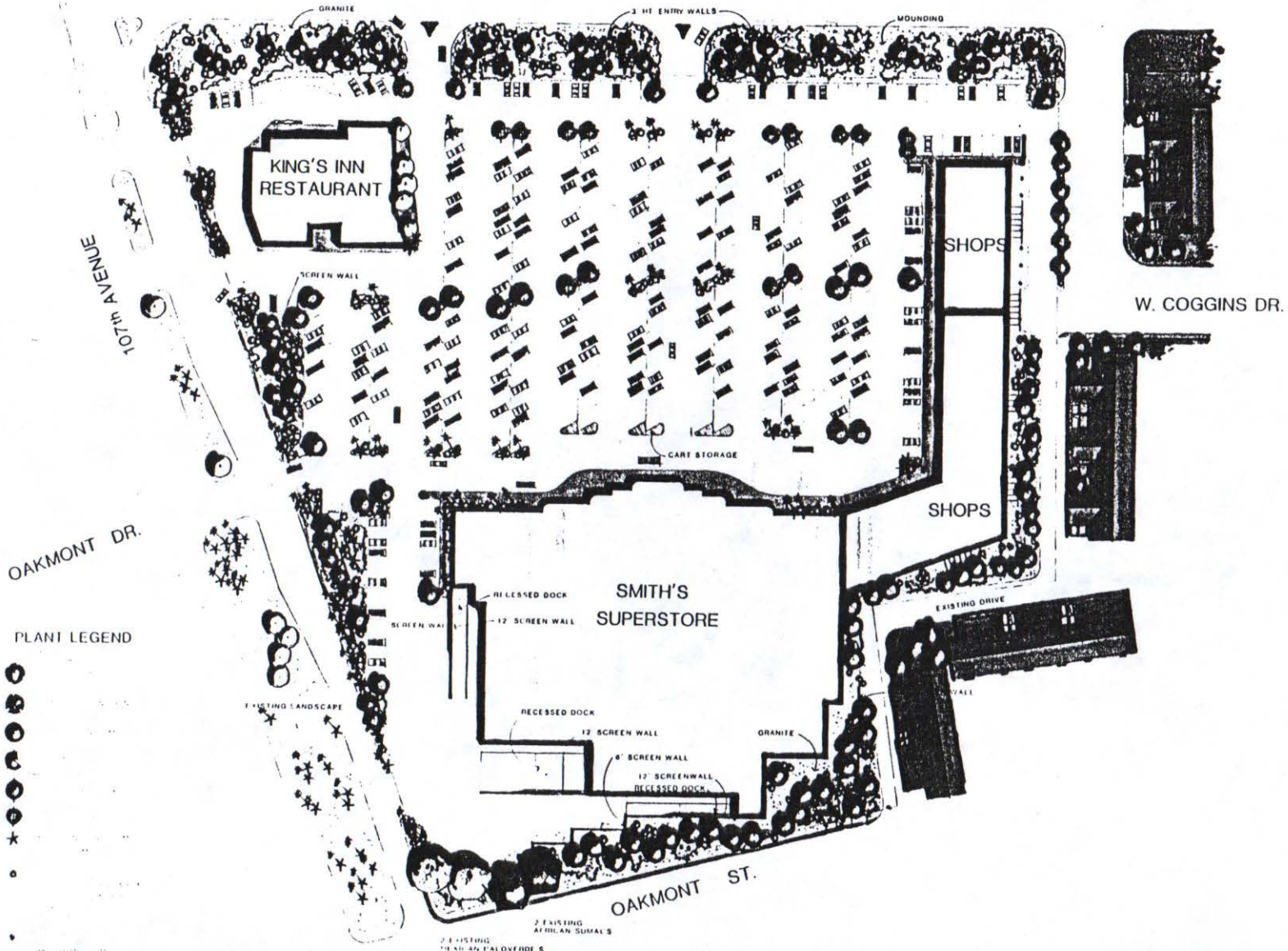
Final Action - Checks  
 1st \_\_\_\_\_ 2nd \_\_\_\_\_

# CASE NO. Z88-109





GRAND AVENUE



PROJECT DATA

NET AREA	10.2 AC.
BUILDING AREA	
GROCERY SF	82,140 SF
RESTAURANT SF	11,567 SF
SHOPS SF	27,735 SF
TOTAL	121,502 SF
COVERAGE	27%
PARKING PROVIDED	495

PLANT LEGEND



0 40 100 200  
SCALE IN FEET

KING'S INN CENTER  
SUN CITY, ARIZONA  
**Smith's**





# Buyers vie for Comfort Inn

By MIKE GARRETT  
News-Sun staff

SUN CITY — An El Salvador investor may be close to buying the commercial property surrounding Comfort Inn, while another potential investor is hoping to expand the area.

