
EXHIBIT B

ASSET PURCHASE AGREEMENT

**SANITARY SEWER
ASSET PURCHASE AGREEMENT**

By and Between

Township of East Whiteland, Chester County

As Seller

and

Aqua Pennsylvania Wastewater, Inc.

As Buyer

Dated as of January 8, 2021

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SANITARY SEWER ASSET PURCHASE AGREEMENT

THIS SANITARY SEWER ASSET PURCHASE AGREEMENT (“Agreement”), dated as of January 8, 2021 (the “Effective Date”), is made and entered into by and between the Township of East Whiteland, Chester County, a body corporate and politic, organized and existing under the laws of the Commonwealth of Pennsylvania (the “Seller”), and Aqua Pennsylvania Wastewater, Inc. (the “Buyer”), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania.

RECITALS:

WHEREAS, Seller, acting by and through the Board of Supervisors of East Whiteland Township, Chester County (the “Township Board”) owns and operates a sanitary wastewater collection and conveyance system (the “System”) that provides sanitary wastewater service to various customers in East Whiteland Township, Pennsylvania (the “Service Area”) and as set forth on Schedule A; and

WHEREAS, Buyer is a regulated public utility organized and existing under the laws of the Commonwealth of Pennsylvania that furnishes wastewater service to the public in several counties, including Chester County, Pennsylvania; and

WHEREAS, Buyer, in reliance upon the representations, warranties and covenants of Seller herein, desires to purchase and acquire from Seller, and Seller, in reliance upon the representations, warranties and covenants of Buyer herein, desires to sell, transfer and convey to Buyer all of the assets of the System (other than the Excluded Assets), and in connection therewith, Buyer has agreed to assume certain ongoing obligations and liabilities of Seller related to the acquired assets, all on the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the mutual representations, warranties, covenants, and agreements stated in this Agreement, the receipt and sufficiency of which hereby are acknowledged, intending to be legally bound, the Parties agree as follows:

ARTICLE I.

DEFINITIONS

In addition to the capitalized terms defined elsewhere in this Agreement, the following terms, as used in this Agreement (unless otherwise specified herein), have the meanings set forth in this Article I:

“**Acquired Assets**” has the meaning specified in Section 2.01.

“**Affiliate**” means, when used to indicate a relationship with a specified Person, a Person that, directly or indirectly, through one or more intermediaries, has a 10% or more voting or economic interest in such specified Person or controls, is controlled by or is under common control with (which includes, with respect to a managed fund or trust, the right to direct or cause the direction of the management and policies of such managed fund or trust as manager, advisor, supervisor, sponsor or trustee pursuant to relevant contractual arrangements) such specified

Person, and a Person is deemed to be controlled by another Person if controlled in any manner whatsoever that results in control in fact by that other Person (or that other Person and any Person or Persons with whom that other Person is acting jointly or in concert), whether directly or indirectly and whether through share ownership, a trust, a contract or otherwise (and for purposes of this definition, a managed fund or trust is deemed to be an Affiliate of the Person managing, supervising, sponsoring or advising such fund or trust and a limited partner in a managed fund or trust is deemed to be an Affiliate of such fund or trust and of the Person managing, supervising, sponsoring or advising such fund or trust).

“**Agreement**” has the meaning specified in the Preamble to this Agreement (and includes all Schedules and Exhibits referred to herein), as amended, modified and supplemented from time to time in accordance with the terms hereof.

“**Assigned Contracts**” has the meaning specified in Section 2.01(c).

“**Assignment and Assumption Agreement**” has the meaning specified in Section 13.02(c).

“**Assumed Liabilities**” has the meaning specified in Section 2.04(a).

“**Authorizations and Permits**” mean all licenses, permits, franchises, authorizations, certificates, registrations, consents, orders, adjudications, variances, waivers and approvals currently in effect issued or granted by Governmental Authorities, including without limitation, environmental permits, operating permits and approvals that are held by Seller that primarily relate directly or indirectly to the operation of the System, including those set forth on Schedule 4.12.

“**Business Day**” means any day that is neither a Saturday, Sunday nor a day observed as a holiday by either the Commonwealth of Pennsylvania or the United States government.

“**Buyer**” has the meaning specified in the Preamble of this Agreement.

“**Buyer Fundamental Representations**” has the meaning specified in Section 8.01.

“**Buyer Indemnified Persons**” has the meaning specified in Section 8.02.

“**CERCLA**” means the Comprehensive Environmental Response Compensation and Liability Act of 1980, 42 U.S.C. §9601 et seq., as amended.

“**Closing**” means the consummation of the sale and purchase of the Acquired Assets and assumption of the Assumed Liabilities, the release/waiver of liabilities and the other transactions contemplated by this Agreement, all in accordance with the terms and conditions of this Agreement and as specified in Article XIII.

“**Closing Date**” has the meaning specified in Section 13.01.

“**Closing Effective Time**” has the meaning specified in Section 13.01.

“**Code**” means the Internal Revenue Code of 1986, as amended.

“Confidential Information” means any information about Buyer, Seller or the System related to the transactions contemplated by this Agreement, except that such term does not include information which the receiving Party can demonstrate (a) is generally available to or known by the public other than as a result of improper disclosure by the receiving Party, (b) is obtained by the receiving Party from a source other than the disclosing Party, and that source was not bound by a duty of confidentiality to the disclosing Party with respect to such information, or (c) is legally in the public domain.

“Customer Sewer Laterals” has the meaning specified in Section 2.02(k).

“Direct Claim” has the meaning specified in Section 8.04(c).

“Easements” means all easements, rights of way, licenses, use agreements, occupancy agreements, leases and other agreements and appurtenances for and over the real property of third parties that are necessary for or used in connection with the operation of the System or to provide continuous and unimpeded rights of way for the Acquired Assets (including access thereto).

“EDU” means equivalent dwelling unit and having a use rate of 275 gallons per day.

“Effective Date” has the meaning specified in the Preamble.

“Environment” means soil, surface waters, ground waters, land, stream sediments, flora, fauna, surface or subsurface strata and ambient air.

“Environmental Claims” means all notices of investigations, warnings, notice letters, notices of violations, Liens, orders, claims, demands, suits or administrative or judicial actions for any injunctive relief, fines, penalties, third party claims, or other claims asserting violations of Environmental Requirements or responsibility for Environmental Liabilities.

“Environmental Conditions” means the Release of Hazardous Materials or the presence of Hazardous Materials on, in, under or within any property (including the presence in the Environment), other than the presence of Hazardous Materials in locations and at concentrations that are naturally occurring.

“Environmental Liabilities” means any legal obligation or liability arising under Environmental Requirements or related to or arising out of any Environmental Condition, including those consisting of or relating to any (a) duty imposed by, breach of or noncompliance with any Environmental Requirements; (b) environmental, health or safety matters or conditions (including on-site or off-site contamination, occupational safety and health and regulation of Hazardous Materials); (c) Remedial Action undertaken by any Person; (d) bodily injury (including illness, disability and death, and regardless of when any such bodily injury occurred, was incurred or manifested itself), property damage (including trespass, nuisance, wrongful eviction and deprivation of the use of real or personal property), or other losses or damages incurred by any other Person (including any employee or former employee of such Person); (e) any injury to, destruction of, or loss of natural resources, or costs of any natural resource damage assessments; (f) exposure of any Person to any Hazardous Materials; and (g) the presence or Release of any Hazardous Materials.

“Environmental Requirements” mean all present Laws (including common law), regulations, legally binding or otherwise enforceable requirements and Authorizations and Permits relating to human health, pollution, or protection of the Environment (including ambient air, surface water, ground water, land surface or surface strata), including (i) those relating to emissions, discharges, Releases, or threatened Releases of Hazardous Materials, and (ii) those relating to the identification, generation, manufacture, processing, distribution, use, treatment, storage, disposal, release, recovery, transport or other handling of Hazardous Materials. Without limiting the previous, the term **“Environmental Requirements”** includes (1) CERCLA; the Superfund Amendments and Reauthorization Act, Public Law 99-499, 100 Stat. 1613; the Emergency Planning and Community Right to Know Act, 42 U.S.C. Sections 11001-11050; the Resource Conservation and Recovery Act, 42 U.S.C. Sections 6901-6992k (**“RCRA”**); the Safe Drinking Water Act, 42 U.S.C. Sections 300f to 300j-26; the Toxic Substances Control Act, 15 U.S.C. Sections 2601-2692; the Hazardous Materials Transportation Act, 49 U.S.C. Sections 5101-5127; the Federal Water Pollution Control Act, 33 U.S.C. Sections 1251-1387; the Oil Pollution Act of 1990, 33 U.S.C. Sections 2701--2761; the Clean Air Act, 42 U.S.C. Sections 7401-7671q; the Atomic Energy Act of 1954, as amended, 42 U.S.C. Sections 2011 et seq.; the Low Level Radioactive Waste Policy Act, as amended, 42 U.S.C. Section 2021b et seq.; the Occupational Safety and Health Act, 29 U.S.C. Sections 651-678, and the regulations promulgated pursuant to the above-listed federal statutes, and (2) counterpart Laws and regulations promulgated or issued by any state or local Governmental Authority, specifically including the Pennsylvania Storage Tank and Spill Prevention Act of 1989 (35 Pa. C.S.A. § 6021.101 *et. seq.*).

“EPA” means the United States Environmental Protection Agency, or a successor Governmental Authority with substantially similar power and authority thereto.

“Equipment and Machinery” means (i) all the equipment, tangible personal property, machinery, office furniture and equipment, fixtures, tooling, spare maintenance or replacement parts, environmental testing equipment, and vehicles owned or leased by Seller (including all leases of such property), which are primarily used in the operation of the System, (ii) any rights of Seller to warranties applicable to the foregoing (to the extent assignable), and licenses received from manufacturers and Seller of any such item, and (iii) any related claims, credits, and rights of recovery with respect thereto, as set forth on Schedule 4.10.

“Excluded Assets” has the meaning specified in Section 2.02.

“Excluded Liability” or **“Excluded Liabilities”** means all liabilities other than Assumed Liabilities.

“Files and Records” means all files and records of Seller primarily relating to the System and the Acquired Assets, whether in hard copy, digital, or magnetic or other format including data, geographic information system data, plans, contracts and recorded knowledge relating to the Acquired Assets (including property records, related to the foregoing), customer and supplier records, customer lists (both current and prospective), customer billing records, records of sales calls, manuals, books, files, records, engineering data, procedures, systems, instructions, drawings, blueprints, plans, designs, specifications, equipment lists, parts lists, equipment maintenance records, equipment warranty information, plant plans, specifications and drawings, sales and

advertising material, and computer software, and records relating to the System, whether stored on-site or off-site.

“Final Order” means a Governmental Approval by a Governmental Authority as to which (a) no request for stay of the action is pending, no such stay is in effect and if any time period is permitted by statute or regulation for filing any request for such stay, such time period has passed, (b) no petition for rehearing, reargument or reconsideration of the action is pending and the time for filing any such petition has passed, (c) such Governmental Authority does not have action under consideration on its own motion and (d) no appeal to a court or administrative tribunal or a request for stay by a court or administrative tribunal of the Government Authority’s action is pending or in effect and the deadline for filing any such appeal or request for stay has passed.

“Governmental Approval” means any consent, approval, authorization, notice, filing, registration, submission, reporting, order, adjudication or similar item of, to or with any Governmental Authority.

“Governmental Authority” or **“Governmental Authorities”** means any court, department, commission, board, bureau, municipality, municipal authority (established pursuant to the Municipal Authorities Act of the Commonwealth of Pennsylvania), agency or instrumentality of the United States, any state, county, city or political subdivision thereof, or any foreign governmental body, including without limitation, the PaPUC, the EPA, PaDEP and the Township Board.

“Hazardous Materials” means any solid, liquid, gas, odor, heat, sound, vibration, radiation or other substance or emission which is a contaminant, pollutant, dangerous substance, toxic substance, hazardous waste, residual waste, solid waste, hazardous material or hazardous substance which is or becomes regulated by applicable Environmental Laws or which is classified as hazardous or toxic under applicable Environmental Laws (including gasoline, diesel fuel or other petroleum hydrocarbons, polychlorinated biphenyls, asbestos and urea formaldehyde foam insulation).

“Indemnified Party” means any Buyer Indemnified Persons or Seller Indemnified Persons, as applicable, entitled to indemnification pursuant to Article VIII.

“Indemnifying Party” means a Party which is obligated to indemnify the Buyer Indemnified Persons or the Seller Indemnified Persons, as applicable, pursuant to Article VIII.

“Knowledge” means either (i) the actual knowledge of a Representative of Buyer and the knowledge that each such person would reasonably be expected to obtain in the course of diligently performing his or her duties for Buyer or (ii) the actual knowledge of a Representative of Seller, the knowledge that each such person would reasonably be expected to obtain in the course of diligently performing his or her duties for Seller, as applicable based on the context in which the term is used.

“Land Development Agreement / Financial Security Agreement” means any agreement between Seller and an applicant for subdivision and/or land development approval pursuant to the Pennsylvania Municipalities Planning Code, pursuant to which applicant is required to construct

public improvements and required to post financial security, for the benefit of Seller, to secure applicant's obligations under such agreement.

“Law” means any applicable law, statute, regulation, ordinance, rule, order, judicial, administrative and regulatory decree, judgment, adjudication, consent decree, settlement agreement or governmental requirement enacted, promulgated, entered into, agreed or imposed by any Governmental Authority, as may be in effect at the relevant time or times in the context in which the term is used.

“Liability Cap” has the meaning specified in Section 8.05(c).

“Lien” means any lien in a fixed and ascertainable monetary sum, or any pledge, mortgage, deed of trust or security interest securing a fixed and ascertainable monetary sum, or any charge or claim in a fixed and ascertainable monetary sum. In addition, in connection with Real Property, any item otherwise falling within the definition of a “Lien” must be filed of record by the responsible Party in accordance with the terms of this Agreement.

“Loss” means any and all losses, liabilities, obligations, damages, penalties, interest, Taxes, claims, actions, demands, causes of action, judgments, reasonable attorneys', consultants' and other professional fees, and all other reasonable costs and expenses sustained or incurred in investigating, preparing or defending or otherwise incident to any such claim, action, demand, cause of action or judgment or the enforcement of a Party's rights under Article VIII; except that **“Losses”** shall not include punitive, incidental, consequential, special or indirect damages, including loss of future revenue or income, loss of business reputation or opportunity relating to the breach or alleged breach of this Agreement, or diminution of value or any damages based on any type of multiple, except in the case of fraud or to the extent actually awarded to a Governmental Authority or other third party in respect of a Third Party Claim.

“Material Adverse Effect” means any result, occurrence, fact, change, event or effect that has a materially adverse effect on the business, financial condition, physical condition or results of operations of the System, except that no effect arising out of or in connection with or resulting from any of the following is deemed, either alone or in combination, to constitute or contribute to a Material Adverse Effect: (i) general economic conditions or changes in those conditions; (ii) financial, banking, currency or capital markets fluctuations or conditions (either in the United States or any international market and including changes in interest rates); (iii) conditions affecting the real estate, financial services, construction, water utility or sewer utility industries generally; (iv) any existing event, circumstance, condition or occurrence of which Buyer has Knowledge as of the Effective Date; (v) any action, omission, change, effect, circumstance or condition contemplated by this Agreement or attributable to the execution, performance or announcement of this Agreement or the transactions contemplated hereby; and (vi) negligence, intentional misconduct or bad faith of Buyer or its Representatives.

“Missing Easements” means, as of any particular date, each material Easement that is for or used in connection with the operation of the System or to provide continuous and unimpeded rights of way for the Acquired Assets (including access thereto) that either (a) has not been obtained by Seller as of such date or (b) if such Easement has been obtained by Seller as of such date, and such Easement is not sufficient to operate the System as currently conducted.

“MS4 System” or **“Municipal Separate Storm Sewer System”** means the current and any future assets and facilities, built, operated or maintained, or real property (**“MS4 System Real Property”**) and Stormwater System Assets owned by Seller and used for the purpose of capturing, conveying and discharging stormwater separate from the System.

“Outside Date” means 365 days after the date the application to the PaPUC is accepted as complete by the PaPUC and the statutory 6-month consideration period is initiated.

“PaDEP” means the Pennsylvania Department of Environmental Protection, or any successor Governmental Authority with substantially similar powers thereto.

“PaPUC” means the Pennsylvania Public Utility Commission, or any successor Governmental Authority with substantially similar powers thereto.

“Party” means Buyer or Seller and the term **“Parties”** means collectively Buyer and Seller.

“PCB Equipment” means PCB equipment as defined in 40 C.F.R. Part 761.

