

EXHIBIT SG-1

DECLARATION OF MERGER OF SEPARATE TRACTS/PARCELS

THIS DECLARATION OF MERGER OF SEPARATE TRACTS/PARCELS is made this _____ day of _____, 20____, by _____, _____, presently of _____, _____, (hereinafter referred to, individually or collectively, as the "**Owner**"), provides as follows:

RECITALS

1. Owner is the record, deeded owner(s) of that certain real property located in _____, Adams County, Pennsylvania (the "**Property**"), consisting of a total of _____ deeded acres of land, the present Deed(s) [the "**Deed(s)**] to which is/are recorded in the Office of the Recorder of Deeds of Adams County, Pennsylvania, in Deed/Record Book _____ at Page _____. The Deed(s) contain(s) _____ (_____) separately-described tracts/parcels (the "**Tracts/Parcels**") of land.

2. Owner intends to sell and convey an Agricultural Conservation Easement (the "**Agricultural Conservation Easement**"), encumbering the Property in perpetuity, unto the Commonwealth of Pennsylvania (the "**Commonwealth**") and/or the County of Adams (the "**County**").

3. The Adams County Agricultural Land Preservation Program (the "**Program**") requires that the Tracts/Parcels be treated as one (1) tract/parcel of land for purposes of the Agricultural Conservation Easement; therefore, by Owner's execution, acknowledgment, delivery and recording of the present Declaration, Owners desires and intends to merge, in perpetuity, the Tracts/Parcels into one (1) tract/parcel of land.

NOW, THEREFORE, WITNESSETH: that, with the foregoing recitals incorporated herein by reference and deemed essential parts hereof, and in consideration of the purchase from Owner of the Agricultural Conservation Easement

by the Commonwealth and County, the receipt and sufficiency of which consideration are hereby acknowledged by Owner, and intending to be legally bound hereby, Owner hereby declares, makes known and covenants, in perpetuity, as follows:

DECLARATION

A. Owner hereby declares that Tracts/Parcels shall be deemed merged and treated as one (1) tract/parcel, and only one (1) tract/parcel, of land, in perpetuity.

B. Owner covenants, promises, acknowledges and agrees, in perpetuity, that, subsequent to the imposition and recording of the Agricultural Conservation Easement, the Property shall not be subdivided, and the Tracts/Parcels shall not be sold or conveyed separately, except in conformity with the terms of the Deed of Agricultural Conservation Easement unto the Commonwealth and/or County, and specifically the Subdivision Guidelines of the Program, as, from time to time, amended and supplemented (the "**Subdivision Guidelines**").

C. Owner further covenants, promises, acknowledges and agrees, in perpetuity, that, subsequent to the imposition and recording of the Agricultural Conservation Easement, the Tracts/Parcels may be conveyed in less than its/their entirety [*i.e.*, less than each or all of the Tracts/Parcels at one (1) time unto one (1) grantee] only if such conveyance is preceded by a duly approved and recorded subdivision plan in accordance and compliance with the Deed of Agricultural Conservation Easement, the Subdivision Guidelines and other applicable provisions of law.

D. Owner further covenants, promises, acknowledges and agrees, in perpetuity, that, subsequent to the imposition and recording of the Agricultural Conservation Easement, all of the Tracts/Parcels shall be deemed to be one (1) tract/parcel that must be conveyed as one (1) tract/parcel (except as permitted in accordance with subparagraphs C. and D. hereinabove), even though the Tracts/Parcels are separately described in the Property's existing Deed(s).

E. This Declaration and the obligations hereunder shall run with the land and shall be binding upon Owner and Owner's heirs, personal representatives, successors and assigns.

IN WITNESS WHEREOF, Owner, either individually or by Owner's duly authorized officers/member(s)/partner(s), has/have executed, acknowledged and delivered the present Declaration the day and year first above written.

WITNESS:

_____	_____, Owner Printed Name:

ATTEST:

_____	_____, Owner
Printed Name:	By: _____
Title:	Printed Name:
	Title:

