

FINAL NOTICE

Berks County Assessment Office
633 Court Street, 3rd Floor
Reading, PA 19601-4320
610-478-6262
www.co.berks.pa.us

Date Mailed: **October 8, 2014**

2015 EXEMPT HEARING

ASSESSMENTS

Berks County Predetermined Ratio - 100%

Your Real Estate Assessment for 2015 County Tax purposes has been set by the Board of Assessment Appeals at

	<u>BASE YEAR MARKET VALUE</u>	
	<u>OLD</u>	<u>NEW</u>
LAND:		613,900
BLDG:		0
TOTAL:	613,900	613,900

Taxing district: ROBESON TWP
Property ID: 73-5314-03-10-1522
Location: GUNHART RD
Acres: 166.730 Lot: 2
Description:

FULL EXEMPTION GRANTED

Deed Bk/Yr: 2012 Pg/Inst: 02331

OFFICIAL NOTICE OF SCHEDULED APPEAL

Date Mailed: **September 5, 2014**

Berks County Assessment Office
633 Court Street, 3rd Floor
Reading, PA 19601-4320
610-478-6262
www.co.berks.pa.us

2015 EXEMPT HEARINGS

Your appeal is scheduled for **Thursday October 2, 2014 at 09:50 AM.**
Please appear at the above address on the scheduled date and time.

**** THIS APPOINTMENT CANNOT BE CHANGED ****

Taxing district: ROBESON TWP
Property ID: 73-5314-03-10-1522
Location: GUNHART RD
Acres: 166.730 Lot: 2
Description:

Class: Farm

Deed Bk/Yr: 2012 Pg/Inst: 023313

Prop. Owner: NATURAL LANDS TRUST INC

1031 PALMERS MILL RD
MEDIA PA 19063-1006

Berks County Assessment Office
633 Court Street, 3rd Floor
Reading, PA 19601-4320

PRESORTED
FIRST CLASS



U.S. POSTAGE >> PITNEY BOWES

ZIP 19601 \$ 000.3
02 1W
0001364187 SEP 05 2

73531403101522

NATURAL LANDS TRUST INC
1031 PALMERS MILL RD
MEDIA PA

19063-1006

195 HQ1-15B 19063





Hildacy Farm
1031 Palmers Mill Road
Media, PA 19063

tel: 610-353-5587
fax: 610-353-0517

info@natlands.org
www.natlands.org

BOARD OF TRUSTEES

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Preserve Stewardship

Peter R. Williamson
Conservation Services

August 15, 2014

Berks County Service Center
Assessment Office
633 Court St., 3rd Floor
Reading, PA 19601

RE: Tax Parcel 75-5314-03-10-1522 - Robeson Township

Dear Assessment Office:

Enclosed please find the application for exemption from real estate taxes for the above captioned parcel in Robeson Township. This parcel, purchased in 2012, is Natural Lands Trust's Green Hills Preserve.

Also enclosed, is a check in the amount of \$100.00 to cover the application filing fee.

Please feel free to contact me if you have any questions.

Sincerely,

Tammy Lorah
Director of Finance

Enclosures



APPLICATION FOR THE EXEMPTION OF REAL ESTATE

Berks County Services Center, Assessment Office
633 Court St., 3rd Floor, Reading, PA 19601

Phone Number: 610-478-6262

Website: www.co.berks.pa.us

E-mail: assessment@countyofberks.com

Non-refundable filing fee \$100.00.

A check payable to the "County of Berks" or cash must accompany the original signed, completed application for each parcel that is being appealed. The application and filing fee must be received by September 1, to be effective the following tax year. The application and any attachments may be filed by mail or in person at the above address. **Applications may not be sent via e-mail or fax.**

1. PROPERTY ID. 75 - 5314 - 03 - 10 - 1522 - Assessment 613,900
(Pin Number) (Last 3 spaces are not applicable for all property ID numbers.)

2. RECORD OWNER(S) NAME Natural Lands Trust, Inc.
owner ☒ tenant ☐ (check one)

3. MAILING ADDRESS 1031 Palmers Mill Road, Media, PA 19063
☐ Check if new mailing address

4. PROPERTY SUBJECT OF APPEAL 1522 Gunhart Road, Mohnton, Robeson Township
Number Street/Road City/Twp/Boro

5. The legal basis for exemption from taxation is as follows:

- ☐ Actual place of regular stated religious worship;
- ☐ Non-profit burial place;
- ☐ Public property actually and regularly used for public purposes;
- ☐ Property owned and occupied by a branch, post or camp of honorable discharged servicemen and women, actually and regularly used for benevolent, charitable or patriotic purpose;
- ☐ Property actually and regularly used by an institution of purely public charity for the purpose of the institution:
(A) Hospital (C) Educational (E) Art Gallery/Concert Hall (G) Fire or Rescue Station
(B) Charity (D) Public Library/Museum (F) Benevolent Institution
- ☐ Government: Federal, State, County or Municipal;
- ☒ Other (Please explain) Not-For-Profit Property Open to Public - See Compliance with Exemption Criteria

