

SUN CITY, ARIZONALa Ronde Shopping Centre No. 4

Location: Del Webb Blvd. and Thunderbird Road

Acres: 14.81 acres

Description: Single-story Shopping Center containing 107,600 sq. ft. of gross leasable area.

History: Shopping Center was opened in January, 1972.

Zoning, Evaluation, Current Status, and Future Plans: Commercial 2 (C-2). Medium Restrictive Value. Obtained for sales, service and amusement uses. The Maricopa County Fair Market Value, Assessed Valuation, and Taxes for the years indicated are as follows:

	<u>FMV</u>	<u>Assessed</u>	<u>Taxes</u>
1972	\$ 1,032,641	\$ 225,320	\$ 18,337
1973	1,547,305	384,440	25,417
1974	1,773,243	475,885	40,937
1975	1,785,797	479,280	35,983

This property is currently 100% leased.
No future change is contemplated. 37

Principals: Del E. Webb Development Co. - Owner
Thirty-five business firms - Tenants

Date Acquired: January, 1972

Purchase Price: \$2,401,490

Book Value:

Land Costs	\$ 11,904
Land Improvements	276,452
Buildings and Structures	<u>2,113,134</u>
	2,401,490
Less depreciation	<u>332,256</u>
Net Book Value	<u>\$2,069,234</u>

Insurance: Policy #MXP-2885777 Buildings - \$2,470,000

Financing or Long-term Debt: Used as collateral under revolving credit agreement.

Real Estate Taxes: See above.

Seedlings await SC plot

By JACQUE PAPPAS
Daily News-Sun staff

SUN CITY — Two hundred Aleppo Pine seedlings are being stored in an IGA grocery store cooler awaiting the time they can be planted somewhere in the Sun Cities area.

John Smirniotis, owner of Sun Foods IGA at Del Webb Boulevard and Talisman Road, said he is looking for a local club, organization or business that would like to plant and care for the trees.

IGA, Coca Cola USA and Louisiana Pacific Corp. have teamed to plant 100 million trees in the United States in the next 10 years.

Each IGA store will be given 200 seedlings every year for the next 10 years to donate to the community. There are 31 IGA stores in Arizona.

"IGA wants to give something back to the community and earth," Smirniotis said. "I think this is a real good idea with the pollution and air problems we've got here and everywhere. It's something that helps the community and lets people get involved in their community."

The seedlings are less than one foot tall and are being stored in a box in the IGA produce cooler. Smirniotis said any person or organization interested in planting the trees can call him at 977-4293.



Mollie J. Hoppes/Daily News-Sun

John Smirniotis, owner of Sun Foods IGA in Sun City, holds some of the 200 Aleppo Pine seedlings he is donating to the community.

"These can be used by an elementary school, business college, civic group or just about anybody who is interested," Smirniotis said.

He said the best time to plant the trees, which are drought

tolerant, is after August.

Seven different types of low water usage pines were sent to IGA stores in Arizona depending on the climate and altitude of the community where the store is located.

El Rancho Opens Doors Today

May 3, 1972
El Rancho Supermarket, the only grocery market in the La Ronde Shopping Centre, will open its doors today, May 3. The doors will open at 10 a.m. and kick off a four day grand opening celebration.

The celebration will feature orchids for the ladies and a bag of groceries and a ham will be given away every hour.

A drawing will be held the last day of the four day event and prizes to be given away include binoculars, a miniature model T Ford, and a tandem bicycle.

The manager of the new store is Sun Citian Bob Parks.

"Many months of planning have gone into making this market more than just another store. Just as the La Ronde Center is beautifully unique and complements the

community. We have arranged the market in a manner that allows us to carry a very large variety of refrigerated, frozen and perishable foods and still allow wide, uncluttered

aisles. Our decor is subtle and pleasant, and our employees will guarantee a warm, friendly atmosphere," Parks said commenting on the new store.