“Pending Development Plan” means any subdivision or land development plan that has been submitted to Seller for approval pursuant to the Pennsylvania Municipal Planning Code, as updated prior to Closing.

“Permitted Liens” means (a) Liens for Taxes not yet due and payable or being contested in good faith by appropriate procedures; (b) easements, rights of way, zoning ordinances and other similar encumbrances affecting Real Property and Easements as set forth on Schedule 4.09; (c) other than with respect to Real Property owned by Seller, Liens arising under original purchase price conditional sales contracts and equipment leases with third parties entered into in the ordinary course of business; and (d) other imperfections of title or Liens, if any, that have not had, and would not have, a Material Adverse Effect.

“Person” means any individual (including, the heirs, beneficiaries, executors, legal representatives or administrators thereof), corporation, partnership, joint venture, trust, limited liability company, limited partnership, joint stock company, unincorporated association or other entity or a Governmental Authority.

“Plan” has the meaning specified in Section 7.10(a).

“Purchase Price” has the meaning specified in Section 3.01.

“Real Property” means those certain parcels of land, with the buildings, improvements, and Equipment and Machinery thereon or therein, that are part of the System and fee simple title to which is to be conveyed by Seller to Buyer as part of the Acquired Assets.

“Regulated Asbestos Containing Material” means regulated asbestos containing material as defined by 40 C.F.R. § 61.141.

“Release” means any actual or threatened spilling, leaking, pumping, pouring, injecting, emptying, discharging, emitting, escaping, leaching, dumping, disposal, or release or migration of

Hazardous Materials into the Environment, including the abandonment or discarding of barrels, containers and other receptacles containing any Hazardous Materials.

“**Remedial Action**” means any and all actions to (a) investigate, clean up, remediate, remove, treat, contain or in any other way address any Hazardous Materials in the Environment, (b) prevent the Release or threat of Release or minimize the further Release of any Hazardous Materials so it does not migrate or endanger public health or welfare or the indoor or outdoor Environment, and (c) perform pre-remedial studies and investigations and post-remedial monitoring, maintenance and care. The term “**Remedial Action**” includes any action which constitutes (i) a “removal”, “remedial action” or “response” as defined by Section 101 of CERCLA, 42 U.S.C. §§ 9601(23), (24), and (25); (ii) a “corrective action” as defined in RCRA, 42 U.S.C. § 6901 et seq.; or (iii) a “response” or “interim response” as defined in the Pennsylvania Hazardous Sites Cleanup Act, 35 P.S. §6020.103.

“**Representative**” means, with respect to any Person, any director, officer, employee, official, lender mortgagee, financier, provider of any financial instrument (or any agent or trustee acting on their behalf), partner, member, owner, agent, lawyer, accountant, auditor, professional advisor, consultant, engineer, contractor, other Person for whom such Person is at law responsible or other representative of such Person and any professional advisor, consultant or engineer designated by such Person as its “Representative.”

“**Schedules**” means the disclosure schedules delivered by Seller and Buyer, respectively, concurrently with the execution and delivery of this Agreement, and as may be supplemented and updated pursuant to Sections 9.03 and 10.04. Any disclosure set forth on any particular Schedule is deemed disclosure in reference to all Schedules comprising the Schedules to which such disclosure is reasonably apparent.

“**Seller**” has the meaning specified in the Preamble of this Agreement.

“**Seller Fundamental Representations**” has the meaning specified in Section 8.01.

“**Seller Indemnified Persons**” has the meaning specified in Section 8.03.

“**Seller DEP Permits**” means the Water Quality Management Permits set forth on Schedule 4.12, each issued by PaDEP to Seller with respect to the System, including any revisions or amendments thereto. This definition shall not include any permit issued and related to the Stormwater System Assets.

“**Service Area**” has the meaning specified in the recitals to this Agreement.

“**Stormwater System Assets**” means all assets owned by Seller, and used exclusively in the operation or maintenance of the MS4 System, including (i) drains, pipes and collection basins and all other stormwater drainage assets used exclusively for stormwater collection, conveyance and discharge; (ii) catch basins, inlets, pipes and all other stormwater lateral facilities (the “**Stormwater Lateral Facilities**”) that connect surface stormwater drains to storm conveyances which discharge to surface waters; (iii) interest in real estate directly associated with (i) and (ii); and (iv) any related permits.

“Supplies” means all lubricants, spare parts, fuel, chemicals, raw materials, and other supplies and inventory, and all rights to warranties received from suppliers with respect to the foregoing, and related claims, credits, and rights of recovery with respect thereto that are necessary to operate the System.

“System” has the meaning specified in the recitals to this Agreement and shall include the Acquired Assets and exclude the Excluded Assets.

“Taxes” means any federal, state, local or foreign income, gross receipts, license, payroll, employment, excise, severance, stamp, occupation, premium, windfall profits, environmental, customs duties, permit fees, capital stock, franchise, profits, withholding, social security, unemployment, disability, real property, personal property, parking, sales, use, transfer, registration, value added, alternative or add-on minimum, estimated or other tax, levy, impost, stamp tax, duty, fee, withholding or similar imposition of any kind payable, levied, collected, withheld or assessed at any time, including any interest, penalty or addition thereto, whether disputed or not.

“Third Party Claim” has the meaning specified in Section 8.05(a).

“Threshold Amount” has the meaning specified in Section 8.05(a).

“Title Commitment” has the meaning specified in Section 6.01.

“Title Company” has the meaning specified in Section 6.01.

“Title Policy” has the meaning specified in Section 2.03.

“Township Board” the meaning specified in the Preamble of this Agreement.

“Township Senior Staff” means the Township Manager, Assistant Manager, Superintendent of Public Works and the Township Engineer.

“UCC Search” has the meaning specified in Section 6.04.

“Unscheduled Real Property” has the meaning specified in Section 6.06.

“Utility Valuation Expert” means an expert that was approved by the PaPUC and is currently, at the time of this Agreement, on the list of approved appraisers maintained by the PaPUC.

ARTICLE II.

TERMS OF PURCHASE AND ASSUMPTION OF LIABILITIES

Section 2.01. Purchase and Sale of Acquired Assets.

Subject to the terms and conditions set forth in this Agreement, at Closing, Buyer shall purchase from Seller and Seller shall sell, transfer, assign and deliver to Buyer, free and clear of all Liens except for Permitted Liens, all of Seller's right, title and interest in and to all assets, facilities, business, goodwill, properties and rights of Seller of every kind and description, whether tangible or intangible, real, personal or mixed, wherever situated, in each case used in, held for use in, or acquired or developed for use in, the System, or otherwise related to, or arising out of the operation or conduct of the System (whether or not any such assets have any value for accounting purposes or are carried or reflected on the books or financial records of Seller), including any of the foregoing in which Seller is entitled to acquire rights in the future pursuant to Pending Development Plans (other than the rights of Seller pursuant to Section 2.02(d)) or development plans approved pursuant to this Agreement, but in all cases other than the Excluded Assets (collectively referred to as the "Acquired Assets"), including:

(a) all real property and appurtenant interests, rights of way used in, or necessary for, the operation of the System, including without limitation (i) good and marketable fee simple title to the Real Property set forth on Schedule 4.09, and (ii) all Easements, including without limitation those set forth on Schedule 4.09;

(b) all sanitary wastewater related treatment, collection and conveyance facilities, including all collection system mains (whether gravity or force mains), laterals (from the collection system main to the edge-of-road or curb-line when the main is located within a public right-of-way or the edge of an easement where the main is located within private property), pumping stations, generators, manholes, and other related appurtenances and any billing and collections related assets necessary to own and operate the System;

(c) all contracts, licenses, and leases to which Seller is a party or beneficiary or payee, including without limitation, all construction contracts, surety bonds, operation and maintenance agreements, management agreements, reserved capacity agreements, architect agreements and consultant agreements, and agreements relating to vehicles and other items of personal property as set forth on Schedule 4.13 (the "Assigned Contracts");

(d) all Supplies;

(e) all personal property and fixed assets, including all Equipment and Machinery, auxiliary equipment and plant equipment, including without limitation those items set forth on Schedule 4.10;

(f) all expenses prepaid by Seller and security deposits paid by Seller;

(g) all Files and Records;

(h) all Authorizations and Permits of or held by Seller (to the extent transferrable to Buyer under Law), including all Authorizations and Permits which are environmental permits, Seller DEP Permits other than those NPDES permits that relate to the Stormwater System Assets, other operating permits and those items set forth on Schedule 4.12; and

(i) all goodwill of the System.

EXCEPT AS EXPRESSLY SET FORTH IN THIS AGREEMENT, THE SELLER MAKES NO EXPRESS OR IMPLIED REPRESENTATION OR WARRANTY REGARDING ANY REPRESENTATION REGARDING THE FUTURE PROFITABILITY OR FUTURE EARNINGS PERFORMANCE OF THE ACQUIRED ASSETS OR THE SYSTEM OR ANY FUTURE RATEMAKING THAT MAY BE ALLOWED BY THE PAPUC FOR ANY OF THE ACQUIRED ASSETS. NOTWITHSTANDING THE FOREGOING, ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE VALID UNTIL THE TIME OF CLOSING.

Section 2.02. Excluded Assets.

Notwithstanding anything herein to the contrary, the Acquired Assets shall not include the following (the "Excluded Assets"):

- (a) the Stormwater System Assets, including any related NPDES permits;
- (b) all contracts, licenses and leases that are not Assigned Contracts;
- (c) the seals, organizational documents, minute books, tax returns, books of account or other records having to do with the organization of Seller;
- (d) cash and cash equivalents, including (i) accounts receivable and amounts earned by Seller but not yet billed attributable to services rendered by Seller as of or before the Closing Date and (ii) EDU fees owed to Seller at or before the Closing Date for any Pending Development Plan but not yet paid to Seller;
- (e) all insurance policies of Seller and all rights to applicable claims and proceeds thereunder;
- (f) all rights to any outstanding lien related to non-payment by a System customer existing at or before the Closing Date and all actions, suits or claims of any nature available to or being pursued by Seller, whether arising by way of counterclaim or otherwise;
- (g) all assets, properties and rights used by Seller other than those which primarily relate to the operations of the System;
- (h) the assets, properties and rights specifically set forth on Schedule 2.02(h);
- (i) the MS4 System Real Property;

(j) the rights which accrue or will accrue to Seller under this Agreement and any related agreement, exhibit or schedule; and

(k) all connecting facilities originating from Seller's terminus point of the collection facilities at the edge-of-road or curb-line when the facilities are located with a public right-of-way or the edge of an easement where the collection facilities are located within private property to and throughout the customer's property, including grinder pumps (the "Customer Sewer Laterals").

Section 2.03. Sale Free of Liens.

After Buyer fulfills its obligations pursuant to Section 3.01(a), on the Closing Date, the Acquired Assets will be free and clear of all Liens other than Permitted Liens. Seller shall convey the Acquired Assets by appropriate special warranty or other deed (subject to Section 6.02(c)), bills of sale, endorsements, assignments and other instruments of transfer or conveyance described herein, and if not expressly described herein, then by transfer documents satisfactory in form and substance reasonably acceptable to Buyer and Seller and their counsel in their reasonable, good faith discretion. At Closing, title to the Real Property shall be good and marketable and insured by the Title Company, at the Title Company's filed rates, as a good and marketable title, free and clear of all Liens and exceptions to coverage, except for the Permitted Liens, pursuant to an owner's policy of title insurance on the American Land Title Association's ("ALTA") Owner's Form 2006, subject to the terms of Section 6.02 (the "Title Policy").

Section 2.04. Assumption of Liabilities.

(a) On the terms and conditions set forth in this Agreement and excluding the Excluded Liabilities, Buyer shall assume and pay, perform and discharge when due any and all liabilities and obligations of Seller both (1) arising under Seller DEP Permits (arising from, related to, or based on events or circumstances occurring on or after the Closing Date), and (2) arising out of or relating to the System or the Acquired Assets on or after the Closing, including the following:

(i) all liabilities and obligations under the Assigned Contracts and Authorizations and Permits resulting from events that occur or conditions that arise on or after the Closing;

(ii) any litigation initiated against Seller related to the System or the Acquired Assets resulting from events that occur on or after Closing or conditions that arise on or after the Closing;

(iii) all liabilities and obligations for Taxes relating to the System, its operation, the Acquired Assets and the Assumed Liabilities attributable to the period after the Closing Date; and

(iv) all other liabilities and obligations arising out of or relating to Buyer's ownership or operation of the System and the Acquired Assets on or after the Closing (all of the aforementioned liabilities in this Section 2.04(a) are referred to as the "Assumed Liabilities").

(b) At the Closing, to the extent Seller is not released therefrom, Buyer shall indemnify Seller against any Loss relating to the Assumed Liabilities in accordance with Section 8.03.

(c) Buyer shall not assume or be liable to pay any liabilities or obligations relating to the Excluded Liabilities or any other liabilities or obligations that are not Assumed Liabilities.

Section 2.05. Further Assurances.

At any time and from time to time after the Closing Date, Seller shall, upon the request of Buyer, and Buyer shall, upon the request of Seller, at the cost of requesting Party, promptly execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such other instruments of conveyance and transfer and other documents, and perform or cause to be performed such further acts, as may be reasonably required to evidence or effectuate, or more fully evidence or effectuate, (a) the sale, conveyance, transfer, assignment and delivery hereunder of the Acquired Assets to Buyer, (b) the assumption by Buyer of any of the Assumed Liabilities, (c) performance by the Parties of any of their other respective obligations under this Agreement, (d) the vesting in Buyer of all right, title and interest in the Acquired Assets and the System as specified in this Agreement, and (e) any other matters reasonably requested by a Party to carry out the provisions, purposes and intent of this Agreement.

Section 2.06. Certain Transfers; Assignment of Contracts.

(a) Notwithstanding anything to the contrary in this Agreement, and subject to the provisions of this Section 2.06(a) and Section 2.06(a), to the extent that the sale, transfer, assignment, conveyance and delivery, or attempted sale, transfer, assignment, conveyance and delivery, to Buyer of any Assigned Contract or other Acquired Asset would result in a violation of Law, or would require the consent, authorization, approval or waiver of any Person (other than the Parties), including any Governmental Authority, and such consent, authorization, approval or waiver shall not have been obtained before the Closing, this Agreement shall not constitute a sale, transfer, assignment, conveyance and delivery, or an attempted sale, transfer, assignment, conveyance and delivery, thereof (any such Acquired Asset, a “Nonassignable Asset”). Following the Closing, Seller and Buyer shall use its commercially reasonable efforts (at the cost and expense of the Party that is responsible for compliance with such Law or obtaining such consent, authorization, approval or waiver), and shall cooperate with each other, to obtain any such required consent, authorization, approval or waiver, or any release, substitution, novation or amendment required to sell, transfer, assign, convey and deliver any such Nonassignable Asset to Buyer and in no event will Buyer be required to pay any additional consideration therefor. Once such consent, authorization, approval, waiver, release, substitution or amendment is obtained, Seller shall sell, transfer, assign, convey and deliver to Buyer the relevant Acquired Asset to which such consent, authorization, approval, waiver, release, substitution or amendment relates for no additional consideration. Any applicable sales, transfer and other similar Taxes in connection with such sale, transfer, assignment, conveyance and delivery shall be paid one-half (50%) by Buyer and one-half (50%) by Seller.

(b) Until such time as a Nonassignable Asset is transferred to Buyer pursuant to this Article II, Buyer and Seller shall cooperate in any commercially reasonable and economically feasible arrangements (such as subleasing, sublicensing or subcontracting) to provide to the Parties

the economic and, to the extent permitted under Law, operational equivalent of the transfer of such Nonassignable Asset to Buyer at the Closing and the performance by Buyer of its obligations with respect thereto, and so long as Seller transfers and turns over all economic and beneficial rights with respect to each such Nonassignable Asset, Buyer shall, to the extent permitted under Law and the terms of any applicable contract that is a Nonassignable Asset, as agent or subcontractor for Seller, pay, perform and discharge the liabilities and obligations of Seller thereunder from and after the Closing Date, but only to the extent that such liabilities and obligations would be Assumed Liabilities if the applicable consent or approval had been obtained on or before the Closing Date and such Nonassignable Asset had been assigned to Buyer at Closing. To the extent permitted under Law, Seller shall hold in trust for and pay to Buyer promptly upon receipt thereof, such Nonassignable Asset and all income, proceeds and other monies received by Seller with respect to such Nonassignable Asset in connection with the arrangements under this Article II.