6. Please furnish the following to the Board, if applicable:

- (A) A copy of your Articles of Incorporation; Attached
- (B) A copy of your Constitution and By-Laws; Attached
- (C) A copy of your Articles of Association; Same as (A)
- (D) A copy of your Declaration of Trust, whereby you were created setting forth your aims and purposes; Same as (A)
- (E) A copy of the organization's latest financial report and/or proposed budget; Attached
- (F) A statement which describes the purposes other than in payment for services rendered for which your funds are expended or will be expended. Include salaries, if any, amount and to whom paid; Attached
- (G) A plot plan or current survey of the property; and Attached
- (H) Any other relevant documents which may support your claim for exemption (photos, maps, etc.). Attached

7. State fully the actual uses presently being made of the property:

Land - Total Acreage 168 Use Preserve - Open to the public for use

Building - Basement _____ sq. ft. _____

1st Floor _____ sq. ft. _____

2nd Floor _____ sq. ft. _____

Upper Floors _____ sq. ft. _____

I/We understand the filing fee is non-refundable.

Sworn to and subscribed before me, this

5th day of August, 2014

Jennifer W. Albany
Notary Public

COMMONWEALTH OF PENNSYLVANIA

Notarial Seal

Jennifer W. Albany, Notary Public

Media Boro, Delaware County

My Commission Expires Dec. 3, 2014

MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Official Signature and Title:

Scott Wendle, VP of Preserve Stewardship

Scott Wendle Print Name

Scott Wendle Signature

Phone 610-353-5587 x 314

Attorney _____

Address _____

FAILURE TO PRODUCE THE DOCUMENTS REQUIRED BY THE BOARD AND/OR TO STRICTLY COMPLY WITH THE REQUIREMENTS FOR THE EXECUTION OF THE APPLICATION FOR EXEMPTION, MAY CONSTITUTE SUFFICIENT GROUNDS FOR THE DENIAL OF THE EXEMPTION.

IF APPELLANT DOES NOT APPEAR AT THE HEARING, AFTER DUE NOTICE THEREOF, IT WILL BE CONSIDERED AN ABANDONMENT OF THE APPLICATION AND WILL BE GROUNDS FOR DISMISSAL.

Board Action Record

Disposition _____ Denied _____ Date _____

_____ Granted, Effective _____

_____ Full _____ Partial

Exempt _____

Taxable _____

Signed _____

(E)

NATURAL LANDS TRUST, INC.

Consolidated Financial Statements

June 30, 2013 and 2012

Kreischer
Miller

PEOPLE | IDEAS | SOLUTIONS

(E)

Natural Lands Trust, Inc.
Operating Budget for the Year Ending June 30, 2015

	<u>BUDGET</u>
REVENUE SOURCES BY CATEGORY:	
Endowment income	\$2,755,475
Conservation services revenues	1,058,704
Preserve and program revenues, except endowment:	
Preserve management contract fees	337,060
Grants and contributions for operations	775,210
Other Preserve Revenue	264,145
Membership Dues and Development revenues	1,100,000
Other	175,363
	<u>6,465,957</u>
 OPERATING EXPENSES BY CATEGORY:	
Staff costs	4,577,870
Real estate taxes and insurance	144,393
Interest Expense	11,870
Legal and Audit Fees, D & O insurance	94,321
All Other Program and Administrative Costs	1,637,503
	<u>6,465,957</u>
 Net Operating Surplus	 <u><u>\$0</u></u>



Natural Lands Trust

About Natural Lands Trust

Natural Lands Trust is the region's largest land conservation organization, saving thousands of acres of forests, fields, streams, and wetlands each year.

Since 1953, we have worked to protect landscapes in eastern Pennsylvania and southern New Jersey by preserving and caring for natural lands, healthy habitats, and clean watersheds for the benefit of native plants, wildlife, and current and future generations.

Today, with the help of our dedicated members and partners, we own and manage 41 nature preserves, totaling over 20,000 acres, and hold conservation easements and other restrictions exceeding 18,000 acres.

Our funds are expended or will be expended for the following comprehensive and practical approaches to conservation which includes:

Saving Land:

Permanently protecting natural areas using acquisition and conservation easements and by helping growing communities preserve more of their land.

Stewardship:

Providing leadership in managing natural resources on our own preserves and sharing what we've learned with other landowners.

Connecting People to Nature:

Creating opportunities for people to connect with and learn from nature on our preserves.

The total salaries including benefits for FY14 (7/1/13-6/30/14) was \$4,292,693. See Employee List attached.

