

long paper

Restaurants

Retired Sun City resident buys Crestview

By BRUCE ELLISON

Staff writer News Sun 12/22/77

A retired airline pilot from Sun City has purchased the former Crestview Vacation Headquarters building in Sun City West from the Mamola family, which operates the Terrace on the Green Restaurant there.

Joseph Jobe of Sun City, who was a commercial pilot much of his life and retired from Hughes Airwest, said Monday that his family investment trust acquired Crestview on Friday. The sale price was not disclosed.

Del Webb Corp., which built the structure and used it as a check-in area for the vacation villas it rented in Sun City West, sold the building to Crestview Centers Inc., controlled by the Mamola family, in September 1996 for \$1.25 million.

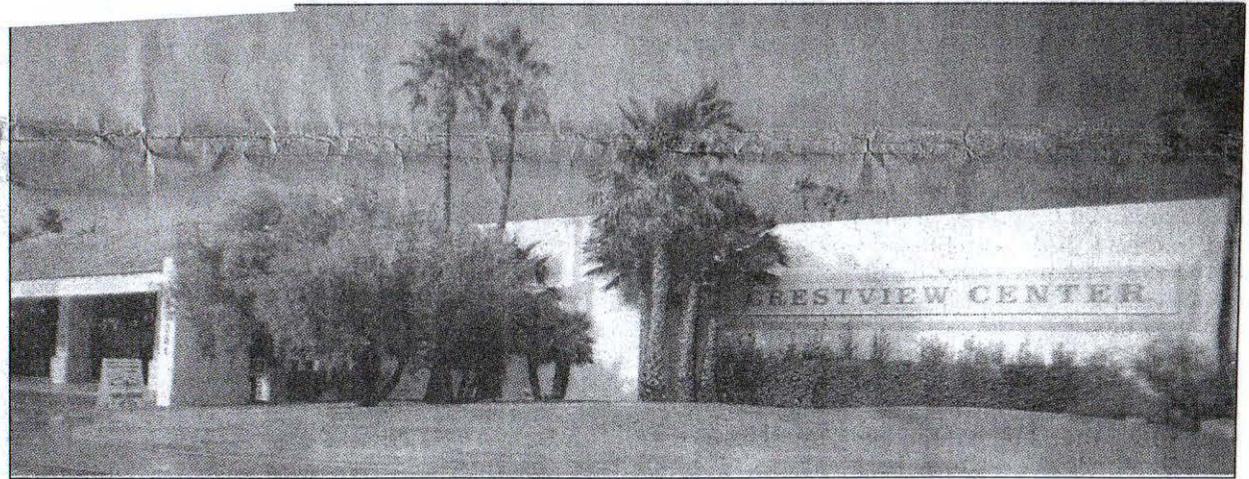
In July, the Mamola family suggested that they might want to use the property's 6-plus acres for a motel and time-sharing condominium project, and a proposed developer from Scottsdale visited Sun City West to talk about the time-share plans, which were sharply opposed by most people attending a PORA-sponsored meeting.

No transaction was ever made.

Jobe, a Sun City resident for 21 years, said "it's too early to say" what the family's plans are for the building and its land, near the intersection of R.H. Johnson Boulevard and Camino del Sol, roughly across from the community's main fire station.

The site overlooks Hillcrest golf course, sold by Webb in 1996, to Jacobs Golf Schools.

Jobe said that as a long-time resident, he didn't want to do



The Crestview complex is Sun City West is destined for new ownership. Mollie J. Hoppes/Daily News-Sun

anything to jeopardize the quality of life or harm the residents of the Sun Cities.

All of the businesses operating in Crestview will remain there, said Steve Mamola. Terrace on the Green Restaurant, the Zuhona Gift

Shop, Thunderbird Travel and Sunhome Rentals, long-time tenants, are still open for business.

Mamola said his family now can concentrate its energies on the operation of the res-

taurant, lounge and banquet hall.

The family also operates the Portofino restaurants in Surprise and Glendale.

Broker Frank Bedell of Ken Meade Realty handled the transaction.

THE WESTER Thursday, August 16, 2001

Crestview Center goes dark; Terrace on the Green closed

Realty, travel offices vacated after utilities turned off

By Jack Hawn

Six weeks after the Crestview Center—including Terrace on the Green restaurant—again was listed for sale, its gas and electricity were abruptly turned off because of unpaid bills, forcing tenants to evacuate the building.

Vacant for almost three years before reopening for business last March, the Sun City West restaurant has been struggling under its new owner, Genaro Guizar.

Contacted Monday in San Jose, Calif., where Guizar lives and operates other restaurants, he

offered an apology to the tenants and said he had no advance notice the utilities would be turned off.

Guizar said he made a \$7,000 deposit to Arizona Public Service initially, then sent an additional \$8,000 two weeks ago as a partial payment on a \$15,000 balance.

"That's a lot of money," he said. "They kept the \$8,000 but wanted the entire amount. I was not making that much money. I have to close the place up."

Guizar, running his business from San Jose, blamed management for not making regular utilities payments and APS for not notifying him when his deposit had been used up.

"I have not seen the bills," he said. "I am going to come to Sun City West and straighten this out. I will apologize to the tenants. They are nice people."

Perhaps Guizar also has not

"I hate to say it, but I think the Crestview Center is history."

—Dean McWilliams,
travel agency owner

seen a bill from The Wester for advertising in February and May—\$234, still unpaid.

When employees showed up for work Aug. 8 to open their Thunderbird Travel and Ken Meade Realty Rental offices in the Crestview building, they dis-

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"My people were out in the street. There were no lights, nothing..."

—Ken Meade



covered the power had been turned off—no lights, computers, air-conditioning.

Meade said computers were taken to the company's new office at the corner of R. H. Johnson and Meeker boulevards temporarily "until we can find another place to put them."

Thunderbird Travel, operating at the Crestview for more than 10 years, also is looking for another permanent home.

"I hate to say it, but I think the Crestview is history," said Dean McWilliams, president of Phoenix Travel Group, Inc., which bought the business last December. "It's too bad."

"What's so bad about my busi-

ness, you can't just go down the street and open up another office with our computerized system with all the airlines (information). It will probably take us 90 to 120 days to move that office. We have to reopen in another location."