(c) If, following the Effective Date and before the Closing, Buyer identifies any contract to which Seller is a party which is not set forth on Schedule 4.13, and Buyer reasonably determines such contract is necessary or useful to the operation of the System, Buyer shall notify Seller of such determination and Seller shall, promptly following receipt of such notice, deliver to Buyer an updated Schedule 4.13 reflecting the addition of such contract, and such contract will be an “Assigned Contract” for all purposes hereunder.

(d) If during the twelve (12) month period following the Closing, Buyer or Seller identifies any contract to which Seller was a party as of the Closing and which (i) was not set forth on Schedule 4.13 (as may be updated pursuant to (c)) and (ii) Buyer reasonably believes is necessary or useful to the operation of the System, Seller shall, promptly following Buyer’s written request therefor, execute, acknowledge and deliver, or cause to be executed, acknowledged and delivered, such other instruments of conveyance and transfer and other documents, and perform or cause to be performed such further acts, as may be reasonably required to evidence or effectuate, or more fully evidence or effectuate the assignment of such contract to Buyer for no additional consideration, and upon such assignment, such contract is deemed an Assigned Contract for all purposes hereunder.

ARTICLE III.

PURCHASE PRICE AND ADDITIONAL PURCHASE PRICE

Section 3.01. Purchase Price.

The purchase price for the Acquired Assets is Fifty Four Million Nine Hundred Thirty Thousand Dollars (\$54,930,000) (the “Purchase Price”) which Buyer shall pay as follows at Closing:

(a) Buyer shall pay, subject to any adjustment pursuant to Section 3.01(b) and any amounts required to be deposited into the escrow fund pursuant to Section 6.05(e), to Seller by wire transfer of immediately available funds the Purchase Price to one or more accounts that Seller designates and provides to Buyer at least three (3) Business Days before the Closing Date; and

(b) Final Billing: The Buyer is entitled to all customer billings with respect to sanitary wastewater customers’ services for the period on or after the Closing Effective Time, and Seller is

entitled to all such billings for the period before the Closing Effective Time. The Parties shall cooperate to calculate an agreed upon proration of billing amounts and to the extent that either Party collects billings that are attributable to service provided by the other Party, the Party holding the other Party's billing collections shall pay such amount to the other Party.

(c) In addition to the Purchase Price, Buyer shall pay Seller up to Seventy Thousand Dollars (\$70,000) as reimbursement for engineering and legal fees incurred related to this transaction to one or more accounts that Seller designates and provides to Buyer at least three (3) Business Days before the Closing Date. Seller shall provide Buyer with invoices evidencing the amount of transaction-related fees incurred at least five (5) Business Days before the Closing Date.

Section 3.02. Fair Consideration.

The consideration specified in this Article III represents fair consideration and reasonable equivalent value for the sale and transfer of the Acquired Assets and the transactions, covenants and agreements set forth in this Agreement, which consideration was agreed upon as the result of arm's-length good faith negotiations between the Parties and their respective Representatives.

Section 3.03. Transfer Taxes.

Any and all deed stamps or transfer Taxes which may be due the Commonwealth of Pennsylvania or any political subdivision in connection with the sale, transfer, assignment, conveyance and delivery hereunder of the Acquired Assets to Buyer (collectively, "Transfer Taxes"), shall be paid one-half (50%) by Buyer and one-half (50%) by Seller.

ARTICLE IV.

REPRESENTATIONS AND WARRANTIES OF SELLER

Seller makes only the representations and warranties which are set forth in this Article IV.

As a material inducement to Buyer to enter into this Agreement and to consummate the transactions contemplated by this Agreement, Seller represents and warrants, as of the Effective Date and as of the Closing Date (except to the extent any of the following representations and warranties specifically apply to or relate to another date, in which event such representations and warranties shall be true and correct as of such other date), as follows:

Section 4.01. Organization.

Seller is a body corporate and politic, organized and existing under the Second Class Township Code of the Commonwealth of Pennsylvania.

Section 4.02. Power and Authority.

Seller has (i) duly adopted an authorizing ordinance or resolution authorizing the transactions contemplated herein, which remains in full force and effect, (ii) duly authorized and approved the execution and delivery of this Agreement and (iii) duly authorized and approved the performance by Seller of its obligations contained in this Agreement. Seller has all requisite power

and authority to own, lease and operate the Acquired Assets and the System and has the power and authority to enter into this Agreement and to do all acts and things and execute and deliver all other documents as are required hereunder to be done, observed or performed by it in accordance with the terms of this Agreement.

Section 4.03. Enforceability.

This Agreement has been duly authorized, executed and delivered by Seller and is a valid and legally binding obligation of Seller, enforceable against Seller in accordance with the terms hereof, subject only to applicable bankruptcy, insolvency and similar laws affecting the enforceability of the rights of creditors generally and to general principles of equity.

Section 4.04. No Conflict or Violation.

The execution and delivery of this Agreement by Seller, the consummation of the transactions contemplated by this Agreement and the performance by Seller of the terms, conditions and provisions hereof has not and will not contravene or violate or result in a breach of (with or without the giving of notice or lapse of time, or both) or acceleration of any material obligations of Seller under (i) any Law or (ii) any agreement, instrument or document to which Seller is a party or by which it is bound.

Section 4.05. Consents and Approvals.

Schedule 4.05 sets forth a list of each consent, waiver, authorization or approval of any Governmental Authority, or of any other Person, and each declaration to or filing or registration with any Governmental Authority required in connection with the execution and delivery of this Agreement by Seller or the performance by Seller of its obligations hereunder.

Section 4.06. Undisclosed Liabilities

Except as set forth in Schedule 4.06, there are no liabilities or obligations of Seller, either accrued, absolute, contingent or otherwise, relating to the Acquired Assets, other than liabilities incurred in the ordinary course that could not reasonably be expected to have a Material Adverse Effect on Buyer.

Section 4.07. Absence of Certain Changes or Events.

Except as set forth on Schedule 4.07, since December 31, 2016, there has not been any transaction or occurrence that has resulted or is reasonably likely to result in a Material Adverse Effect and Seller has operated and maintained the System since that date in the ordinary course.

Section 4.08. Tax Matters.

Except as set forth in Schedule 4.08 or as would not have a Material Adverse Effect, (i) Seller has timely paid all Taxes that may have been or may be due and payable by Seller on or before the Closing Date, arising from the ownership or operation of the Acquired Assets or the System on or before the Closing Date (ii) no taxing authority has asserted any claim against the Seller for the assessment of any additional tax liability or initiated any action or proceeding which

could result in such an assertion; and (iii) the Seller has made all withholding of Taxes required to be made under all Laws and regulations, including without limitation, withholding with respect to compensation paid to employees, and the amounts withheld have been properly paid over to the appropriate taxing authorities.

Section 4.09. Real Property and Easements.

Schedule 4.09 sets forth all Real Property of Seller and separately identifies all Easements. Seller does not lease (as lessee) any real property that is used in the operation of the System. There are no pending condemnation proceedings relating to any of the Real Property or Easements nor has Seller actually received any written threats of any condemnation proceedings and, to the Knowledge of Seller, no such proceedings are threatened. Seller has not received any written notices of any violations of any Law from any Governmental Authority with respect to the Real Property or the Easements which has not been cured in all material respects and, to Seller's Knowledge, no such violations of Law exist. With respect to the Real Property, (i) there are no leases, options, rights of reversions or other rights of use or rights to acquire the Real Property held by third parties, (ii) Seller is in sole possession of the Real Property, and (iii) to Seller's Knowledge there are no encroachments either way across the boundary of the Real Property, nor any dispute with adjacent real property owners over the location of boundaries or potential claims adverse to title. With respect to each Easement, (i) there are no leases, options, rights of reversions or other rights of use or rights to acquire the Easement held by third parties, and (ii) to Seller's Knowledge there are no disputes with adjacent real property owners of the owners of the real property encumbered by the Easement over the location of boundaries or potential claims adverse to title.

Section 4.10. Equipment and Machinery.

All Equipment and Machinery included in the Acquired Assets is set forth on Schedule 4.10. Except as set forth in Schedule 4.10, Seller has good title, free and clear of all Liens (other than the Permitted Liens and Liens that will be released on or before Closing) to the Equipment and Machinery owned by Seller. Except as set forth on Schedule 4.10, all the Equipment and Machinery is owned by Seller, and none is leased or used under any conditional sales, title-retention, lease, license or similar arrangement.

Section 4.11. Environmental Compliance.

Except as set forth on Schedule 4.11, or that otherwise could not be expected to have a Material Adverse Effect:

- (a) The System as currently operated by Seller and all operations and activities conducted by Seller with respect to the System are in compliance in all material respects with all applicable Environmental Requirements.
- (b) Seller has generated, used, handled, treated, stored and disposed of all Hazardous Materials in (i) compliance in all material respects with all applicable Environmental Requirements and (ii) a manner that has not given, and could not reasonably be anticipated to give, rise to Environmental Liabilities.

(c) Seller has not received notice of any Environmental Claims related to the System that have not been fully and finally resolved, and to the Knowledge of Seller no claims of Environmental Liabilities have been threatened allegedly arising from or relating to the System that have not been fully and finally resolved.

(d) Hazardous Materials are not present at or on the System or Acquired Assets, there has been no Release of Hazardous Materials at, on or from any part of the System or the Acquired Assets, in each case in a manner that violates any Environmental Requirements or has resulted in, or could reasonably be anticipated to give rise to, Environmental Liabilities.

(e) No Lien or activity use limitation or institutional control has been recorded affecting any Acquired Assets by any Governmental Authority due to either the presence of any Hazardous Material on or off the Acquired Assets or a violation of any Environmental Requirement.

(f) There are no underground storage tanks on or at any of the Acquired Assets. Any underground storage tanks previously located at the Acquired Assets have been removed or otherwise closed, plugged and abandoned in compliance with applicable Environmental Requirements in effect at the time of such closure.

(g) No PCB Equipment is on or at any of the Acquired Assets. Any PCB Equipment that previously existed at the Acquired Assets has been flushed of polychlorinated byphenyls or has been removed and properly disposed of, in compliance with applicable Environmental Requirements, and any remaining PCB Equipment is labeled to the extent required under applicable Environmental Requirements and being managed in compliance with applicable Environmental Requirements.

(h) No Regulated Asbestos Containing Material exists in or on the Acquired Assets in an aggregate amount that would reasonably be expected to result in an Environmental Liability; and any Regulated Asbestos Containing Material is being managed in compliance with all applicable Environmental Requirements.

(i) Seller has delivered to Buyer (1) all material environmental site assessments or reasonable and accurate summaries thereof pertaining to the System, (2) all material compliance audits or compliance assurance reviews prepared within the previous five (5) years or reasonable and accurate summaries thereof relating to compliance with Environmental Requirements by the System, and (3) reasonable and accurate summaries of, or all material documents pertaining to, any known and unresolved Environmental Liabilities incurred in relation to the System, to the extent possessed by or under the reasonable control of Seller.

Section 4.12. Authorizations and Permits.

Schedule 4.12 sets forth the Authorizations and Permits of Seller that are currently in full force and effect; (ii) Seller has made true and complete copies of all Authorizations and Permits available to Buyer; and (iii) except as set forth on Schedule 4.12, Seller is in compliance with all terms, conditions and requirements of all Authorizations and Permits, except in each case where such violation or failure, individually or in the aggregate, would not have a Material Adverse

Effect, and no proceeding is pending or, to the Knowledge of Seller threatened relating to the revocation or limitation of any of the Authorizations or Permits, other than those revocations or limitations which do not individually or in the aggregate have a Material Adverse Effect.

Section 4.13. System Contracts.

- (a) Schedule 4.13 sets forth a complete and accurate list of all the Assigned Contracts.
- (b) Seller has made available to Buyer true and complete copies of all of the Assigned Contracts.
- (c) All of the Assigned Contracts set forth on Schedule 4.13 are in full force and effect. Seller has not, nor to the Knowledge of Seller has any other party thereto, breached any material provision of or defaulted under the material terms of, nor does any condition exist which, with notice or lapse of time, or both, would cause Seller, or to the Knowledge of Seller, any other party, to be in default under any Assigned Contract.

Section 4.14. Compliance with Law; Litigation.

- (a) Seller has operated and is operating the System in compliance, in all material respects, with all Laws, Authorizations and Permits and is not in breach of any Law, Authorization or Permit that would have a Material Adverse Effect on the operations of the System or on Buyer. There are no Authorizations or Permits from any Governmental Authority necessary for the operation of the System as currently being operated except for those Authorizations and Permits set forth on Schedule 4.12.
- (b) Except at set forth on Schedule 4.14, there are no facts, circumstances, conditions or occurrences regarding the System that could reasonably be expected to give rise to any environmental claims or governmental enforcement actions that could reasonably be expected to have a Material Adverse Effect, and there are no past, pending or threatened environmental claims or governmental enforcement actions against Seller that individually or in the aggregate could reasonably be expected to have a Material Adverse Effect.
- (c) Except at set forth on Schedule 4.14, no action, suit or proceeding, at law or in equity, or before or by any Governmental Authority, is pending nor, to the Knowledge of Seller, threatened against Seller before or at the time of Closing that could reasonably be expected to have a Material Adverse Effect on the operations of the System. As of the Effective Date, no action, suit or proceeding, at Law or in equity, or before or by any Governmental Authority, is pending nor, to the Knowledge of Seller, threatened against Seller which could materially affect the validity or enforceability of this Agreement.

Section 4.15. Broker's and Finder's Fees.

No broker, finder, or Person is entitled to any commission or finder's fee by reason of any agreement or action of Seller in connection with this Agreement or the transactions contemplated by this Agreement. Seller shall pay when due the fees and expenses of their financial and technical advisors. Seller has employed Public Financial Management, Inc., as municipal advisor to provide transaction structuring advice and to provide Seller with municipal advice relating to the sale of

the System. Seller shall pay all fees owed to Public Financial Management, Inc. in connection with the transactions contemplated by this Agreement.

Section 4.16. Title to the Acquired Assets; Sufficiency.

(a) Except as set forth on Schedule 4.16(a), Seller has good and marketable title to, all Real Property, and valid leasehold interest in or valid licenses or Easements to use and access, all of the Acquired Assets, free and clear of all Liens, other than Permitted Liens and Liens which will be fully and unconditionally released at or before Closing. The use of the Acquired Assets is not subject to any Liens, other than Permitted Liens, and such use does not encroach on the property or the rights of any Person.

(b) Except as set forth on Schedule 4.16(b), the Acquired Assets are sufficient for, and constitute all the assets, properties, business, goodwill and rights of every kind and description, and services required for, the continued conduct and operation of the System by Buyer in substantially the same manner as currently conducted and operated by Seller. Except for the Excluded Assets and except as set forth on Schedule 4.16(b), (i) the Acquired Assets, taken as a whole, comprise all the assets, properties, business, goodwill and rights of every kind and description used or held for use in, or useful or necessary to the operation of the System as currently operated by Seller, and (ii) there are no assets, properties, business, goodwill, rights or services used in the conduct or operation of the System that are owned by any Person other than Seller that will not be licensed or leased to Buyer under valid, current license arrangements or leases. None of the Excluded Assets are material to the System.

Section 4.17. Pending Development Plans.

Schedule 4.17 sets forth a full and complete list of all Pending Development Plans as of the Effective Date. Each Pending Development Plan, if consummated could result in the expansion of the Service Area. Seller provides no assurances whatsoever that any development or expansion of the Service Area associated with any Pending Development Plan will actually be undertaken or completed. The Parties expect that Schedule 4.17 will change from time to time between the Effective Date and Closing, and the Seller shall provide updates to Schedule 4.17 pursuant to Section 9.03.

Section 4.18. Land Development Agreements/Financial Security Agreements

Schedule 4.18 sets forth a list of all Land Development / Financial Security Agreements existing as of the Effective Date between Seller and any third party.

ARTICLE V. REPRESENTATIONS AND WARRANTIES OF BUYER

Buyer makes only the representations and warranties which are set forth in this Article V.

As a material inducement to Seller to enter into this Agreement and to consummate the transactions contemplated by this Agreement, Buyer represents and warrants to Seller, as of the Effective Date and as of the Closing Date (except to the extent any of the following representations and warranties specifically apply or relate to another date, in which event such representations and warranties shall be true and correct as of such other date), as follows:

Section 5.01. Organization.

Buyer is duly organized, validly existing and in good standing under the laws of the state of its organization.

Section 5.02. Authorization and Validity of Agreement.

Buyer has the power and authority to enter into this Agreement and to do all acts and things and execute and deliver all other documents as are required hereunder to be done, observed or performed by it in accordance with the terms of this Agreement. This Agreement has been duly authorized, executed and delivered by Buyer and is a valid and legally binding obligation of Buyer, enforceable against it in accordance with the terms hereof, subject only to applicable bankruptcy, insolvency and similar laws affecting the enforceability of the rights of creditors generally and to general principles of equity.

