



Luzerne County Board of Tax Assessment Appeals  
Assessment Office – *Clean and Green*  
Courthouse, 200 North River Street  
Wilkes-Barre, PA 18711-1001

January 8, 2015

570.825.1540  
570.825.1763 (fax)

PRESIDENTIAL LAND CO LTD  
435 W CENTER ST  
PO BOX 239  
MAHANoy CITY, PA 17948

Anthony R. Alu (CPE)  
*Director of Assessments*

Parcel No.: **53-L9-00A-005**

Subject: Transfer – Notification of *Clean and Green* Enrollment; Amended Application

Dear Property owner,

It has come to our attention that you recently purchased land that is currently enrolled in the Clean and Green program (the Pennsylvania Farmland and Forest Land Assessment Act) through application. The approved application is recorded in Luzerne County's Recorder of Deeds Office. The *Clean and Green* program permits qualifying land that is devoted to agricultural and forest land use to be assessed at a value for that use rather than *Fair Market Value*. (Buildings will continue to be assessed at *Fair Market Value*.) The intent of the program is to encourage property owners to retain their land in agricultural, open space, or forest land use, by providing some real estate tax relief. An informational booklet entitled, *Understanding the Clean and Green Program*, is available from the Assessment Office, upon request. **If you do not wish to follow through with the enrollment in this program, you must notify this office in writing within ten (10) days of the date of this letter. Be advised that you will be responsible for all roll back taxes incurred on this parcel.**

**Please complete and return the enclosed amended application and questionnaire for the parcel or parcels you wish to enroll.** All owners of the above listed parcel are required to sign the application in the presence of a notary (see the signature section). Please include two checks (or money orders) with the amended application, as follows: (1) a check or MO in the amount of \$ 18.50 made payable to the "Luzerne County Recorder of Deeds" and (2) a check or MO in the amount of \$ 20.00 made payable to the "County of Luzerne" for PIN Certification. Please complete and return the amended application and questionnaire within 30 days from the date of this notice. **Late filing will result in the imposition of a \$50.00 civil penalty, as allowed by 7 PaCode Part V-C § 137b.131 and 72 P.S. 5490.5b(a).**

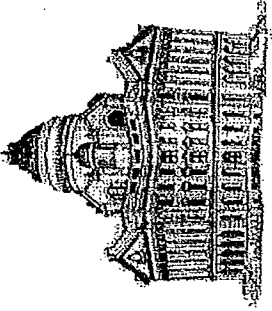
Please forward payment, completed forms, and other correspondence to the Luzerne County Assessment Office, Attention: *Clean and Green*, 200 North River Street, Wilkes-Barre, PA 18711. If you have any questions, please contact me at 570.825.1540.

Sincerely,

Angela A. Scocozzo  
Special Assessments

Cc: file  
Enclosures

**JOAN HOGGARTH  
LUZERNE COUNTY CLERK OF RECORDS  
DIVISION OF JUDICIAL SERVICES AND RECORDS**



Recorder of Deeds Division  
Luzerne County Courthouse  
200 N. River Street  
Wilkes-Barre, PA 18711  
(570) 825-1641

\*RETURN DOCUMENT TO:  
LUZERNE COUNTY ASSESSORS

**Instrument Number - 201508317**

Recorded On 2/18/2015 At 3:09:09 PM

\* Instrument Type - CLEAN AND GREEN

Invoice Number - 796544 User ID: EAP

\* Grantor - PRESIDENTIAL LAND COMPANY, LTD

\* Grantee - PRESIDENTIAL LAND COMPANY, LTD

\* Customer - LUZERNE COUNTY ASSESSORS

\*Total Pages - 4

**\* FEES**

PA WRIT TAX	\$0.50
LUZERNE COUNTY RECORDING FEE	\$13.00
LUZERNE COUNTY ARCHIVES FEE	\$2.00
LUZERNE RECORDER'S ARCHIVES FEE	\$3.00
TOTAL PAID	\$18.50

I hereby CERTIFY that this document is  
Recorded in the Recorder of Deeds Office  
of Luzerne County, Pennsylvania



*Joan Hoggarth*  
Joan Hoggarth  
Clerk of Records  
Recorder of Deeds Division

PARCEL IDENTIFICATION NUMBER  
L9-A-5-

Total Property Identification Numbers: 1

THIS IS A CERTIFICATION PAGE

**Do Not Detach**

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 201508317

BOOK: 3015 PAGE: 30694



CLEAN AND GREEN VALUATION APPLICATION

Pennsylvania Department of Agriculture  
October, 2013

DATE: 2/24/15

TO BE FILED BY JUNE 1

TYPE OR PRINT CLEARLY

Owner(s): PRESIDENTIAL LAND CO LTD

(M.I.)

