

TOWN OF PARADISE VALLEY

Mummy Mountain Preserve Trust Update

Joan Levinson, Chair
May 26, 2016



Mummy Mountain

“To preserve what cannot be replaced by man.”



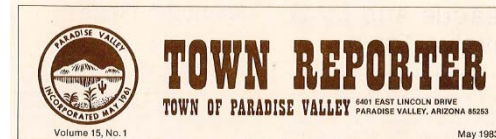
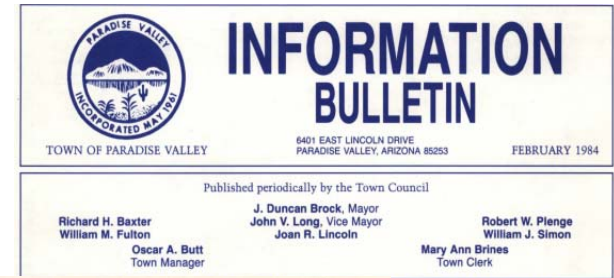
In 1997 Resolution #923 established the Mummy Mountain Preserve Trust to continue the 1976 goal of acquiring open space on Mummy Mountain...

THE FAMILY CIRCUS, By Bil Keane



History

- In 1976 Town formally adopted a goal to acquire open space on Mummy Mountain, the only mountain entirely located in Paradise Valley
- First donation made in 1978
- In 1983 Council was told it would cost \$15 million to acquire 300 acres on top of the mountain (\$50,000/acre)
- In 1997 the Mummy Mountain Preserve Trust was created



Mummy Mountain Preserve

On March 24 Mr. Foorman Mueller presented to Mayor Brock the deed to 33 acres on the top of Mummy Mountain donated to the Town by Burns Investment Opportunities, Inc. The land is to be maintained in a natural and wilderness state forever with no access, usage or trespass allowed. With the acquisition of this parcel there are now a total of 84 acres in the Mummy Mountain Preserve. Initially a 33 acre parcel was donated to Maricopa County as a bird sanctuary by G.B. McKinley. Then the Town was given 3 acres by Dr. and Mrs.

Mervyn Lakin in September 1978, and Mrs. Velma Morrison donated 15 acres on December 4, 1980. Last September Mr. Mueller was appointed by Mayor Brock to study the feasibility of acquiring land on Mummy Mountain for a mountain preserve. At that time the Council placed a six month moratorium on the recordation of any new subdivisions on the mountain, and Mr. Mueller was charged with completing his study and reporting to the Council before the moratorium ended. At the conclusion of his assignment Mr. Mueller reported to the Council

that the approximate value of the 300 acres on the top of Mummy Mountain was \$15,000,000. In addition to the 33 acres from Burns, Mr. Mueller has received a letter from Philip F. Schneider, Jr. and W.A. Franke, the owners of approximately 36 acres on Mummy Mountain, which includes a portion of the mountain top, stating that they are seriously considering the possibility of donating a portion of their property, including the mountain top, to the Town. Mr. Mueller suggested the program be expanded beyond gifts of property on the mountain itself to gifts of property any place within the Town. Burns Investment has also given the Town an option to purchase 12 of the uppermost lots in La Place du Sommet at their fair market value until January 13, 1984. Mr. Mueller suggested that a property gift without restrictions which the Town could subsequently sell, as well as cash donations, would provide funds to purchase one or more of the 12 lots.

Mr. Mueller also advised the Council that he had received assurance of private funding by neighbors to repair the scarring on the south side of Mummy Mountain at Glen Drive. He will move along as quickly as all of the details can be put together. The Town of Paradise Valley is very proud of Foorman Mueller, and all citizens owe him a great debt of gratitude.



Left to right: Joe Adams, Burns Investment, Mayor J. Duncan Brock, Town Manager Oscar A. Butt, Foorman Mueller, Chairman Mountain Preservation Committee.

MUMMY MOUNTAIN LAND PRESERVE CONTINUES GROWTH
The idea for the Mummy Mountain Preserve was the Town Council formally adopted a goal to develop using open spaces such as mountain tops. gifts of three acres from Dr. and Mrs. Mervyn Lakin fifteen acres from Mrs. Velma Morrison in 1980. 3-acre parcel was donated to Maricopa County by Dr. and Mrs. Mervyn Lakin in 1978. That land, designated as a bird sanctuary, was annexed to the Town.