Who ultimately will own the property is of major concern to several homeowners and the Recreation Centers of Sun City, because one prospective buyer has plans for expansion that would include removing a number of homes in the surrounding area.

Opposition from Sun City residents and the recreation centers and another potential buyer have complicated year-long negotiations by Salt Lake City-based Smith's Food King to possibly purchase a 10-acre site at the King's Inn to build one of its grocery stores.

Guy Brunetti, owner of the food and beverage operation at King's Inn Restaurant, said this morning he is waiting for a deal to possibly close this week by a group from El Salvador to buy all 10 of the King's Inn properties along the south side of Grand Avenue between 105th and 107th Avenues.

Salt Lake City-based Smith's Food King also has been trying, for more than a year, to buy a 10-acre site near the Comfort Inn (formerly Kings Inn) to build one of its grocery stores. Brunetti said the El Salvador

group, whom he wouldn't identify, already has placed up-front money in escrow and has set a Thursday deadline on buying the properties.

"If that deal comes about before the Smith's Food King deal, then that deal (Smith's) is going to be dead in the water," Brunetti said. "The chances of that happening are about 99 percent. I am waiting by the phone now to hear from the El Salvador group. It's a matter of who is going to get where first."

Even if the Smith's Food King deal goes through, Brunetti said the Comfort Inn Restaurant would remain intact.

Smith's Food King has experienced some resident opposition from the beginning in trying to close a deal to build a grocery store on the King's Inn site.

Opposition from residents and the recreation has intensified after Smith's Food King last week requested a zoning change to C-2 with the Maricopa County Department of Planning and Development for a 1.9-acre site east of 107th Avenue and just south of Grand Avenue. The C-2 commercial zoning would be compatible with a grocery store.

Smith's Food King officials have discussed two site plans for their grocery store, Brunetti said. Plan A would require the demolition of 14 condominiums near the back end of the King's Inn and the grocery store would

face Grand Avenue, he said.

If that hurdle could not be cleared, he said Plan B would leave the condominiums alone and build the grocery store facing 107th Avenue on the east end of the property.

If the El Salvador group buys the properties, Brunetti said, it plans to keep everything intact and have the current Comfort Inn owners, the Naydon Corp., manage it for them.

Zone change petitions have been circulating throughout the neighborhood. Signature approval is needed from 51 percent of surrounding property owners within a 300-foot radius of the proposed zoning site, according to county planning and development spokesman Richard Turner. But if 20 percent of the owners by number and area of all other property within 300 feet of the proposed change file a protest, the change can't be made except by the unanimous vote of all five members of the Maricopa County Board of Supervisors, according to a county letter accompanying the petition.

Sun City resident Joe Schlie, who lives on Oakmont Drive directly across the street from the proposed grocery store, is leading a resident drive in opposition to Smith's Food King. He said he already has more than the 20 percent needed to block the zoning change and plans to get more.

Louis Grunwald, president of

the Recreation Centers of Sun City, said this morning he is concerned about the possibility that 14 Sun City homes would be demolished to make way for a grocery store on a site across the street from an unfilled Grand Center.

"With all of the vacant shopping centers here, it seems ridiculous to tear up some nice looking property just to build more vacant shopping centers.

"They also want to demolish 14 homes and take over this property so that they can run all the way out to Oakmont. It's an atrocious situation," he said.

"First of all, we don't like to lose 14 homes out of the recreation centers. Second of all it's an imposition on the people on the other side of Oakmont Drive, which is a residential street."

Grunwald has written a letter to the county planning and zoning board stating that the recreation centers is opposed to any zoning change.

Grunwald said he has heard that in addition to the 14 condominiums, there has been talk that an entire row of small apartments along 107th Avenue to Oakmont may also be demolished to make way for the grocery store.

Schlie said the owners who have talked with Smith's Food King said the company has "constantly harassed people to agree to sell their property."



NOV 18 1988

November 17, 1988


Mr. Julius Balick, Chairman  
Homeowner's Association  
Sun City

I find it very disappointing that the Homeowner's Association seems to be in agreement with the proposed Smith's Food King plan for the King's Inn (Comfort Inn). Another landmark will be taken away from our area while directly across the street is already a shopping area that could serve the same purpose with the same redevelopment structure.