EL RANCHO MGR. Bob Parks takes a breather in new store, located in the La Ronde Shopping Centre

Weather Look

ROBERT K. OFFUTT
Observer

Date	Hi	Lo	4:30	P
Apr. 24	93	49	92	0
Apr. 25	87	57	86	0
Apr. 26	88	53	87	0
Apr. 27	88	59	86	0
Apr. 28	94	63	92	0
Apr. 29	95	50	93	0
Apr. 30	95	56	93	0

**LA RONDE
CENTRE**



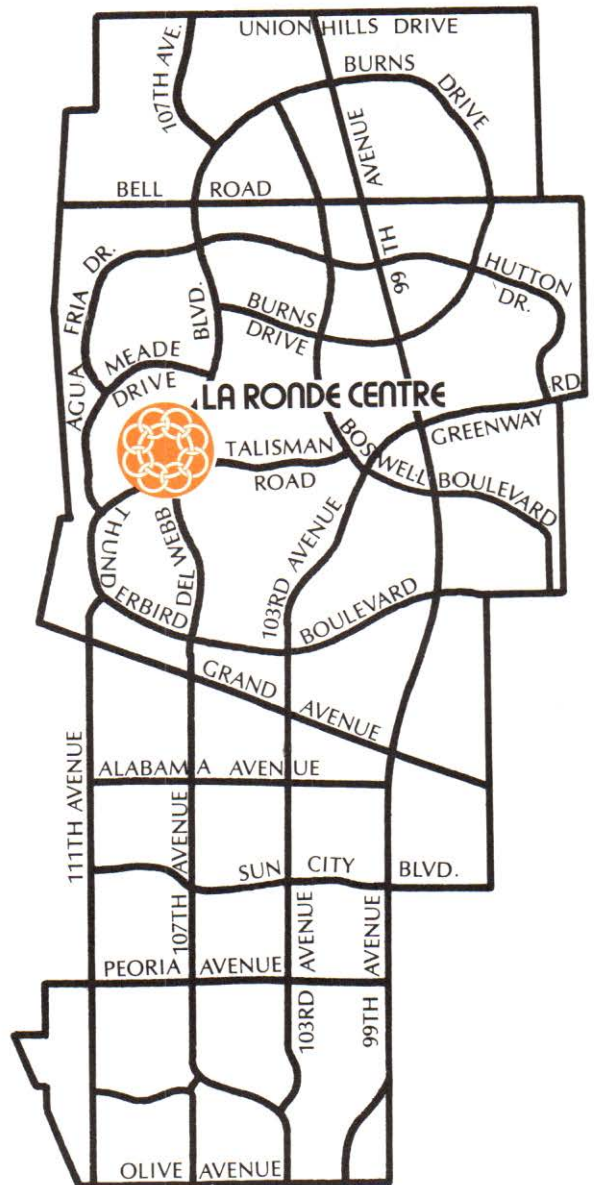
**MERCHANTS
DIRECTORY**



ASSOCIATION
SUN CITY, ARIZONA 85351

MERCHANTS
POST OFFICE BOX 422

Note: This directory is arranged in alphabetical order. The number at the left of each name refers to the location shown on the center fold diagram of La Ronde Centre.



**LA RONDE CENTRE
MERCHANTS ASSOCIATION**

BUSINESS AND FINANCIAL SERVICES

IN LA RONDE CENTRE

BANKS:

40 FIRST NATIONAL BANK OF ARIZONA

14636 Del Webb Blvd. - Edward Comins - 271-1285

41 THE ARIZONA BANK

14815 Del Webb Blvd. - Herb Gitzinger - 262-2641

ESCROW, TITLE INSURANCE AND TRUST SERVICES:

19 ARIZONA TITLE INSURANCE AND TRUST CO.

14816 Del Webb Blvd. - Jeri Gindt - 933-1351

LAW OFFICES:

36 14623 Del Webb Blvd. - 933-4333

SAVINGS AND LOAN ASSOCIATIONS:

38 FIRST FEDERAL SAVINGS

14601 Del Webb Blvd. - Carl Anderson - 248-4254

13 SOUTHWEST SAVINGS AND LOAN ASSOCIATION

14802 Del Webb Blvd. - Gleam Twedell - 977-4231

AUTOMOTIVE SERVICE STATIONS IN LA RONDE CENTRE:

22 BAUER'S UNION 76 STATION

15001 Del Webb Blvd. - Frank Bauer - 977-3461

39 LA RONDE EXXON SERVICE

Del Webb Blvd. at Thunderbird - Jim Fryman - 977-7351

10 ALCO THEATRE

14668 Del Webb Blvd. — Frank Langley — 977-3511

A charming cinema house offering motion pictures specially selected for artistic merit. The tastefully decorated theatre seats 434 in luxurious lounge chairs, and you can retire to the lobby for snacks and refreshments that even include champagne. Quiet elegance is the theme at the Alco.