/ / / /

Employee List

8/5/2014

Employee Name	Job Title
ACHUFF CYNTHIA	Accounting Assistant
ALBANY JENNIFER	Human resources and Risk Management Manager
ALBANY LAURA K	Business Office Intern
ARENDT RANDALL	Planning Professional - Part Time
BARRINGER DANIEL	Preserve Manager
BARTON SUZANNE	Planned Giving Manager
BASS OLIVER	VP Communications and Engagement
BEER DEBORAH	Engagement Manager
BOATRIGHT MEGAN	Manager GIS and Cartographic Services
BOICE DOUGLAS	Stewardship Assistant
BOYD KELSEY E	Green Hills Stewardship Plan - Intern
BRENNAN ZACHARY	Summer Stewardship Assistant
BURRIS TIMOTHY	Preserve Manager
CAMPBELL TARRA	Graphic Designer
CASTANEDA DAVID	Preserve Manager
CLAYPOOLE HELEN	Billing
CLAYPOOLE PAUL	Preserve Manager
COLL MICHAEL	Preserve Manager
CULLEN KRISTEN	Staff Accountant
DANTONIO DAVID	VP Finance and Administration
DEWOLF CAROL	Director Schuylkill Highlands Landscape
DIBERARDINIS LUKE	Carpenter
DIBERARDINIS SCOTT	Carpenter
EDDY BRENDAN	Summer Stewardship Assistant
EMLET RONALD	Part-Time Stewardship Assistant
ENGSTRAND BRENDA	Membership Coordinator
ERTL LISA	Director Individual Giving
FLAHARTY DULCIE	Exec Director, MCLT
GIMBERT GARY	Director Land Stewardship
GROFF DARIN	Preserve Manager
HAMILTON LUKE	Stewardship Assistant
HARPER HOLLY	Art Director/Landscape Planning Project Manager
HAUSMANN ANN	VP Development
HAYWARD MAUREEN	Administrative Assistant
HEISHMAN JAMES	Part-Time Stewardship Assistant
HOLMBURG STEPHEN	Carpenter Foreman
HUTCHINSON ANN	Sr. Director, Municipal Services
JOHNSON ROBERT	Sr. Director, Building Stewardship
KERSHNER THOMAS	Preserve Manager
KUHN DOUGLAS	Part-Time Stewardship Assistant
KUTER STEPHEN	Director Conservation Easements
LONGENECKER STEPHEN	Field Superintendent
LORAH TAMMY	Director of Finance
MARINO TYLER J	Summer Stewardship Assistant

Employee Name	Job Title
MCCORMICK ERIN	Land Protection Specialist
MORRISON MOLLY	President
PASCALE ELIZABETH	Crow's Nest Land Stewardship and Environmental Education Intern
QUINN SEAN	Assistant Preserve Manager
RENNIX REBECCA	Part-Time Engagement Manager, ChesLen
ROSENCRANCE DIANE	Director, Landscape Planning
RUBILLO JOHN	IT Manager
RYCK BEAU	Crow's Nest Summer Land Stewardship Intern
SENKO ARIEL	Part-Time Communications Assistant
SHULL JARROD	Preserve Manager
SHULL JEREMY	Part Time stewardship Assistant
SHULL LEE	Preserve Manager
SHULL RYAN	Part Time stewardship Assistant
SMITH AUBREY	Stewardship Assistant
SMYRL MOLLY H	Environmental Educator
SMYRL PETER	Special Projects
SOTIRCHOS ALEXIA	PECO Green Region Intern
STECKEL DAVID	Director Grant Fundraising
STEFFERUD JONATHAN	Sr. Dir. Land Acquisition
THOMAS HANNAH	Summer Intern in Planning
TRALIES RICHARD	Community Planner
VINTON JOSEPH	Preserve Manager
WENDLE HUGH S	VP Stewardship
WERNER KIRSTEN	Director of Communications
WILLIAMSON PETER	VP Conservation Planning
WILSON PRESTON	Preserve Manager
WOODRING ALLEN	Part Time stewardship Assistant

COMPLIANCE WITH EXEMPTION CRITERIA

1. Advances a Charitable Purpose

Access to the Green Hills Preserve and other NLT preserves is provided free of charge for passive recreational use to all members of the public regardless of race, color, religion, age, sex, national origin or ancestry, or physical or mental ability. Trails are open to all visitors for walking, jogging, bird watching, photography, nature study, fishing, and other low-impact activities.

2. Operates Entirely Free from Private Profit Motive

Incorporated in 1961 in the Commonwealth of Pennsylvania, Natural Lands Trust is a non-profit, tax exempt corporation under Section 501(c)(3) of the United States Internal Revenue Code. NLT applies or reserves all revenue in excess of expenses, including contributions, in furtherance of its charitable purpose; compensation – including benefits – of any director, officer, or employee of NLT is not based primarily upon the financial performance of the institution; and NLT's Articles of Incorporation expressly prohibit the use of any surplus funds for private inurement to any person in the event of a sale or dissolution of the corporation.