The King's Inn, now Comfort Inn, could surely be developed into a lovely motel or small resort and visitors interested in visiting Sun City would not find it necessary to go to outlying areas. Perhaps golfing privileges on one of the nearby courses could be granted motel guests. We are hearing about the Sun City Ambassadors working to attract people to our lovely city and surely a pleasant place to stay would be more of an enticement than another sea of asphalt in front of another grocery store.

It is true that the residents are in need of a market in the Grand Ave. area, but Smith's Food King is a chain similar to Smitty's Markets and perhaps a store of that size is excessive in that area. The Grand Center seems to be a more logical site for a reasonably-sized grocery chain.

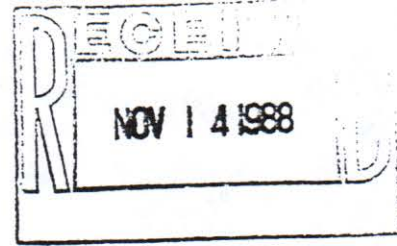
Respectfully,



Thelma B. Corfield  
10531 Desert Rock Dr.  
Sun City, AZ. 85351

C: Recreation Centers ✓  
Editor, News Sun





Recreation Centers of Sun City Inc.  
10626 Thunderbird Road  
Sun City, Arizona

Dear Board,

Pursuant to my conversation, of Friday, November 11, 1988, with your President, Mr. Grunwald, he expressed your concern with loss of 14 residences from the membership of the Recreation Centers with the bringing of a new grocery store to Sun City. As I expressed to Mr. Grunwald, the members whose houses we have purchased are very pleased with the purchases and we would be happy to submit letters from them to substantiate such.

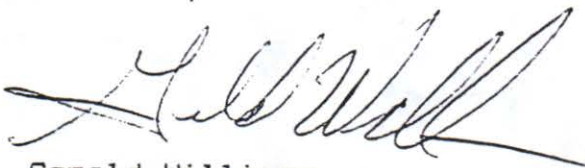
Mr. Grunwald also expressed your concern with the loss of the income from change. We wish to address this concern by offering to pay the fees the members would have paid for a period of 10 years. You should also understand that to our knowledge all members whose houses we have purchased are moving to other houses in Sun City.



We have been working with the Sun City Homeowners Association and with Maricopa County to address the many factors which involve bring a new grocery store to Sun City. We will continue to work with the Home Owners Association to make this new store complex an attractive and compatible asset to Sun City. We are acutely aware of the concerns of the neighborhood and will in the near future communicate the means of solving these concerns. We are also aware of the many individuals residing in the Grand Avenue area who have a great need for a grocery within walking distance or at least within a short drive. We will strive to furnish such and provide all of Sun City with a grocery store which is known for its extremely good prices.

We hope this answers many of the questions which you may have concerning the new store. Thank you for your concern.

Sincerely

A handwritten signature in black ink, appearing to read 'Gerald Williams', written in a cursive style.

Gerald Williams





**“Smith’s people make impossible things happen sooner”..... Dee Smith**

Smith’s people and their commitment to our “Stores of the Future” is a winning combination. Our newly designed 80,000 square foot stores feature 21 specialty stores under one roof. Smith’s is known as an innovative leader in the supermarket business with features you won’t find in most supermarkets.

Savings *Plus* Service



**We are the One!**





## SMITH'S MANAGEMENT COMPANY CORPORATE PHILOSOPHY

### INTRODUCTION

We are in the food industry, but actually we are in the "People Business." Our success in the food industry is determined by our success in serving our customers; attracting and holding capable dedicated employees; and maintaining good business rapport with our suppliers.

Our basic philosophy for dealing with all three groups is the same, and it is simply the Golden Rule: We want to treat our customers, employees and suppliers as we ourselves would like to be treated.

### I. OUR CUSTOMERS:

We will provide our customers clean, modern supermarkets which offer a wide selection of merchandise, attractively displayed, and fairly and competitively priced. Additionally, we want to offer our customers friendlier and more courteous service than any other supermarket. We honestly want to be their "Favorite Store."

### II. OUR EMPLOYEES:

(A) Our employees are a primary key to our success. To attract and hold top people, we pay top wages, offer maximum fringe benefits by industry standards, and provide a pleasant family atmosphere in which to work.

(B) We maintain high standards for employee performance. We believe in the Free Enterprise System of rewarding people according to their abilities, and time and effort put forth. We want to share the profits of our company with those who help produce the profits. Employees are judged on their actual performance in meeting company objectives. There is no place in our company for poor, substandard performance.

(C) We expect complete honesty and loyalty to the

company, and we expect all employees to live by the rules and regulations of the company. Employees should always be guided by a sense of personal honor which is one of the most precious possessions in life. If any employee has a question about a course of action, the answer should instinctively be: Do what is right ethically and morally proper. Dishonesty cannot and will not be tolerated at any level or in any relationship with customers, suppliers, other employees or the company.