Thunderbird has five agencies in the Valley.

McWilliams said his secretary, Lillian Dumas, spoke to Guizar on the phone last Friday in Spanish.

"He told her unless we wanted to take \$15,000 down to APS to turn the utilities back on, he was not turning the utilities on," McWilliams reported. "He suggested we probably should move."

"I lease 600 square feet in, what, a 25,000-square-foot building. How could I pay the utilities? There's only one meter on that whole building. There's no way."

McWilliams said while he was at the Crestview last week, the gas company showed up to can-

cel service as well.

"The bill was \$1,200 or \$1,400," he added.

"A woman came by Saturday and said she had paid \$1,200 for their 50th anniversary party to be held a week from Sunday," he continued. "Another little lady came in. She was supposed to have a party yesterday. She said, 'I've already made 15 pounds of potato salad. What am I going to do?'"

Neither woman was identified.

McWilliams said he had discussed expanding the agency inside the Crestview with a Terrace on the Green manager only a week before the utilities were shut off.

According to McWilliams, restaurant workers were as surprised as others to discover no electricity. He reported that one of the managers had told him "he

had sent \$9,000 to APS last week and APS agreed to a two-week extension."

Sheri Foote, an APS spokesperson, said she was not permitted to discuss the matter.

"Our policy," she said, "is not to comment on a customer's account. It's a privacy issue."

Guizar purchased the Crestview Center last Nov. 13 from a Minneapolis firm (Anxon, Inc.) for \$1.38 million. He listed the property June 26 with Realty Executives, a Glendale company, for a sale price of \$1,975,000.

He reported Monday that he had paid \$350,000 down and had borrowed another \$200,000 to upgrade the restaurant before opening.

"I am making mortgage payments from here (San Jose)," he said, "and I will continue to do so."

THE WESTER Thursday, July 12, 2001

Crestview back on the market as Walgreens nears completion

Construction work hampering Terrace on the Green business

By Jack Hawn

Virtually hidden from traffic on R.H. Johnson Boulevard behind a fenced-in area where heavy equipment churns up dirt and workers toil to meet a grand-opening deadline for a Walgreens store in Sun City West, Terrace on the Green restaurant struggles to lure customers.

"It's ugly out there," restaurant manager David Sanchez said Monday, when asked if the construction was interfering with business. "People don't know which door to come in. Like I

said, it's ugly out there. It's a mess."

Sanchez, however, had no comment about the Crestview Center—which includes the spacious building that houses Terrace on the Green restaurant and other businesses—once again being placed on the market for sale.

Realty Executives, a firm in Glendale, listed the property June 26 for a sale price of \$1,975,000.

Owner Genaro Guizar, who owns other restaurants in San

Jose, Calif., purchased the Crestview Center Nov. 13 from a Minneapolis firm (Anxon, Inc.) for \$1.35 million. It had been listed at \$1.65 million. In 1996, Del Webb sold the property to the Anthony Mamola family for \$1.25 million.

The Mamolas sold the center to a Sun City investor, Joe Jobe, who kept the restaurant dark from June of 1998 until Guizar opened for business last March.

Sanchez said Guizar has been in California the past six weeks

but may come to Sun City West next week. He declined further comment.

Although the restaurant is open for lunch, at noon Monday, the cocktail lounge and dining room were empty.

"Business seems down," said an employee of the Ken Meade Rentals office, a few steps from the restaurant. "You wonder about it. It's very quiet."

The only other offices occupied in the large building are the Thunderbird Travel agency (sold

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last year to Carlson Wagonlit Travel) and a Terrace on the Green executive office.

"Out of state obligations force owner to sell," the real estate listing says. "All the work has been done for you—recently appraised for \$2.8 million (per owner)... Plenty of parking for all the tenants & customers. Everything is operating—going strong....."

Meanwhile, work clearly is going strong on the 17,148-square-foot Walgreens store directly in front of the restaurant.

According to Carol Hively, a spokesperson at corporate headquarters near Chicago, the store is scheduled to open at 8 a.m. Aug. 24. She said the existing store a block away on Camino del Sol will close permanently at 6 p.m. Aug. 23.

All the present employees, in-

cluding manager Barry Gilchrist, reportedly will move to the new store when it opens. The new Walgreens—22,000-square-foot—larger than the existing building—will feature a double-lane drive-through pharmacy and all the typical Walgreens departments.

"We are expanding rapidly in Arizona," Hively said. "We have 100 stores now. Our goal by 2004 is 250 stores."

Hively added that Walgreens has 2,000 stores nationwide.

Reporting on the construction in Surprise, West, Donald Morgan—project superintendent for Wilger Enterprises, Inc., of

Scottsdale—said installation of cabinets, coolers for the liquor department, sound system, etc., will begin July 23. Asphalt on the parking lot is expected to be down July 20, Morgan said, depending on the weather.

Acknowledging that the ongoing work probably has been frustrating for Terrace on the Green's efforts to attract customers, Morgan, nonetheless, painted a brighter picture for the immediate future.

"It's going to be good for them once (the new store) is opened," he said. "It's going to draw a lot of activity."

THE WESTER Thursday, July 20, 2000

New sports diner debuts in R.H. Johnson Pavilion

A new sports-themed restaurant will soon be serving breakfast, lunch and dinner to Sun City West residents. The Strike Zone Eatery will offer a menu of new items and old favorites accompanied by ceiling-mounted televisions showcasing sporting events.

The owners of Easy Street, a well-established Sun City West restaurant, will take over management of the former Pavilion Grille. Rick and Mary-Alice Holley will close their Easy Street location and debut the new Strike Zone Eatery on Aug. 21

when the Sports Pavilion reopens following its annual maintenance closure.

The new restaurant will offer table service only with no standing in line for food or beverage. League bowlers won't have to interrupt their play as favorite snacks and drinks can be ordered for delivery directly to their lanes. The opening of the Strike Zone Eatery means food service will be available all hours the Pavilion is open.

Rec Centers Gen. Mgr. R.G. Andersen-Wyckoff, said, "This is the long-awaited answer to the

need for attractive, tasty, cost-effective, and customer-friendly food service at Rec Centers facilities. Future plans include extending the food service delivery to the R.H. Johnson swimming pool by next summer."