3. Donates or Renders Gratuitously a Substantial Portion of its Services to the Needy

Natural Lands Trust's preserves are open to the public free of charge. In addition, the Preserves serve as sites for environmental education programs for students and teachers, as sites to protect Berks County's natural resources and as sites for forest management and scientific and watershed research that benefit residents throughout Berks County,

4. Benefits a Substantial and Indefinite Class of Persons who are Legitimate Subjects of Charity

Natural Lands Trust's preserves are open to the public free of charge year-round during daylight hours. We cannot estimate the number of visitors to our preserves since no fee is charged nor do we have a full-time manager stationed at each preserve. Personal observation by our staff, traces left behind by visitors (clearly well used trails, etc.) in the woodlands, and discussions with preserve neighbors indicate significant regular use by the public. Additionally, hiking clubs, ornithological and herpetological groups make scheduled visits to the preserves to view their biological and ecological diversity.

5. Relieves the Government of Some of its Burden

By offering trail networks and open space areas to all county (and beyond) residents 365 days a year, Natural Lands Trust's preserves provide an experience with the natural environment that is increasingly harder to find in rapidly developing areas. Teachers and students benefit by using the preserves for nature walks and environmental education studies.

(A)



NATURAL
LANDS
TRUST

ARTICLES OF INCORPORATION
and
ARTICLES OF AMENDMENT
of
NATURAL LANDS TRUST, INCORPORATED

COMMONWEALTH OF PENNSYLVANIA

DEPARTMENT OF STATE

SEPTEMBER 27, 2010

TO ALL WHOM THESE PRESENTS SHALL COME, GREETING:

I DO HEREBY CERTIFY THAT,

NATURAL LANDS TRUST, INCORPORATED

is duly incorporated under the laws of the Commonwealth of Pennsylvania and remains a subsisting corporation so far as the records of this office show, as of the date herein.



IN TESTIMONY WHEREOF, I have hereunto set my hand and caused the Seal of the Secretary's Office to be affixed, the day and year above written.

Basil L. Merenda

Acting Secretary of the Commonwealth

Certification Number: 9025249-1

Verify this certificate online at <http://www.corporations.state.pa.us/corp/soskb/verify.asp>

Internal Revenue Service

Date: October 4, 2006

NATURAL LANDS TRUST INCORPORATED
1031 PALMERS MILL RD
MEDLA PA 19063-1006

Department of the Treasury
P. O. Box 2508
Cincinnati, OH 45201

Person to Contact:
Janet M. Duncan 31-07676
Correspondence Specialist/Screeners
Toll Free Telephone Number:
877-829-5500
Federal Identification Number:
23-6272818

Dear Sir or Madam:

This is in response to your request of October 4, 2006, regarding your organization's tax-exempt status.

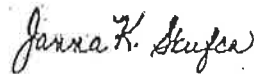
In March 1964 we issued a determination letter that recognized your organization as exempt from federal income tax. Our records indicate that your organization is currently exempt under section 501(c)(3) of the Internal Revenue Code.

Our records indicate that your organization is also classified as a public charity under sections 509(a)(1) and 170(b)(1)(A)(vi) of the Internal Revenue Code.

Our records indicate that contributions to your organization are deductible under section 170 of the Code, and that you are qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Internal Revenue Code.

If you have any questions, please call us at the telephone number shown in the heading of this letter.

Sincerely,



Janna K. Skufca, Director, TE/GE
Customer Account Services



U. S. TREASURY DEPARTMENT
INTERNAL REVENUE SERVICE
WASHINGTON 25, D. C.

IN REPLY REFER TO
T.R:EO: 3-TV

MAR 24 1961

Natural Lands Trust, Incorporated
1500 Walnut Street
Philadelphia, Pennsylvania

PURPOSE	
Charitable and Educational	
ADDRESS INQUIRIES & FILE RETURNS WITH DISTRICT DIRECTOR OF INTERNAL REVENUE	
Philadelphia, Pennsylvania	
FORM 990-A REQUIRED <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	ACCOUNTING PERIOD ENDING December 31

Gentlemen:

Based upon the evidence submitted, it is held that you are exempt from Federal income tax as an organization described in section 501(c)(3) of the Internal Revenue Code, as it is shown that you are organized and operated exclusively for the purpose shown above. Any questions concerning excise, employment or other Federal taxes should be submitted to your District Director.

You are not required to file Federal income tax returns so long as you retain an exempt status, unless you are subject to the tax on unrelated business income imposed by section 511 of the Code and are required to file Form 990-T for the purpose of reporting unrelated business taxable income. Any changes in your organization's character, purposes or method of operation should be reported immediately to your District Director for consideration of their effect upon your exempt status. You should also report any change in your name or address. Your liability for filing the annual information return, Form 990-A, is set forth above. That return, if required, must be filed after the close of your annual accounting period indicated above.

Contributions made to you are deductible by donors as provided in section 170 of the Code. Bequests, legacies, devises, transfers or gifts to or for your use are deductible for Federal estate and gift tax purposes under the provisions of sections 2055, 2106 and 2522 of the Code.

You are not liable for the taxes imposed under the Federal Insurance Contributions Act (social security taxes) unless you file a waiver of exemption certificate as provided in such act. You are not liable for the tax imposed under the Federal Unemployment Tax Act. Inquiries about the waiver of exemption certificate for social security taxes should be addressed to your District Director.