18 ARIZONA OPTICAL DISPENSERS

14814 Del Webb Blvd. — Al McCarty — 977-2562

The staff at Arizona Optical is courteous, efficient and well versed in the latest optical procedures, devices and fashions. The interior of this attractive dispensary bespeaks the precision and attention to detail so necessary to the correct optical examinations for the proper creation and fitting of eyeglasses.

24 BECRAFTS CLEANERS & LAUNDRY

14817 Del Webb Blvd. — Bob Becraft — 977-5361

One thing is sure — regardless of how much you pay for clothes, they will eventually need dry cleaning, repairing, washing, or (if you're like most of us) altering. The Becrafts are experts in all of these, and for the do-it-yourself type their spotless shop is equipped with the finest coin-operated laundry and professional computerized dry cleaning equipment.

35 THE BOOKWORM, LTD.

14625 Del Webb Blvd. — Joyce Foley — 977-2911

Behind the leaded glass windows is a very personal place — a charming room that invites browsing among the book stacks where you'll find the latest best-sellers, your favorite classics and superb "coffee table" volumes. Speaking of coffee, there's always a pot brewing on the table in the window flanked by handsome velvet wing chairs.

16 BROWN'S CARD & PARTY CENTER

14810 Del Webb Blvd. —
Dottie Ragland — 977-3722

When the occasion calls for a special card, gift or party — or — when you're looking for a particular decorative accessory for your new home whether it be a bud vase or a grandfather clock you'll find Brown's to be a veritable treasure trove.

5 DAISY PATCH (Dress Shop)

14656 Del Webb Blvd. —
Bonnie Conkle — 977-7811

More than any other flowers, daisies are associated with the happy, carefree side of life. La Ronde's Daisy Patch is aptly named because it is *the* place for women to buy clothing and accessories especially designed for the happiest and most carefree occasions. Featuring Arizona Fashions and resort wear for the most discriminating women.

20 DEL E. WEBB DEVELOPMENT CO. — RESALE DEPT.

14818 Del Webb Blvd. —
Don Horton — 977-8311

If you're looking for a resale home in Sun City it is only reasonable to consult the people who built them. If you wish to sell a home in Sun City it is good business to list it with the people who have both the largest sales force and the greatest number of customers. Yes, the Del E. Webb Development Co. Resale Dept. lists rental properties, too.

21 EL RANCHO MARKET

14820 Del Webb Blvd. —
Bob Parks — 977-4293

There are many supermarkets in the Sun City area, but there's only one El Rancho, and it's a real showplace. Open seven days a week from 8 a.m. until 9 p.m. it offers an exceptionally wide selection of brands and products including superb meats and produce. It has a fine bakery and a complete liquor department.

15 SUNBURST FASHIONS

14808 Del Webb Blvd. —
Mr. & Mrs. John Josephs — 977-9901

The woman accustomed to buying her clothing at the charming shops located in San Francisco's Maiden Lane, Chicago's Michigan Avenue or Philadelphia's Rittenhouse Square will feel right at home at Sunburst Fashions. The Sunburst collection is noted for refined elegance and superlative quality in clothing for every occasion. A complete fashion center for the urbane shopper.

28 SUNCATCHER (Gift Shop)

14807 Del Webb Blvd. —
Mrs. Catherine Amerman — 977-5441

The gift items at the Suncatcher are many and varied. Some are modern, some are museum-quality Indian pieces — all, however, seem to share an earthy beauty that is particularly Arizonan. The ideal place to bring visitors to buy gifts to take home. If you wish to accessorize your home in the "native style" visit the Suncatcher.

31 WILCREST DINING AND COCKTAILS

14635 Del Webb Blvd. —
Jack Willis — 977-5301

Behind the tall columns and the carved doors there's a restaurant that will remind you of the dining room in a fine old resort hotel. White walls covered with paintings in gilt frames, oak columns supporting lattice arches, Queen Anne chairs, amber lanterns with brass chains, carefully prepared food, home-made pastries and a good bartender.

3 MAYO'S PATIO SHOP

14650 Del Webb Blvd. —
Sol L. Miller— 977-5421

The fabulous Sun City climate is made to order for the exterior decorator. The lanai, patio, garden and court may be treated in the same manner as rooms because here they are truly living areas the year 'round. Mayo's Patio Shop offers a distinguished collection of outdoor furniture and accessories.