(Last)

Owner(s):

Mailing Address: P.O. Box 239

(M.I.)

(First)

(County)

453 W Ostrades

MAHARJOY CITY

PA

Schuylkill

(Zip Code)

17948

570-773-2026

(State)

570-233-3292

(Home Phone)

53

00A-005

(Acreage)

10

(Acreage)

(Acreage)

(Acreage)

(Acreage)

1. The land for which application is being made is owned by (a) (an) (Check one):

- A. Individual
- B. Partnership
- C. Corporation
- D. Institution
- E. Cooperative
- F. Other (explain)

2. Is the land currently assessed under Act 515: "(16 P.S. Section 11941 et seq.)" Yes  No

3. Is the land in this application leased for minerals? (Including oil & gas) Yes  No

4. Is there a cellular communication tower located on this property? Yes  No

5. Are there Tier I alternative energy sources located on this property? (See definition) Yes  No   
If so, is the majority of the energy annually generated utilized on the tract? Yes  No

*Tier I alternative energy source*-energy derived from solar photovoltaic energy, wind power, low-impact hydropower geothermal energy, biologically derived methane gas, fuel cells, biomass energy and coal mine methane.

6. Do you or anyone else conduct non-agricultural commercial activities on this land? Yes  No   
If yes, please describe this activity.

7. The property is located in: CAEWOOD SCHOOL DISTRICT  
(School District) LOZEFANE  
(City, Town, Borough) (County)

8. Under which category (ies) do you qualify? NOTE: One application may include more than one land use category.

Agricultural Use  Agricultural Reserve  Forest Reserve

*Agricultural Use*-Land which is used for the purpose of producing an agricultural commodity or is devoted to and meets the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agreement with an agency of the Federal Government.

*Agricultural Reserve*- Noncommercial open space lands used for outdoor recreation or the enjoyment of scenic or natural beauty and open to the public for such use, without charge or fee, on a nondiscriminatory basis.

*Forest Reserve*-Land, ten acres or more, stocked by forest trees of any size and capable of producing timber or other wood products. NOTE-These categories include any land devoted to the development and operation of an alternative energy system, if a majority of the energy annually generated is utilized on the tract.

9. Is there farmstead land located on this property? (See definition)

Farmstead land- any curtilage and land situated under a residence, farm building or other building which supports a residence, including a residential garage or workshop. Yes  No

10. Does ineligible land exist as part of the larger contiguous tract of eligible land on this application?

If yes, please list below any ineligible land and the use of the land which is causing it to be ineligible. Yes  No

11. For agricultural use applications, has the land represented on this worksheet been actively devoted to agricultural use for the past three years?

Yes  No   
Farm Operator's Name: \_\_\_\_\_  
List commodities produced: \_\_\_\_\_

12. IN THE EVENT OF A CHANGE IN OWNERSHIP OF A PORTION OF THE LAND, OR OF ANY TYPE DIVISION OR CONVEYANCE OF THE LAND, THE APPLICANT HEREBY ACKNOWLEDGES THAT, IF HIS APPLICATION IS APPROVED FOR PREFERENTIAL ASSESSMENT, ROLL-BACK TAXES UNDER SECTION 5.1 OF THE ACT MAY BE DUE FOR A CHANGE IN USE OF THE LAND, A CHANGE IN OWNERSHIP OF ANY PORTION OF THE LAND, OR ANY TYPE OF DIVISION OR CONVEYANCE OF THE LAND.

The applicant for preferential assessment hereby agrees, if his application is approved for preferential assessment, to submit thirty days notice to the county assessor of a proposed change in use of the land, a split-off portion of the land, or a conveyance of the land.

The undersigned declares that this application, including all accompanying schedules and statements, has been examined by him/her and to the best of his/her knowledge and belief is true and correct, and makes this representation subject to the penalties of 18Pa.C.S.A. Section 4904 (relating to unsworn falsification to authorities).