Your District Director is being advised of this action.

Very truly yours,

R. J. Stakem

Chief, Exempt Organizations Branch

(B)

BY-LAWS
OF
NATURAL LANDS TRUST, INCORPORATED
AS RESTATED
AS OF JULY 1, 2012

(F)



Green Hills Preserve

ROBESON TOWNSHIP, BERKS COUNTY

Tax Parcel 75-5314-03-10-1522

The Green Hills Preserve was established on May 31, 2012 when Natural Lands Trust purchased this 168 acre property in Robeson Township, Berks County. The property was originally slated for a high-density development, but went into foreclosure in 2009. The bank's realtor, Prudential Fox & Roach reached out to Natural Lands Trust in hopes of finding a conservation solution. Two years later Green Hills Preserve was established; the first Natural Lands Trust Preserve in Berks County.

The Preserve features gently rolling agricultural fields, woodlands, and wetlands within a five-county landscape known as the Schuylkill Highlands. The preserve provides critical habitat for wildlife including a species considered to be "Critically Endangered", the highest risk category assigned for wild species.

Preserve Use

The Green Hills Preserve is managed by the Trust's Stewardship staff to preserve and enhance existing natural resources and provide a variety of recreational opportunities for the local community. Recently we have been focusing our efforts on making improvements to better accommodate public use. In July, we completed construction of a new 10 car parking lot, next to our entrance sign off of Gunhart Road (photos and plans attached). This will serve as the starting point for visitors who want to explore the trails that travel through the meadows and woodlands on the Preserve.

Recently, Preserve Manager Dan Barringer led a group of volunteers from our Force of Nature Program to complete the trail through a woodlands area that provides passage through a previously inaccessible portion of the Preserve. This trail connects to a newly established 6/10 mile loop trail around and through the woodlands in the middle of the Preserve. Altogether we now have over a mile and a half of walking trails through the Preserve (map attached). This trail system will provide opportunities for walking, nature study, bird watching, and photography to local residents. As the balance of the farm fields are converted from agriculture to meadows, there will be even more opportunities to create trails to connect people to nature, one of our primary missions.

We have already experienced an uptick in visitation as community members took advantage of the informal grass parking lot by the sign; we anticipate this trend will continue with the new parking lot and Green Hill's inclusion on our list of Preserves that are open to the public. Earlier this month we created a link on our website that takes visitors to our Green Hills web page. There you will find all the information you will need to visit and enjoy this Preserve. This includes directions, guidelines for appropriate use and a trail map. We will also include Green Hills in our recently introduced smart phone app, which will provide visitors with real time navigation on the trails throughout the Preserve.

This spring we began the process of converting the agricultural land over to meadows as mandated by the DCNR, our funding source for the purchase of this land. Dan teamed up with other Stewardship staff, volunteers, hunters and the Muhlenberg Botanical Society to convert 13.5 of the 77 tillable acres over to diverse warm season grass and wildflower meadows that will attract a myriad of wildlife including ground nesting birds, pollinators and deer.

Hunting is another popular use of the Preserve and we have continued the long tradition with our own deer management program. This program focuses on safety and reduction of the breeding deer population; it has proven very effective over the years. Participants are primarily neighbors and community members that are long time hunters in the area. Last season seven hunters hunted for a total of 250 hours and harvested four deer. This serves the dual purpose of giving local hunters the opportunity to hunt on prime deer habitat and reducing the deer population to a manageable level.

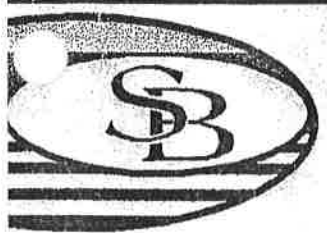
Overall, we feel we have made great progress in establishing Green Hills Preserve as an important asset to the community. Over time we will continue to improve the visitor's experience with an informational kiosk, a brochure holder, interpretive signs and an expanded trail system. We believe getting people out on the land to experience nature first hand, is the best way to ensure special places like this are protected for generations to come.

(G)