Burns Investment Opportunities, Inc. gave 33 acres of Mummy Mountain to the Town, making the total 84 acres in the Mountain Preserve. Negotiations underway to obtain additional acreage through the purchase of 12 lots in La Place du Sommet. Burns Investment has also given the Town an option to purchase 12 of the uppermost lots in La Place du Sommet at their fair market value until January 13, 1984. Mr. Mueller suggested that a property gift without restrictions which the Town could subsequently sell, as well as cash donations, would provide funds to purchase one or more of the 12 lots. Mr. Mueller also advised the Council that he had received assurance of private funding by neighbors to repair the scarring on the south side of Mummy Mountain at Glen Drive. He will move along as quickly as all of the details can be put together. The Town of Paradise Valley is very proud of Foorman Mueller, and all citizens owe him a great debt of gratitude.

Purpose

Acquire, maintain, preserve and protect in perpetuity undeveloped and developed property that can be returned to its natural state, and conservation easements on and around the Mountain Preserve in the Town of Paradise Valley.

Trust operates as 501©(3) charitable organization



Mummy Mountain Preserve Trust Board of Directors

Name

- G. Bernard Barry
- Ron Clarke
- Joan Levinson
- Fred Pakis
- Phil Schneider

Member Since

- 2003
- 2012
- 2005
- 2005
- 2005
- 2010

Five Trustees appointed by the Mayor and Confirmed by the Council
Serve three-year staggered terms



Powers and Duties

- Accept donations of land, cash, investments, and other assets
- Mountain Trust land maintained in its natural state in perpetuity
- Land may not be sold, traded, re-designated, leased, or subleased
- No access or use of Mountain Trust land shall be permitted, licensed, or authorized (police and utility exception)
- Trust may inspect, review, and monitor property
- May undertake cleanup of property
- May reject land donations found to be contaminated



Mountain Preserve

- Trust has identified properties on Mummy Mountain where there is interest in preserving
- Of the 320 acres identified, approximately 235 acres are now in the Preserve
- 195-acres fee title and 40-acres conservation easement