Anderson-Wyckoff hinted a similar remodeling and management project is in the works for the Grandview Grille when it reopens in the Fall. Details about the new management, theme, and menu will be released in the Fall issue of the Association's newsletter.

Escrow closes: Crestview Center finally has new owner

Walgreens top priority; plans for building use remain hazy

By Jack Hawn

More than a month after escrow was scheduled to close, Joe Jobe finally received word Monday that the Crestview Center officially has a new owner.

"I'm relieved," he said on the phone from Sun City, where the 83-year-old former airline pilot has lived since 1977. "It's closed and the check is in my account. I think this was the ninth date we had. This certainly was the most frustrating deal I've ever had."

Sold for \$1.9 million to the Semper Development Co. in Minneapolis, the Crestview Center had been on the market for

more than two years.

A prominent 6.5-acre complex at the corner of R.H. Johnson and Camino del Sol boulevards in Sun City West, the property was purchased by Jobe in December of 1997 from the Anthony Mamola family for \$1.4 million.

Semper also purchased the corner property, where a Ken Meade Realty Co. office is located, for \$400,000.

Owner Ken Meade said the price included free rent for one year, after which time the building will be torn down to make room for a stand-alone

Walgreens store parking area. "We have been paid," Meade said. "We will stay in the building for 12 months, and after that we will have to move. Whether we move into the Crestview (building) or someplace else, it's still undecided."

Previously, Meade said he planned to construct a new building on the west side of Washington Federal Savings, which fronts R.H. Johnson Boulevard. He said that option remains available.

Although Jobe's gross profit on the sale is \$500,000, his expenses narrowed that figure considerably. He said he bought the complex as a reinvestment for tax purposes.

"I don't expect to buy more property," he added. "The purpose has been served. You get too old to handle these types of things."

A U.S. Navy bomber pilot

during World War II, Jobe said he flew commercially for 30 years before retiring.

About a month ago, Jobe said he had been told that Semper had signed an agreement to sell the Crestview building in which the new owner would open a Mexican restaurant.

During a phone conversation Monday, Semper Pres. Howard Bergerud said his company had made no commitments.

"We have talked," Bergerud said. "We have proposals from two or three different groups. We have not made a definite decision.... We have several things we're looking at.... Until we have it all set, we're not going to comment about it."

Terrace on the Green restaurant, formerly operated in the Crestview building by the Anthony Mamola family, has been dark since June of 1998.

A reliable source reported that Jobe had sold a piano, chairs and other restaurant furnishings and equipment in the Crestview building to a company in Sa

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Jose, Calif., for what was believed to be \$50,000.

Asked to confirm that report, Jobe acknowledged that he had made the transaction about a month ago, "but for a lot less than \$50,000."

Jobe identified the buyer as Jose Anselmo Diaz of Landmark Hill Investments of San Jose. The company reportedly represents a chain of Mexican restaurants.

A call to the investment company was not immediately returned.

Semper, meanwhile, previously announced it will construct a stand-alone Walgreens store facing Camino del Sol, across from the fire station.

However, Bergerud said no timetable has been set. The

Walgreens store currently operating in the Safeway shopping center, a few blocks away, would not compete with the new store, Bergerud commented earlier.

"We've just closed on the property," he said Monday. "Now we'll sit back and take a look at all of our different options and decide on how we're going to move ahead. There will be no formal decisions for another couple of weeks."

"The first focus is on Walgreens. The second focus will be on the Crestview Center. It's way too early to talk about it."

The Crestview building currently houses Ken Meade Rentals and the Thunderbird Travel agency. Both companies lease their offices on a monthly basis.

THE WESTER Thursday, December 21, 2000

Crestview restaurant won't open New Year's Eve

New owner awaiting state liquor license

By Jack Hawn

The new owner of the Crestview Center in Sun City West who had hoped to reopen the Crestview restaurant on New Year's Eve with a gala celebration will not meet his self-imposed deadline.

Genero Guizar of Imperio Enterprises, Inc., of San Jose, Calif., who bought the property last month from Anxon, Inc., of Minneapolis, is awaiting a state liquor license before opening for business.

The Arizona Dept. of Liquor Licenses and Control in Phoenix reported last week that Guizar submitted his application for a license Nov. 17 and that approval generally takes between 60 and 105 days.

The name of the restaurant which appears on the application is Mexico Lindo and Cantina.

Guizar was in Mexico last week and unavailable for comment.

Realtor Lori Cortright of the Realty Executive firm in Glendale, who represented Guizar in the sale, said Guizar has four other restaurants—all believed to be located in California.

"He's a friend of mine," Cortright said. "I know his family and have sold others property.

He doesn't have any news. He's not calling anyone right now."

Cortright reported earlier that the restaurant menu will feature Mexican food but also include a wide variety of other selections, including steaks, seafood and pasta.

The Terrace on the Green restaurant has been dark since June of 1998.

Daily News-Sun • Wednesday, Dec. 6, 2000

New owner plans restaurant in former Crestview center

STAFF REPORT

Californian Genaro Guizar has purchased the Crestview center in Sun City West, and plans to reopen the restaurant and bar areas of the once-popular eatery by New Year's Eve if possible.

Guizar has not returned several messages left on answering machines in his offices in California. Calls made to a telephone number in Sun City West listed for the restaurant have gone unanswered.

But in a liquor-license application posting on the door dated in mid-November, Guizar stated he will operate both the bar and restaurant, under the same name he operates in California — Mexico Lindo Restaurant and Cantina.

On the application he

Genaro Guizar will operate both the bar and restaurant under the same name he operates businesses in California — Mexico Lindo Restaurant and Cantina; he has operated similar businesses in San Jose and Oakland, Calif., since 1987.

Liquor-license application

states he has operated similar businesses in San Jose and Oakland, Calif., since 1987.

County supervisors will hold a public hearing on his application at 9 a.m. Dec. 20, the posting states.

Crestview changed hands last year in a complicated series of transactions that gave Walgreen Drug Stores the ability to build a new store on the corner of R.H. Johnson Boulevard and Camino del Sol, across from the fire station.