6 QUINN AND LOE, MEN'S CLOTHIERS

14658 Del Webb Blvd. —
Ed Quinn and Paul Loe — 977-4965

One reason that so many men in Sun City are so well dressed for every occasion is that they are patrons of the master clothiers, Quinn and Loe. They offer a wide range of styles, executed in the highest quality fabrics all selected with particular attention to the Sun City way of life.

1 REVCO DRUGS

14642 Del Webb Blvd. —
Joe Ernster — 933-0101

If someone were to say, "If you've seen one Revco, you've seen 'em all," he would be partly correct. All Revco stores from coast-to-coast have the highest quality pharmaceuticals, drugs and sundries as well as an astounding array of general merchandise at discount prices. Each Revco does have its own personality, though, reflecting the nature of the people who work there. Incidentally, some of the friendliest people in the Revco organization work in the La Ronde store.

27 SUHUARO FRAME AND ART SHOP

14809 Del Webb Blvd. — Charles Schultz
& Henry Scibienski — 977-2711

A great painting, a fine print, a good photograph, even a handsome room can be devastated by the wrong picture frame. That's why the people at Suhuaro stock such a large variety of frames and moldings. Their expert craftsmanship is another reason for taking your valuable pictures to Suhuaro for framing.

9 WORLD OF FABRICS

14666 Del Webb Blvd. —
Robert and Susan Cooper — 977-4892

Whether you've already discovered the fun of fashion design or if you'd like to try your hand at it you'll be inspired to create beautiful things when you visit World of Fabrics. It's more than a cloth shop — it's a delightful place to meet new friends who share your interest in sewing.

32 FAMOUS NAMES, INC. (Candies)

14633 Del Webb Blvd. —
P. C. Gaffney — 977-2512

If you're worried about your waistline this shop is strictly out-of-bounds, but if you want one last fling before going on a diet, visit Famous Names. Confections and delicacies from every corner of the world. A tempting variety of dietetic candies, too. It's no exaggeration to say that this little shop is one of the wonders of Sun City.

30 FASHIONS CONTINENTAL BEAUTY SALON

Pat Mathias — 977-2762

29 FASHIONS CONTINENTAL, LTD.

Pat Mathias, Dorothy Sheller
& Edith Nowell — 977-3333

14801 and 14805 Del Webb Blvd. —

A personalized fashion service for the discriminating woman. The theme is high style in both clothing and coiffures under the direction of Pat Mathias who taught Fashion Design & Textiles at the University of Maryland. Fashions Continental is dedicated to finding the "right woman" to wear each of their carefully selected costumes and to creating hair styles that will complement the most sophisticated wardrobes.

17 FINESSE BEAUTY SALON

14812 Del Webb Blvd. —
Nellie Segovia — 933-2642

In Sun City you will notice certain women who look just right in every situation whether gardening, playing golf, or dancing in a ball gown. In a community where one might engage in all of these activities in one day it is important to adopt a hair style that will "go anywhere." Through years of experience in Sun City, the staff at Finesse are masters of the versatile coiffure.

37 FORD'S WORLD TRAVEL

14621 Del Webb Blvd. —
Walt Wood — 933-8256

When planning a vacation or a business trip whether it be to a neighboring city or to the other side of the world, a visit to Ford's will apprise you of the latest information on how to best get there, where to stay, what to pack and see. They will literally do everything except your packing to make your trip carefree and comfortable — and it costs no more than doing it yourself! Bonded, authorized agents for all scheduled airlines, steamship and tour companies.

34 GLASSART STUDIO

14627 Del Webb Blvd. — Ken Toney,
Paul La Cross & William Holmes — 977-8924

Scottsdale's Glassart Studio is known throughout the country for great artistry in stained glass. Their Sun City studio offers exquisite items including leaded lamp shades and window medallions for sale. It also offers an intensive 8-week course taught by master craftsmen so that you may learn to execute your own designs in glass — a fascinating and rewarding pastime.

8 LA RONDE CAMERA SHOP

14664 Del Webb Blvd. —
Gene Burgess — 977-2062

Both the master photographer and the novice shutterbug will feel at home in this shop operated by and for photographers. The Burgess' will be happy to assist you in the use of every type of photographic equipment. La Ronde Camera Shop features a wide assortment of the finest photographic equipment and accessories. Bring in your film for prompt quality photofinishing by the finest labs available.

23 LA RONDE LIQUORS

14821 Del Webb Blvd. —
Howard Kruger — 977-0752

The complete beverage shop featuring brands that will cater to every taste. Keep your eye on the bargain barrels where special merchandise is displayed. Visit the wine room for a superb selection of wines. Our staff will be pleased to help you plan your next party.