Section 5.03. No Conflict or Violation.

The execution and delivery of this Agreement by Buyer, the consummation of the transactions contemplated hereby and the performance by Buyer of the terms, conditions and provisions hereof has not and will not contravene or violate or result in a material breach of (with or without the giving of notice or lapse of time, or both) or acceleration of any material obligations of Buyer under (i) any Law, (ii) any material agreement, instrument or document to which Buyer is a party or by which it is bound or (iii) the articles, bylaws or governing documents of Buyer.

Section 5.04. Consents and Approvals.

Schedule 5.04 sets forth a list of each consent, waiver, authorization or approval of any Governmental Authority, or of any other Person, and each declaration to or filing or registration with any Governmental Authority required in connection with the execution and delivery of this Agreement by Buyer or the performance by Buyer of its obligations hereunder.

Section 5.05. Broker's and Finder's Fees.

No broker, finder or third party is entitled to any commission or finder's fee in connection with this Agreement or the transactions contemplated by this Agreement.

Section 5.06. Financial Wherewithal.

Upon Closing, and after giving effect to the consummation of the transactions contemplated hereby and the incurrence of any indebtedness in connection therewith, Buyer shall have the financial ability and will have sufficient working capital for its needs and anticipated needs to operate the System as a certificated public utility system regulated by the PaPUC, authorized, among things, to provide wastewater utility services to retail residential, commercial and industrial customers in the System.

Section 5.07. Sufficient Funds.

Buyer shall have sufficient funds available at Closing to consummate the transactions contemplated by this Agreement, to pay the Purchase Price in accordance with Article III and expenses related to the transactions contemplated by this Agreement, and on and after Closing, to generally provide ownership, operation and capital for the operations and capital needs of the System following the Closing, and assuring that the customers of the System will receive safe, adequate and reliable wastewater service equal to or better than such customers would have received without the transactions contemplated by this Agreement and at all times consistent with the provisions of the Pennsylvania Public Utility Code, 66 Pa. C. S. § 101 *et seq.*, and Law.

Section 5.08. Independent Decision.

Except as expressly set forth in this Agreement, or any of the related agreements, Buyer acknowledges that (a) neither Seller nor any other Person has made any representation or warranty, express or implied, as to the accuracy or completeness of the System or information provided to Buyer, and (b) neither Seller nor any other Person shall have or be subject to any liability to Buyer or any other Person resulting from the distribution to Buyer, or Buyer use of, any information regarding the System or Acquired Assets that has been furnished or made available to Buyer and its Representatives.

Section 5.09. Scheduled Matters.

Buyer acknowledges that: (a) the inclusion of any matter on any Schedule shall not be deemed an admission by Seller that such listed matter is material or that such listed matter has or could have a material adverse effect or constitutes a material liability with respect to the Acquired Assets; (b) matters reflected in the Schedules are not necessarily limited to matters required by this Agreement to be reflected in such Schedules; and (c) such additional matters are set forth for informational purposes only and do not necessarily include other matters of a similar nature.

Section 5.10. Independent Investigation.

Buyer acknowledges that it has conducted an independent investigation of the financial condition, assets, liabilities, properties and projected capital needs and operations of the System in making its determination as to the propriety of the transaction contemplated by this Agreement and, in entering into this Agreement and related agreements, has relied solely on the results of its investigation and on the representations and warranties of Seller expressly contained in Article IV of this Agreement.

Section 5.11. Litigation.

Buyer is not in breach of any Law that could have a material adverse effect on the operations of the System or Buyer. Neither Buyer nor any Affiliate of Buyer is listed on any of the following lists maintained by the Office of Foreign Assets Control of the United States Department of the Treasury, the Bureau of Industry and Security of the United States Department of Commerce or their successors, or on any other list of Persons with which Seller may not do business under Law: the Specially Designated Nationals List, the Denied Persons List, the Unverified List, the

Entity List and the Debarred List. Except as set forth on Schedule 5.11, no action, suit or proceeding, at law or in equity, or before or by any Governmental Authority, is pending nor, to the Knowledge of Buyer, threatened against Buyer before or at the time of Closing, which will have a material adverse effect on (i) the transactions contemplated by this Agreement or (ii) the validity or enforceability of this Agreement.

ARTICLE VI.

TITLE TO REAL PROPERTY; EASEMENTS

Section 6.01. Evidence of Title.

Subject to Section 6.06, with respect to all Real Property, Buyer shall obtain at its sole cost and expense a commitment for a Title Policy (the "Title Commitment"), issued by a title insurance company selected by Buyer and licensed to insure title to real property by the Commonwealth of Pennsylvania (the "Title Company"). Promptly following the Effective Date, Buyer shall order the Title Commitment from the Title Company and shall provide Seller evidence of the order. Notwithstanding anything to the contrary in Section 6.02(a), a purported Objection Notice is void with respect to any parcel of Real Property if, within thirty (30) Business Days after the Effective Date, Buyer has not ordered the Title Commitment from the Title Company for such parcel of Real Property and provided Seller with evidence of the order.

Section 6.02. Objections to Title.

(a) Notice of Objections. Within thirty (30) Business Days of Buyer's receipt of the Title Commitment for any of the parcels of Real Property, Buyer shall deliver to Seller a true, correct and complete copy of the Title Commitment and true, correct, complete and legible copies of all exception documents listed in the Title Commitment, along with Buyer's notice to Seller of any exceptions to title set forth on Schedule B of the Title Commitment to which Buyer objects (the "Objection Notice"). The exceptions listed in the Title Objection Notice are referred to as the "Title Objection Items." None of the following are Title Objection Items: (a) Permitted Liens, (b) items that pertain to Buyer or any requirements, conditions or obligations of Buyer, (c) matters of record that are set forth in the Title Commitment and adversely restrict or prevent the use of the Real Property in the operation of the System and (d) standard Title Company exceptions (such as the "survey" exception). Any Objection Notice which does not include a true, correct and complete copy of the Title Commitment and true, correct, complete and legible copies of any and all exception documents listed in the Title Commitment is void. If Buyer provides Seller with an Objection Notice, Seller shall use its commercially reasonable efforts to have all of the Title Objection Items cured, satisfied or released of record, or bond over, by the Title Company ("Cure" or "Cured") before or as of the Closing. At or before the Closing, Seller shall deliver written evidence to Buyer, in form and substance reasonably satisfactory to Buyer and at Seller's cost and expense, evidencing that Seller has Cured all Title Objection Items.

(b) Liens. Without limiting Seller's obligations pursuant to Section 6.02(a), before or as of the Closing, Seller shall, at its sole cost and expense, Cure any Lien encumbering the Real Property which can be Cured by the payment of money (other than Permitted Liens).

(c) Title Endorsements/Survey. Buyer shall pay for any endorsements required by Buyer or any mortgagee of Buyer to the Title Policy. If any survey is required by Buyer or its mortgagee, either as a condition to any endorsement or otherwise, Buyer shall pay to obtain the survey and all related costs and expenses. If Buyer obtains a survey of any Real Property and wants the deed to contain the legal description based on a survey, if the same is not identical to the legal description contained in Seller's deed of record, Seller is not obligated to include the same in the deed to Buyer unless the survey is certified to Seller and such description is included in the deed on a "quitclaim" basis only and without warranty of title.

(d) License at Closing. Seller shall provide Buyer with a license agreement granting Buyer a license in all of Seller's rights to access Real Property in order to allow Buyer to operate and maintain the System until such time as Buyer is provided title to such Real Property as provided for in this Agreement. For the avoidance of doubt, Seller shall provide such title as soon as reasonably practicable in accordance with Section 6.01.

(e) Insurable Claims. To the extent any Claim for Losses under Article VIII is an Insurable Claim, Buyer shall assert and pursue with reasonable diligence the Insurable Claim against the Title Company (which includes commencing litigation and diligently prosecuting the Insurable Claim to judgment) before pursuing a Claim for Losses under Article VIII. Following a non-favorable judgment that substantially denies the relief sought by Buyer from the Title Company in connection with the Insurable Claim (each a "Non-Favorable Judgment"), Buyer may, following such Non-Favorable Judgment, pursue Seller with a Claim for Losses under Article VIII (any Claim against Seller following an attempted Insurable Claim against the Title Company is a "Residual Title Claim"). Notwithstanding anything to the contrary in Article VIII, Buyer must assert a Claim for Losses based upon a Residual Title Claim within sixty (60) day of the Non-Favorable Judgment. For purposes of this Section 6.02(d), an "Insurable Claim" means a Claim that: (i) arises out of Buyer's discovery of a title defect or encumbrance with respect to any of the Real Property following the Closing Date that materially restricts or prevents the use of such Real Property in the operation of the System; and (ii) is a claim against the Title Company under the Title Policy. Buyer acknowledges that any Claims that it could otherwise bring as a breach of a covenant of title under the special warranty deed to the Real Property is included within the Claim for Losses under Article VIII and is subject to the terms of this Section 6.02(d) of first pursuing the same as an Insurable Claim.

Section 6.03. Title Expenses.

Irrespective of whether Closing occurs, Buyer shall pay all costs and expenses for obtaining the Title Commitment, Title Policy and any survey. Seller shall pay for all expenses to release, satisfy or bond over any Liens, and to effect the Cure of any Title Objection Items that Seller undertakes to Cure, including the cost of any title endorsement to insure Buyer against any adverse effect of such Title Objection Items.

Section 6.04. UCC Search; Releases.

Not later than sixty (60) Business Days after the Effective Date, Buyer shall obtain at its sole cost and expense a Uniform Commercial Code search against Seller covering any of the personal property or fixtures included among the Acquired Assets from the Office of the Secretary

of the Commonwealth of Pennsylvania and the Recorder of Chester County, Pennsylvania (the “UCC Search”). On or before the Closing, Seller shall obtain at its sole cost and expense releases of any and all security interests in any of the Acquired Assets which are not Permitted Liens. Seller shall provide the form of the releases of any security interests to Buyer on or before the Closing Date.

Section 6.05. Easements.

(a) Promptly after the Effective Date and before the Closing, Seller shall, at its sole cost and expense, cause an abstractor selected by Seller and reasonably acceptable to Buyer and the Title Company (the “Abstractor”) to perform a search of the public land records of Chester County, based on Seller’s records and plans of the System (and such other sources of information as are reasonably related thereto), by means of searching the grantee index in the names of Seller and such other searches as the Abstractor may reasonably make, to (i) identify and provide Buyer with title information on all recorded Easements, and (ii) together with Seller, identify all Missing Easements. During this process, as the Abstractor provides written search results to Seller (including updated versions of the Abstractor search result chart), Seller will promptly provide the same to Buyer for its review, and Seller shall, or shall cause the Abstractor to, provide Buyer with periodic updates (which shall occur no less frequently than bi-weekly) on the status of the activities set forth in the previous sentence. Promptly after the Effective Date, Seller shall engage an engineer to develop a map of all collection pipes, services, pump stations, manholes of the System and identify each parcel within the Service Area that Seller’s sanitary wastewater conveyance facilities encroaches upon private property for use in connection with the Abstractor’s report to identify the Missing Easements.

(b) Notice of Objections. Within forty five (45) days of Buyer’s receipt from the Seller (or the Abstractor or an engineer) of the information described in subsection 6.05(a), Buyer shall deliver to Seller written notice identifying the encumbrances on the Easements that, in Buyer’s reasonable opinion, could materially and adversely restrict or prevent the use of the Easements in the operation of the System, (an “Easement Objection Notice”). Buyer shall not be permitted to include in its Easement Objection Notice any encumbrances that: (a) are Permitted Liens, (b) pertain to the Buyer or any requirements, conditions or obligations of the Buyer, or (c) are matters of record and set forth in the Abstractor’s search results that do not, in Buyer’s reasonable opinion, materially and adversely restrict or prevent the use of the Easements in the operation of the System (specifically including mortgages or other instruments securing indebtedness incurred by the owner of the land burdened by the Easement) (such exceptions objected to in the Objection Notice, the “Easement Objection Items.” If Buyer provides the Seller with an Easement Objection Notice, the Seller shall use commercially reasonable efforts to have the Easement Objection Items Cured, prior to or as of the Closing. If Seller is unable to Cure any Easement Objection Item, Seller shall grant Buyer a license pursuant to Section 6.05(d) in all of Seller’s rights necessary to access Easements and operate and maintain the System until such time as Buyer is provided title to such Easement as provided for in this Agreement.

(c) If during the process of Abstractor’s review and investigation of the Chester County land records, Seller determines that there is a Missing Easement, Seller shall take any and all actions (including the use of its power of condemnation) to obtain any Missing Easements so that the same may be sold, assigned, transferred and conveyed to Buyer at the Closing pursuant to the terms and

conditions of this Agreement. All costs and expenses incurred in connection with obtaining each Missing Easement (including any payment to a landowner in connection with condemnation, in lieu of condemnation or otherwise) shall be paid by Seller and no additional consideration shall be payable by Buyer for any Missing Easement. If Seller has not obtained all Missing Easements by the date that is sixty (60) Business Days after the date that Abstractor has completed its review of the County land records and delivered the last results to Seller (the “Abstract Completion Date”), then, no later than thirty (30) Business Days after the Abstract Completion Date (but in any event no later than thirty (30) days before the Closing), Seller shall commence and file in the Court of Common Pleas, Chester County, a condemnation or eminent domain proceeding to obtain any and all such Missing Easements. For the purposes of clarity, upon obtaining each Missing Easement (including upon the final resolution of a condemnation proceeding), each Missing Easement that has been acquired or obtained by Seller will be considered an Easement.

(d) License at Closing. Seller shall provide Buyer with a license agreement granting Buyer a license in all of Seller’s rights to access Easement in order to allow Buyer to operate and maintain the System until such time as Buyer is provided title to such Easement as provided for in this Agreement.

(e) Escrow at Closing for Missing Easements. For all of the Missing Easements listed on attached Schedule 6.05(e) as of the Closing Date, Seller will have additional time following the Closing Date to secure and assign and transfer the Missing Easements to Buyer. Seller shall diligently pursue and deliver the Missing Easements on or before the third (3rd) anniversary of the Closing Date, subject to any extension as permitted by Escrow Agreement, in the form attached as Exhibit C, that will require, among other things, the funding of an escrow account in the amount of Two Thousand Dollars (\$2,000) per Missing Easements listed on attached Schedule 6.05(e) as of the Closing Date to secure the Seller’s obligations under this Agreement and the Escrow Agreement.

Section 6.06. Unscheduled Property.

The Parties acknowledge that Seller may own interests in or have the legal right to use or occupy the Real Property and Easements that is necessary or essential to the operation of the System and that is not set forth on Schedule 4.09 (the “Unscheduled Real Property”). If the Parties discover before or after the Closing Date, one or more parcels of Unscheduled Real Property, the discovering Party shall notify the non-discovering Party of the discovery. In addition to its obligations in Section 2.03, Seller shall convey, assign or otherwise transfer any rights to each parcel of Unscheduled Real Property, without additional consideration payable by Buyer, in such a manner as to provide Buyer with reasonable assurances that Buyer may use or occupy the Unscheduled Real Property as it was used by Seller as of the Effective Date.

ARTICLE VII.

OTHER AGREEMENTS

Section 7.01. Taxes.

Seller shall pay any and all Taxes, if any, arising out of the ownership of the Acquired Assets and out of the operation of the System before the Closing.

Section 7.02. Cooperation on Tax Matters.

Seller shall furnish or cause to be furnished to Buyer, as promptly as practicable, whether before or after the Closing Date, such information and assistance relating to the System as is reasonably necessary for the preparation and filing by Buyer of any filings relating to any Tax matters.

Section 7.03. Rates.

(a) Rates. Buyer shall implement the Seller's sanitary wastewater base rates then in effect at Closing, as set forth on Schedule 7.03(a) (the "Base Rate") as Buyer's effective sanitary wastewater base rates, provided that the rates set forth on Schedule 7.03(a) (at Closing) shall not be lower than those in effect on the date the Effective Date. Buyer shall not propose to increase Base Rates until after the third anniversary of the Closing Date. Buyer intends to bill customers on a monthly basis instead of annual billing, which Buyer will prorate accordingly. At and after the Closing, Buyer shall charge and collect its then-existing miscellaneous fees and charges and apply its then-existing rules and regulations for wastewater service in the Buyer's tariff (or rules and regulations), as amended from time to time, within the Service Area.

(c) PaPUC Approval. The Buyer shall include the rate provisions of Sections 7.03(a) in its requested PaPUC Governmental Approval.