But the deal also involved the former Crestview Vacation Headquarters building, which accommodates the bar and restaurant, a travel agency and a Ken Meade Realty rentals office.

The Ken Meade Realty sales office at the intersection will be torn down for the Walgreen construction sometime in 2001, and that office will be relocated.

Tenants in the Crestview center said Guizar expects to continue to rent office and retail space as before.

It's official—Crestview has new owner and big plan

California buyer hopes to reopen restaurant Dec. 31

By Jack Hawn

As reported in The Wester a month ago, the Crestview Center again has changed hands. But now it's official.

Located on one of the most prominent corners in Sun City West—R. H. Johnson and Camino del Sol boulevards—the center has been virtually a vacant

lot since its Terrace on the Green restaurant closed in June of 1998.

But, if the new owner's target date is met, a gala cork-popping, champagne-flowing celebration will kick off the restaurant's reopening on New Year's Eve.

So stated realtor Lori Cortright of the Realty Executive firm in Glendale, who represents the buyer, Genero Guizar of Imperio Enterprises, Inc., of San Jose, Calif.

According to Jerry McCormick of CB Richard Ellis, the Phoenix commercial real estate firm that represented the seller—Anxon, Inc., of Minneapolis—the selling price was \$1.35 million. The property, which cleared escrow Nov. 13, had been listed at \$1.65 million.

"Our goal right now," Cortright

said, "is to have it open New Year's Eve. That's our plan. Whether we can do it, we're going to know by this week. But that's what we're shooting for."

As stated in a previous Wester article, the restaurant will feature Mexican food and a strolling Mariachi band, but also will offer a variety of other dishes, including steaks, seafood and pasta.

Asked about a possible name change, Cortright replied, "Right now, the plan is to leave it the Crestview. No decision has been made about the name of the restaurant."

She said there would be no major changes between now and New Year's Eve.

"Mainly, we'll be getting just what's required—the liquor license, getting it up to par, paint-

ed inside, renovated.... We plan to have the ballroom opened for Dec. 31."

Cortright said the ballroom will be made available to rent for weddings, banquets and Sun City West clubs' activities next year.

The cocktail lounge also will be reopened and the existing tenants—Ken Meade Rentals and Thunderbird Travel agency—will remain.

"Ken Meade plans to expand his base inside the building," Cortright reported. "The tenants who are already in there will be

accommodated first."

Cortright confirmed and report that the Zuhona Center, which vacated the building in July of 1998 after more than 10 years at the same location.

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CRESTVIEW: Has new owner, from Page 1

return.

"We wanted to wait until escrow closed before contacting them," she said.

Guizar, an experienced restaurant owner from Pleasanton, Calif., was not immediately available for an interview but Cortright said he is expected back in Sun City West from California later this week.

Guizar had been negotiating to purchase the property—originally owned by the Del Webb Corp.—since last summer.

Webb sold to the Anthony Mamola family in September of 1996 for \$1.25 million.

The Mamolas sold to Joe Jobe of Sun City in December of 1997 for \$1.4 million but continued to operate the restaurant—as agreed to in the contract—for six months. Business was slow and the Mamolas did not renew their

lease.

Jobe, who purchased the center as an investment, eventually sold to Semper Development of Minneapolis for \$1.5 million. Semper retained a portion of the land to build a Walgreens store along Camino del Sol Boulevard, across the street from the fire station, and sold the remaining 5.5 acres—including the building—to Anxon, Inc.

Michael Polzin, a spokesman at Walgreens headquarters in Deerfield, Ill., reported a month ago that construction on the stand-alone store is expected to start shortly after the first of the year.

Polzin said the existing Walgreens store, two blocks away on Camino del Sol, will close the night before the new one opens next summer.

THE WESTER Thursday, September 2, 1999

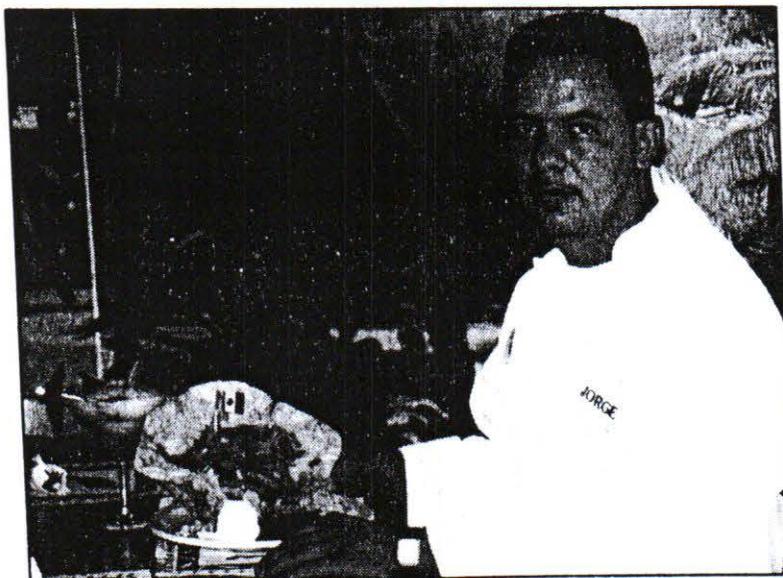
La Paz Restaurant opens in SCW

By Lynne Carbrey

The La Paz Cafe opened August 5 in Sun City West. La Paz is affordable, with delicious food and an equally appealing atmo-

sphere. Co-Owners are Martin R. Loya and Pilar Meza. Jorge Loya, son of Martin, is Kitchen

See **LA PAZ**, Page B2



Jorge Loya, kitchen manager, with his favorite taco salad.

Photo, Lynne Carbrey

Manager and Esther Camacho is the Hostess. They are indebted to Mike Giorgiani who was able to secure this location for them and has been like a guardian angel over their creation of this endeavor. It has been Martin's dream for many years to open a fine Mexican cafe, which become a reality.

The interior has been painted a lovely rose pink and a mural of an ocean scene covers one wall. The other walls are decorated with appropriate Mexican decorations. Traditional Mexican music also adds to the atmosphere.