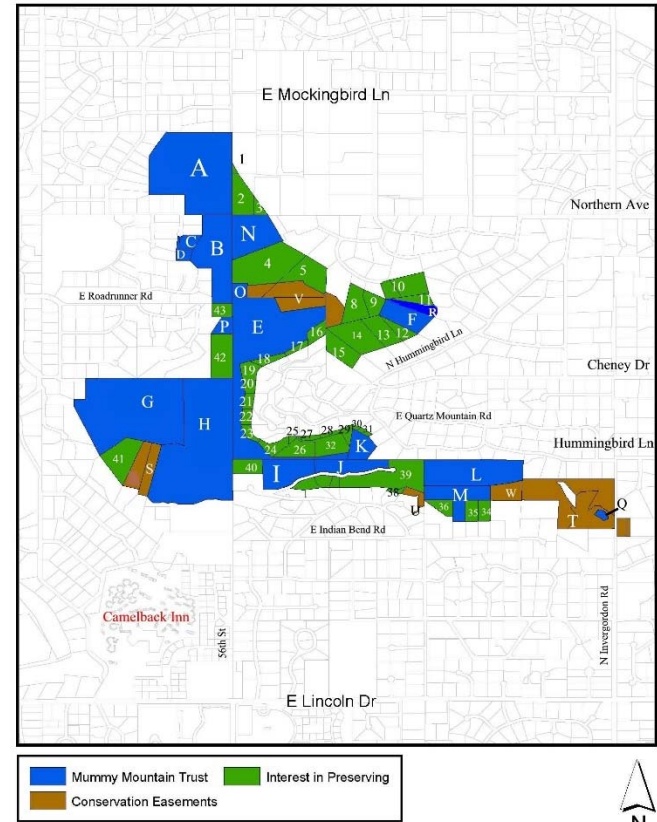


Donations

Year of Donation	Donor	Address	Acres Donated	Parcel	Map Key
2006	DC Paradise LLC	5800 E. Foothill Drive	10 Conservation Easement	169-04-030B	V
2005	Robert and Carole Griego	6134 E. Indian Bend Road	2.98 acre Conservation Easement	169-01-007T	W
2005	Anthony and Jeanne Pavio	7040 N 59 th Pl	1.02 acre Conservation Easement	169-55-040A	U
2003	Stewart Title and Trust	244 W. Osborn Rd, Phx	1.5	169-06-102	C
2003	Donahoe (settlement) Technically not in the Trust. The Town will control the easements until development issues are resolved.		.45 acres in title 19.67 in Conservation Easement plus additional easements	169-01-003F 169-01-003C, D, G	T
2002	Lyle and Nancy Campbell	7837 N. 54 th Place	1.21	169-06-073	D
2001	Curtis and Celeste Dickman	5526 E. Roadrunner Rd	1.5	169-54-030C	P
2000	Richard and Carole Kraemer	5843 E. Foothills Drive North	9.5	169-04-029B	N
1999	David and Jill Christenholz	5800 E. Foothill Drive	1.157	169-04-030A	O
1999	Maricopa County		31	168-76-001B	A
1997	Morris Gilburne (settlement)	5700 Glen Drive	11.5 (purchased through condemnation)	169-55-038A 169-55-038B	I & J
1993	Philip and Nancy Schneider		5.80	169-01-007W	M
1993	William Franke		13.92	169-01-007Q	L
1989	Camelback Inn		41.71	169-06-007F	H
1989	Francis Trecker Trust	7100 Mummy Mountain	6 Conservation Easement	169-06-008 L 169-06-008 M	S
1987	Jack and Diane Peterson		.25 Conservation Easement		
1986	Carl Yarbrough		.301	169-04-009	R
1984	Michael D. Greenbaum		28.36	169-06-003H	G
1983	La Place du Sommet LLC		32	169-02-022B	E
1978	Mervyn and Lorraine Lakin		3.10	169-02-004Q	K
	Steer		5.21	169-04-008A	F
	Morrison		15.09	169-06-004E	B