7 LA RU SHOE SALON

14662 Del Webb Blvd. —
C. A. Spencer — 977-4718

Good shoes are a delight to the eye, a necessary complement to a fine wardrobe, and a pleasure to own... if they fit! The La Ru people are real shoe people, specialists in the fitting of fine footwear for ladies and gentlemen. They understand what it takes to make good shoes and they select the highest quality products.

11 MAYO'S HOME FURNISHINGS

14672 Del Webb Blvd. —
Sol L. Miller — 977-4221

A furniture gallery in the grand tradition featuring a superb collection of contemporary and period pieces to grace every room in your home. Also, when in quest of a gift for the most discriminating person, you will appreciate the wide range of decorative accessories and objets d'art offered at Mayo's.

33 JEWELS INTERNATIONAL BY G. DARRELL OLSON

14629 Del Webb Blvd. —
Bob Garragher — 977-3111

When the occasion calls for the “real thing” whether it be precious gems in custom designed settings, precision-crafted time pieces, important examples of Indian jewel and silver craft, exquisite porcelains, or fine sculpture you will find a masterpiece in this splendidly appointed gallery staffed with true experts.

26 JUNGLE HUT

14811 Del Webb Blvd. —
Bob McCauley — 933-9924

This immaculate little coffee shop serves tasty pastries, fountain delights, crisp salads, a wide variety of sandwiches, home-made soup and a whole lot of cheer from 8 a.m. to 6 p.m. on weekdays and 8 a.m. to 5 p.m. on Saturdays. The name was inspired by the fascinating green mural motif.

25 LAKES WEST BARBER SHOP

14813 Del Webb Blvd. — Ken Booth

One of the most relaxing moments in a man’s day can be a visit to a good barber shop. This is particularly true of Lakes West where five expert barbers are always on hand to serve you in an atmosphere reminiscent of a fine men’s club complete with a great stereo sound system and color TV.

12 LAURA’S DRAPERIES AND BEDSPREADS

14800 Del Webb Blvd. —
Gene Katz — 933-8261

Whether you’re decorating an entire home or searching for the right cushion to brighten up one little corner, stop at Laura’s where you’ll find one of the largest assortments of fabrics, ready-to-hang draperies, bedspreads and accessories in the Southwest as well as expert custom craftsmanship.

2 HESSLER’S HOME ENTERTAINMENT CENTER

14646 Del Webb Blvd. —
John Marshall — 977-4243

Hessler’s is known throughout Arizona for the distinguished lines of stereo, television and radio phonograph equipment that they carry — for their expertise in designing complete home entertainment systems — and for their superbly trained service personnel. Hessler’s La Ronde center is the perfect setting in which to select home entertainment equipment that will complement your finest furnishings. The Professional Music People.