Section 7.04. Buyer Taxpayer.

From and after the Closing Date, Buyer acknowledges that, upon conveyance of the Acquired Assets to Buyer, Buyer will be subject to, among other Taxes, real estate Taxes, which Buyer shall pay when due.

Section 7.05. PaPUC Approval.

(a) Promptly after the Effective Date, Buyer shall timely initiate and faithfully prosecute the necessary proceedings to obtain from the PaPUC (i) the issuance of certificates of public convenience to Buyer to provide wastewater services in the Service Area and (ii) the approval of the acquisition of the System by Buyer under terms and conditions that are reasonably acceptable to Seller and Buyer. Seller shall cooperate with and assist Buyer in proceedings before the PaPUC.

(b) Buyer and Seller hereby agree that the procedures for determining fair market value of the System and Acquired Assets outlined in subsection (a) of Section 1329 of Title 66 of the

Pennsylvania Consolidated Statutes (“Section 1329”) shall be utilized and filed with the PaPUC as contemplated by Section 1329.

(c) The fees and expenses related to engaging the licensed engineer for such Section 1329 determination shall be paid one-half (50%) by Buyer and one-half (50%) by Seller.

(d) Buyer, in Buyer’s first base rate proceeding with respect to the System following the Closing, shall propose the use of statutory and regulatory mechanisms available to benefit the Buyer’s acquired customers for ratemaking purposes.

Section 7.06. Remedies for Breach of Article VII Agreements.

If Buyer breaches any of the covenants and agreements set forth in this Article VII following Closing, in addition to all other rights and remedies available at law or in equity, including specific performance and/or injunctive relief, Seller may commence proceedings before the PaPUC seeking enforcement of such covenants and agreements.

Section 7.07. Operation and Maintenance of the MS4 System.

Subject to Law, Seller, shall at all times maintain ownership of its MS4 System and Stormwater System Assets. Seller will maintain any NPDES permits related to the Stormwater System Assets.

Section 7.08. Utility Valuation Experts.

Buyer and Seller shall each be responsible for the costs associated with their respective Utility Valuation Expert for the preparation and completion of their respective Utility Valuation Expert’s appraisal report and any additional work by their respective Utility Valuation Expert necessary to assist in the processing and prosecution of the application to the PaPUC in regard to this transaction under Section 1329.

Section 7.09. EDU Allocations.

In connection with EDU allocations, Buyer shall at all times act in compliance with Seller’s ordinances, including those with respect to zoning and land use, the Seller’s Act 537 plan and the Seller’s comprehensive plans.

Section 7.10 Act 537 Plan.

(a) Buyer acknowledges that Seller previously drafted and committed to an Act 537 Plan under the Pennsylvania Sewage Facilities Act (the original plan established in 1995, together with all subsequent amendments, the “Plan”), which has been made available to Buyer and which may be amended pursuant to Section 12.08 hereunder. Buyer understands that the Plan contains obligations and commitments, as more fully set forth in the Plan to complete certain improvements and upgrades to the System (the “System Improvements”). Buyer shall accept and complete all of the System Improvements as Seller agreed to complete under the Plan.

(b) Buyer acknowledges the Seller has jurisdiction over sewage facilities planning and sewer service through the Plan and its Act 537 planning program, zoning, subdivision and land development ordinances and comprehensive land use planning policies. Buyer and Seller shall cooperate with respect to current and future sewage facilities planning and sewer service consistent with the provisions of this Section 7.10.

(c) Subject to PaPUC approval of the Service Area as specified in Section 7.10, Buyer shall extend sewer lines and provide sewage collection and treatment services to properties within the Service Area in a manner consistent with the Plan and the Buyer's Tariff. Pursuant to Section 12.08, Seller will confer with Buyer concerning any amendment to the Plan that would affect the provision of sewage collection and treatment services within the Service Area. Seller will not propose or adopt any amendment to the Plan that would reduce the Service Area or divert wastewater flows generated from properties located within the Service Area from being served by the System without the approval of Buyer.

(d) Buyer will not request, pursue, or implement expansions of the System within the Seller's border beyond the current Service Area (that would trigger a Plan amendment) without the prior written approval of Seller and the PaDEP. Seller shall promptly notify and confer with Buyer, and consider Buyer's comments, concerning any proposed Plan amendment (including any sewage facilities planning module) that would involve the provision of sewage collection and treatment services by the System to area or properties outside of the Service Area. With respect to any such potential Plan amendment, Seller and Buyer shall cooperate in evaluating alternatives for provision of sewage services to such areas consistent with the requirements of 25 Pa Code Ch. 71, including consideration of the technical feasibility, economic feasibility and cost effectiveness, consistency with the objectives and policies of plans and requirements of 25 Pa. Code Ch. 71.21(a)(5), consistency with municipal land use plans and ordinances, subdivision ordinances and other ordinances and plans for controlling land use and development, technically and administratively able to be implemented, and other factors required under Act 537 or under Buyer's Tariff.

(e) If Seller and Buyer each determine that the provision of sewage collection and treatment services by the System to certain areas or properties outside of the Service Area is technically feasible, economically feasible and cost effective, and meets all of the requirements set forth in Act 537 and 25 Pa. Code Ch. 71, the Seller shall amend the Plan to include such identified areas and properties in the Service Area. If Seller amends the Plan pursuant to this subsection and such amendment is approved by PaDEP, (i) Buyer shall request that the modified Service Area be approved by PaPUC; and (ii) subject to PaPUC approval of the inclusion of such modified Service Area, Buyer shall extend sewer lines and provide sewage collection services to properties within such Service Area in a manner consistent with the Plan and Buyer's Tariff.

Section 7.11 Compliance and Operational Reports.

After the Effective Date and through the Closing Date, Seller shall provide Buyer with a periodic report to the person designated by Buyer, disclosing any and all material compliance or operational deficiencies that occurred during the previous month.

Section 7.12 Required Sewer Projects / Malvern Hunt System.

(a) Subject to extensions set forth in subsection (b) below, on or prior to the later to occur of: (i) the first anniversary of the Closing Date; or (ii) first anniversary following the date on which Seller secures and assigns to Buyer: all permits required from any Governmental Authority having jurisdiction over the Required Sewer Projects or the completion thereof; and all easements or other property rights required to complete the Required Sewer Projects, Buyer shall complete the sewer projects set forth on Schedule 7.12 (the “Required Sewer Projects”) and a map of the expanded Service Area anticipated to result from the Required Sewer Projects as set forth on Schedule 7.12. Each Required Sewer project is deemed complete only upon notice of Seller’s reasonable satisfaction of completion. After the Closing Date and through the completion date of each Required Sewer Project, Buyer shall provide Seller with a periodic report to the person designated by Seller, with an update and status report regarding each Required Sewer Project.

(b) The one (1) year deadline set forth in subsection (a) above shall be extended for any delays resulting from the discovery of concealed subsurface conditions, including but not limited to, the presence of rock or infrastructure of other utilities requiring relocation.

(c) Seller shall be responsible for all work to decommission the Excluded Assets specified on Schedule 2.02(h) (the “Malvern Hunt System”) and for constructing all gravity and / or force main piping systems required to divert sewage flow into the existing collection system included with the Acquired Assets, all in compliance with applicable Laws. The decommissioning work conducted by Seller shall include upgrade of existing pumping systems if needed. Seller shall be responsible for post-decommissioning water quality sampling of existing groundwater monitoring wells as well as preparation of a final closure report to PA DEP if required by DEP.

Section 7.13 Governance Matters.

Effective on the Closing Date, Seller shall:

(i) provide Buyer with all financial information and other reports or communications received by Seller from the Valley Forge Sewer Authority within two (2) Business Days of receipt of such information by Seller from the Valley Forge Sewer Authority; and

(ii) appoint, as Seller representative, the person identified by Buyer to the joint board pursuant to the Valley Forge Sewage Treatment Plant Agreement and any successor to any subsequent term.

ARTICLE VIII.

INDEMNIFICATION

Section 8.01. Survival.

All representations and warranties contained in this Agreement shall survive until twelve (12) months following the Closing Date, except that (a) the representations and warranties of Seller set forth in Section 4.01 (Organization), Section 4.02 (Power and Authority), Section 4.03 (Enforceability) and Section 4.15 (Brokers’ and Finders’ Fees) (collectively, the “Seller

Fundamental Representations”) shall survive the Closing indefinitely or until the latest date permitted by Law, and (b) the representations and warranties of Buyer set forth in Section 5.01 (Organization), Section 5.02 (Authorization and Validity of Agreement), and Section 5.05 (Brokers’ and Finders’ Fees) (collectively, the “Buyer Fundamental Representations”) shall survive the Closing indefinitely or until the latest date permitted by Law. The covenants and agreements of the Parties contained in this Agreement survive the Closing indefinitely or for the shorter period explicitly specified therein, except that for those covenants and agreements that survive for a shorter period, breaches thereof survive indefinitely or until the latest date permitted by Law. Notwithstanding the preceding sentences, (x) any breach of representation, warranty, covenant or agreement in respect of which indemnity may be sought under this Agreement shall survive the time at which it would otherwise terminate pursuant to the preceding sentences, if notice of the inaccuracy or breach thereof giving rise to such right of indemnity shall have been given to the Party against whom such indemnity may be sought before such time, and (y) nothing contained in this Section 8.01 shall limit in any way any rights a Party may have to bring claims grounded in fraud, intentional misrepresentation or willful misconduct, which rights shall survive the Closing indefinitely.

Section 8.02. Indemnification by Seller.

To the maximum extent permitted by Law and subject to the terms and conditions of this Article VIII, Seller shall indemnify, defend and hold harmless, Buyer and its successors and Affiliates and their respective employees, officers, directors, trustees and agents (the “Buyer Indemnified Persons”), from and against any and all claims for Losses arising from or relating to: (a) any misrepresentation as to, or any material inaccuracy in, any of the representations and warranties of Seller contained in this Agreement or in any exhibit, schedule, certificate or other instrument or document furnished or to be furnished by Seller before the Closing pursuant to this Agreement (without regard to any materiality, Material Adverse Effect or related qualifications in the relevant representation or warranty (except where such provision requires disclosure of lists of items of a material nature or above a specified threshold)); (b) any breach or nonfulfillment of any of the covenants or agreements of Seller contained in this Agreement or in any exhibit, schedule, certificate or other instrument or document furnished or to be furnished by Seller before the Closing pursuant to this Agreement; or (c) any Excluded Liability or Excluded Asset.

Section 8.03. Indemnification by Buyer.

To the maximum extent permitted by Law and subject to the terms and conditions of this Article VIII, Buyer shall defend, indemnify and hold harmless Seller and its successors and Affiliates and each of their respective employees, officers, directors and agents (the “Seller Indemnified Persons”) from and against any and all claims for Losses arising from or relating to: (a) any material misrepresentation as to, or any material inaccuracy in, any of the representations and warranties of Buyer contained in this Agreement or in any exhibit, schedule, certificate or other instrument or document furnished or to be furnished by Buyer pursuant to this Agreement; (b) any material breach of any of the covenants or agreements of Buyer contained in this Agreement or in any exhibit, schedule certificate or other instrument or document furnished or to be furnished by Buyer pursuant to this Agreement; (c) any Assumed Liability as and when payment and performance is due, including without limitation any liability related to any claims by any Governmental Authority; (d) Buyer’s actions involving Environmental Laws, Hazardous

Materials or environmental claims from and after the Closing Date; or (e) the ownership, operation or control of the Acquired Assets or the System from and after the Closing Date.

Section 8.04. Indemnification Procedure.

(a) Third Party Claims. If any Indemnified Party receives notice of the assertion or commencement of any action, suit, claim or other legal proceeding made or brought by any Person who is not a Party or an Affiliate of a Party or a Representative of a Party (a “Third Party Claim”) against such Indemnified Party with respect to which the Indemnifying Party may be obligated to provide indemnification under this Agreement, the Indemnified Party shall promptly notify the Indemnifying Party thereof. The failure to give such prompt notice shall not, however, relieve the Indemnifying Party of its indemnification obligations, except and only to the extent that the Indemnifying Party forfeits material rights or material defenses by reason of such failure. Such notice by the Indemnified Party shall describe the Third Party Claim in reasonable detail and shall indicate the estimated amount, if reasonably practicable, of the Loss that has been or may be sustained by the Indemnified Party. The Indemnifying Party may participate in, or by giving notice to the Indemnified Party (and subject to the other requirements herein) to assume the defense of any Third Party Claim at the Indemnifying Party’s expense and by the Indemnifying Party’s own counsel (which counsel shall be reasonably acceptable to the Indemnified Party), so long as (i) the Indemnifying Party notifies the Indemnified Party, within ten (10) Business Days after the Indemnified Party has given notice of the Third Party Claim to the Indemnifying Party (or by such earlier date as may be necessary under applicable procedural rules in order to file a timely appearance and response) that the Indemnifying Party is assuming the defense of such Third Party Claim, and if the Indemnifying Party assumes control of such defense it must first agree and acknowledge in such notice that the Indemnifying Party is fully responsible (with no reservation of any rights other than the right to be subrogated to the rights of the Indemnified Party) for all Losses relating to such Third Party Claim, (ii) the Indemnifying Party conducts the defense of the Third Party Claim actively and diligently and at its own cost and expense, and (iii) the Third Party Claim (A) does not involve injunctive relief, specific performance or other similar equitable relief, any claim in respect of Taxes, any Governmental Authority, any criminal allegations, or any potential damage to the goodwill, reputation or overriding commercial interests of Buyer or its Affiliates, (B) is not one in which the Indemnifying Party is also a party and joint representation would be inappropriate or there may be legal defenses available to the Indemnified Party which are different from or additional to those available to the Indemnifying Party, or (C) does not involve a claim which, upon petition by the Indemnified Party, the appropriate court rules that the Indemnifying Party failed or is failing to vigorously prosecute or defend. The Indemnified Party shall reasonably cooperate in good faith in such defense. If the Indemnifying Party assumes the defense of any Third Party Claim, subject to Section 8.04(b), it may take such action as it deems necessary to avoid, dispute, defend, appeal or make counterclaims pertaining to any such Third Party Claim in the name and on behalf of the Indemnified Party. The Indemnified Party may, at its own cost and expense, participate in the defense of any Third Party Claim with counsel selected by it subject to the Indemnifying Party’s right to control the defense thereof. If the Indemnifying Party elects not to compromise or defend such Third Party Claim or fails to promptly notify the Indemnified Party in writing of its election to defend as specified in this Agreement, the Indemnified Party may, subject to Section 8.04(b), pay, compromise, and defend such Third Party Claim and seek indemnification for any and all Losses based upon, arising from or relating to such

Third Party Claim. Seller and Buyer shall reasonably and in good faith cooperate with each other in all reasonable respects in connection with the defense of any Third Party Claim, including making available records relating to such Third Party Claim and furnishing, without expense (other than reimbursement of actual out-of-pocket expenses) to the defending party or management employees of the non-defending party as may be reasonably necessary for the preparation of the defense of such Third Party Claim.

(b) Settlement of Third Party Claims. Notwithstanding any other provision of this Agreement, the Indemnifying Party shall not enter into settlement of any Third Party Claim without the prior written consent of the Indemnified Party (which consent shall not be unreasonably withheld or delayed), except as specified in this Section 8.04(b). If a firm offer is made to settle a Third Party Claim without leading to liability or the creation of a financial or other obligation on the part of the Indemnified Party and provides, in customary form, for the unconditional release of each Indemnified Party from all liabilities and obligations in connection with such Third Party Claim and the Indemnifying Party desires to accept and agree to such offer, the Indemnifying Party shall promptly notify the Indemnified Party. If the Indemnified Party fails to consent to such firm offer within fifteen (15) days after its receipt of such notice, the Indemnified Party may continue to contest or defend such Third Party Claim and in such event, the maximum liability of the Indemnifying Party as to such Third Party Claim shall not exceed the amount of such settlement offer. If the Indemnified Party fails to consent to such firm offer and also fails to assume defense of such Third Party Claim, the Indemnifying Party may settle the Third Party Claim upon the terms set forth in such firm offer to settle such Third Party Claim. If the Indemnified Party has assumed the defense pursuant to Section 8.04(a), it shall not agree to any settlement without the written consent of the Indemnifying Party (which consent shall not be unreasonably withheld or delayed).