(D) We want positive, active thinkers, because we recognize we live in a time of constant change. Therefore, we will provide an atmosphere in our company where suggestions for improvement are freely exchanged, evaluated and acted upon. We must seize and exploit every new opportunity to get the job done in a more effective and efficient way.

(E) Collectively, we must have an intense desire to be #1. We must all be builders. Decisions must be company decisions, not one man's decisions. We must put all the facts on the table, make the decision, and then have everyone support the decision. There is no room in the company for back-biters and second-guessers who don't get their own way.

(F) We will play no favorites. All employees are to be treated equally and fairly. We maintain an "open door" policy. If any employee thinks he has been treated unfairly, he can take his complaint to the next highest official ... right up to the president of the company.

(G) In order to provide career opportunities for our people, we must commit ourselves to a sound, planned pattern of growth. To finance and grow, we must have

profit. And to be profitable we must have loyal and productive employees who want to succeed and have the company succeed.

(H) The management of this company makes this commitment to all employees: No employee will ever become or be treated as a number, but rather will always be treated as an individual whose worth is equal to any other employee or officer of this company. That all employees will be treated with the same fairness and consideration and that anything contrary to this will be reviewed personally by Jeff Smith.

The management realizes that growth creates extra demands on the time of key individuals creating situations which sometimes can be misinterpreted as lack of interest in the welfare of an individual or group of employees. It is during these times that members of the Management Team must re-educate themselves to the philosophy of the company that all employees will treat other employees, customers and suppliers as they themselves would like to be treated.

### III. OUR SUPPLIERS:

Our suppliers are an invaluable link in our chain of success. We must be as fair and honest with our suppliers as we are with our customers and employees. We want to be firm and demanding, but never ruthless.

### IV. OUR COMPANY:

Our company must merit and earn the respect and loyalty of our customers, employees and suppliers. Success, growth and progress are winning characteristics ... and everyone wants to be with a winner. We want a company where every one of us is proud to say ...

**"Smith's Food and Drug:  
That's My Company."**

*Adherence to this Corporate Philosophy  
has brought Smith's to our first billion dollar year.*

**1987**  
**BILLION DOLLAR YEAR**



# Firm to put 9 markets in Phoenix

By **FRANCIE NOYES**  
The Arizona Republic

Smith's Management Corp., a Utah-based grocery chain with stores in northern and southern Arizona, will open nine stores in the Phoenix market beginning next year, the firm said Wednesday.

All nine will be 80,000 square-foot superstores and together will employ about 3,500 people, said Larry McNeill, Smith's vice president of corporate development.

Contracts for five sites have been signed, and the remaining four sites are near settlement. The company has not yet divulged the locations. Construction will begin in January 1989.

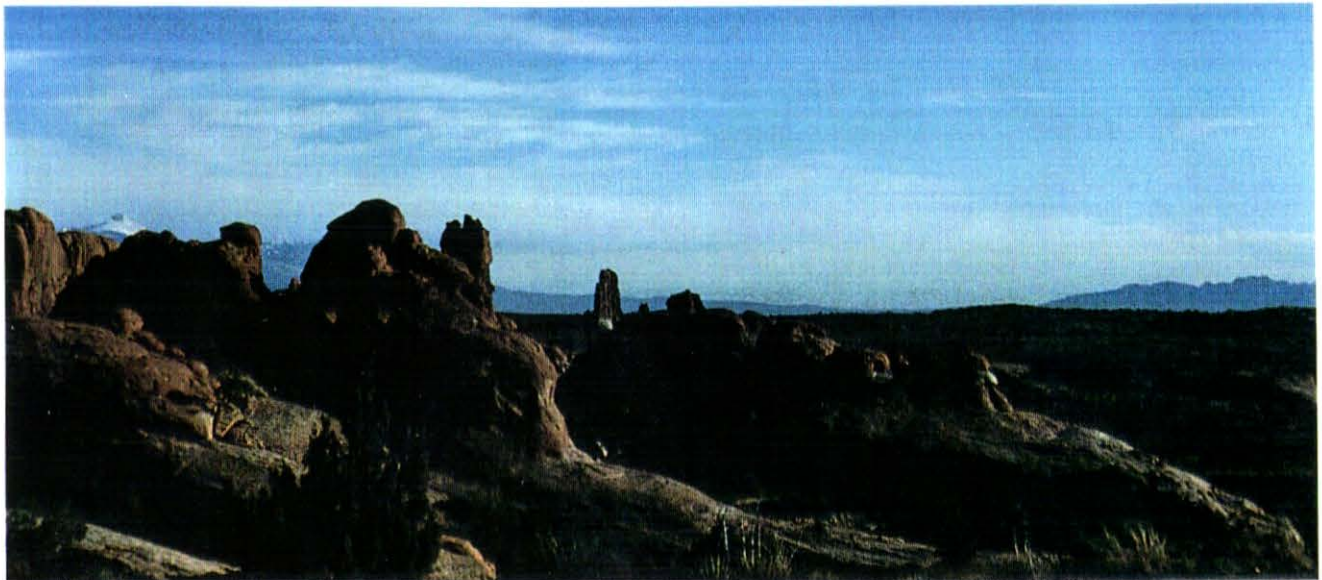
Smith's, which operates 85 stores in seven Western states, opened stores in Kingman, Bullhead City, Prescott and Flagstaff early in 1987. Four stores opened in Tucson beginning in November 1987.

