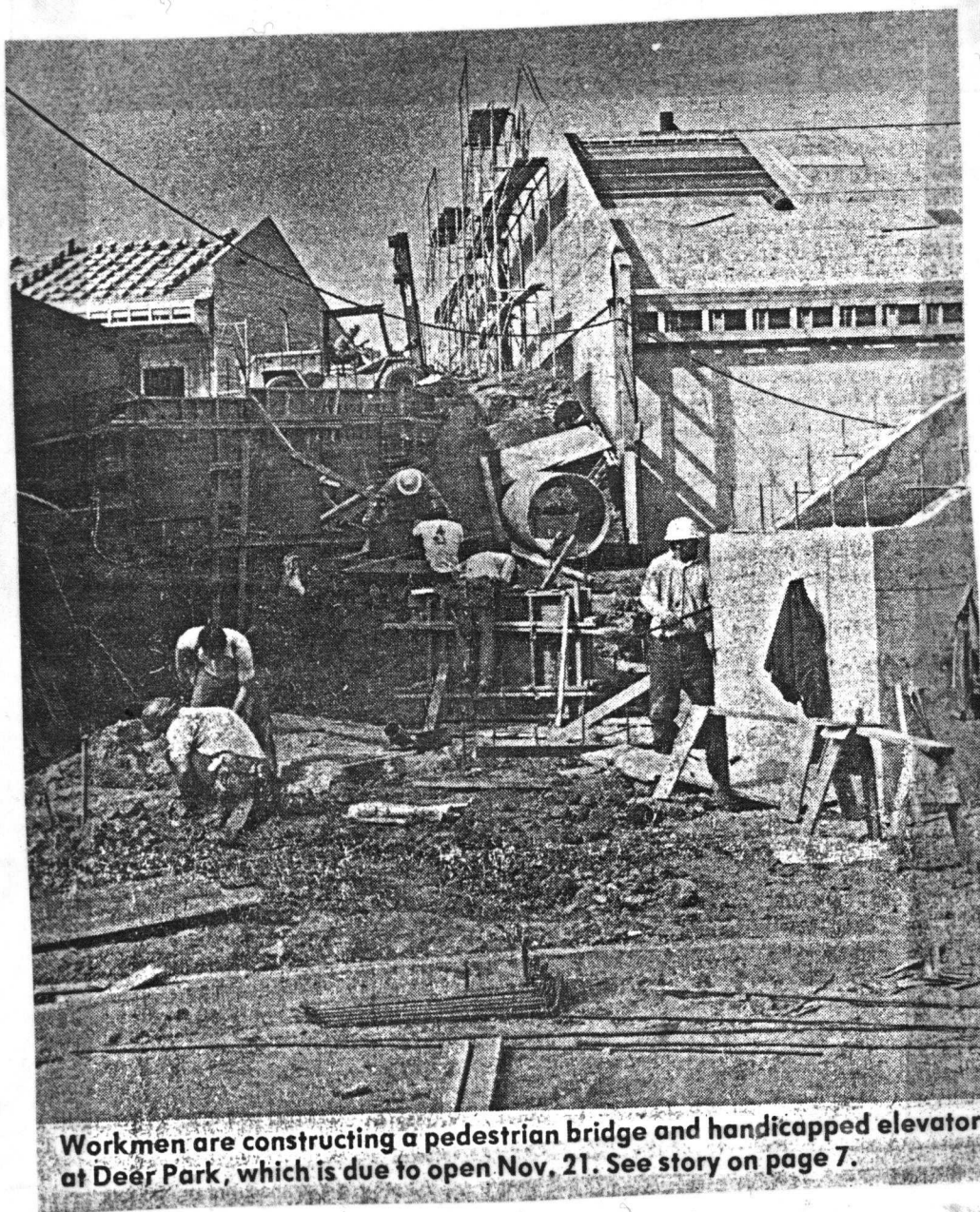


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Workmen are constructing a pedestrian bridge and handicapped elevator at Deer Park, which is due to open Nov. 21. See story on page 7.

REFERENCE

Deer Park has new owner

The Deer Park shopping center, now in the final stages of construction, has been sold to a Newport Beach and Hawaii-based physician.

And the center will reportedly be available to its tenants on Nov. 21, giving the merchants a chance to compete for the Christmas holiday season.

James Sims, director of development for the Carl N. Swenson Co. of San Jose, the builders of the Rio del Mar shopping complex, told the Rio del Mar Improvement Association directors Monday afternoon that an agreement has been reached to sell the shopping center to Dr. David Rosehill.

Sims declined to reveal the sales price, but said the construction project has cost Swenson more than \$4 million to date, "and we are not selling it for as much as it cost us."

Sims also denied, to reporters, that construction had been halted on the center for lack of cash.

Swenson, he said, had spent more than \$1.5 million in cash before negotiating a loan from a savings and loan firm last spring.

The loan came 36 hours before the coastal commission ordered the project shut down because of a dispute over jurisdiction.

"We plan on opening the center Nov. 21," Sims told the directors during their meeting at the Rio del Mar School library.

Tenants were notified Monday of the opening date.

Sims said the center is 100 per cent leased. (However, a local real estate broker said Friday that one 1,700-square-foot space was still available.)

"We've got every possible use there except a book store," Sims said.

"We've had good acceptance from the merchants here," Sims continued. "We've got top merchants in the center."

Two hurdles remain before the center can be completed.

The county zoning administrator will rule Friday morning on a proposed sign program for the center.

And the fate of the old barn — long a Deer Park landmark — seems closer to being sealed this week.

Sims said he is pressing County Planning Director Henry Baker for an administrative decision that would allow Swenson to demolish the barn and then rebuild it about 25 feet further away from the center buildings.

Sims believes that the planning director has the power under the county's planned development permit process to decide the barn's fate.

The barn would be rebuilt as a community center.

The final appearance of the old Deer Park Tavern is still a subject of debate, Sims indicated.

The company plans extensive remodeling and structural repairs to the old building, Sims said, but he declined to elaborate on the changes.

"It will be a big, pleasant surprise for the people in the area," Sims told the directors. "I don't believe that it will be open until February or March. It must be re-plumbed and re-