Most of the employees are friends or relatives of the family. They serve both Mexican and American food and a wide variety of other items. There is a full service bar with your favorite libations.

Prices are very reasonable and the food is served in a very appetizing fashion.

La Paz is located in the ABCO shopping center at Meeker and R.H. Johnson Blvd. Hours are 7 a.m. to 8 p.m.—seven days a week. Call 975-7380 for reservations.

Crestview again gets new owner

86-6-1

By Lori Baker

The Arizona Republic

SUN CITY WEST — The Crestview center in Sun City West has new owners again, but no major changes are planned.

The Mamola family sold the property to Jobe Family Trust of Sun City last month for \$1.4 million.

Anthony Mamola, his wife, Kathleen, and their son Steve bought the property in September 1996 from Del Webb Corp. for a reported \$1.25 million.

Although they no longer own the property, the Mamolas will continue to operate the Terrace on the Green Restaurant at Crestview, Steve Mamola said.

Crestview's new owner, Joseph Jobe, a 21-year Sun City resident, said he is considering improvements to the property, which includes a 30,000-square-foot building on seven acres at R.H. Johnson and Camino del Sol boulevards. It overlooks Hillcrest Golf Course, owned by Jacobs' Golf Group Inc. of Scottsdale.

"I saw a good opportunity, so I grabbed it," said Jobe, a retired commercial pilot. "We would like to see things improved, but we are still finalizing our plans."

Jobe said he won't do anything that would harm the quality of life of Sun Cities residents.

"We will not make people unhappy," Jobe said. "That would be a mistake, and it wouldn't be a smart thing to do economically."

Last year, Sun City West residents were up in arms when Fischer Villa Resorts of Scottsdale announced plans to develop a hotel with 58 vacation villas at the Crestview site and allow people of all ages to stay there.

Those plans fell through, and Jobe later bought the property.

Jobe said the businesses operating in Crestview will remain, including the Terrace on the Green Restaurant, Thunderbird Travel, Sunhome Rentals and the Zuhona Gift Shop. Del Webb last year had moved its vacation getaway headquarters from Crestview to its newest retirement development, Sun City Grand.

Retired Sun City pilot buys Crestview

By BRUCE ELLISON

Staff writer *News Sun 12/23/96*

A retired airline pilot from Sun City has purchased the former Crestview Vacation Headquarters building in Sun City West from the Mamola family, which operates the Terrace on the Green Restaurant there.

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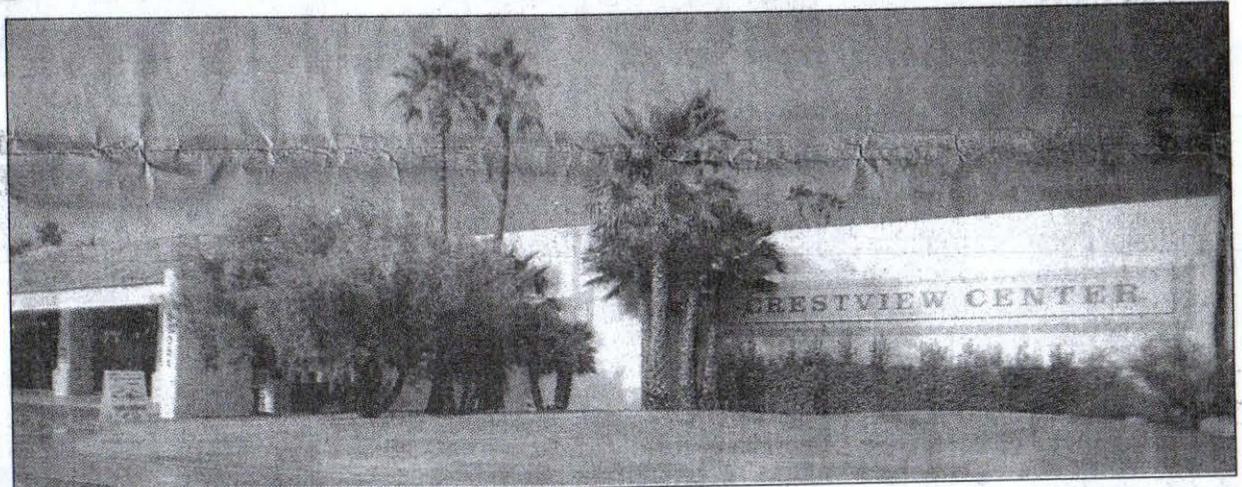
In July, the Mamolas suggested that they might want to use the property's 6-plus acres for a motel and time-sharing condominium project, and a proposed developer from Scottsdale visited Sun City West to talk about the time-share plans, which were sharply opposed by most people attending a PORA-sponsored meeting.

No transaction was ever made.

Jobe, a Sun City resident for 21 years, said "it's too early to say" what the family's plans are for the building and its land, near the intersection of R.H. Johnson Boulevard and Camino del Sol, roughly across from the community's main fire station.

The site overlooks Hillcrest golf course, sold by Webb in 1996, to Jacobs Golf Schools.

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anything to jeopardize the quality of life or harm the residents of the Sun Cities.

All of the businesses operating in Crestview will remain there, said Steve Mamola. Terrace on the Green Restaurant, the Zuhona Gift

Shop, Thunderbird Travel and Sunhome Rentals, long-time tenants, are still open for business.

Mamola said his family now can concentrate its energies on the operation of the res-

taurant, lounge and banquet hall.

The family also operates the Portofino restaurants in Surprise and Glendale.

Broker Frank Bedell of Ken Meade Realty handled the transaction.

Crestview Center sold; development plans not disclosed

New Sun City owner says restaurant, other businesses to remain

By Jack Hawn

The Crestview Center, a 6.8 acre parcel that includes the Terrace on the Green Restaurant and other businesses in the heart of Sun City West, last week was

Kathleen and their son, Steve, the property was sold to the Jobe Family Trust of Sun City for \$1.4 million.

The transaction, completed Friday, was handled by Frank Bedell of Ken Meade Realty.

Joe Jobe, a 19-year resident of Sun City and former U.S. Navy and commercial airline pilot, said the restaurant would continue to be operated by the Mamolas and the other tenants would "stay in place."