The results have been strong in all the Arizona cities, leading Smith's to enter "the highly competitive Phoenix market," McNeill said.

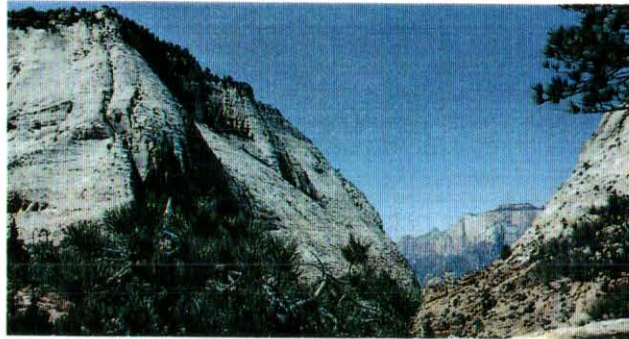
Another factor is the size of the Smith's superstore.

"Except for Fry's and Smitty's, Phoenix has a lot of conventional stores. Our store is larger, really the store of the future, with specialty departments and one-stop shopping," McNeill said.

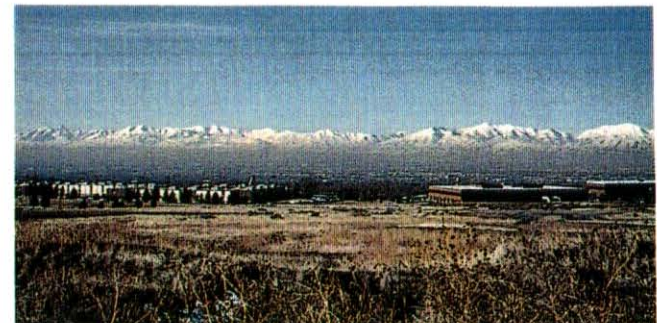
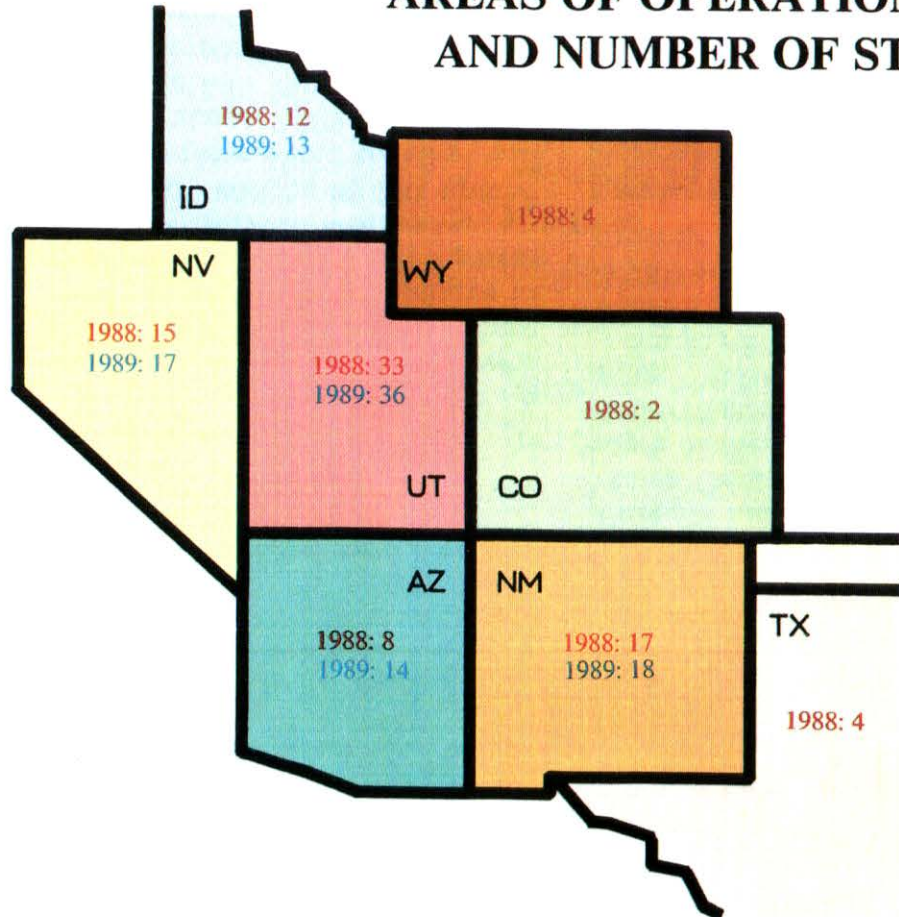
Smith's 80,000-square-foot superstores compare with the 25,000 to 30,000 square feet for a traditional grocery store.