General Agricultural	By Right	Optional	Optional	1 acre	Refer to Section 704.1 for additional requirements						
Farm-Related	By Right	Optional	Optional	10 acres	Refer to Section 704.4 for additional requirements						
Use	By Right	Optional	Optional	25 acres	Refer to Section 705 for additional requirements						
onal Uses	By Right	Optional	Optional	2 acres	Refer to Section 705 for additional requirements						
ilities	By Right	Optional	Optional	Variable	Refer to Section 725 for additional requirements						
al Uses	By Right	Optional	Optional	Variable	Refer to Section 727 for additional requirements						
7.1	By Right	Optional	Optional	Variable	Refer to Section 805 for additional requirements						
Occupation	By Right	Optional	Optional	Variable	Refer to Section 505 for additional requirements						
nal	By Right	Public	Public	25 acres	Maximum Residential Density = 4.00 dwelling units per gross acre; Refer to Section 608 of this Zoning Ordinance for additional requirements.						
rhod Dev.	Special Exception	Public	Public	25 acres	Maximum Residential Density = 6.00 dwelling units per gross acre; Refer to Section 611 of this Zoning Ordinance for additional requirements.						
ge-Qualified ent Comm.	Special Exception	Public	Optional	5 acres	300 feet	60 feet	50 feet	50 feet	35 feet	10 %	20 %
Breakfast, Touist Est.	Special Exception	Public	Optional	50,000 sq. feet	Refer to Section 703 for additional requirements						
Home Day Care	Special Exception	Public	Public	5 acres	300 feet	60 feet	50 feet	50 feet	50 feet	25 %	50 %
Religious Uses	Special Exception	Public	Public	5 acres	300 feet	60 feet	50 feet	50 feet	50 feet	25 %	50 %
Educational Use	Special Exception	Public	Public	5 acres	300 feet	60 feet	50 feet	50 feet	50 feet	25 %	50 %
Category 2	Special Exception	Public	Optional	Variable	Refer to Section 805 for additional requirements						
Home Occupation	Special Exception	Public	Optional	Variable	Refer to Section 805 for additional requirements						

NOTES:

1. THIS PLAN IS PREPARED FOR SUBDIVISION PURPOSES ONLY. ADDITIONAL DATA MAY BE NECESSARY FOR CONSTRUCTION.
2. THIS BOUNDARY SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
3. THE CONTOURS AND TOPOGRAPHICAL INFORMATION SHOWN IS BASED ON A FLOW ARIAL PERFORMED BY PROMAPS, INC 180 W. ROUTE 36 MODRESTOWN, NJ 08057 IN DECEMBER OF 2002.
4. PURSUANT TO PA ACT 121(2008), NOTIFICATION TO THE "ONE-CALL SYSTEM" IS REQUIRED AT LEAST THREE (3) WORKING DAYS PRIOR TO DISTURBING EARTH WITH ANY TYPE OF POWERED EQUIPMENT. CALL 1-800-242-1776.
5. THERE IS NO FEMA 100-YR. FLOODPLAIN BOUNDARY ON THIS SITE BASED ON THE EFFECTIVE FLOOD INSURANCE RATE MAPS, PANEL 42011C0518 E AND PANEL 42011C0631 E, DATED DEC. 5, 1997.
6. NO FRONTAGE IMPROVEMENTS WILL BE REQUIRED FOR THIS SUBDIVISION. THE FRONTAGE IMPROVEMENTS FOR LOT 1 WILL BE EVALUATED AT THE TIME THE SITE IS SUBMITTED FOR FURTHER SUBDIVISION / LAND DEVELOPMENT OR DEVELOPED.



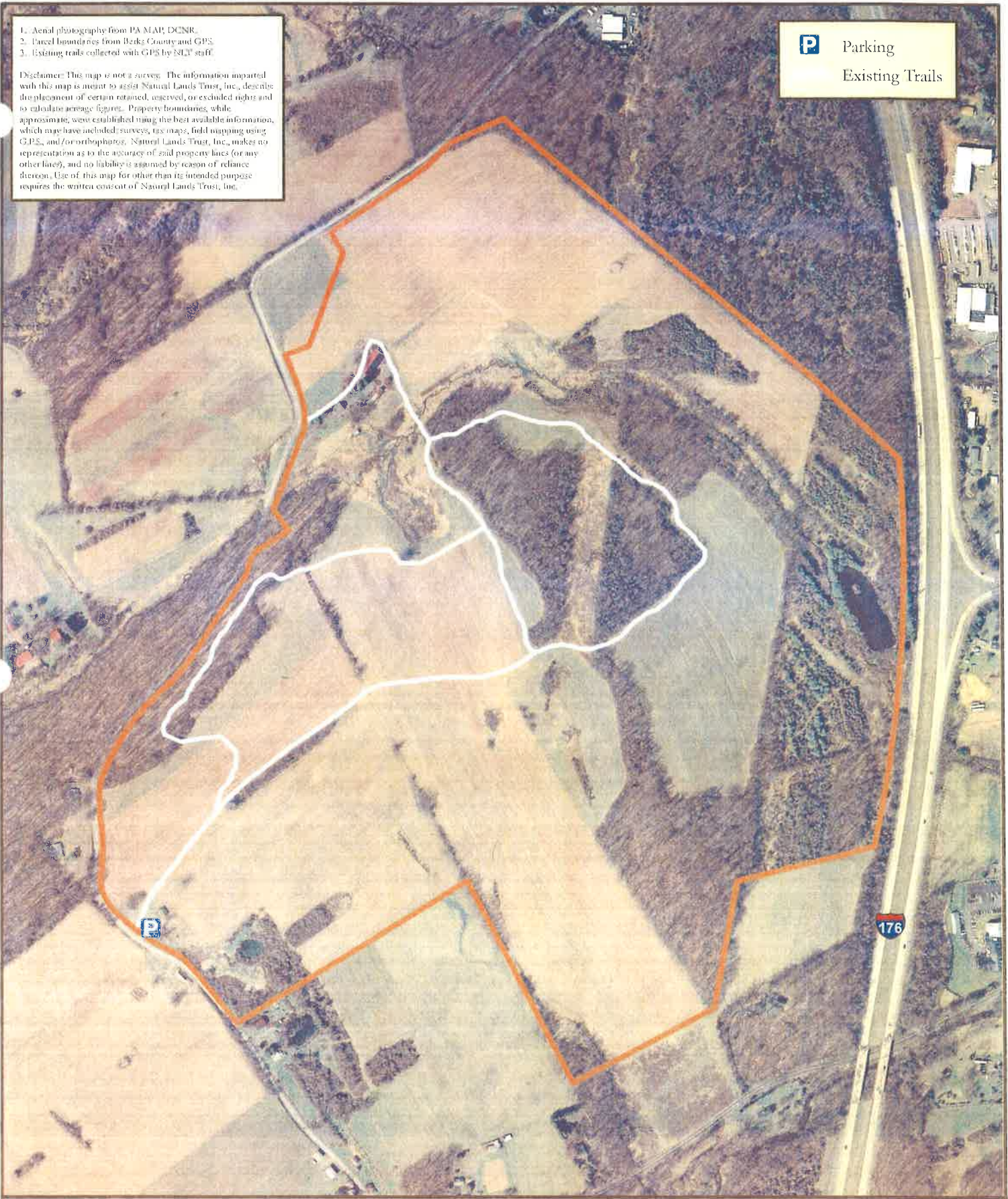
STACKHOUSE BENSINGER INC.
 LANDSCAPE ARCHITECTURE - CIVIL ENGINEERING - LAND PLANNING
 MUNICIPAL CONSULTING - TRAFFIC ENGINEERING - SURVEYING