4 HI HEALTH SUPERMART

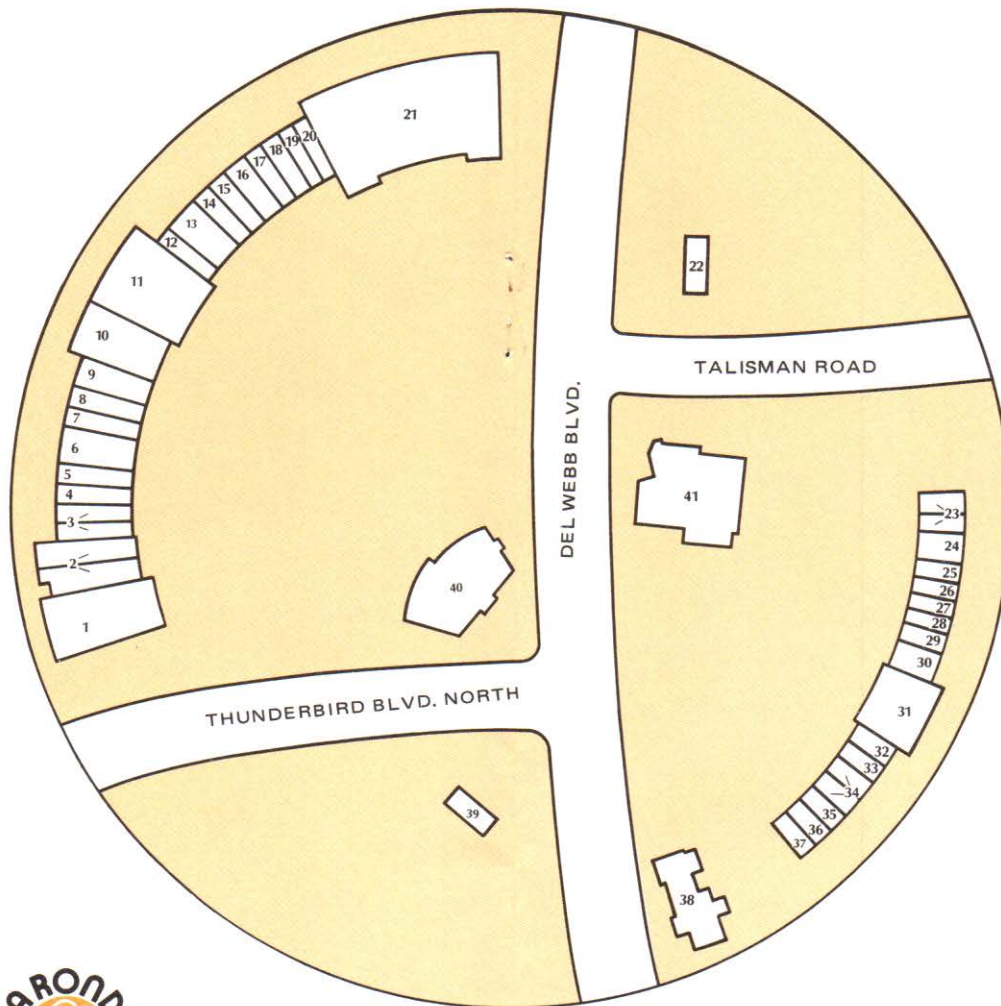
14654 Del Webb Blvd. —
Simon Chalpin — 977-8337

When you visit Hi Health Supermart you’ll find that things that are healthful can also be delicious. It’s a real supermarket featuring over 10,000 items from vitamins to light bulbs plus a wide assortment of gift items, including Rubbermaid and Corning Ware and a U. S. Post Office Contract Station — all the attributes of a modern supermarket plus the personality of a village general store.

14 INTERNATIONAL BEADS & CRAFTS

14806 Del Webb Blvd. —
Mr. & Mrs. Richard Matasic — 977-7742

Sun City’s headquarters for supplies, instructions and workshops in beadcraft, stitchery, decoupage, paper-tole, gold leaf, repoussé, candlemaking and many other wonderful crafts. International Beads & Crafts specialize in jewelry making, Indian beading and beaded flowers (“French Technique”). Demonstrations and class schedules available. A treasure chest of ideas and friendly faces ready to assist you.



LA RONDE CENTRE MERCHANTS AND SERVICES

- | | | | |
|--|--|---|--|
| 1 Revco Drugs | 13 Southwest Savings
and Loan Association | 21 El Rancho Market | 32 Famous Names, Inc.
(Candies) |
| 2 Hessler's Home
Entertainment Center | 14 International Beads
& Crafts | 22 Bauer's Union 76 Station | 33 Jewels International
by G. Darrell Olson |
| 3 Mayo's Patio Shop | 15 Sunburst Fashions | 23 La Ronde Liquors | 34 Glassart Studio |
| 4 Hi Health Supermart | 16 Brown's Card &
Party Center | 24 Becrafts Cleaners
& Laundry | 35 The Bookworm, Ltd. |
| 5 Daisy Patch (Dress Shop) | 17 Finesse Beauty Salon | 25 Lakes West Barber Shop | 36 Law Offices |
| 6 Quinn and Loe,
Men's Clothiers | 18 Arizona Optical
Dispensers | 26 Jungle Hut | 37 Ford's World Travel |
| 7 La Ru Shoe Salon | 19 Arizona Title Insurance
and Trust Co. | 27 Suhuaro Frame and
Art Shop | 38 First Federal Savings |
| 8 La Ronde Camera Shop | 20 Del E. Webb Development
Co. — Resale Dept. | 28 Suncatcher (Gift Shop) | 39 La Ronde Exxon Service |
| 9 World of Fabrics | | 29 Fashions Continental, Ltd. | 40 First National Bank
of Arizona |
| 10 Alco Theatre | | 30 Fashions Continental
Beauty Salon | 41 The Arizona Bank |
| 11 Mayo's Home Furnishings | | 31 Wilcrest Dining and
Cocktails | |
| 12 Laura's Draperies
and Bedspreads | | | |