## AREAS OF OPERATION AND NUMBER OF STORES







# IMPACT ON THE TUCSON MARKET

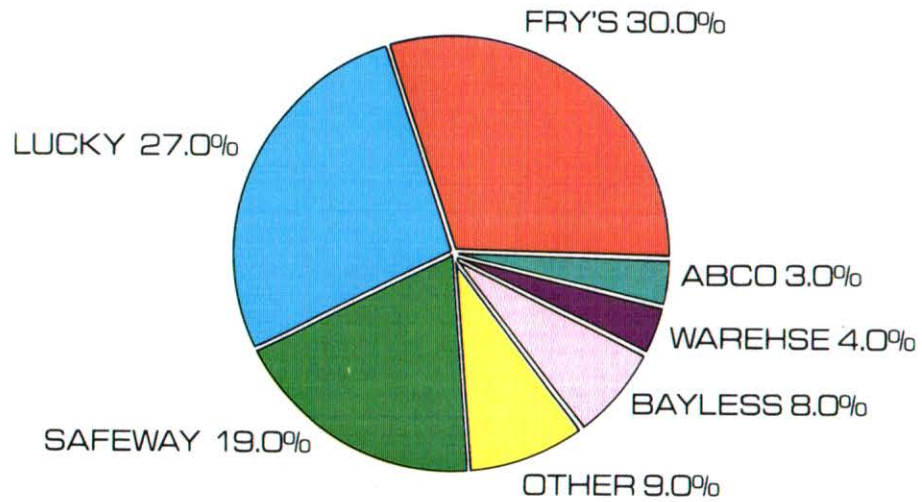
With the opening of only four new superstores in Tucson, Smith's dramatic impact on the market is illustrated in the charts below.

## Number of Stores per Chain

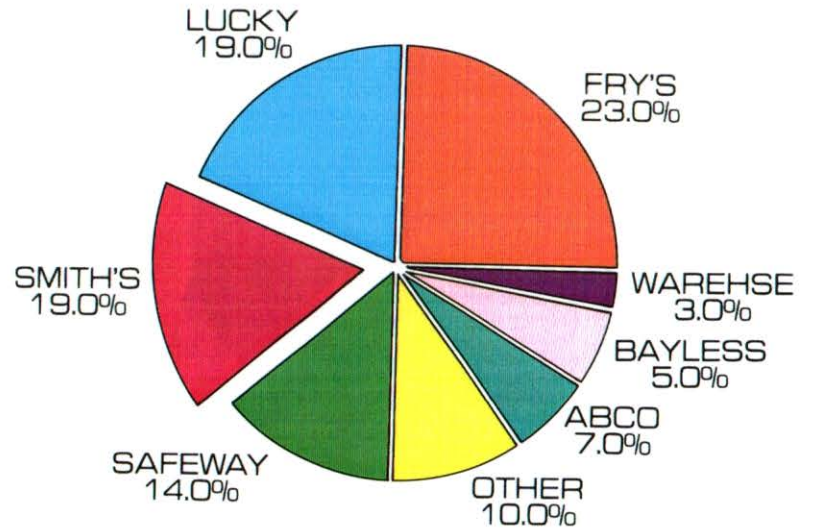
- Lucky ..... 14
- Safeway ..... 13
- Frys ..... 9
- Bayless ..... 7
- ABCO ..... 4
- Warehouse ..... 4



... 4 Stores



1987



1988





The pharmacies of the future are here today at Smith's! Computerized prescription information allows our pharmacists to offer fast, friendly service to our pharmacy customers chainwide, and facilitates our new 24-hour emergency prescription service in Utah.