However, he did not say how long the tenants would remain.

A statement prepared by Steve Mamola and faxed to The Wester Monday, read, in part:

"The importance of this transaction is the continued operation of Terrace on the Green Restaurant by the Mamola family, the Zuhona Gift Shop, Thunderbird Travel Agency and Sun Homes

Rentals."

Steve Mamola declined to discuss the sale or future plans with this reporter over the telephone.

Jobe, an 81-year-old private investor, also would not say how he might utilize the remaining portion of the property.

"It's a nice location that has possibilities," he said. "Whatever we do, I hope it's very compatible with the community. We would like to have a good image."

Pressed about future development plans, Jobe would only say they were in the "formative stages."

"It happened rather quickly," he said of his purchase. "It became available. I was looking for an investment, so we bought...It takes time to formulate proper

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"The importance of this transaction is the continued operation of Terrace on the Green Restaurant by the Mamola family..."
—Steve Mamola



sold to a Sun City investor who has not announced plans for development of the property—but promised no immediate changes.

Purchased from the Del Webb Corp. more than 15 months ago for a reported \$1.25 million by Anthony Mamola, his wife,

CRESTVIEW: Center sold, from Page 1

plans. Whatever we do, it will be beneficial to the community."

Discussing the sale with this reporter initially, Ken Meade said the ballroom—used sparingly during the year—may be divided and rented out, and that First Central Bank would be moving into the building, "probably within a month."

Located at the corner of R.H. Johnson and Camino del Sol boulevards, the property came close to changing hands on at least two occasions this year.

In May, it was reported that Farnsworth Realty and Management Co. had requested a special permit for the development of an assisted living facility at the loca-

tion. That transaction fell out of escrow when residents voiced their disapproval.

A more publicized protest occurred at a meeting in September, called by owners of a development company based in Scottsdale—Fischer Villa Rentals Hospitality Management Services.

Having negotiated with the Mamola family with an eye on developing a resort area, including time-share ownerships, the company dropped its plan to purchase the parcel when residents attending the meeting voiced strong opposition to the overall concept, time shares particularly.

SCW restaurant out of business

By BRUCE ELLISON
Staff writer

SUN CITY WEST — Crestview Restaurant has closed.

Signs announcing the shutdown of the restaurant and adjacent lounge, both in the Crestview Vacation Headquarters building at R.H. Johnson Boulevard and Camino del Sol, were posted overnight.

They confirmed rumors circulating since early last week and that prompted a number of calls to the Daily News-Sun about the restaurant's future.

Officials there last week did not return a reporter's calls. Neither co-owner Dee Mallaro nor Mike Braun, the manager, could be reached this morning for comment.

There has been a restaurant in the building since 1978, when Del Webb Corp. opened its own eatery there to serve potential buyers of its then-new Sun City West development. People who stayed in the vacation homes adjoining Hillcrest Golf

Course often ate in the restaurant.

Webb operated the restaurant until 1986. From 1986 to 1989, a group called "the Bade boys" ran it, for a time under the Denny's franchise. Dee and Tom Mallaro took over in 1989, according to records from the Webb corporation.

With Webb completing Sun City West this year, the building was put up for sale. Webb spokesman John Waldron said a potential buyer has signed to take over the structure, but that the transaction still is in escrow.

Waldron said the sale had no impact on the Crestview Restaurant operation, since the lease — which would continue under new owners — had several years to run.

Crestview acquired a new chef and a new menu earlier this year, and sponsored a reception April 18 to show off the details. More than 100 community leaders from the area attended and met the new operating staff.



Bruce Ellison/Daily News-Sun

A note, at the entrance to Crestview Restaurant in Sun City West explains the business has closed.

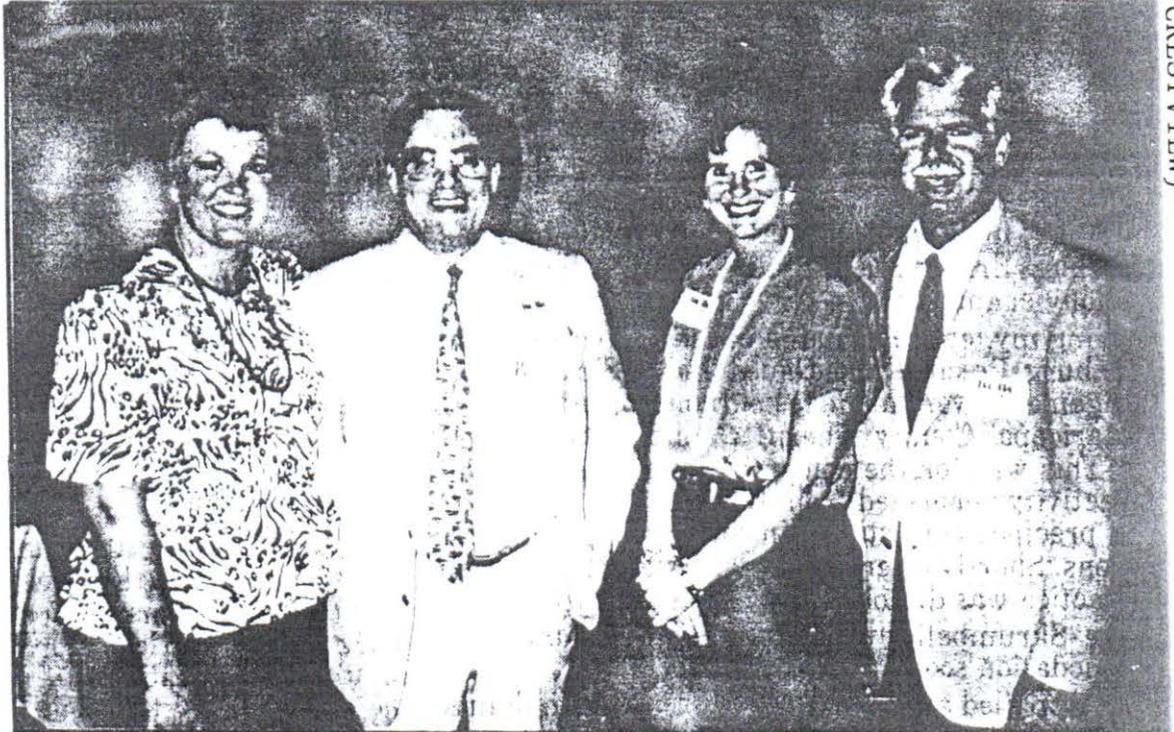
Grand Re-opening at Crestview

by Stan Steciak

The once showplace of SCW, the Crestview Building, was recently re-acquired by the Del Web Corporation and refurbished to the tune of \$400,000. New carpet, new paint, wall dressing and decorations and new furniture were included in the new look project. The Vacation Registration area was made to look more attractive. The Country Kitchen's look and atmosphere were changed by new carpeting and furniture. Even new uniforms for the friendly waitresses.