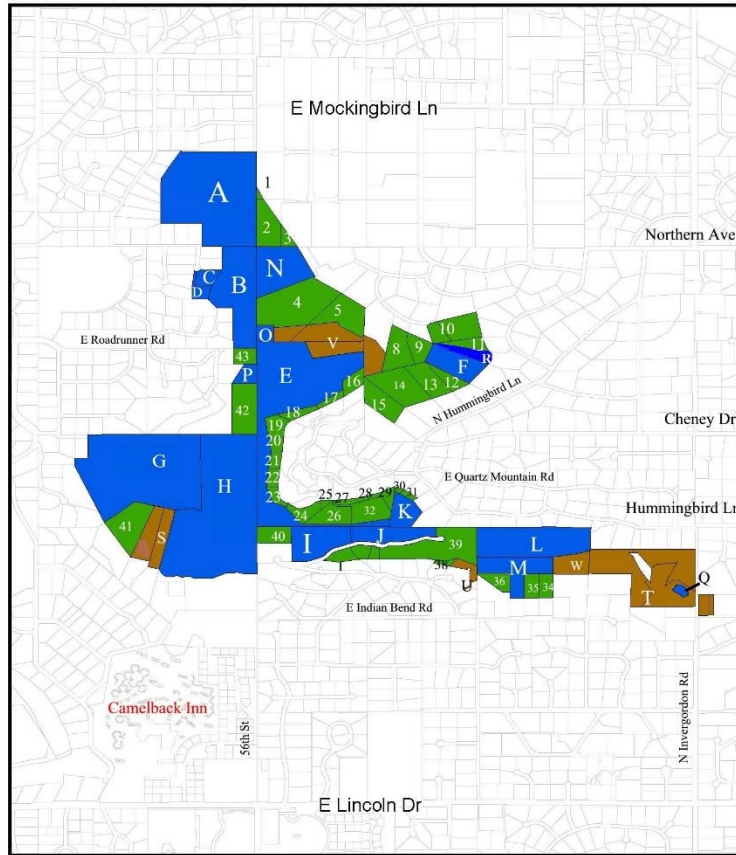
Mummy Mountain Preserve Trust



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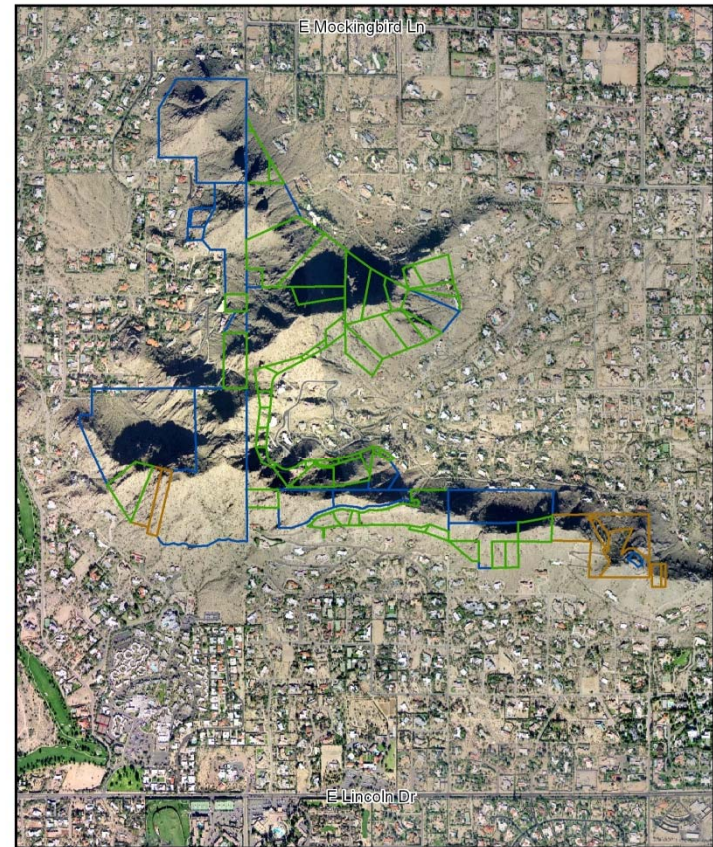
Mummy Mountain Preserve Trust



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Mummy Mountain Preserve Trust



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Donation Options

Fee Title

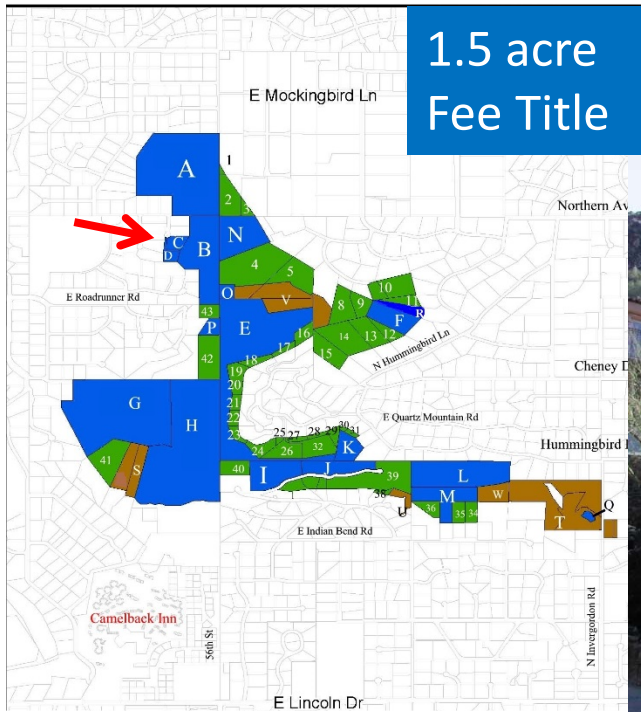
- Property ownership transfer
- Donated area cannot be used for “land use rights” (FAR, setback, disturbance) on the remainder of the property
- Greater tax deduction

Conservation Easement

- No ownership transfer but may reduce assessed tax value of property
- Can be used for “land use rights” on remainder of property
- Prohibited to construct on or access the easement
- Lesser tax deduction



Stewart Title & Trust 2003



1.5 acre
Fee Title



Pavio Donation 2005



1.02 acre
Conservation
Easement

PAVIO ACRE
A LOT 16 OF LOT 4, SAGINAW ACRES, AN UNDEVELOPED MAP, TOWN OF PARADISE VALLEY, MARICOPA COUNTY, ARIZONA

DEDICATION
COUNTY OF MARICOPA, ARIZONA
TOWN OF PARADISE VALLEY

PAVIO ACRE
A PART OF TRACT 10, OF CLUB ESTATES NO. 2, AS SET FORTH IN MAP 10, MARICOPA COUNTY RECORDS, PART OF LOT 16, SECTION 4, TOWNSHIP 2 NORTH, & RANGE 18 WEST, A LEGAL SUBDIVISION OF LAND OWNED BY ANTHONY AND BRADY P. AND CO-OWNERS