(c) Direct Claims. Any claim by an Indemnified Party with respect to any Loss which does not arise or result from a Third Party Claim (a “Direct Claim”) shall be asserted by the Indemnified Party giving the Indemnifying Party prompt notice thereof. The failure to give such prompt notice shall not, however, relieve the Indemnifying Party of its indemnification obligations, except and only to the extent that the Indemnifying Party forfeits material rights or material defenses by reason of such failure. Such notice by the Indemnified Party shall describe the Direct Claim in reasonable detail and shall indicate the estimated amount, if reasonably practicable, of the Losses that have been or may be sustained by the Indemnified Party. The Indemnifying Party shall have thirty (30) days after its receipt of such notice to respond in writing to such Direct Claim. During such thirty (30) day period, the Indemnified Party shall reasonably cooperate and assist the Indemnifying Party in determining the validity and amount of such Direct Claim. If the Indemnifying Party does not so respond within such thirty (30) day period, by delivery of notice disputing the basis or amount of the Direct Claim, the Indemnifying Party shall be deemed to have rejected such claim, in which case the Indemnified Party shall be free to pursue such remedies as may be available to the Indemnified Party on the terms and subject to the provisions of this Agreement. If the Indemnifying Party has timely disputed its indemnity obligation for any Losses with respect to such Direct Claim, the Parties shall proceed in good faith to negotiate a resolution of such dispute and, if not resolved through negotiations, such dispute may be resolved by litigation in an appropriate court of jurisdiction determined pursuant to this Agreement.

Section 8.05. Limitations on Indemnification Obligations.

(a) Subject to the other limitations contained in this Section 8.05, neither Buyer nor Buyer Indemnified Persons shall seek indemnification pursuant to Section 8.02(a) (other than for an intentional breach of any agreement or covenant contained in this Agreement or for breach of Seller's Fundamental Representations) unless the aggregate amount of Losses incurred by Buyer and Buyer Indemnified Persons under this Agreement exceeds one (1) percent of the Purchase Price in the aggregate (the "Threshold Amount"), in which case Seller will then be liable only for Losses in excess of the Threshold Amount, except that the limitations contained in this Section 8.05(a) shall not apply to any claims for indemnification based on fraud, intentional misrepresentation or willful misconduct.

(b) Subject to the other limitations contained in this Section 8.05 neither Seller nor the Seller Indemnified Persons shall seek indemnification pursuant to Section 8.03(a) (other than for an intentional breach of any agreement or covenant contained in this Agreement) unless the aggregate amount of Losses incurred by Seller and Seller Indemnified Persons under this Agreement exceeds the Threshold Amount, in which case Buyer will then be liable only for Losses in excess of the Threshold Amount, except that the limitations contained in this Section 8.05(a) shall not apply to any claims for indemnification based on fraud, intentional misrepresentation or willful misconduct.

(c) Except in the case of fraud, intentional misrepresentation or willful misconduct (for which all applicable legal and equitable remedies will be available to Buyer), the Buyer Indemnified Parties shall only be entitled to assert claims under Section 8.02(a) (other than claims with respect to breaches of any of the Seller Fundamental Representations, which shall not be limited by this Section 8.05(c)) up to the aggregate amount of 5% of Purchase Price (the "Liability Cap"), which shall represent the sole and exclusive remedy of Buyer and the other Buyer Indemnified Parties for any such claims under Section 8.02(a) (other than claims with respect to breaches of any of the Seller Fundamental Representations or in the case of fraud, intentional misrepresentation or willful misconduct which shall not be subject to the Liability Cap, but shall be capped at the Purchase Price).

(d) Payments by an Indemnifying Party pursuant to Section 8.02 or Section 8.03 in respect of any Loss shall be limited to the amount of any liability or damage that remains after deducting therefrom any insurance proceeds and any indemnity, contribution or other similar payment received or reasonably expected to be received by the Indemnified Party in respect of any such claim. The Indemnified Party shall use its commercially reasonable efforts to recover under insurance policies or indemnity, contribution or other similar agreements for any Losses before seeking indemnification under this Agreement.

(e) Payments by an Indemnifying Party pursuant to Section 8.02 or Section 8.03 in respect of any Loss shall be reduced by an amount equal to any Tax benefit realized or reasonably expected to be realized as a result of such Loss by the Indemnified Party.

(f) Each Indemnified Party shall take, and cause its Affiliates to take, all reasonable steps to mitigate any Loss upon becoming aware of any event or circumstance that would be

reasonably expected to, or does, give rise thereto, including incurring costs only to the minimum extent necessary to remedy the breach that gives rise to such Loss.

(g) Subject to the provisions of Sections 3.01, 7.06, 15.11 and any other provisions for equitable relief and/or specific performance, the Parties' sole and exclusive remedy with respect to any and all claims for any breach of any representation, warranty, covenant, agreement or obligation set forth herein or otherwise relating to the subject matter of this Agreement, shall be pursuant to the indemnification provisions set forth in this Article VIII. Each Party hereby waives, to the fullest extent permitted under Law, any and all rights, claims and causes of action for any breach of any representation, warranty, covenant, agreement or obligation set forth herein or otherwise relating to the subject matter of this Agreement it may have against the other Party and their Affiliates and each of their respective Representatives arising under or based upon any Law, except pursuant to the indemnification provisions set forth in this Article VIII. Nothing in this Section 8.05(g) shall limit any Party's right to seek and obtain any equitable relief and/or specific performance pursuant to this Agreement.

Section 8.06. Knowledge of Breach.

Neither Party shall be liable for any Losses based upon or arising out of any inaccuracy in or breach of any representations or warranties of such Party contained in this Agreement if the Party claiming such Losses had Knowledge of such inaccuracy or breach before the Closing.

ARTICLE IX.

PRE-CLOSING COVENANTS OF SELLER

Section 9.01. Operation of the System.

Except as otherwise expressly permitted by this Agreement, as required by Law or with the prior written consent of Buyer (which consent shall not be unreasonably withheld, delayed or conditioned), from the Effective Date until the Closing, Seller shall (i) operate and manage the System only in the ordinary course of business in accordance with past practices and procedures, (ii) collect accounts receivable and pay accounts payable in the ordinary course and in a manner consistent with its past practices, (iii) comply in all material respects with all Laws and Authorizations and Permits, (iv) use its commercially reasonable efforts to maintain and preserve intact the business and assets of the System and preserve the rights, franchises, goodwill and relationships of Seller and the System and its customers, lenders, suppliers, regulators, and others having business relationships with Seller and the System, (iv) continue to collect EDU Fees, and sewer rents in a manner consistent with past practice, without discounting such EDU Fees, and sewer rents, (v) perform all of its obligations under all Assigned Contracts, and (vi) not take any action, or omit to take any action, that would cause to occur a fact, circumstance, condition or occurrence regarding the System or any of the Acquired Assets that could reasonably be expected to have a Material Adverse Effect.

Section 9.02. Cooperation.

Seller shall reasonably cooperate with Buyer and its employees, attorneys, accountants and other agents and, generally, act in reasonably good faith to timely effectuate the purposes of this Agreement and the consummation of the transactions contemplated by this Agreement.

Section 9.03. Supplements and Updates.

Seller shall promptly deliver to Buyer any supplemental information and reports updating the information set forth in the representations and warranties set forth in Article IV of this Agreement so that such representations and warranties as supplemented by such information will be true and correct as of the Closing Date (or such other date as specified in such representations and warranties) as if then made. Within ten (10) Business Days of having Knowledge of the same, but in no event later than three (3) Business Days before the Closing Date, Seller shall promptly advise Buyer of any facts which would be a breach of a representation or warranty as of the date made or a default in a covenant contained herein.

Section 9.04. Consents and Approvals.

Promptly after the Effective Date, or as required by Law, except as otherwise expressly specified in this Agreement, Seller shall file all applications and reports that are required to be filed by Seller with any Governmental Authority necessary to undertake and consummate the transactions contemplated in this Agreement as set forth on Schedule 4.05. Seller shall also promptly provide all information that any Governmental Authority may require in connection with any such application or report. Seller shall use its commercially reasonable efforts to obtain each consent, waiver, authorization or approval of any kind from any Person in connection with the transactions contemplated by this Agreement. All authorizations of any Governmental Authority necessary to consummate the transactions contemplated by this Agreement will be in form and content reasonably satisfactory to Buyer and Seller before Closing and shall be final and non-appealable. If a party to the PaPUC proceeding appeals PaPUC authorization of the transaction, Buyer and Seller may mutually agree to proceed to consummate the transaction.

Section 9.05. Pending Development Plan Agreements / Future Developments.

Seller shall enforce all of its rights and the counterparties' obligations under any agreements relating to Pending Development Plans in existence as of the Effective Date, which shall not be amended without notice to and the consent of Buyer, which consent shall not be unreasonably withheld and Buyer shall provide such consent to Seller within fifteen (15) days of notice from Seller or this consent requirement is deemed waived by Buyer after such date. After the Effective Date, Seller shall not enter into any new agreements (including Land Development Agreements and Financial Security Agreements) with landowners regarding the construction of any sewer facilities which, upon completion of construction, will be transferred to Buyer pursuant to Section 2.01 without notice to and the consent of Buyer, which consent shall not be unreasonably withheld and Buyer shall provide such consent to Seller within seven (7) days of notice from Seller or this consent requirement is deemed waived by Buyer after such date. For the avoidance of doubt, any attempt by Buyer to withhold consent for entry into any amendment or new agreement by Seller pursuant to this Section 9.05 that is, in the opinion of Seller's solicitor, required pursuant

to the Pennsylvania Municipal Planning Code is deemed unreasonable. Prior to Closing, Seller shall complete the dedication of all Acquired Assets.

ARTICLE X.

PRE-CLOSING COVENANTS OF BUYER

Section 10.01. Actions Before the Closing Date.

Buyer shall not take any action which shall cause it to be in breach of any representation, warranty, covenant or agreement contained in this Agreement or cause it to be unable to perform in any material respect its obligations hereunder, and Buyer shall use its commercially reasonable efforts (subject to any conditions set forth in this Agreement) to perform and satisfy all conditions to Closing to be performed or satisfied by Buyer under this Agreement, including action necessary to obtain all consents and approvals from any Person required to be obtained by Buyer to effect the transactions contemplated by this Agreement.

Section 10.02. Governmental Approvals.

Promptly after the execution of this Agreement, or as required by Law, except as otherwise expressly specified in this Agreement, Buyer shall file all applications and reports that are required to be filed by Buyer with any Governmental Authority as set forth on Schedule 5.04. Buyer shall also promptly provide all information that any Governmental Authority may reasonably require in connection with any such application or report.

Section 10.03. Cooperation.

Buyer shall reasonably cooperate with Seller and their employees, attorneys, accountants and other agents and, generally, do such other acts and things in good faith as may be reasonable to timely effectuate the purposes of this Agreement and the consummation of the transactions contemplated in accordance with the provisions of this Agreement.

Section 10.04. Supplements and Updates.

Buyer shall promptly deliver to Seller any supplemental information updating the information set forth in the representations and warranties set forth in Article V of this Agreement so that such representations and warranties as supplemented by such information will be true and correct as of the Closing Date (or such other date as specified in such representations and warranties) as if then made. At least three (3) Business Days before the Closing Date, Buyer shall advise Seller of any facts which would be a breach of a representation or warranty as of the date made or a default in a covenant contained herein.

ARTICLE XI.

CONDITIONS PRECEDENT TO OBLIGATIONS OF SELLER

The obligation of Seller to consummate the transactions provided for in this Agreement is subject to the satisfaction, at or before the Closing, of the following conditions, any one or more of which may be waived in writing by Seller in its sole discretion:

Section 11.01. Consents and Approvals.

Receipt of all required material, consents, waiver, authorizations or approvals of any Governmental Authority, or of any other Person and any other approvals necessary to consummate the transactions contemplated by this Agreement set forth in Schedule 5.04, including without limitation all required EPA and PaDEP approvals and all such Authorizations and Permits and Governmental Approvals must be final (and not subject to any appeal and any applicable appeal period having expired).

Section 11.02. Representations and Warranties of Buyer.

The representations and warranties made by Buyer in Article V which are (a) not qualified by materiality must be true and correct in all material respects on and as of the Closing Date (except for representations or warranties that speak of a specific date or time other than the Closing Date which must be true and correct in all material respects as of such specified date) and (b) qualified by materiality must be true and correct in all respects on and as of the Closing Date (except for representations or warranties that speak of a specific date or time other than the Closing Date which must be true and correct in all respects as of such specified date), and Seller must have received a certificate to that effect from a duly authorized officer of Buyer dated as of the Closing Date.

Section 11.03. PaPUC Approval.

PaPUC must have issued a Final Order approving the acquisition of the System under terms and conditions that are reasonably acceptable to Seller and Buyer. If a party to the PaPUC proceeding appeals or files a petition for reconsideration of PaPUC authorization of the transaction, Buyer and Seller may mutually agree to proceed to consummate the transaction.

Section 11.04. No Injunctions.

Neither Seller nor Buyer are subject to any injunction, preliminary restraining order or other similar decree of a court of competent jurisdiction prohibiting the consummation of the transactions contemplated by this Agreement.

Section 11.05. Performance of the Obligations of Buyer.

Buyer must have performed in all material respects all obligations required under this Agreement to be performed by Buyer on or before the Closing Date, and Seller must have received a certificate to that effect from Buyer dated the Closing Date.

Section 11.06. Deliveries by Buyer.

Buyer must have made delivery to Seller of the documents and items specified in Section 13.03 herein.

Section 11.07. No Material Adverse Effect.

There must not have occurred any event or condition which gives rise to a Material Adverse Effect with respect to the Acquired Assets or the System.

ARTICLE XII.

CONDITIONS PRECEDENT TO OBLIGATIONS OF BUYER

The obligation of Buyer to consummate the transactions provided for in this Agreement is subject to the satisfaction, at or before the Closing, of the following conditions, any one or more of which may be waived in writing by Buyer in its sole discretion:

Section 12.01. Consents and Approvals.

Receipt of all required material, consents, waivers, authorizations or approvals of any Governmental Authority, or of any other Person and any other approvals necessary to consummate the transactions contemplated by this Agreement set forth in Schedule 4.05, including without limitation all required EPA and PaDEP approvals and all such Authorizations and Permits and Governmental Approvals must be final (and not subject to any appeal and any applicable appeal period having expired).

Section 12.02. Representations and Warranties of Seller.

The representations and warranties made by Seller in Article IV this Agreement (disregarding all “materiality” and “Material Adverse Effect” or similar qualifications contained therein) must be true and correct on and as of the Closing Date (except for representations and warranties expressly stated to relate to a specific date, in which case each such representation and warranty must be true and correct as of such earlier date), with only such exceptions as would not, individually or in the aggregate, reasonably be expected to have a Material Adverse Effect, and Buyer must have received a certificate to that effect from Seller dated as of the Closing Date.

Section 12.03. PaPUC Approval.

PaPUC must have issued a Final Order approving the acquisition of the System under terms and conditions that are reasonably acceptable to Seller and Buyer. If a party to the PaPUC proceeding appeals PaPUC authorization of the transaction, Buyer and Seller may mutually agree to proceed to consummate the transaction.

Section 12.04. No Injunctions.

Neither Seller nor Buyer are subject to any injunction, preliminary restraining order or other similar decree of a court of competent jurisdiction prohibiting the consummation of the transactions contemplated by this Agreement.

Section 12.05. No Material Adverse Effect.

There must not have occurred any event or condition which gives rise to a Material Adverse Effect with respect to the Acquired Assets or the System.

Section 12.06. Deliveries by Seller.

Seller must have made delivery to Buyer of the documents and items specified in Section 13.02 herein.

Section 12.07. Performance of the Obligations of Seller.

Seller must have performed in all material respects all obligations required under this Agreement to be performed by Seller on or before the Closing Date, and Buyer must have received a certificate to that effect from Seller dated the Closing Date.

Section 12.08. Act 537 Plan.

The Seller must have obtained PaDEP approval of all Act 537 Plan revisions or updates (i) required by PaDEP in order to allow acquisition of the System by Buyer or (ii) otherwise required to address other outstanding deficiencies with respect to existing Act 537 Plan, upon terms and conditions satisfactory to Buyer in its reasonable discretion. Notwithstanding the previous sentence, Buyer shall be responsible for the costs of preparing and submitting any necessary revisions to the Act 537 Plan required to allow acquisition of the System by Buyer. Seller and Buyer shall cooperate regarding the Act 537 Plan submission and PaDEP approval process.

ARTICLE XIII.

CLOSING

Section 13.01. Closing Date.

