EXHIBIT F14

DEED OF DEDICATION AND GRANT OF EASEMENTS
SEWAGE TREATMENT SYSTEM FOR PHASE 1,
DATED DECEMBER 11, 1999, BY AND BETWEEN
OKEHOCKING ASSOCIATES, QUAKER SEWER, INC.,
AND THE TOWNSHIP OF WILLISTOWN

DEED OF DEDICATION AND GRANT OF EASEMENTS
SEWAGE TREATMENT SYSTEM FOR PHASE 1

THIS INDENTURE, made this 11th day of December, 1999, between **OKEHOCKING ASSOCIATES**, a Pennsylvania partnership (hereinafter called "Okehocking"), **QUAKER SEWER, INC.**, a Pennsylvania corporation (hereinafter called "Quaker") and **TOWNSHIP OF WILLISTOWN,** Chester County, a second class township organized and existing under and by virtue of Pennsylvania law (hereinafter called "Township".)

BACKGROUND

A. Okehocking is the owner of a certain tract of land containing 192 acres, more or less, situate in Willistown Township, Chester County, which includes several individual lots on which the sewer improvements to be dedicated by this Deed of Dedication ("Sewer Improvements") are located, being known as Tax Parcel Nos. 54-8-14, 54-8-14.2, 54-8-14.2A and 54-8-14.2B ("Tract").

B. Pursuant to an Agreement for Ownership and Operation of Okehocking Associates' Spray Irrigation Sewage Treatment System dated November 27, 1989 as amended by First Amendment dated April 14, 1997 ("Okehocking Agreement"), Quaker constructed the first phase of the Sewer Improvements (as defined below) on the Tract which serve the two hundred and two (202) townhomes at Quaker Farms (also known as Willistown Chase and Penn's Preserve) and now intends to dedicate the same to the Township.

C. The Sewer Improvements are more specifically described in Exhibit "A" attached hereto and made a part hereof.

D. Okehocking, being the owner of the Tract on which the Sewer Improvements are located, and Quaker, being the owner and general contractor of the Sewer Improvements, dedicate the Sewer Improvements as stated herein.

WITNESSETH:

1. That Okehocking and Quaker, for and in consideration of the sum of One Dollar ($1.00) lawful money of the United States of America, unto it well and truly paid by Township at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and for and in consideration of the advantages to them accruing, as well as for divers other consideration affecting the public welfare which they seek to advance, and intending to be legally bound hereby, have dedicated, granted, released and confirmed, and by these presents does dedicate, grant, release and confirm unto the Township, its successors and assigns, such interest which they may have in the Sewer Improvements.

TOGETHER with the non-exclusive right of ingress and egress over the lands being more particularly described in Exhibit "B" attached hereto and made a part hereof; and a right-of-way and easement to (i) construct, lay, operate, renew, alter, inspect, maintain, repair, replace or enlarge such part of parts of the Sewer Improvements and (ii) add to and enlarge such Sewer Improvements only for those uses or properties contemplated in Article I.5. of the Agreement between Okehocking and the Township dated November 27, 1989 ("Sewer Agreement"), as the Township may require, including any pipes, conduits, manholes, valves, boxes, drains, wires, structures and other facilities used or contemplated in Exhibit "A" in, upon, over, under, across and through the aforementioned property.

PROVIDED HOWEVER, the rights to the roads and other property of Okehocking (except the sewage conveyance system, treatment works, lagoons and pump station) may be used by Okehocking, its assignees and authorized representatives so long as the use is consistent with the current sewage treatment and the Sewer Improvements, their operation and maintenance, and with good engineering practice as permitted by the Pennsylvania Department of Environmental Protection or its successor.

SUBJECT to the agreement of the Township to maintain in good order and repair all roads, Sewer Improvements and other facilities conveyed hereunder in compliance with all applicable laws, rules and regulations of the Pennsylvania Department of Environmental Protection pertaining to the operation of the sewage treatment and disposal system.

AND Okehocking, for itself, its successors and assigns, does by these presents forever covenant, promise and agree to and with the Township, its successor and assigns, that it Okehocking, its successors and assigns, shall and will, subject as aforesaid, warrant and forever defend all and singular the easements hereby granted unto the Township, its successors and assigns, against all or any person or persons whomsoever lawfully claiming by, from or under it, them or any of them.

WITH THE FURTHER PROVISION THAT, if a portion of the Tract involving the spray irrigation fields has not been used for a period of two (2) continuous years for the purpose of spray irrigation, other sewage treatment involving land application or as otherwise provided herein, (i) that portion shall automatically be released from the easement and the Township's rights extinguished, (ii) all property rights and easements will thereafter revert to the current property owner and (iii) the Township, at the request of the property owner, will execute such documents as may be necessary to effect or reflect this reversion. The cost of returning the unused property to its original or natural condition will be borne by the Township. Until and unless events have occurred which qualify for such extinguishment of a portion of the Easement herein established and a document evidencing extinguishment thereof has been duly recorded, each of the easements memorialized in this Agreement shall remain in effect.

UNDER AND SUBJECT, NEVERTHELESS, to agreements, easements, reservations, and restrictions of record.

TO HAVE AND TO HOLD all and singular, the system, easements, and privileges aforesaid to it, the Township, its successors and assigns, to and for the only proper use and behoof of it, the Township, its successors and assigns, solely for the purposes herein specified.