Stepping into our beautiful Cosmetics and Health & Beauty Aids department is like stepping into a fine department store. With over 12,000 items in this department alone, Smith's offers our customers department-store variety and selection without department-store prices!



State-of-the-art photo finishing, featuring one-hour film processing, is available at some Smith's superstores. Our on-site "mini-labs" are staffed by trained technicians who maintain quality control and provide personal and professional handling of our customers film developing needs.



With over 3,000 titles to choose from, Smith's Video department rents everything from the latest releases to classic favorites, and boasts a 1.5x/week rental rate on each movie!







Fresh! From farm-fresh produce to mouth watering catch-of-the-day seafood specialties, Smith's offers a large variety of meat, produce and baked goods to tempt the most discriminating palettes!



Battery-powered shopping carts allow our senior customers to motor through the aisles of our superstores with ease.



Smith's "Front Door Shopper" services the entire Salt Lake Valley, providing grocery shopping and "front door" delivery within four hours.



Say it with flowers! Smith's floral departments are blooming with potted plants, fresh cut flowers and greens, and beautiful silk plants and flowers. Purchased daily from local distributors, fresh cut blooms are kept in refrigerated coolers for our florists to arrange in made-to-order bouquets.



Smith's new tortillarias in our Tucson, Arizona superstores offer "made from scratch" tortillas, chips and salsa fresca. Flour, whole wheat and two varieties of corn tortillas are produced on premises at 200-300 dozen per hour.





AUGUST, 1969

POST OFFICE BOX 555  
SUN CITY, ARIZONA 85351  
TELEPHONE 602-933-0173America's Most Famous  
Resort-Retirement CommunityDr. Ween's  
**Sun City**KINGS INN MOTEL

The Kings Inn Motel in Sun City is located at the southeast corner of 107th and Grand Avenues. The Kings Inn has 100 air-conditioned rooms, having two double beds, 24-hour telephone service and free television and radio. There is an excellent dining room, coffee shop and cocktail lounge. In addition to the beautiful swimming pool and shuffleboard courts, there are three championship 18-hole golf courses for your enjoyment nearby. There is a large shopping center within walking distance from the motel, which includes almost every service you could wish for (drug store, supermarket, travel offices, dry cleaners, etc. There is a post office nearby).

DAILY RATES (TAX INCLUDED)

	<u>Summer</u> <u>Apr. 15 to Dec. 15</u>	<u>Winter</u> <u>Dec. 15 to Apr. 15</u>
Single . . . . .	\$11.85	\$14.94
Double (2 persons). . . . .	13.91	18.03
Each additional guest - Adult or child over 12 . . . . .	2.57	2.57
Rollaway bed (if needed) . . . . .	1.55	1.55

There is no charge for a child under 12 and cribs are furnished free.

Sun City is located approximately 13 miles northwest of Phoenix. If you arrive in Phoenix by plane, train or bus, cars or cabs may be rented at the point of arrival. The cab fare to Sun City costs from \$8 to \$10. Limousine service (\$7 for one person; \$1 for each additional person) may be arranged through the Sun City Travel Service, Sun City, by calling (602) 933-1811. If possible, 24-hour notice should be given for limousine service. Hertz Rent-A-Cars may also be rented through the Sun City Travel Service.

If you wish a motel room reservation, please write to The Kings Inn, Sun City, Arizona 85351, or call (602) 933-1311. You may also request motel reservations through your Sales Counselor, P.O.Box 555, Sun City, Arizona 85351, or call (602) 933-0173.



OCTOBER, 1970

POST OFFICE BOX 555,  
SUN CITY, ARIZONA 85351  
TELEPHONE 602 - 933-0173America's Most Famous  
Resort-Retirement CommunityDel Webb's  
**Sun City**KINGS INN MOTEL

The Kings Inn Motel in Sun City is located at the southeast corner of 107th and Grand Avenues. The Kings Inn has 100 air-conditioned rooms, having two double beds, 24-hour telephone service and free television and radio. There is an excellent dining room, coffee shop and cocktail lounge. In addition to the beautiful swimming pool and shuffleboard courts, there are three championship 18-hole golf courses for your enjoyment nearby. There is a large shopping center within walking distance from the motel, which includes almost every service you could wish for (drug store, supermarket, travel offices, dry cleaners, etc. There is a post office nearby).

DAILY RATES (TAX INCLUDED)

	<u>Summer</u>	<u>Winter</u>
	<u>Apr. 15 to Dec. 15</u>	<u>Dec. 15 to Apr. 15</u>
Single . . . . .	\$12.88	\$18.03
Double (2 persons). . . . .	15.97	21.12
Each additional guest - Adult or child over 12 . . . . .	3.09	3.09
Rollaway bed (if needed) . . . . .	2.06	2.06

There is no charge for a child under 12 and cribs are furnished free.