PRESIDENTIAL LAND CO LTD 2/12/15  
(Signature of Owner or Corporation Name) (Date)  
[Signature] 2/12/15  
(Signature of Corporate Officer) (Title)

COMMONWEALTH OF PENNSYLVANIA )  
COUNTY OF Luzerne )

) SS:

ON THIS, 17 day of February, 2015, before me, the undersigned Notary Public, personally appeared Francis F. Pedroni known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that HE executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

James F. Graham Jr.  
Notary Public  
(STAMP)

(SEAL)

COMMONWEALTH OF PENNSYLVANIA  
NOTARIAL SEAL  
JAMES F GRAHAM JR  
Notary Public  
FAIRVIEW TWP, LUZERNE COUNTY  
My Commission Expires Nov 1, 2018

FOR OFFICIAL USE ONLY

_____	AGRICULTURAL USE _____	AGRICULTURAL RESERVE _____	FOREST RESERVE _____
Chief Assessor Signature	DISAPPROVED _____	ASSESSMENT OFFICE _____	DATE _____
_____	RECORDED _____	_____	BOOK/PAGE _____
_____	_____	_____	DATE _____

Please make sure you have enclosed the filing fee of \$50 in the form of a check or money order made payable to the County of Luzerne. This is the only fee required at the time of application.

Return form to:  
Luzerne County Tax Assessment Office  
Attn: Clean & Green  
200 North River Street  
Wilkes-Barre, PA 18711-1001

CERTIFIED PROPERTY IDENTIFICATION NUMBER  
FROM COUNTY ASSESSMENT RECORDS  
MUNICIPALITY Clear View  
PIN MAP 19 BLOCK A LOT 5  
TRANSFER \_\_\_\_\_ DIVISION \_\_\_\_\_  
DATE 8/17/15 \_\_\_\_\_  
CLERK \_\_\_\_\_

Page 3 of 3



Luzerne County Board of Assessment Appeals  
Assessment Office – Clean and Green  
Courtthouse, 200 North River Street  
Wilkes-Barre, PA 18711-1001

1.15.2009

570.825.1540  
570.825.1763 (fax)

Presidential Land Co Inc  
433 W. Centre St. PO Box 239  
Mahanoy City, Pa. 17948

Anthony R. Alu (CPE)  
Director of Assessments

Parcel No: 20-L9-A-2

**Please submit all payments to Assessor's Office:**  
**Attn: Clean & Green 200 N River St. Wilkes-Barre, PA 18711.**

Dear Property Owners,

This letter is to officially notify you that the land described in your application for the above-referenced parcel has been approved for the *Clean and Green* program (Act 319, as amended by Act 156 of 1998 and by Act 235 of 2004) effective for 2009.

To officially record your approved application, please submit the following separate payments (check or money order): 1) **\$18.50** is due and payable to the "Luzerne County Recorder of Deeds." 2) **\$10.00** is due and payable to the "Luzerne County Treasurer" for PIN (Parcel Identification Number) certification. Upon receipt of these fees, your approved *Clean and Green* application will be recorded in the Luzerne County Recorder of Deeds Office and is subject to the provisions of Act 319, the Department of Agriculture's *Rules and Regulations*, and the policies adopted by the Board of Assessment Appeals. Effective for the tax year 2009, the land portion of this parcel will be assessed based upon its *Clean and Green* value. Please refer to the *Understanding the Clean and Green Program* booklet for more information.

Properties approved for *Clean and Green* will remain in effect continuously until the land owner changes the use from the approved category or until an ineligible split occurs. At that time, a roll-back tax, plus interest (refer to *Title 72P.S. § 5490.5a*) shall be paid for a period not to exceed seven (7) years. Properties enrolled in the *Clean and Green* program are required to submit 30 days written notice to the County Assessor of a proposed change in use of the land, a change in ownership of any portion of the land, any type of division or conveyance of the land, or commencement of direct commercial sales of agriculturally-related products and activities on the enrolled land. A *Notification of Conveyance* form, required for reporting any proposed changes, is available from the Assessment Office.

As a reminder: When enrolled land is transferred to a new owner, the new owner must file an amendment to the original application for the purpose of providing the County Assessor with current information and to sign the acknowledgements required under Act 319. Please note that the Clean & Green values for agricultural use, agricultural reserve and forest reserve are issued annually by the state and these figures tend to increase or decrease. Therefore, when the values change, your assessment will change so the assessment for the present year of enrollment may change in the ensuing years.

**Please submit all payments to Assessors Office Attn: Clean & Green 200 N River St. Wilkes-Barre, PA 18711.** For additional information, please contact Annmarie Paddock, *Special Assessments*, at 570.825.1540.

Sincerely,

Anthony R. Alu, CPE  
Director of Assessments

**APPLICATION**

**Use Value Assessment of Farm Land and Forest Land Under Act 319 (as amended by Act 156 of 1998 and Act 235 of 2004) - Clean and Green**

PA Department of Agriculture Form AAO-82

**LUZERNE COUNTY, PENNSYLVANIA**

*CL# 1340*

Any questions regarding the proper completion of this application are to be directed to the Luzerne County Assessment Office by calling (570) 825-1540.