IN WITNESS WHEREOF, the parties has caused these presents to be executed by its duly authorized officers the day and year above written.

OKEHOCKING ASSOCIATES,
a Pennsylvania limited partnership

By: **TPC Willistown Corporation**, a Pennsylvania corporation, its sole general partner

By: _____
Henry C. Gulbrandsen, Jr.
VP + Secretary

QUAKER SEWER, INC.

Attest: _____

By: _____
MICHAEL T. VESEY
PRESIDENT

ACCEPTED for and on behalf of the Township of Willistown this 10TH day of JANUARY, ~~1999~~. 2000

Attest: _____ By: _____

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF DELAWARE :

On this, the 11th day of December, 1999, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of Delaware, the undersigned Officer, personally appeared HENRY C. GULBRANDSEN, JR. as Vice President and Secretary of TPC Willistown Corporation, a Pennsylvania Corporation which is the sole general partner of OKEHOCKING ASSOCIATES, a Pennsylvania Limited Partnership, and that he, as such officer, being duly authorized to do so, executed the foregoing for the purposes therein contained.

I hereunto set my hand and official seal.

Notarial Seal
Rose M. McNally, Notary Public
Media Boro, Delaware County
My Commission Expires Sept. 30, 2002
Member, Pennsylvania Association of Notaries

Rose M. McNally
Notary Public

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF Bucks :

On this, the 21ST day of December, 1999, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of Bucks, the undersigned Officer, personally appeared MICHAEL T. VESEY as President of QUAKER SEWER, INC., a Pennsylvania Corporation, and that she/he, as such officer, being duly authorized to do so, executed the foregoing Deed of Dedication and Grant of Easements for the purposes therein contained.

I hereunto set my hand and official seal.

Susan Nickey
Notary Public

NOTARIAL SEAL
SUSAN E. NICKEY, Notary Public
Northampton Twp., Bucks County
My Commission Expires March 19, 2001

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF CHESTER :

On this, the 10th day of January, 1999, before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the County of Chester, the undersigned Officer, personally appeared Frank E. Hurley as . on behalf of the TOWNSHIP OF WILLISTOWN, a second-class township, and that she/he, as such officer, being duly authorized to do so, executed the foregoing Deed of Dedication and Grant of Easements for the purposes therein contained.

I hereunto set my hand and official seal.

Jeannette R. Teti
Notary Public

Notarial Seal
Jeannette R. Teti, Notary Public
West Chester Boro, Chester County
My Commission Expires May 31, 2003
Member, Pennsylvania Association of Notaries

EXHIBIT "A"

Sewer Improvements

1. Sewage Pump Station – Phase I;
2. 12' wide gravel access road – Phase I;
3. Irrigation Pump House – Phase I;
4. Stabilization/Storage Lagoon #2;
5. Spray Area – Phase I;
6. Influent Bar Screen;
7. Aerated Lagoon – Phase I; and
8. All other as-built improvements as noted on the plans prepared by Tatman & Lee Associates, Inc. titled "Spray Irrigation Facilities for Penns Preserve" – Okehocking Associates, dated 3/12/96, last revised 5/98 (to show as-built improvements) including, but not limited to, all pipes, conduits, lines, valves, improvements, manholes, monitoring wells, sanitary sewer facilities and appurtenances.

EXHIBIT "B"

TAYLOR WISEMAN & TAYLOR
ENGINEERING • SURVEYING • PLANNING • LANDSCAPE ARCHITECTURE

Regional Office: Goshen Professional Center • 1244 West Chester Pike • Suite 402 • West Chester, PA 19382
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Angelo J. Caracciolo, LS, Pres.
William R. Ommundsen, Jr., PE
James M. Stevens, PE
John T. Butler, LS
Thomas M. Howell, PE
Anthony F. DiMauro, LS
Gary L. Johnson, PE
Richard W. McGuire, PE
Linda A. Dickman, Corp. Sec.
Thomas W. Wirth, Treas.

Regional Managers
Donald L. MacKay, LS
Robert T. McAnally, Jr., PE

Neal J. Camens, PE
Michael F. Burns, LS
Robert R. Heggan, Jr., LS

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DESCRIPTION OF PROPERTY

Pump Station and Sanitary Sewer Easement

Penn's Preserve

All that certain tract or parcel of land, situate in the Township of Willistown, the County of Chester, and the Commonwealth of Pennsylvania, being more particularly described as follows:

BEGINNING at a point in the Southerly Legal R.O.W. Line of West Chester Pike, S.R. 0003 (variable width), said point being located the following eleven courses as measured from the intersection of the centerline of Delchester Road, S. R. 2013 (30' Wide) with the Northerly Title Line of West Chester Pike, as illustrated on a plan entitled "Plan of Easements Penn's Preserve" prepared by Taylor Wiseman & Taylor, dated September 30, 1999, revised to October 22, 1999, Dwg. No. WC2-75085, (A) S 71° 17′ 00″ W, 1151.09 feet to a point; thence (B) S 72° 45′ 00″ W, 294.82 feet to a point; (C) S 73° 03′ 59″ W, 85.04 feet to a point; thence (D) N 16° 56′ 00″ W, 50.00 feet to a point; thence (E) S 73° 03′ 56″ W, 50.00 feet to a point; thence (F) S 16° 56′ 00″ E, 50.00 feet to a point; thence (G) S 73° 03′ 55″ W, 14.12 feet to a point; thence (H) S 73° 22′ 00″ W, 739.30 feet to a point; thence (I) S 36° 16′ 52″ E, 20.50 feet to a point; thence (J) S 56° 35′ 00″ W, 379.07 feet to a point; thence (K) S 67° 40′ 55″ E, 154.05 feet to the said beginning point and commences; thence along the said line of West Chester Pike the following seven courses: (1) N 57° 02′ 44″ E, 7.00 feet to a point; thence (2) N 62° 38′ 28″ E, 50.25 feet to a point; thence (3) N 57° 02′ 27″ E, 25.50 feet to a point; thence (4) N 37° 23′ 15″ E, 29.15 feet to a point; thence (5) N 53° 26′ 02″ E, 19.43 feet to a point; thence (6) S 36° 38′ 55″ E, 5.18 feet to a point; thence (7) N 66° 12′ 04″ E, 32.88 feet to

a point; thence through lands of the grantor the following eight courses: (8) S 20° 41′ 13″ E, 39.26 feet to a point; thence (9) S 43° 21′ 33″ W, 55.20 feet to a point; thence (10) S 58° 34′ 33″ W, 86.77 feet to a point; thence (11) S 20° 44′ 58″ E, 9.17 feet to a point; thence (12) S 69° 15′ 03″ W, 44.00 feet to a point; thence (13) N 20° 44′ 57″ W, 25.37 feet to a point; thence (14) S 71° 22′ 03″ W, 18.72 feet to a point of curvature; thence (15) Westwardly, curving to the right with a radius of 90.00 feet, through a central angle of 62° 22′ 07″, an arc distance of 101.11 feet to a point in the aforementioned Southerly line of West Chester Pike; thence along the same the following three courses: (16) N 85° 27′ 42″ E, 40.91 feet to a point; thence (17) N 75° 12′ 03″ E, 25.18 feet to a point; thence (18) N 63° 12′ 59″ E, 18.10 feet the point and Place of Beginning.

SAID ABOVE DESCRIBED tract of land containing within said bounds 12,425 square feet or 0.285 acres.

Donald L. MacKay,
Pennsylvania Professional Surveyor
No. SU-46510-R

November 12, 1999
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DESCRIPTION OF PROPERTY

Sanitary Sewer Easement

Penn's Preserve

All that certain tract or parcel of land, situate in the Township of Willistown, the County of Chester, and the Commonwealth of Pennsylvania, being more particularly described as follows:

BEGINNING at a point in the Northerly Legal R.O.W. Line of West Chester Pike, S.R. 0003 (variable width), said point being located the following ten courses as measured from the intersection of the centerline of Delchester Road, S. R. 2013 (30' Wide) with the Northerly Title Line of West Chester Pike, as illustrated on a plan entitled "Plan of Easements Penn's Preserve" prepared by Taylor Wiseman & Taylor, dated September 30, 1999, revised to October 22, 1999, Dwg. No. WC2-75085, (A) S 71° 17′ 00″ W, 1151.09 feet to a point; thence (B) S 72° 45′ 00″ W, 294.82 feet to a point; (C) S 73° 03′ 59″ W, 85.04 feet to a point; thence (D) N 16° 56′ 00″ W, 50.00 feet to a point; thence (E) S 73° 03′ 56″ W, 50.00 feet to a point; thence (F) S 16° 56′ 00″ E, 50.00 feet to a point; thence (G) S 73° 03′ 55″ W, 14.12 feet to a point; thence (H) S 73° 22′ 00″ W, 739.30 feet to a point; thence (I) N 28° 10′ 30″ E, 20.14 feet to a point; thence (J) S 56° 35′ 00″ W, 137.00 feet to the said beginning point and commences; thence (1) S 56° 35′ 00″ W, 22.84 feet to a point; thence through lands of the grantor the following five courses: (2) N 37° 53′ 01″ W, 60.84 feet to a point; thence (3) N

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36° 34′ 29″ E, 166.61 feet to a point; thence (4) S 44° 22′ 48″ E, 32.52 feet to a point; thence (5) S 38° 17′ 34″ W, 147.01 feet to a point; thence (6) S 39° 47′ 54″ E, 39.85 feet to the point and Place of Beginning.

SAID ABOVE DESCRIBED tract of land containing within said bounds 5783 square feet or 0.133 acres.

Donald L. MacKay,
Pennsylvania Professional Surveyor
No. SU-46510-R

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DESCRIPTION OF PROPERTY

Access Road and Utility Easement "A"

Penn's Preserve

All that certain tract or parcel of land, situate in the Township of Willistown, the County of Chester, and the Commonwealth of Pennsylvania, being more particularly described as follows:

BEGINNING at a point in the Northerly Legal R.O.W. Line of West Chester Pike, S.R. 0003 (variable width), said point being located the following nine courses as measured from the intersection of the centerline of Delchester Road, S. R. 2013 (30' Wide) with the Northerly Title Line of West Chester Pike, as illustrated on a plan entitled "Plan of Easements Penn's Preserve" prepared by Taylor Wiseman & Taylor, dated September 30, 1999, revised to October 22, 1999, Dwg. No. WC2-75085, (A) S 71° 17′ 00″ W, 1151.09 feet to a point; thence (B) S 72° 45′ 00″ W, 294.82 feet to a point; (C) S 73° 03′ 59″ W, 85.04 feet to a point; thence (D) N 16° 56′ 00″ W, 50.00 feet to a point; thence (E) S 73° 03′ 56″ W, 50.00 feet to a point; thence (F) S 16° 56′ 00″ E, 50.00 feet to a point; thence (G) S 73° 03′ 55″ W, 14.12 feet to a point; thence (H) S 73° 22′ 00″ W, 739.30 feet to a point; thence (I) N 28° 10′ 30″ E, 20.14 feet to a point, and commences; thence through said lands of the grantor the following twenty-nine courses: (1) N 57° 42′ 20″ W, 32.97 feet to a point; thence (2) N 44° 22′ 48″ W, 262.42 feet to a point; thence (3) N 41° 01′ 25″ W, 203.87 feet to a point; thence (4) N 15° 36′

11″ W, 198.27 feet to a point; thence (5) N 32° 41′ 54″ E, 354.19 feet to a point; thence (6) N 31° 22′ 09″ E, 330.51 feet to a point; thence (7) N 21° 37′ 27″ E, 19.00 feet to a point; thence (8) S 83° 50′ 52″ E, 52.50 feet to a point; thence (9) S 34° 12′ 36″ W, 36.45 feet to a point; thence (10) S 28° 30′ 40″ W, 41.97 feet to a point; thence (11) S 29° 13′ 07″ W, 109.03 feet to a point; thence (12) S 32° 27′ 16″ W, 152.58 feet to a point; thence (13) S 31° 59′ 05″ W, 287.62 feet to a point; thence (14) S 21° 18′ 32″ W, 47.94 feet to a point; thence (15) S 01° 10′ 32″ W, 57.24 feet to a point; thence (16) S 08° 18′ 21″ E, 42.54 feet to a point; thence (17) S 18° 44′ 35″ E, 83.92 feet to a point; thence (18) S 41° 20′ 52″ E, 51.71 feet to a point; thence (19) S 38° 52′ 50″ E, 60.10 feet to a point; thence (20) S 43° 55′ 51″ E, 69.35 feet to a point; thence (21) S 39° 59′ 41″ E, 68.35 feet to a point; thence (22) S 45° 03′ 49″ E, 42.62 feet to a point; thence (23) S 49° 06′ 53″ E, 68.95 feet to a point; thence (24) S 58° 18′ 58″ E, 59.77 feet to a point; thence (25) S 67° 37′ 23″ E, 67.83 feet to a point; thence (26) S 66° 32′ 28″ E, 25.22 feet to a point; in the aforementioned Legal R.O.W. Line of West Chester Pike; thence along the same the following three courses: (27) S 65° 26′ 27″ W, 25.02 feet to a point; thence (28) S 60° 22′ 55″ W, 50.49 feet to a point; thence (29) S 55° 56′ 39″ W, 32.42 feet to the point and Place of Beginning.

SAID ABOVE DESCRIBED tract of land containing within said bounds 76,006 square feet or 1.745 acres.

Donald L. MacKay,
Pennsylvania Professional Surveyor
No. SU-46510-R

Revised: November 12, 1999
October 18, 1999
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DESCRIPTION OF PROPERTY

Pump House Easement

Penn's Preserve

All that certain tract or parcel of land, situate in the Township of Willistown, the County of Chester, and the Commonwealth of Pennsylvania, being more particularly described as follows:

BEGINNING at a point within lands of the grantor, said point being located the following two courses as measured from the intersection of the centerline of Delchester Road with the division line between Tax Map Parcel 54-8-14 and TMP 54-6-92.2, as illustrated on a plan entitled "Plan of Easements Penn's Preserve" prepared by Taylor Wiseman & Taylor, dated September 30, 1999, revised to October 22, 1999, Dwg. No. WC2-75085, (A) S 64° 54′ 47″ W, 1530.36 feet to a point; thence (B) S 06° 33′ 30″ W, 876.22 feet to a point; and commences; thence through said lands of the grantor the following four courses: (1) S 74° 42′ 57″ E, 38.32 feet to a point; thence (2) S 15° 35′ 13″ W, 44.06 feet to a point; thence (3) N 74° 42′ 19″ W, 37.96 feet to a point; thence (4) N 15° 07′ 29″ E, 44.05 feet to the point and Place of Beginning.

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SAID ABOVE DESCRIBED tract of land containing within said bounds 1,680 S. F. or 0.039 acres.

Donald L. MacKay,
Pennsylvania Professional Surveyor
No. SU-46510-R

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September 30, 1999
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Thomas W. Wirth, Treas.