ACKNOWLEDGMENT
COUNTY OF MARICOPA, ARIZONA

FLOOD INSURANCE RATE MAP INFORMATION

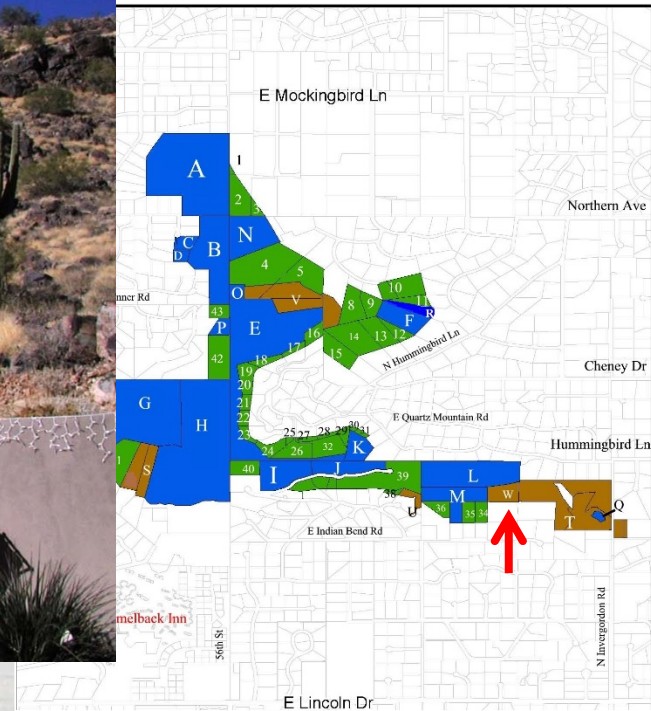
CONVEYANCE NUMBER	PARCEL ID	DATE	FLOOD ZONE	DATE OF FLOOD ZONE
1441	1441	8/1/2005	1	N/A



Griego Donation 2005

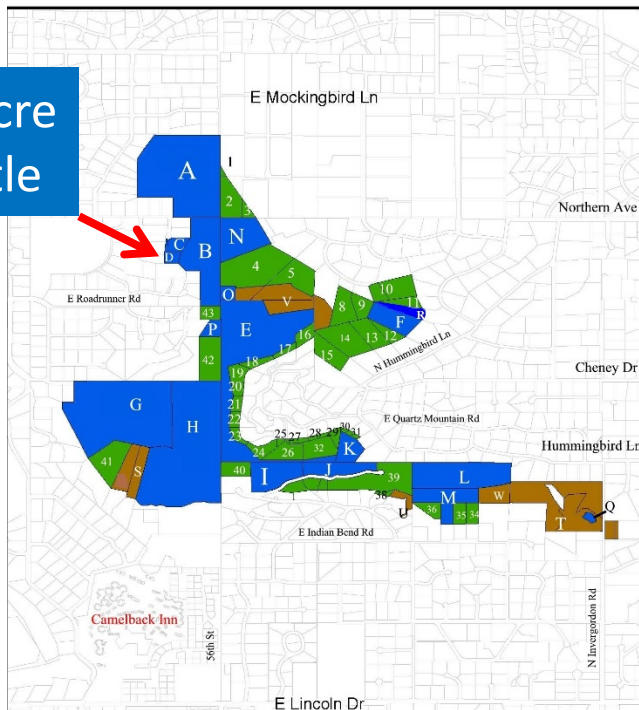


2.98 acre
Conservation Easement



Part Purchase / Part Donation Option

1.21 acre
Fee Title



- One neighbor (Horejsi) donated \$350,000 to the Trust with the condition that it be used to purchase a ½ interest in property “D”. The other owner (Campbell) then donated the remaining ½ interest to the Trust.



Current and Future Activities



Recognition of Donors

THE FAMILY CIRCUS, By Bil Keane



*Thank
you*



Bil Keane
Trustee 1998 - 2004



Questions?