The Closing shall take place at the offices of Hamburg, Rubin, Mullin, Maxwell and Lupin, PC (375 Morris Rd, Lansdale, PA 19446) at 10:00 a.m. Eastern Standard Time on the earliest agreed upon date or within twenty (20) Business Days after the date upon which all the conditions precedent to Closing described in this Agreement have been fulfilled or waived and Buyer and Seller receive the last of the required consents, waivers, authorizations and approvals from the Governmental Authorities, in each case, for the transactions contemplated by this Agreement, or at such other place and time, by such other method, or on such other date, as may be mutually agreed to by the Parties (the "Closing Date"). The Closing will be effective at 12:01 a.m., East Whiteland Township, PA time, on the Closing Date (the "Closing Effective Time").

Section 13.02. Deliveries by Seller.

At the Closing, Seller shall deliver or cause to be delivered to Buyer executed copies of the following agreements, documents and other items:

- (a) A Bill of Sale transferring all of the Acquired Assets comprising personal property, in the form attached as Exhibit A;
- (b) Possession of the Acquired Assets, including without limitation, the Real Property, the Easements and an interest in the Missing Easements, including a license from Seller to Buyer;
- (c) A duly executed counterpart to an Assignment and Assumption Agreement with respect to the Assumed Liabilities (the "Assignment and Assumption Agreement"), in the form attached as Exhibit B;
- (d) The consents to transfer all of the Assigned Contracts and Authorizations and Permits (including environmental Authorizations and Permits), to the extent required hereunder;
- (e) One or more special warranty or other deeds in recordable form reasonably acceptable to Buyer transferring fee simple title of Real Property;
- (f) Copies or originals of all Files and Records, materials, documents and records in possession of Seller relating to the Real Property or the Assigned Contracts;
- (g) Certificate of Seller pursuant to Section 12.02 of this Agreement;
- (h) Certificate of Seller pursuant to Section 12.07 of this Agreement;
- (i) Any documents duly executed by Seller required by the Title Company to issue final owner's title policies in accordance with the provisions of Article VI;
- (j) A duly executed counterpart to the Escrow Agreement; and
- (k) All such other instruments of conveyance or other documents as shall, in the reasonable opinion of Buyer and its counsel, be necessary to transfer to Buyer the Acquired Assets in accordance with this Agreement or to carry out the terms of this Agreement, duly executed and acknowledged by Seller, if necessary, and in a recordable form.

Section 13.03. Deliveries by Buyer.

At the Closing, Buyer shall deliver or caused to be delivered to Seller the following agreements, documents and other items:

- (a) Payment in full of the Purchase Price;
- (b) A duly executed counterpart to the Assignment and Assumption Agreement;
- (c) Certificate of Buyer pursuant to Section 11.02 of this Agreement;

(d) Certificate of Buyer pursuant to Section 11.05 of this Agreement;

(e) Evidence of PaPUC approval as specified in Section 12.03;

(f) A duly executed counterpart to the Escrow Agreement; and

(g) All such other instruments of assumption as shall, in the reasonable opinion of Seller and its counsel, be necessary for Buyer to assume the Assumed Liabilities in accordance with this Agreement.

ARTICLE XIV.

TERMINATION

Section 14.01. Events of Termination.

This Agreement may be terminated and abandoned at any time before the Closing:

(a) By the mutual consent of Seller and Buyer;

(b) By either Seller or Buyer, upon notice, if:

(i) the Closing does not occur on or before the Outside Date, except Buyer has the one-time right, upon notice to Seller, to extend the Outside Date for up to ninety (90) days if, in the Buyer's sole discretion, any such amount of time up to ninety (90) days is necessary to obtain a required Governmental Approval; or

(ii) any Governmental Authority issues an order, decree or ruling or taken any other action, in each case permanently restraining, enjoining or otherwise prohibiting the material transactions contemplated by this Agreement and such order, decree, ruling or other action becomes final and non-appealable;

(c) By Seller (if Seller is not then in material breach of any provision of this Agreement) if a material breach of any covenant or agreement to be performed or complied with by Buyer pursuant to the terms of this Agreement or of any representation or warranty of Buyer contained in this Agreement, which breach (i) has continued without cure for a period of sixty (60) days following notice thereof by Seller to Buyer or if such breach cannot be cured and (ii) would result in a condition to Closing set forth in Article XI of this Agreement not being satisfied (which condition has not been waived by Seller in writing); or

(d) By Buyer (if Buyer is not then in material breach of any provision of this Agreement) if a material breach of any covenant or agreement to be performed or complied with by Seller pursuant to the terms of this Agreement or of any representation or warranty of Seller contained in this Agreement, which breach (i) has continued without cure for a period of sixty (60) days following notice thereof by Buyer to Seller or if such breach cannot be cured and (ii) would result in a condition to Closing set forth in Article XII of this Agreement not being satisfied (which condition has not been waived by Buyer in writing).

This Agreement may not be terminated after the Closing.

Section 14.02. Effect of Termination.

If this Agreement is terminated by Seller or Buyer pursuant to Section 14.01, notice thereof will be given promptly to the other and all further obligations of the Parties terminate without further action by either Party and without liability or other obligation of either Party to the other Party hereunder, except that no Party will be released from liability hereunder if this Agreement is terminated and the transactions abandoned by reason of any willful breach of this Agreement.

Section 14.03. Damages for Willful Breach.

If this Agreement is terminated as a result of willful breach by either Party as described in Section 14.02, the Party who willfully breached the Agreement is liable for Losses incurred by the non-breaching Party as a result of the breach in accordance with Article VIII.

ARTICLE XV.

MISCELLANEOUS

Section 15.01. Confidentiality.

Except as and to the extent required by Law (including but not limited to the Pennsylvania Right-To-Know Act at 65 Pa § 67.101) or pursuant to an order of a court of competent jurisdiction and as required hereunder to obtain any and all required Governmental Approvals, neither Party shall, directly or indirectly, disclose or use (and no Party shall permit its Representatives to disclose or use) any Confidential Information with respect to the other Party furnished, or to be furnished, by such other Party or its Affiliates or Representatives to the other Party or its Affiliates or Representatives in connection herewith at any time or in any manner other than in connection with the completion of the transactions contemplated by this Agreement and related transactions.

Section 15.02. Public Announcements.

Subject to Law or listing rules of an exchange on which Buyer's parent corporation's stock is listed, and except as otherwise set forth herein, the initial public announcement relating to the transactions contemplated herein will be mutually agreed upon and jointly made by the Parties. Subsequent public announcements related to the sale of the System by one Party shall be provided to the other Party as soon as reasonably practicable before issuance.

Section 15.03. Notices.

All notices, other communications and approvals required or permitted by this Agreement shall be in writing, shall state specifically that they are being given pursuant to this Agreement and shall be addressed as follows:

in the case of Seller:

East Whiteland Township

209 Conestoga Road
Frazer, PA 19355
Attention: Manager

with a copy to:

Hamburg, Rubin, Mullin, Maxwell and Lupin, PC
375 Morris Rd
Lansdale, PA 19446
Attention: Joseph J. McGrory, Jr., Solicitor

in the case of Buyer:

Aqua Pennsylvania Wastewater, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010
Attention: Marc A. Lucca, President
malucca@aquaamerica.com

with a copy to:

Aqua Pennsylvania Wastewater, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010
Attention: Frances Orth, Esq., Vice President, Senior Managing Counsel
fporth@aquaamerica.com

or such other persons or addresses as a Party may from time to time designate by notice to the other Party. A notice, other communication or approval is deemed to have been sent and received (i) on the day it is delivered, or if such day is not a Business Day or if the notice is received after ordinary office hours (time or place of receipt), the notice, other communication or approval is deemed to have been sent and received on the next Business Day, or (ii) on the fourth Business Day after mailing if sent by United States registered or certified mail.

Section 15.04. Headings.

The article, section and paragraph headings in this Agreement are for reference purposes only and do not affect the meaning or interpretation of this Agreement.

Section 15.05. Severability.

If any term, provision, covenant or restriction contained in this Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the terms, provisions, covenants and restrictions contained in this Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

Section 15.06. Entire Agreement.

This Agreement is the entire agreement between the Parties pertaining to the subject matter hereof and supersedes all prior agreements, negotiations, discussions and understandings, written or oral, between the Parties. There are no representations, warranties, conditions or other agreements, whether direct or collateral, or express or implied, that form part of or affect this Agreement, or that induced any Party to enter into this Agreement or on which reliance is placed by any Party, except as specifically set forth in this Agreement. The Parties acknowledge and agree that (i) each has substantial business experience and is fully acquainted with the provisions of this Agreement, (ii) the provisions and language of this Agreement have been fully negotiated and (iii) no provision of this Agreement shall be construed in favor of any Party or against any Party by reason of such provision of this Agreement having been drafted on behalf of one Party rather than the other Party.

Section 15.07. Amendments; Waivers.

The Parties may amend this Agreement only by the Parties' written agreement that identifies itself as an amendment to this Agreement. Any waiver of, or consent to depart from, the requirements of any provision of this Agreement will be effective only if it is in writing and signed by the Party giving it, and only in the specific instance and for the specific purpose for which it has been given. No failure on the part of any Party to exercise, and no delay in exercising, any right under this Agreement will operate as a waiver of such right. No single or partial exercise of any such right will preclude any other or further exercise of such right or the exercise of any other right.

Section 15.08. Parties in Interest; Third Party Beneficiary.

This Agreement is not intended to and shall not be construed to create upon any Person other than the Parties any rights or remedies hereunder.

Section 15.09. Anti-Assignment; Successors and Assigns.

Neither Party to this Agreement may assign any right or delegate any performance under this Agreement without the prior written consent of the other Party. A purported assignment or purported delegation without prior written consent is void. This agreement is binding upon, and inures to the benefit of, the Parties and their permitted respective successors and assigns.

Section 15.10. Governing Law; Jurisdiction.

The laws of the Commonwealth of Pennsylvania (without giving effect to its conflicts of law principles) govern all matters arising and relating to this Agreement, including torts. The Parties irrevocably agree and consent to the jurisdiction of the United States District Court for the Eastern District of Pennsylvania and the Court of Common Pleas of Chester County, Pennsylvania, for the adjudication of any matters arising under or in connection with this Agreement. Any action initiated in court shall be filed and litigated (including all discovery proceedings) exclusively in the United States District Court for the Eastern District of Pennsylvania and the Court of Common Pleas of Chester County, Pennsylvania, and each Party irrevocably submits to the exclusive

jurisdiction of such courts in any such suit, action or proceeding. Service of process, summons, notice or other document by mail to such Party's address set forth herein shall be effective service of process for any suit, action or other proceeding brought in any such court. EACH PARTY ACKNOWLEDGES AND AGREES THAT ANY CONTROVERSY WHICH MAY ARISE UNDER THIS AGREEMENT OR THE OTHER TRANSACTION DOCUMENTS IS LIKELY TO INVOLVE COMPLICATED AND DIFFICULT ISSUES AND, THEREFORE, EACH SUCH PARTY IRREVOCABLY AND UNCONDITIONALLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LEGAL ACTION ARISING OUT OF OR RELATING TO THIS AGREEMENT, THE OTHER TRANSACTION DOCUMENTS OR THE TRANSACTIONS CONTEMPLATED HEREBY OR THEREBY. EACH PARTY TO THIS AGREEMENT CERTIFIES AND ACKNOWLEDGES THAT (A) NO REPRESENTATIVE OF ANY OTHER PARTY HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT SUCH OTHER PARTY WOULD NOT SEEK TO ENFORCE THE FOREGOING WAIVER IN THE EVENT OF A LEGAL ACTION, (B) SUCH PARTY HAS CONSIDERED THE IMPLICATIONS OF THIS WAIVER, (C) SUCH PARTY MAKES THIS WAIVER VOLUNTARILY, AND (D) SUCH PARTY HAS BEEN INDUCED TO ENTER INTO THIS AGREEMENT BY, AMONG OTHER THINGS, THE MUTUAL WAIVERS AND CERTIFICATIONS IN THIS SECTION.

Section 15.11. Specific Performance.

Irreparable damage would occur if any provision of this Agreement were not performed in accordance with the terms hereof and that the Parties may seek specific performance of the terms hereof, in addition to any other remedy to which they are entitled at law or in equity if the other Party has performed in accordance with the terms hereof.

Section 15.12. Counterparts; Electronic Mail; Facsimile Execution.

This Agreement may be executed in any number of counterparts which, taken together, is one and the same agreement. This Agreement becomes effective when it has been executed by each Party and delivered to both Parties. To evidence the fact that it has executed this Agreement, a Party may send a copy of its executed counterpart to the other Party by electronic mail or facsimile transmission. Such Party is deemed to have executed and delivered this Agreement on the date it sent such electronic mail or facsimile transmission. In such event, such Party shall forthwith deliver to the other Party an original counterpart of this Agreement executed by such Party.

[THIS SPACE INTENTIONALLY LEFT BLANK;

SIGNATURES NEXT PAGE]

IN WITNESS WHEREOF, the Parties have executed, or caused to be executed by their duly authorized Representatives, this Agreement as of the Effective Date.

TOWNSHIP OF EAST WHITELAND,
CHESTER COUNTY

AQUA PENNSYLVANIA WASTEWATER,
INC.

By: 
Printed: John Nagel

By: _____
Printed: Marc A. Lucca

Its: Manager

Its: President

ATTEST:

ATTEST:

By: Donna Wikert
Printed: Donna wikert

By: _____
Printed: _____

Assistant to the Township Manager, Board Secretary

Title: _____

Title: _____

IN WITNESS WHEREOF, the Parties have executed, or caused to be executed by their duly authorized Representatives, this Agreement as of the Effective Date.

TOWNSHIP OF EAST WHITELAND,
CHESTER COUNTY

AQUA PENNSYLVANIA WASTEWATER,
INC.

By: _____

By: Marc A. Lucca

Printed: John Nagel

Printed: Marc A. Lucca

Its: Manager

Its: President

ATTEST:

ATTEST:

By: _____

By: Heidi H. McIntyre

Printed: _____

Printed: HEIDI H. McIntyre

Title: _____

Title: Ass't Secretary

July 22, 2021 Version

ASSET PURCHASE AGREEMENT

By and Between

Township of East Whiteland, Chester County,

As Seller

and

Aqua Pennsylvania Wastewater, Inc. As Buyer

SCHEDULES AND EXHIBITS

Capitalized terms used in the Schedules which are not otherwise defined herein shall have the respective meanings ascribed to such terms in the Agreement. The Schedules are to be read in their entirety. Nothing in the Schedules is intended to broaden the scope of any representation or warranty in the Agreement. The disclosure of any item, explanation, exception or qualification in any Schedule is disclosure of that item for all purposes for which disclosure is required under the Agreement when it is reasonably apparent from the context that such item, explanation, exception or qualification also relates to another Schedule irrespective of whether any cross reference is made or no Schedule is provided with respect to a representation. Other than as expressly set forth herein or when the Schedules reference agreements or other matters not documented in a separate writing, all descriptions of agreements, written materials or other matters appearing herein, are summary in nature and are qualified by reference to the complete documents, which have been supplied to the Buyer or its counsel.

Exhibit A
BILL OF SALE

THIS BILL OF SALE is made as of this ____ day of _____, 202_, by and between **TOWNSHIP OF EAST WHITELAND, CHESTER COUNTY** (the “Seller”) and **AQUA PENNSYLVANIA WASTEWATER, INC.** (the “Buyer,” and, together with Seller, each a “Party” and collectively, the “Parties”).

B A C K G R O U N D:

A. Seller and Buyer have entered into that certain Asset Purchase Agreement dated as of January 8, 2021 (the “Purchase Agreement”), pursuant to which Seller has agreed, among other things, to sell, transfer, convey, assign and deliver to Buyer and Buyer has agreed to purchase from Seller the Acquired Assets, including, without limitation, all of its personal property and fixed assets including equipment, machinery, vehicles, auxiliary equipment and plant equipment, as more thoroughly described on Exhibit “A” attached hereto and incorporated herein by reference (collectively, the “Personal Property”).

B. Seller desires hereunder to transfer and assign to Buyer the Personal Property pursuant to the Purchase Agreement and Buyer desires to accept the sale, transfer, conveyance, assignment and delivery thereof.

C. All capitalized terms not defined herein shall have the meaning ascribed to such term in the Purchase Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained in the Purchase Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, the Parties hereto agree as follows:

1. Transfer and Assignment. Seller hereby sells, transfers, assigns, delivers and conveys to Buyer, its successors and assigns, all of Seller's right, title and interest in, to and under the Personal Property.

2. Acceptance of Transfer and Assignment. Buyer hereby accepts the transfer, conveyance, assignment and delivery of the Personal Property.