- This application must be completed and executed by all owners of the property for which application is being made. Should the property be titled in the name of a corporation, the application must be executed by the individual authorized by corporate resolution to do so. Should the property be titled to an entity other than a corporation, the application must be executed by an individual duly authorized to act on behalf of that entity. A copy of the appropriate corporate resolution or authorization must be attached to this application.
- All signatures on this application must be notarized. This application may be filed in person or by mail with the Luzerne County Assessment Office. The office address is: Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania 18711.
- Act 319 of 1974 was amended by Act 156 of 1998 and Act 235 of 2004 and requires that this application be RECEIVED by the Assessment Office on or before **June 1st** of the year immediately preceding the tax year for which the property owner wants to enroll the property. Exception: In a year when a county implements a county-wide reassessment, or a county-wide reassessment of enrolled land, the application deadline shall be extended to either a date 30 days after the final order of the county Board of Assessment Appeals, or by **October 15** of the same year. This deadline is applicable regardless of whether judicial review of the order is sought.
- A one-time application fee must be remitted with this application, payable to the "Luzerne County Treasurer." Upon approval of your *Clean and Green* application, a recording fee will be required, payable to the "Luzerne County Recorder of Deeds." The fee schedule is shown below.
- If the landowner changes the use to an ineligible use, the roll-back tax, plus six percent interest (compounded annually) will be charged against all parcels/deeds included in the application. Landowners who request any portion of their land to be declared ineligible for Use Value assessment must attach a site map showing the location and boundaries of the proposed ineligible land.
- Qualification for enrollment of your property into the *Clean and Green* preferential assessment program is determined by meeting the minimum requirements established for any one of three land use categories: Agricultural Use, Agricultural Reserve, or Forest Reserve. The specific eligibility requirements are described in the Luzerne County *Clean and Green* booklet, "Understanding the *Clean and Green* Program." The program is administered by the county. **ALL QUESTIONS MUST BE ANSWERED.** You may attach separate explanatory sheets should you feel your responses require additional detail.

This application complies with the uniform standards developed for use value assessment applications by the Commonwealth of Pennsylvania, Department of Agriculture - Form AAO-82. For more information, refer to Act 235 of 2004 and the Department of Agriculture's Rules and Regulations. You may obtain these documents from the Department of Agriculture.

**I N S T R U C T I O N S**

**O W N E R I N F O R M A T I O N**

Property Identification Number(s) (district, map, and parcel)	Daytime Telephone
53-49-00A-002-00	(570) 474-2025
Last Name (individual or entity representative)	Home Telephone
PEDERIANI FRANK	(570) 773-2025
Last Name (individual or entity representative) that this document is recorded in the Recorder of Deeds Office of Luzerne County, Pennsylvania.	Land for which application is being made is owned by (✓):
JAMES RED O'BRIEN RECORDER OF DEEDS	<input type="checkbox"/> Individual <input type="checkbox"/> Partnership <input checked="" type="checkbox"/> Corporation <input type="checkbox"/> Institution <input type="checkbox"/> Cooperative <input type="checkbox"/> Other (explain)
Last Name (individual or entity representative)	
JAMES RED O'BRIEN RECORDER OF DEEDS	
Entity: partnership, corporation, institution, cooperative, or other name (if applicable)	
PRESIDENTIAL LAND CO LTD	
Mailing Address - Street	
433 W CENTER ST P.O. Box 239	
Mailing Address - City, State, ZIP	
MAHANOEY CITY PA 17948	
Location Address - Street, City, Town/Borough	School District
HESLOP ROAD RICE TWP	CRESTWOOD

<input type="checkbox"/> Application Fee	\$50.00
<input type="checkbox"/> Basic Recording Fee	\$18.50
<b>Supplemental Fees:</b>	
<input type="checkbox"/> Each additional page over four	\$2.00
<input type="checkbox"/> Each additional parcel (county is considered a name)	\$2.00
<input type="checkbox"/> Each additional parcel number	\$2.00
<input type="checkbox"/> Amendment	\$20.50
<input type="checkbox"/> Revocation	\$20.50
PA WRIT TAX	\$0.00
LUZERNE COUNTY RECORDING FEE	\$13.00
LUZERNE COUNTY ARCHIVES FEE	\$2.00
LUZERNE COUNTY RECORDING FEE	\$2.00
LUZERNE COUNTY ARCHIVES FEE	\$18.50
TOTAL PAID	\$18.50

1. List the total number of acres represented on this application (if known). 408.57

2. Is the land currently assessed under Act 515 (1965 P.L. 1292, No. 515)(16 P.S. § 11941 et seq.)? Yes X No

3. Is the land in this application leased for minerals? Yes X No

4. Under which category do you intend to apply (check all that apply)?

**Agricultural Use** (Land in agricultural production for at least three years preceding the application for use-value assessment, and is either (1) comprised of 10 or more contiguous acres or (2) if less than 10 acres, is an individual tract of land contiguous to an eligible tract of land 10 acres or more in size or has anticipated yearly gross agricultural production income of at least \$2,000.)

**Agricultural Reserve** (Land that is open space land. In order to qualify, the land must be at least 10 contiguous acres in area, non-commercial, and must be open to the public for outdoor recreation or enjoyment of the land's scenic or natural beauty. The owner may not charge for public access to his or her property.)

**Forest Reserve** (Land that is presently stocked with trees such that the land is capable of producing annual growth of 25 cubic feet per acre, and the land is either (1) comprised of 10 or more contiguous acres, (2) if less than 10 acres, is an individual tract of land contiguous to an eligible tract of land 10 acres or more in size, or (3) if less than 10 contiguous acres, is used as a farm woodland and adjoins land that is in agricultural use and has the same owner as the farm woodland.)

5. If you have documentation supporting soil types or timber types, such as a conservation plan or a forestry management plan, please supply copies of this information with your application. This is not, however, a requirement for submitting an application.

6. For any additional land you own which might be eligible for use-value assessment, but for which you do not intend to apply, list amount of acreage. \_\_\_\_\_

7. Has the land represented on this application been actively devoted to agricultural use for the past three (3) years? Yes X No

*Agricultural use is defined as "land which is used for the purpose of producing an agricultural commodity or is devoted to and meets the requirements and qualifications for payments or other compensation pursuant to a soil conservation program under an agreement with an agency of the Federal government (at least 51% of tillable land must be farmed)."*

**LAND INFO**

The applicant for use-value assessment hereby agrees, if the application is approved for use-value assessment, to submit 30 days written notice to the County Assessor of a proposed change in use of the land, a change in ownership of any portion of the land, any type of division or conveyance of the land, or commencement of direct commercial sales of agriculturally-related products and activities on the enrolled land. The applicant for use-value assessment acknowledges that, if the application is approved for use-value assessment, it will remain in effect continuously until the land owner changes the use from the approved category or until an ineligible split or separation occurs. At that time, a roll-back tax, plus interest (72P.S. § 5490.5a) shall be paid for a period not to exceed seven (7) years. All owners of record must sign this application in the presence of a notary.

*The undersigned declares that this application, including all accompanying schedules and statements, has been examined by him/her, and to the best of his/her knowledge and belief is true and correct.*

Owner Signature (individual) \_\_\_\_\_ CERTIFIED PROPERTY IDENTIFICATION NUMBER \_\_\_\_\_  
 Date \_\_\_\_\_ 2008 SEP 24 AM 9:44

Owner Signature (individual) \_\_\_\_\_ MUNICIPALITY Union Deposit  
 Date \_\_\_\_\_

Owner Signature (individual) \_\_\_\_\_ PIN MAP A-9 BLOCK A LOT 2  
 Date \_\_\_\_\_

Owner Signature (individual) \_\_\_\_\_ TRANSFER \_\_\_\_\_ DIVISION \_\_\_\_\_  
 Date 2-4-09 MAP ID 88

Owner Signature (individual) \_\_\_\_\_  
 Date 7/23/08

Officer Signature (Entity: partnership, corporation, institution, cooperative, or other) \_\_\_\_\_  
 Date \_\_\_\_\_

**SIGNATURE**

COMMONWEALTH OF PENNSYLVANIA:  
 COUNTY OF LUZERNE : SS.

On this, the 23 day of July, 2008, before me, a Notary Public, the herein signed, did personally appear Francis E. Pedriani

\_\_\_\_\_ known to me (or satisfactorily proven) to be the person whose name is sworn and subscribed and executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

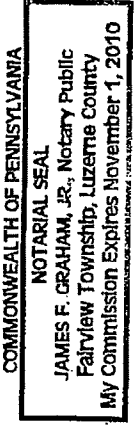
Notary Public: James F. Graham Jr.  
 My Commission Expires: \_\_\_\_\_ (SEAL)

**NOTARY**

**OFFICIAL USE ONLY**

Agricultural Use  
 Agricultural Reserve  
 Forest Reserve  
 Disapproved

Deed Book/Page \_\_\_\_\_  
 Deed Book/Page \_\_\_\_\_  
 Date Received \_\_\_\_\_  
 initials \_\_\_\_\_



REC Book 3009 Page 18875