(H)

1. Aerial photography from PA MAP, DCNR.
2. Parcel boundaries from Berks County and GPS.
3. Existing trails collected with GPS by NLT staff.

Disclaimer: This map is not a survey. The information imparted with this map is meant to assist Natural Lands Trust, Inc., describe the placement of certain retained, reserved, or excluded rights and to calculate acreage figures. Property boundaries, while approximate, were established using the best available information, which may have included: surveys, tax maps, field mapping using GPS, and/or orthophotos. Natural Lands Trust, Inc., makes no representation as to the accuracy of said property lines (or any other lines), and no liability is assumed by reason of reliance thereon. Use of this map for other than its intended purpose requires the written consent of Natural Lands Trust, Inc.

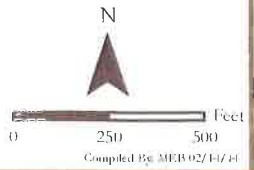
P Parking
Existing Trails



Natural Lands Trust
1031 Palmers Mill Road, Media, PA 19063
610-353-5587 ~ www.natlands.org

2008 Aerial Photography GREEN HILLS PRESERVE

Tax ID: 75-5314-0310-1522 (+/- 171 Acres)
Robeson Township, Berks County, Pennsylvania





GREEN HILLS PRESERVE PARKING LOT



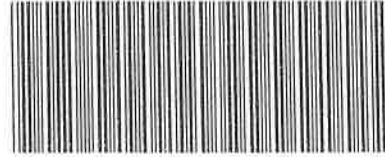


Frederick C. Sheeler
Berks County Recorder of Deeds

Berks County Services Center 3rd Floor
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SUBMITTED BY:
 ADMIRAL SEARCH & ABSTRACT CORPORATION
 312 EXTON COMMONS

EXTON, PA 19341

*** PROPERTY DATA:**

Municipality: ROBESON TOWNSHIP
 School District: TWIN VALLEY

**** PLEASE SEE DOCUMENT OR INDEX FOR ADDITIONAL PROPERTY DATA**

*** ASSOCIATED DOCUMENT(S):**

CONSIDERATION/SECURE AMT: \$1,100,000.00
TAXABLE AMOUNT: \$1,039,967.00

FEES / TAXES:
 RECORDING FEES: DEED \$14.50
 AFFORDABLE HOUSING FEE \$11.50
 RECORDS IMPROVEMENT FUND \$5.00
 JUDICIAL FEE \$23.50
 WRIT TAX \$0.50
 ADDITIONAL PAGE FEE \$12.00
 ADDITIONAL PAGE FEE (AFF) \$12.00
Total: \$79.00

INSTRUMENT #: 2012023313
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I hereby CERTIFY that this document is
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Frederick C. Sheeler

Frederick C. Sheeler
Recorder of Deeds

OFFICIAL RECORDING COVER PAGE

Page 1 of 11

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READING EAGLE

August 2, 2012

168-acre site in Robeson Township preserved

Natural Lands Trust buys the property along Interstate 176 for \$1.1 million

By C. Ryan Barber

The 168 acres of rolling cornfields, woodlands and wetlands along Interstate 176 in Robeson Township once seemed destined for development.