Regional Managers
Donald L. MacKay, LS
Robert T. McAnally, Jr., PE

Neal J. Camens, PE
Michael F. Burns, LS
Robert R. Heggan, Jr., LS

DESCRIPTION OF PROPERTY

Stabilization/Storage Lagoon Easement

Penn's Preserve

All that certain tract or parcel of land, situate in the Township of Willistown, the County of Chester, and the Commonwealth of Pennsylvania, being more particularly described as follows:

BEGINNING at a point within lands of the grantor, said point being located the following two courses as measured from the intersection of the centerline of Delchester Road, S. R. 2013 (30′ Wide) with the division line between Tax Map Parcel 54-8-14 and TMP 54-6-92.2, as illustrated on a plan entitled "Plan of Easements Penn's Preserve" prepared by Taylor Wiseman & Taylor, dated September 30, 1999, revised to October 22, 1999, Dwg. No. WC2-75085, (A) S 64° 54′ 47″ W, 1530.36 feet to a point; thence (B) S 28° 09′ 08″ E, 302.15 feet to a point; and commences; thence through said lands of the grantor the following twenty one courses: (1) N 70° 57′ 35″ E, 75.00 feet to a point; thence (2) N 79° 36′ 47″ E, 75.00 feet to a point; thence (3) S 80° 55′ 58″ E, 65.00 feet to a point; thence (4) S 65° 03′ 13″ E, 73.88 feet to a point; thence (5) S 48° 17′ 16″ E, 60.00 feet to a point; thence (6) S 32° 23′ 50″ E, 70.00 feet to a point; thence (7) S 09° 47′ 07″ E, 80.00 feet to a point; thence (8) S 13° 14′ 19″ W, 75.00 feet to a point; thence (9) S 25° 53′ 23″ W, 150.00 feet to a point; thence (10) S 43° 10′ 20″ W, 110.00 feet to a point; thence (11) S 47° 55′ 05″ W, 100.00

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feet to a point; thence (12) S 55° 06′ 58″ W, 75.00 feet to a point; thence (13) S 62° 51′ 36″ W, 250.00 feet to a point; thence (14) S 79° 29′ 46″ W, 75.00 feet to a point; thence (15) N 83° 50′ 52″ W, 125.00 feet to a point; thence (16) N 53° 27′ 01″ W, 55.14 feet to a point; thence (17) N 29° 30′ 55″ W, 99.98 feet to a point; thence (18) N 00° 43′ 37″ W, 80.02 feet to a point; thence (19) N 10° 00′ 14″ E, 75.00 feet to a point; thence (20) N 25° 25′ 13″ E, 50.00 feet to a point; thence (21) N 47° 02′ 29″ E, 550.00 feet to the point and Place of Beginning.

SAID ABOVE DESCRIBED tract of land containing within said bounds 380,463 square feet or 8.734 acres.

Donald L. MacKay,
Pennsylvania Professional Surveyor
No. SU-46510-R

Revised: November 12, 1999
September 30, 1999
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DESCRIPTION OF PROPERTY

Access Road and Utility Easement "B"

Penn's Preserve

All that certain tract or parcel of land, situate in the Township of Willistown, the County of Chester, and the Commonwealth of Pennsylvania, being more particularly described as follows:

BEGINNING at a point within lands of the grantor, said point being located the following four courses as measured from the intersection of the centerline of Delchester Road, S. R. 2013 (30′ Wide) with the division line between Tax Map Parcel 54-8-14 and TMP 54-6-92.2, as illustrated on a plan entitled "Plan of Easements Penn's Preserve" prepared by Taylor Wiseman & Taylor, dated September 30, 1999, revised to October 22, 1999, Dwg. No. WC2-75085, (A) S 64° 54′ 47″ W, 1530.36 feet to a point; thence (B) S 28° 09′ 08″ E, 302.15 feet to a point; (C) S 47° 02′ 29″ W, 550.00 feet to a point; thence (D) S 25° 25′ 13″ W, 50.00 feet to a point, and commences; thence through said lands of the grantor the following six courses: (1) S 10° 00′ 14″ W, 75.00 feet to a point; thence (2) S 00° 43′ 37″ E, 32.84 feet to a point; thence (3) N 53° 52′ 50″ W, 64.43 feet to a point; thence (4) N 69° 55′ 19″ W, 39.75 feet to a point; thence (5) N 50° 10′ 43″ E, 100.00 feet to a point; (6) S 70° 24′ 30″ E, 26.74 feet to the point and Place of Beginning.

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SAID ABOVE DESCRIBED tract of land containing within said bounds 5,662 square feet or 0.130 acres.

Donald L. MacKay,
Pennsylvania Professional Surveyor
No. SU-46510-R

Revised: November 12, 1999
October 18, 1999
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Angelo J. Caracciolo, LS, Pres.
William R. Ommundsen, Jr., PE
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Gary L. Johnson, PE
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Linda A. Dickman, Corp. Sec.
Thomas W. Wirth, Treas.

Regional Managers
Donald L. MacKay, LS
Robert T. McAnally, Jr., PE

Neal J. Camens, PE
Michael F. Burns, LS
Robert R. Heggan, Jr., LS

DESCRIPTION OF PROPERTY

Aerated Lagoon Easement

Penn's Preserve

All that certain tract or parcel of land, situate in the Township of Willistown, the County of Chester, and the Commonwealth of Pennsylvania, being more particularly described as follows:

BEGINNING at a point within lands of the grantor, said point being located the following three courses as measured from the intersection of the centerline of Delchester Road, S. R. 2013 (30′ Wide) with the division line between Tax Map Parcel 54-8-14 and TMP 54-6-92.2, as illustrated on a plan entitled "Plan of Easements Penn's Preserve" prepared by Taylor Wiseman & Taylor, dated September 30, 1999, revised to October 22, 1999, Dwg. No. WC2-75085, (A) S 64° 54′ 47″ W, 1530.36 feet to a point; thence (B) S 43° 56′ 30″ W, 503.55 feet to a point; thence (C) S 05° 51′ 22″ E, 69.63 feet to a point and commences; thence through said lands of the grantor the following nineteen courses: (1) S 21° 15′ 03″ E, 105.00 feet to a point; thence (2) S 06° 07′ 33″ E, 100.00 feet to a point; thence (3) S 15° 05′ 10″ W, 50.00 feet to a point; thence (4) S 50° 10′ 43″ W, 100.00 feet to a point; thence (5) S 76° 21′ 33″ W, 60.00 feet to a point; thence (6) S 81° 47′ 03″ W, 75.00 feet to a point; thence (7) N 81° 29′ 23″ W, 225.00 feet to a point; thence (8) N 55° 03′ 45″ W, 75.00 feet to a point; thence (9) N 49° 46′ 18″ W, 50.00 feet to a point; thence (10) N 26° 36′ 25″ W,

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75.00 feet to a point; thence (11) N 09° 58′ 34″ W, 50.00 feet to a point; thence (12) N 11° 37′ 43″ E, 250.00 feet to a point; thence (13) N 36° 20′ 38″ E, 100.00 feet to a point; thence (14) N 64° 50′ 33″ E, 100.00 feet to a point; thence (15) N 89° 43′ 36″ E, 75.00 feet to a point; thence (16) S 75° 11′ 33″ E, 55.26 feet to a point; thence (17) S 54° 53′ 57″ E, 75.00 feet to a point; thence (18) S 35° 54′ 28″ E, 50.00 feet to a point; thence (19) S 36° 26′ 06″ E, 200.00 feet to the point and Place of Beginning.

SAID ABOVE DESCRIBED tract of land containing within said bounds 262,325 square feet or 6.022 acres.

Donald L. MacKay,
Pennsylvania Professional Surveyor
No. SU-46510-R

Revised: November 12, 1999
September 30, 1999
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DESCRIPTION OF PROPERTY

20′ Wide Irrigation Pipeline Easement

Penn's Preserve

All that certain tract or parcel of land, situate in the Township of Willistown, the County of Chester, and the Commonwealth of Pennsylvania, being more particularly described as follows:

BEGINNING at a point within lands of the grantor, said point being located the following four courses as measured from the intersection of the centerline of Delchester Road, S. R. 2013 (30′ Wide) with the division line between Tax Map Parcel 54-8-14 and TMP 54-6-92.2, as illustrated on a plan entitled "Plan of Easements Penn's Preserve" prepared by Taylor Wiseman & Taylor, dated September 30, 1999, revised to October 22, 1999, Dwg. No. WC2-75085, (A) S 64° 54′ 47″ W, 419.84 feet to a point; thence (B) S 19° 03′ 12″ W, 450.00 feet to a point; thence (C) S 19° 36′ 55″ W, 355.00 feet to a point; thence (D) S 20° 18′ 38″ W, 284.72 feet to a point; and commences; thence through said lands of the grantor the following sixteen courses: (1) S 20° 18′ 38″ W, 21.42 feet to a point; thence (2) S 89° 21′ 33″ W, 21.77 feet to a point; thence (3) S 43° 21′ 27″ W, 211.65 feet to a point; thence (4) S 06° 51′ 18″ W, 215.52 feet to a point; thence (5) S 36° 00′ 04″ W, 250.29 feet to a point; thence (6) N 53° 02′ 54″ W, 167.64 feet to a point; thence (7) N 70° 09′ 59″ W, 162.99 feet to a point; thence

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(8) N 74° 13′ 28″ W, 71.51 feet to a point; thence (9) N 79° 29′ 46″ E, 45.17 feet to a point; thence (10) S 74° 13′ 28″ E, 31.71 feet to a point; thence (11) S 70° 09′ 59″ E, 166.70 feet to a point; thence (12) S 53° 02′ 54″ E, 150.31 feet to a point; thence (13) N 36° 00′ 04″ E, 224.76 feet to a point; thence (14) N 06° 51′ 18″ E, 216.91 feet to a point; thence (15) N 43° 21′ 27″ E, 226.74 feet to a point; thence (16) N 89° 21′ 33″ E, 37.91 feet to the point and Place of Beginning.

SAID ABOVE DESCRIBED tract of land containing within said bounds 21,564 square feet or 0.495 acres.

Donald L. MacKay,
Pennsylvania Professional Surveyor
No. SU-46510-R

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Neal J. Camens, PE
Michael F. Burns, LS
Robert R. Heggan, Jr., LS

DESCRIPTION OF PROPERTY

Spray Field Easement

Penn's Preserve

All that certain tract or parcel of land, situate in the Township of Willistown, the County of Chester, and the Commonwealth of Pennsylvania, being more particularly described as follows:

BEGINNING at a point in the division line between Tax Map Parcel 54-8-14 and TMP 54-6-92.2 as measured S 64° 54′ 47″ W, 109.95 feet along said line from it's intersection with the centerline of Delchester Road S.R. 2013 (30′ Wide) as illustrated on a plan entitled "Plan of Easements Penn's Preserve" prepared by Taylor Wiseman & Taylor, dated September 30, 1999, revised to October 22, 1999, Dwg. No. WC2-75085, and commences; thence through lands of the grantor the following twelve courses: (1) S 63° 43′ 01″ E, 139.10 feet to a point; thence (2) S 11° 53′ 34″ E, 689.76 feet to a point; thence (3) S 51° 41′ 31″ W, 281.98 feet to a point; thence (4) S 04° 26′ 03″ E, 381.45 feet to a point; thence (5) S 49° 27′ 52″ W, 185.00 feet to a point; thence (6) S 59° 02′ 31″ W, 130.00 feet to a point; thence (7) S 74° 17′ 37″ W, 355.00 feet to a point; thence (8) N 25° 55′ 20″ W, 365.00 feet to a point; thence (9) N 20° 18′ 38″ E, 379.01 feet to a point; thence (10) N 19° 36′ 55″ E, 355.00 feet to a point; thence (11) N 19° 03′ 12″ E, 450.00 feet to a point in the aforementioned division line, thence;. (12) N

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64° 54′ 47″ E, along said division line, 309.89 feet to the point and Place of Beginning.

SAID ABOVE DESCRIBED tract of land containing within said bounds 7891,444 square feet or 20.465 acres.

Donald L. MacKay,
Pennsylvania Professional Surveyor
No. SU-46510-R

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DESCRIPTION OF PROPERTY

20′ Wide Access Road Easement

Penn's Preserve

All that certain tract or parcel of land, situate in the Township of Willistown, the County of Chester, and the Commonwealth of Pennsylvania, being more particularly described as follows:

BEGINNING at a point in the Westerly R.O.W. line of Delchester Road S.R. 2013 (30′ Wide), as measured the following course from the intersection of the aforementioned R.O.W. line with the division line between Tax Map Parcel 54-8-17 and TMP 54-8-14: N 11° 53′ 34″ W, 11.50 feet, as illustrated on a plan entitled "Plan of Easements Penn's Preserve" prepared by Taylor Wiseman & Taylor, dated September 30, 1999, revised to October 22, 1999, Dwg. No. WC2-75085, and commences; thence through lands of the grantor the following seven courses: (1) S 76° 24′ 25″ W, 215.91 feet to a point of curvature; thence (2) Southwestwardly, curving to the left with a radius of 65.00 feet, through a central angle of 81° 27′ 37″, an arc distance of 92.41 feet to a point of tangency; thence (3) S 05° 03′ 13″ E, 336.52 feet to a point; thence (4) S 49° 27′ 52″ W, 24.56 feet to a point; thence (5) N 05° 03′ 13″ W, 350.78 feet to a point of curvature; thence (6) Northeastwardly, curving to the right with a radius of 85.00 feet, through a central angle of 81° 27′ 38″, an arc distance of 120.85 feet to a point of tangency; thence (7) N 76° 24′ 25″ E, 216.50 feet to a point in the aforementioned R.O.W.

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line of Delchester Road; thence (8) S 11° 53′ 34″ E, along the same, 20.00 feet to the point and Place of Beginning.

SAID ABOVE DESCRIBED tract of land containing within said bounds 13,330 square feet or 0.306 acres.

Donald L. MacKay,
Pennsylvania Professional Surveyor
No. SU-46510-R

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Thomas W. Wirth, Treas.

Regional Managers
Donald L. MacKay, LS
Robert T. McAnally, Jr., PE

Neal J. Camens, PE
Michael F. Burns, LS
Robert R. Heggan, Jr., LS

DESCRIPTION OF PROPERTY

20′ Wide Storm Easement "A"

Penn's Preserve

All that certain tract or parcel of land, situate in the Township of Willistown, the County of Chester, and the Commonwealth of Pennsylvania, being more particularly described as follows:

BEGINNING at a point within lands of the grantor, said point being located the following three courses as measured from the intersection of the centerline of Delchester Road with the division line between Tax Map Parcel 54-8-14 and TMP 54-6-92.2, as illustrated on a plan entitled "Plan of Easements Penn's Preserve" prepared by Taylor Wiseman & Taylor, dated September 30, 1999, revised to October 22, 1999, Dwg. No. WC2-75085, (A) S 64° 54′ 47″ W, 1530.36 feet to a point; thence (B) S 43° 56′ 30″ W, 503.55 feet to a point; thence (C) S 78° 02′ 28″ W, 412.66 feet to a point and commences; thence through said lands of the grantor the following four courses: (1) S 12° 54′ 42″ W, 64.42 feet to a point; thence (2) N 77° 05′ 18″ W, 20.00 feet to a point; thence (3) N 12° 54′ 42″ E, 64.42 feet to a point; thence (4) S 77° 05′ 18″ E, 20.00 feet to the point and Place of Beginning.

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SAID ABOVE DESCRIBED tract of land containing within said bounds

1288 S.F. or 0.029 Acres.

Donald L. MacKay,
Pennsylvania Professional Surveyor
No. SU-46510-R

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Gary L. Johnson, PE
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Linda A. Dickman, Corp. Sec.
Thomas W. Wirth, Treas.