Sun City is located approximately 13 miles northwest of Phoenix. If you arrive in Phoenix by plane, train or bus, cars or cabs may be rented at the point of arrival. The cab fare to Sun City costs about \$11.50. Limousine service (\$7 for one person; \$1 for each additional person) may be arranged through the Sun City Travel Service, Sun City, by calling (602) 933-1811. If possible, 24-hour notice should be given for limousine service. Hertz Rent-A-Cars may also be rented through the Sun City Travel Service.

If you wish a motel room reservation, please write to The Kings Inn, Sun City, Arizona 85351, or call (602) 933-1311. You may also request motel reservations through your Sales Counselor, P.O.Box 555, Sun City, Arizona 85351, or call (602) 933-0173.



June 1969

POST OFFICE BOX 555  
SUN CITY, ARIZONA 85351  
TELEPHONE 602-933-0173America's Most Famous  
Resort-Retirement CommunityDes. Wynn's  
**Sun City**KING'S INN MOTEL

The King's Inn Motel in Sun City is located at the Southeast corner of 107th and Grand Avenues. The King's Inn has 100 air-conditioned rooms, having two double beds, free T. V., radio, and 24-hour telephone service. There is an excellent dining room, coffee shop, and cocktail lounge. In addition to the beautiful swimming pool and shuffleboard courts, there are three championship 18-hole golf courses for your enjoyment nearby. There is a large shopping center within walking distance from the motel, which includes almost every service you could wish for (drug store, supermarket, dry cleaners, travel offices, etc. There is a post office nearby).

DAILY RATES (TAX INCLUDED)

	Summer <u>Apr. 15 to Dec. 15</u>	Winter <u>Dec. 15 to Apr. 15</u>
Single . . . . .	\$ 9.27	\$12.36
Double (2 persons) . . . . .	11.33	15.45
Each additional guest - Adult or child over 12 . . . . .	2.06	2.06
Rollaway bed (if needed). . . . .	1.55	1.55

There is no charge for a child under 12 and cribs are furnished free.

Sun City is located approximately 13 miles Northwest of Phoenix. If you arrive in Phoenix by plane, train, or bus, cars or cabs may be rented at the point of arrival. Cab fare to Sun City costs from \$8.00 to \$10.00. Limousine service (\$7.00 for one person; \$1.00 for each additional person) may be arranged through the Sun City Travel Service, Sun City, by calling (602) 933-1811. If possible, 24-hour notice should be given for limousine service. Hertz Rent-A-Cars may also be rented through the Sun City Travel Service.

If you wish a motel room reservation, please write to The King's Inn, Sun City, Arizona 85351, or call (602) 933-1131. You may also request motel reservations through your Sales Counselor, P. O. Box 555, Sun City, Arizona 85351, or call (602) 933-0173.



1972

From: Del E. Webb Development Company  
Public Relations Department  
P.O. Box 555  
Sun City, Arizona 85351  
Telephone: 977-7241

King's Inn will have the appearance and flavor of an old English Inn when it reopens Friday, Nov. 15, following extensive remodeling.

Focal points of interest will be a hand carved wood statue of a Knight in full armor on battle charger and a beautiful coat of arms, also hand carved from hardwood.

The two pieces, imported from England, are valued at over \$18,000 and came originally from the castle of Malcolm Fraser, one of the Royal families of Great Britain.

The Knight and charger will occupy a prominent position in a special opening in the wall between the lobby and the coffee shop. It will be lighted and can be seen from both areas.

The coat of arms, which is approximately 5 feet x 7 feet in dimension, will dominate the back wall of the revamped dining room.

Here the walls will be paneled and an interesting wood divider adds partial privacy for diners at one end of the room.

Carpeting in the dining room, lounge and lobby will blend brown, grey and smoke colors in a large pattern.

The bar and lounge which utilize the new addition to the building on the west side, feature batten and fabric covered walls with Old English lantern type lamps.

The back bar will have display shelves between sections of smoke-antiqued mirror. New chairs and tables in both lounge and dining

OVER



room will follow the Old English decor.

King's Inn Coffee Shop will also have a new look with additional counter space, redecoration and plaid carpeting, incorporating gold, brown and sunny yellow to blend with the walls.

Lobby drapes will be a rich rust and chocolate brown velvet.

The entire kitchen is also being modernized and newly equipped with labor-saving methods to expedite service of fine food on the new menu.

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