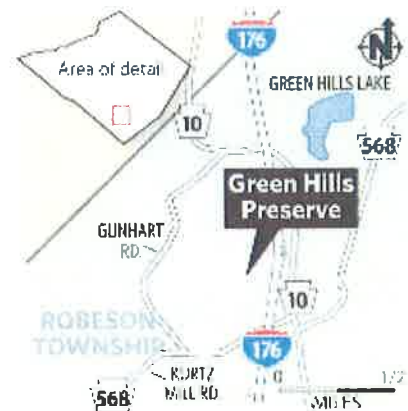
It was there, between Morgantown and Gunhart roads, where developers had hoped to build the Villages of Green Hills.

But that was before Susquehanna Bank foreclosed on the property and before the discovery of an endangered species inspired a new plan and with it a new name: Green Hills Preserve.

After more than two years of fundraising, the Delaware County-based Natural Lands Trust spent \$1.1 million to buy the land, its first preserve in Berks County.

"It's a bowl-shaped piece of property, so there's lots of long views in it," said Peter Williamson, vice president of conservation services for Natural Lands Trust. "It rolls nicely. It's really lovely. Right by some fairly developed areas is this quiet, peaceful bowl that will stay that way forever."

If the original developers had their way, the property would have been turned into a high-density residential community with 670 homes.



But when Ed Ritti of Prudential Fox and Roach Realtors was hired to sell the property, he came up with what he calls a more creative - if not unusual - solution.

"Our cure was, rather than try to negotiate with the proper agencies and develop the property, it seemed to make more sense to preserve it," Ritti said. "What we did was decide to take 168 acres and make it an entire habitat."

The Robeson supervisors agreed with the plan. In April, they voted to send the state Department of Conservation and Natural Resources a letter in support of the project. They cited

bctv.org

Be informed. Be involved.

Tuesday, July 24, 2012

168-acre Robeson Township property, once slated for development, becomes nature preserve

Natural Lands Trust, based in Media, has preserved 168 acres in Robeson Township.

The property, known as Green Hills Preserve, provides crucial habitat for wildlife including a species considered to be critically endangered, the highest risk category assigned for wild species.

The property, originally slated for a high-density development, went into foreclosure in 2009.



Prudential Fox and Roach's Land Development Division, under the guidance of Vice President and Associate Broker Edward Ritti, took the unusual step of seeking a conservation solution.

After more than two years working to piece together critical funding, Natural Lands Trust was able to purchase the property from the lender.

Preserved forever in Robeson Township.

"Thanks to Ed Ritti's out-of-the-box thinking and the support of many funders and partners, this beautiful property will be protected forever," said Molly Morrison, president of Natural Lands Trust. "We are thrilled to now have a presence in Berks County and to add Green Hills to our network of 41 nature preserves."

The property features gently rolling agricultural fields, woodlands, and wetlands. Allegheny Creek, which the state Department of Environmental Protection has designated a cold-water fishery, bisects the preserve.



Natural Lands Trust

FOR IMMEDIATE RELEASE

July 24, 2012

CONTACT

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267-222-0072 (cell)
kwerner@natlands.org

Property Once Slated for Development Becomes Nature Preserve

Natural Lands Trust Preserves 168-acre Habitat for Critically Endangered Species

Media, Pa. – Natural Lands Trust today announced that it has preserved 168 acres in Robeson Township, Berks County. The property, now known as Green Hills Preserve, provides crucial habitat for wildlife including a species considered to be critically endangered, the highest risk category assigned for wild species.

The property, originally slated for a high-density development, went into foreclosure in 2009. Prudential Fox & Roach's Land Development Division, under the guidance of Vice President and Associate Broker Edward Ritti, took the unusual step of seeking a conservation solution. After more than two years working to piece together critical funding, Natural Lands Trust was able to purchase the property from the lender.

"Thanks to Ed Ritti's out-of-the-box thinking and the support of many funders and partners, this beautiful property will be protected forever," said Molly Morrison, president of Natural Lands Trust. "We are thrilled to now have a presence in Berks County and to add Green Hills to our network of 41 nature preserves."

The property features gently rolling agricultural fields, woodlands, and wetlands. Allegheny Creek, a PA Department of Environmental Protection-designated "Cold Water Fishery" stream, bisects the newly established preserve.

Green Hills Preserve is situated within the Schuylkill Highlands, a region at the nexus of two landscapes that have been prioritized for protection: the Highlands (as defined by the US Congress) and the Schuylkill River watershed (a focus of much planning work by the Pennsylvania Department of Conservation and Natural Resources, the Pennsylvania Department of Environmental Protection, and the Philadelphia Water Department). The area's



Natural Lands Trust

land for life

Green Hills Preserve

Robeson Township,

Berks County

Introducing our newest preserve!

(H)



We can help...





Natural Lands Trust

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Your one-stop shop for conservation...



Natural Lands Trust

2010 - 2012 BIENNIAL REPORT

*60 years of
conservation...*

and counting