Regional Managers
Donald L. MacKay, LS
Robert T. McAnally, Jr., PE

Neal J. Camens, PE
Michael F. Burns, LS
Robert R. Heggan, Jr., LS

DESCRIPTION OF PROPERTY

20′ Wide Storm Easement "B"

Penn's Preserve

All that certain tract or parcel of land, situate in the Township of Willistown, the County of Chester, and the Commonwealth of Pennsylvania, being more particularly described as follows:

BEGINNING at a point within lands of the grantor, said point being located the following three courses as measured from the intersection of the centerline of Delchester Road with the division line between Tax Map Parcel 54-8-14 and TMP 54-6-92.2, as illustrated on a plan entitled "Plan of Easements Penn's Preserve" prepared by Taylor Wiseman & Taylor, dated September 30, 1999, revised to October 22, 1999, Dwg. No. WC2-75085, (A) S 64° 54′ 47″ W, 1530.36 feet to a point; thence (B) S 43° 56′ 30″ W, 503.55 feet to a point; thence (C) S 32° 22′ 33″ E, 349.32 feet to a point and commences; thence through said lands of the grantor the following four courses: (1) N 55° 08′ 28″ E, 64.12 feet to a point; thence (2) S 34° 51′ 33″ E, 20.00 feet to a point; thence (3) S 55° 08′ 28″ W, 64.12 feet to a point; thence (4) N 34° 51′ 33″ W, 20.00 feet to the point and Place of Beginning.

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SAID ABOVE DESCRIBED tract of land containing within said bounds 1282 S.F. or 0.029 Acres.

Donald L. MacKay,
Pennsylvania Professional Surveyor
No. SU-46510-R

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DESCRIPTION OF PROPERTY

20′ Wide Storm Easement "C"

Penn's Preserve

All that certain tract or parcel of land, situate in the Township of Willistown, the County of Chester, and the Commonwealth of Pennsylvania, being more particularly described as follows:

BEGINNING at a point within lands of the grantor, said point being located the following three courses as measured from the intersection of the centerline of Delchester Road with the division line between Tax Map Parcel 54-8-14 and TMP 54-6-92.2, as illustrated on a plan entitled "Plan of Easements Penn's Preserve" prepared by Taylor Wiseman & Taylor, dated September 30, 1999, revised to October 22, 1999, Dwg. No. WC2-75085, (A) S 64° 54′ 47″ W, 1530.36 feet to a point; thence (B) S 43° 56′ 30″ W, 503.55 feet to a point; thence (C) S 17° 43′ 00″ E, 456.71 feet to a point and commences; thence through said lands of the grantor the following four courses: (1) S 77° 15′ 25″ E, 20.00 feet to a point; thence (2) S 12° 44′ 36″ W, 87.92 feet to a point; thence (3) N 77° 15′ 25″ W, 20.00 feet to a point; thence (4) N 12° 44′ 36″ E, 87.92 feet to the point and Place of Beginning.

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SAID ABOVE DESCRIBED tract of land containing within said bounds

1757 S.F. or 0.040 Acres.

Donald L. MacKay,
Pennsylvania Professional Surveyor
No. SU-46510-R

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Thomas W. Wirth, Treas.

Regional Managers
Donald L. MacKay, LS
Robert T. McAnally, Jr., PE

Neal J. Camens, PE
Michael F. Burns, LS
Robert R. Heggan, Jr., LS

DESCRIPTION OF PROPERTY

20′ Wide Storm Easement "D"

Penn's Preserve

All that certain tract or parcel of land, situate in the Township of Willistown, the County of Chester, and the Commonwealth of Pennsylvania, being more particularly described as follows:

BEGINNING at a point within lands of the grantor, said point being located the following two courses as measured from the intersection of the centerline of Delchester Road with the division line between Tax Map Parcel 54-8-14 and TMP 54-6-92.2, as illustrated on a plan entitled "Plan of Easements Penn's Preserve" prepared by Taylor Wiseman & Taylor, dated September 30, 1999, revised to October 22, 1999, Dwg. No. WC2-75085, (A) S 64° 54′ 47″ W, 1530.36 feet to a point; thence (B) S 08° 26′ 01″ W, 970.89 feet to a point; and commences; thence through said lands of the grantor the following four courses: (1) S 46° 07′ 32″ E, 72.28 feet to a point; thence (2) S 43° 52′ 28″ W, 20.00 feet to a point; thence (3) N 46° 07′ 32″ W, 72.28 feet to a point; thence (4) N 43° 52′ 28″ E, 20.00 feet to the point and Place of Beginning.

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SAID ABOVE DESCRIBED tract of land containing within said bounds

1446 S.F. or 0.033 Acres.

Donald L. MacKay,
Pennsylvania Professional Surveyor
No. SU-46510-R

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Vincent M. Pompo
Direct 610-701-4411
General 610- 430-8000
Fax 610-692-6210
vpompo@chescolaw.com

February 29, 2000

William A. Rosenberry, Manager
Willistown Township
688 Sugartown Road
Malvern, PA 19355

Re: Okehocking Associates, Deed of Dedication and Grant of Easements
Sewage Treatment System for Phase I

Dear Bill:

Enclosed for the Township's records is the original Deed of Dedication for the Penns Preserve Sewage System, dated December 11, 1999, and recorded on January 14, 2000. The Deed of Dedication is recorded at Book 700, page 1924. Please keep this original document in a safe place.

Very truly yours,

LAMB, WINDLE & McERLANE, P.C.

By: _____
Vincent M. Pompo

Enclosure