All for the better. The Lounge was brightened and enlarged. The former speakeasy look is gone and a new inviting entrance makes you feel like, "Come on, let's go in".

Martha Moyer, Webb's Public and Community Relations Manager, said, "I hope residents are happy with the new look and re-acquaint them-

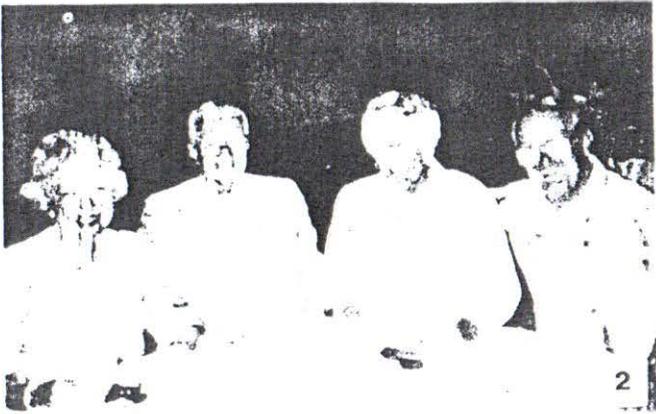


selves with the Crestview. The Crestview will always be a "show off" spot, because this actually is the first place visitors and vacation people get to see".

On hand was Don Sheriff, President and CEO of Country Kitchens. Mr. Sheriff was impressed and had nothing but good words for SCW residents.

How genuinely honest they are. They accepted the Country Kitchen as their own fine community place to dine.

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The Grand Re-opening was attended by community leaders. A dinner like smorgasbord, hosted by Dee and Tom Mallaro, owners and managers of the Country Kitchen Restaurant, was the highlight of the afternoon.

He said, "Dee and Tom have done a wonderful job accommodating the fine residents".

Leaders of organizations like the Lions, Kiwanis, Rotary, Civitans, Business and Professional Women, PORA, SCW Foundation and the Veterans of Foreign Wars were mingling with friends. Shirl Towns and members of the Del Webb Corporation were present. Tom McCanna, Director of the West Valley Chamber of Commerce was heard saying hello to old friends.

Red Uldrick, Publisher of Sun City West's Westers, was at every table visiting Westers. Even the political field was represented. Justice of Peace Thomas Muratore, SCW, was holding "court" at a corner table with many friends. Theresa Muratore was along side the judge.

The world of music had a good representative. Jim Henry entertains nightly (except Monday) in the lounge. Jim said he

has appeared in the Sun Cities for ten years.

This young man was at the Grand Re-opening with his wife Terry. He invites you to the new lounge to listen to his songs. He said come in and check out his accompanying band, "Fred". When I left the table, Jim was explaining "Fred" to Nancy Dewhurst, SCW's "Famous Fitness Femme" and husband Allen, who is one of SCW's fine softball players.

In closing, and leaving the Country Kitchen's large banquet hall, Dee and Tom Mallaro were there to thank all SCW friends for attending. Dee said, "We are happy that leaders in SCW were at our party. We wanted them to see the new Crestview, to mingle and to get acquainted again. They did". With the Mallaro's was Chuck Roach, Executive Vice President of Del Webb and General Manager of Sun City West.

When I asked Mr. Roach what he thought of the new Crestview, he said, "I am very pleased with the new look. For sure, this refurbishing, restores the Crestview as the showplace of our community."



Pictured Above Are a Few Of The Celebrants Enjoying The Hors D'Oeuvres, Etc.

1. (L) Mr. & Mrs. Tony Barraco with Al Driscoll

2. (L) Mr. & Mrs Bill Heyl with Mr. & Mrs. Fred Dunikoski

3. (L) Judge and Mrs. Tony Muratore

4. (L) Mr. & Mrs. John Bergh with Maxine Driscoll

5. Mr. & Mrs. Sandy Goldstein

6. Gloria Stokes - "Best Looking Bartender in SCW" serves customers in new Crestview Lounge.

Crestview sale

Del Webb sells restaurant to concentrate on development of Sun City West

News-Sun staff

SUN CITY WEST — Del E. Webb Communities Inc. has sold the Crestview Restaurant and arranged to lease back the facility from its new owners, the Bade Boyes General Partnership.

Webb spokeswoman Martha Moyer said the transaction will not affect the operation of the Crestview, 19001 R.H. Johnson Blvd.

As part of the agreement, Webb has signed an 18-month lease on the building and site, and will continue operating the restaurant until the lease expires.

Terms of the sale were not disclosed.

Moyer said Webb decided to sell Crestview "in order to better do what we do best — plan and develop Sun City West.

"Our forte is building housing, and that's what we want to concentrate on at this point," she said.

Moyer said Webb plans to have Sun City West fully developed by the mid-1990s, and therefore the corporation is trying to divest its subsidiary operations.

"(The sale of the Crestview) is a gradual way to turn the community over to the people who are going to be here," Moyer said.

Moyer said Webb has similar lease-back arrangements for its Vacation Special apartments and its administration building in Sun City West.

Duane Bade, of Bade Boyes General Partnership, said purchase of the Crestview fits in with his group's intention to invest more in Sun City and Sun City West.

"It's our observation that Sun City and Sun City West are going to be clean, well-kept communities for a long time, and they aren't going to deteriorate like some areas in downtown (Phoenix) have done," Bade said.

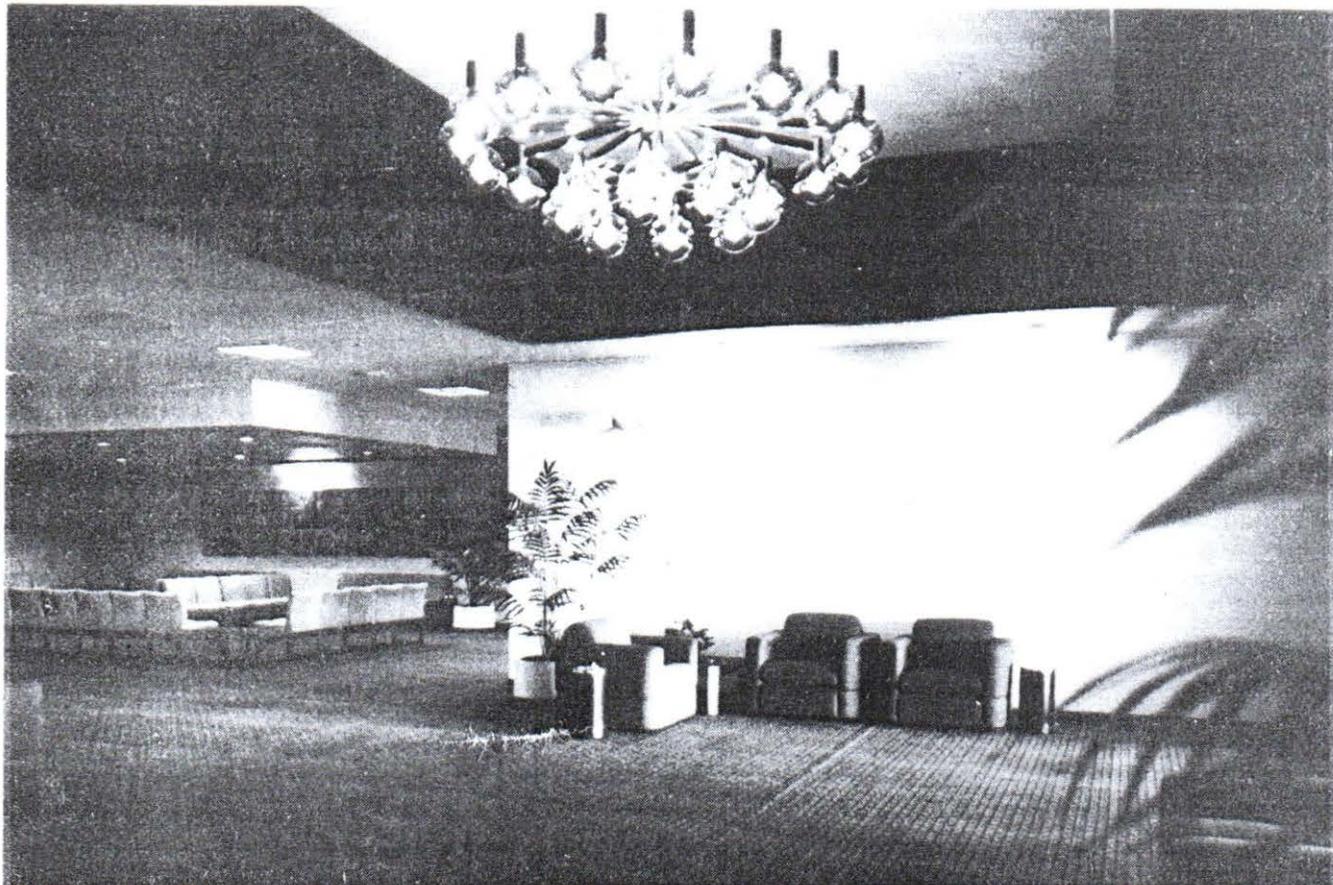
"It's a good place to invest over the long term."

The Bade Boyes General Partnership now owns several properties in the two retirement communities, including the Fountain Bell Complex and Plaza del Grande, both in Sun City. The group also has purchased five acres in Sun City West at Meeker and Camino del Sol, which will be used for a commercial plaza.

Bade said he plans to continue to operate the Crestview as a restaurant after the lease with Webb expires, but he would not speculate on any future changes in the restaurant's operation.

The Crestview opened in 1979 and is the headquarters for Webb's Vacation Special program.

The 30,000-square-foot restaurant contains three banquet rooms and seats 214 in the dining room.



The registration area of Sun City West's Vacation Headquarters Building emphasizes Western spaciousness, comfortable furnishings and a lifestyle

of leisure. At left is a television lounge. Nearby are a visitor information center, rent-a-car desk, beauty salon, gift shop and the Crestview Restaurant.

Crestview opens in SCW

Crestview Restaurant is now open at 19001 R. H. Johnson Blvd. in Sun City West's Vacation Headquarters Building.

Crestview, a coffee shop, is open from 6 a.m. to 9:30 p.m. daily for breakfast, lunch and dinner.

Crestview's dining room has seating for 265 persons and all tables have an unobstructed view of Hillcrest Golf Course and

the Bradshaw Mountains. There also is patio seating for 60 for outdoor dining.

CRESTVIEW'S banquet rooms seat 320 persons and include a cocktail lounge, bar and dance floor.

Crestview general manager is Dick Bailey and executive chef, John Linn.

Linn previously worked at Del Webb's TowneHouse in Phoenix, Mountain

Shadows in Scottsdale and the Sahara Tahoe.

The vacation registration area has a visitor information center, a television lounge and a rent-a-car desk.

The Vacation Headquarters Building also contains Zuhona Gift Shop and Roy's Hairstyling beauty salon.

THE GIFT shop features Indian jewelry, greeting cards, sundries and souvenirs.

The beauty salon is operated by Roy Haglund, former styles director at

the Arizona Biltmore. The shop has 14 stations and 16 dryers.

Architecture of the Vacation Headquarters Building is Spanish and features textured stucco and red clay tile roofing.

The interior has a Southwest flavor, with color photographs of Arizona throughout the building.

The area's landscaping is a combination of natural desert vegetation, palms and shrubs and is coordinated with the landscaping of the entire Sun City West core area.