3. Absolute Transfer. It is the intention of Seller to transfer absolute title of the Personal Property to Buyer.

4. Counterparts; Facsimile Signatures. This Agreement may be executed in any number of counterparts which, taken together, shall constitute one and the same agreement. This Agreement shall be effective when it has been executed by each Party and delivered to both Parties. To evidence the fact that it has executed this Agreement, a Party may send a copy of its executed counterpart to the other Party by facsimile transmission. Such Party shall be deemed to have executed and delivered this Agreement on the date it sent such facsimile transmission. In such event, such Party shall forthwith deliver to the other Party an original counterpart of this Agreement executed by such Party.

5. Governing Law; Jurisdiction. This Agreement shall be construed and enforced in accordance with, and governed by, the laws of the Commonwealth of Pennsylvania (without giving effect to the principles of conflicts of laws thereof). The Parties hereto irrevocably agree and consent to the jurisdiction of the United States District Court for the Eastern District of Pennsylvania and the Court of Common Pleas of Chester County, Pennsylvania, for the adjudication of any matters arising under or in connection with this Agreement. Any action initiated in court shall be filed and litigated (including all discovery proceedings) exclusively in the United States District Court for the Eastern District of Pennsylvania and the Court of Common Pleas of Chester County, Pennsylvania, and each party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action or proceeding. Service of process, summons, notice or other document by mail to such Party's address set forth herein shall be effective service of process for any suit, action or other proceeding brought in any such court. EACH PARTY ACKNOWLEDGES AND AGREES THAT ANY CONTROVERSY WHICH MAY ARISE UNDER THIS AGREEMENT OR THE OTHER TRANSACTION DOCUMENTS IS LIKELY TO INVOLVE COMPLICATED AND DIFFICULT ISSUES AND, THEREFORE, EACH SUCH PARTY IRREVOCABLY AND UNCONDITIONALLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LEGAL ACTION ARISING OUT OF OR RELATING TO THIS AGREEMENT, THE OTHER TRANSACTION DOCUMENTS OR THE TRANSACTIONS CONTEMPLATED HEREBY OR THEREBY. EACH PARTY TO THIS AGREEMENT CERTIFIES AND ACKNOWLEDGES THAT (A) NO REPRESENTATIVE OF ANY OTHER PARTY HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT SUCH OTHER PARTY WOULD NOT SEEK TO ENFORCE THE FOREGOING WAIVER IN THE EVENT OF A LEGAL ACTION, (B) SUCH PARTY HAS CONSIDERED THE IMPLICATIONS OF THIS WAIVER, (C) SUCH PARTY MAKES THIS WAIVER VOLUNTARILY, AND (D) SUCH PARTY HAS BEEN INDUCED TO ENTER INTO THIS AGREEMENT BY, AMONG OTHER THINGS, THE MUTUAL WAIVERS AND CERTIFICATIONS IN THIS SECTION.

6. Binding Effect. This Bill of Sale shall be binding upon and inure to the benefit of Seller and Buyer and their respective successors and assigns.

7. Further Assurances. Each Party hereto covenants and agrees, at its own expense, to take such further action and execute and deliver such further instruments of conveyance and transfer

and of assumption as may be reasonably requested by the other Party to carry out the provisions and purpose of this Agreement.

[Remainder of Page Intentionally Blank; Signature Page Immediately Follows]

IN WITNESS WHEREOF, the undersigned have caused this Bill of Sale to be duly executed on the day and year first above written.

SELLER:

BUYER:

TOWNSHIP OF EAST WHITELAND,
CHESTER COUNTY

AQUA PENNSYLVANIA WASTEWATER,
INC.

By: _____

By: _____

Name: John Nagel, Manager

Name: Marc A. Lucca, President

ATTEST:

ATTEST:

By: _____

By: _____

Name:

Name:

Title:

Title:

EXHIBIT A

Personal Property

All of Seller's right, title and interest in and to all assets, facilities, business, goodwill, properties and rights of Seller of every kind and description, whether tangible or intangible, real, personal or mixed, wherever situated, in each case used in, held for use in, or acquired or developed for use in, the System (capitalized terms contained herein not otherwise defined within this document shall have the meanings assigned to them in the Purchase Agreement, unless the context shall otherwise require), or otherwise related to, or arising out of the operation or conduct of the System (whether or not any such assets have any value for accounting purposes or are carried or reflected on the books or financial records of Seller), including any of the foregoing in which Seller is entitled to acquire rights in the future pursuant to Pending Development Plans (other than the rights of Seller pursuant to Section 2.02(d)) of the Purchase Agreement or development plans approved pursuant to this Agreement, but in all cases other than the Excluded Assets (the foregoing collectively referred to as the "Acquired Assets"), including:

(a) all sanitary wastewater related pumping and conveyance facilities, including but not limited to all collection system pipes, pumping stations, hoists, generators, manholes and pipelines and any billing and collections related assets necessary to run the System;

(b) all Supplies;

(c) all personal property and fixed assets, including all Equipment and Machinery, auxiliary equipment and plant equipment, including without limitation those items listed on Schedule 4.10 of the Purchase Agreement; and

(d) all Files and Records.

Exhibit B

ASSIGNMENT AND ASSUMPTION AGREEMENT

THIS ASSIGNMENT AND ASSUMPTION AGREEMENT (this “Assignment”) is entered into effective as of this ____ day of June, 202__, by and between **TOWNSHIP OF EAST WHITELAND, CHESTER COUNTY**, a Pennsylvania municipality (the “Assignor”) and **AQUA PENNSYLVANIA WASTEWATER, INC.**, a Pennsylvania corporation (the “Assignee,” and, together with Assignor, each a “Party” and collectively, the “Parties”).

A. Assignor, as Seller, and Assignee, as Buyer, are parties to that certain Asset Purchase Agreement dated as of January 8, 2021 (the “Purchase Agreement”), pursuant to which Assignor has agreed, among other things, to sell, transfer, convey, assign and deliver to Assignee and Assignee has agreed to purchase from Assignor the Acquired Assets.

B. Sections 2.01, 2.04, 13.02 and 13.03 of the Purchase Agreement contemplate that at Closing, Assignor will assign to Assignee and Assignee will accept and assume, all of Assignor’s right, title and interest in to any and all Assigned Contracts and Authorizations and Permits and, including, without limitation, all of the assets more thoroughly described on Exhibit “A” attached hereto and incorporated herein by reference (collectively, the “Assigned Business Deliverables”) necessary for the operation of the Acquired Assets.

C. Unless herein otherwise defined, all terms defined in the Purchase Agreement shall have the meanings ascribed to them in the Purchase Agreement when used in this Assignment.

NOW, THEREFORE, in consideration of mutual promises contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound, the Parties hereto agree as follows:

1. Assignment of Assigned Business Deliverables. Assignor hereby assigns, transfers, sets over, conveys and delivers to Assignee, and Assignee hereby accepts, all of Assignor's right, title and interest in and to all Assigned Business Deliverables, together with all rights and privileges of any nature thereunder accruing to Assignor on or after the date hereof.

2. Indemnification by Assignor. Assignor hereby agrees to indemnify, defend and hold harmless Assignee and the Buyer Indemnified Persons from, of and against any and all losses arising out of or relating to the breach by Assignor of any of the obligations, terms or covenants of Assignor, under or pursuant to the Assigned Business Deliverables that accrued prior to the date hereof subject to Assignor’s indemnification obligations under Article VIII of the Purchase Agreement.

3. Indemnification by Assignee. Assignee hereby agrees to indemnify, defend and hold harmless Assignor and Seller Indemnified Parties from, of and against any and all losses arising out of or relating to the breach by Assignee of any of the obligations, terms or covenants of Assignee, under or pursuant to the Assigned Business Deliverables that accrue on or after the date hereof subject to Assignee’s indemnification obligations under Article VIII of the Purchase Agreement.

4. Counterparts; Facsimile Signatures. This Assignment may be executed in any number of counterparts which, taken together, shall constitute one and the same agreement. This Assignment shall be effective when it has been executed by each Party and delivered to both Parties. To evidence the fact that it has executed this Assignment, a Party may send a copy of its executed counterpart to the other Party by facsimile transmission. Such Party shall be deemed to have executed and delivered this Assignment on the date it sent such facsimile transmission. In such event, such Party shall forthwith deliver to the other Party an original counterpart of this Assignment executed by such Party.

5. Successors; Assigns. Neither Party hereto shall assign or delegate this Assignment or any rights or obligations hereunder without the prior written consent of the other Parties hereto, and any attempted assignment or delegation without prior written consent shall be void and of no force or effect.

6. Governing Law; Jurisdiction. This Assignment shall be construed and enforced in accordance with, and governed by, the laws of the Commonwealth of Pennsylvania (without giving effect to the principles of conflicts of laws thereof). The Parties hereto irrevocably agree and consent to the jurisdiction of the United States District Court for the Eastern District of Pennsylvania and the Court of Common Pleas of Chester County, Pennsylvania, for the adjudication of any matters arising under or in connection with this Assignment. Any action initiated in court shall be filed and litigated (including all discovery proceedings) exclusively in the United States District Court for the Eastern District of Pennsylvania and the Court of Common Pleas of Chester County, Pennsylvania, and each party irrevocably submits to the exclusive jurisdiction of such courts in any such suit, action or proceeding. Service of process, summons, notice or other document by mail to such Party's address set forth herein shall be effective service of process for any suit, action or other proceeding brought in any such court. EACH PARTY ACKNOWLEDGES AND AGREES THAT ANY CONTROVERSY WHICH MAY ARISE UNDER THIS ASSIGNMENT OR THE OTHER TRANSACTION DOCUMENTS IS LIKELY TO INVOLVE COMPLICATED AND DIFFICULT ISSUES AND, THEREFORE, EACH SUCH PARTY IRREVOCABLY AND UNCONDITIONALLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LEGAL ACTION ARISING OUT OF OR RELATING TO THIS AGREEMENT, THE OTHER TRANSACTION DOCUMENTS OR THE TRANSACTIONS CONTEMPLATED HEREBY OR THEREBY. EACH PARTY TO THIS ASSIGNMENT CERTIFIES AND ACKNOWLEDGES THAT (A) NO REPRESENTATIVE OF ANY OTHER PARTY HAS - REPRESENTED, EXPRESSLY OR OTHERWISE, THAT SUCH OTHER PARTY WOULD NOT SEEK TO ENFORCE THE FOREGOING WAIVER IN THE EVENT OF A LEGAL ACTION, (B) SUCH PARTY HAS CONSIDERED THE IMPLICATIONS OF THIS WAIVER, (C) SUCH PARTY MAKES THIS WAIVER VOLUNTARILY, AND (D) SUCH PARTY HAS BEEN INDUCED TO ENTER INTO THIS AGREEMENT BY, AMONG OTHER THINGS, THE MUTUAL WAIVERS AND CERTIFICATIONS IN THIS SECTION.

7. Further Assurances. Each Party hereto covenants and agrees, at its own expense, to take such further action and execute and deliver such further instruments of conveyance and transfer and of assumption as may be reasonably requested by the other Party to carry out the provisions and purpose of this Assignment.

8. Absolute Assignment. It is the intention of Assignor to transfer absolute title of the Assigned Business Deliverables to Assignee, its successors and assigns, free of any redemption by Assignor or its successors and assigns.

**[REMAINDER OF PAGE INTENTIONALLY BLANK;
SIGNATURE PAGE IMMEDIATELY FOLLOWS]**

IN WITNESS WHEREOF, the parties hereto have caused this Assignment to be duly executed as of the day and year first written above.

SELLER:

BUYER:

TOWNSHIP OF EAST WHITELAND,
CHESTER COUNTY

AQUA PENNSYLVANIA WASTEWATER,
INC.

By: _____

By: _____

Name: John Nagel, Manager

Name: Marc A. Lucca, President

ATTEST:

ATTEST:

By: _____

By: _____

Name:

Name:

Title:

Title:

EXHIBIT A

Assigned Business Deliverables

All of Seller's right, title and interest in and to all assets, facilities, business, goodwill, properties and rights of Seller of every kind and description, whether tangible or intangible, real, personal or mixed, wherever situated, in each case used in, held for use in, or acquired or developed for use in, the System (capitalized terms contained herein not otherwise defined within this document shall have the meanings assigned to them in the Purchase Agreement, unless the context shall otherwise require), or otherwise related to, or arising out of the operation or conduct of the System (whether or not any such assets have any value for accounting purposes or are carried or reflected on the books or financial records of Seller), including any of the foregoing in which Seller is entitled to acquire rights in the future pursuant to Pending Development Plans (other than the rights of Seller pursuant to Section 2.02(d)) of the Purchase Agreement or development plans approved pursuant to this Agreement, but in all cases other than the Excluded Assets (the foregoing collectively referred to as the "Acquired Assets"), including:

(a) all real property and appurtenant interests used in the operation of the System, including without limitation (i) good and marketable fee simple title to the Real Property described and identified on Schedule 4.09 of the Purchase Agreement, and (ii) all Easements, including without limitation those identified on Schedule 4.09 of the Purchase Agreement;

(b) all contracts, licenses, and leases to which Seller is a party, including without limitation, all construction contracts, surety bonds, operation and maintenance agreements, management agreements, reserved capacity agreements, architect agreements and consultant agreements, and agreements relating to all other items of personal property as set forth on Schedule 4.13 of the Purchase Agreement (the "Assigned Contracts");

(c) all expenses prepaid by Seller and security deposits paid by Seller;

(d) all Authorizations and Permits of or held by Seller (to the extent transferrable to Buyer under applicable Law), including all Authorizations and Permits which are environmental permits, Seller's NPDES Permits other than those NPDES permits that relate to the Stormwater System Assets, other operating permits and those items listed or described on Schedule 4.12 of the Purchase Agreement; and

(e) all goodwill of the System.

Exhibit C

ESCROW AGREEMENT

THIS ESCROW AGREEMENT (the "Escrow Agreement") is made as of this _____ day of _____, 202_, by and among **AQUA PENNSYLVANIA WASTEWATER, INC.**, a Pennsylvania corporation ("Buyer"), **EAST WHITELAND TOWNSHIP** ("Seller"), and _____, a _____ (the "Escrow Agent"), as escrow agent. Each of the Buyer, Seller and the Escrow Agent shall be referred to herein as a "Party" and collectively, as the "Parties".

WHEREAS, Buyer and Seller are Parties to that certain Asset Purchase Agreement dated January 8, 2021, as amended by the updated and supplemented representations, warranties and schedules required by Section 9.03 of the Asset Purchase Agreement (all of the foregoing collectively, the "Purchase Agreement"). Solely as between Buyer and Seller, terms not otherwise defined herein shall have the respective meanings ascribed to them in the Purchase Agreement

WHEREAS, concurrently with the execution and delivery of this Escrow Agreement, the Buyer and Seller are closing on the transactions contemplated by the Purchase Agreement.

WHEREAS, the Purchase Agreement requires Seller to transfer or assign certain real property interests to Buyer for Acquired Assets situated upon lands owned by third parties, specifically including sewer lines encroaching upon land owned by third parties (collectively referred to herein as "Easements"). The Easements are identified on Schedule 4.09 of the Purchase Agreement, as that Schedule was amended as an attachment to the Closing Certificate delivered by Seller to Buyer on the date hereof.

WHEREAS, as of the date of this Escrow Agreement, Seller has not transferred or assigned [_____] of the Easements (collectively, the "Missing Easements", the list of which is attached hereto as **Exhibit "A"**) which therefore will not be transferred to Buyer at Closing. Seller and Buyer have agreed to permit Seller to assign and transfer the Missing Easements following Closing pursuant to the terms of this Escrow Agreement.

WHEREAS, Buyer has agreed to deposit [_____] Dollars (\$[_____.____]) of the Purchase Price in escrow with the Escrow Agent (in accordance with Section 2 hereof) (the "Easement Escrow Fund" or the "Escrow Fund"), in order to secure Seller's obligations to assign and transfer all of the Missing Easements after the date hereof.

NOW, THEREFORE, in consideration of the premises and the covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and intending to be legally bound hereby, the parties hereto hereby agree as follows:

1. Escrow Fund. Buyer is delivering on the date hereof to the Escrow Agent an amount in cash equal to the Escrow Fund, which funds are to be held in escrow by the Escrow Agent pursuant hereto and released in accordance with the terms hereof.

2. Protection and Investment of Escrow Fund. The Escrow Agent shall separately hold and safeguard the Easement Escrow Fund for such period of time that any funds remain therein, shall treat the Escrow Fund as a separate escrow account in accordance with the terms of this Escrow Agreement and not as its property and shall hold and dispose of the Escrow Fund only in accordance with the terms of this Escrow Agreement. The Escrow Fund shall be held in escrow in a separate account held in a national banking association regulated by the OCC and authorized to conduct business in Pennsylvania. The Escrow Agent shall deposit the Escrow Fund into an interest-bearing account.

3. Term. This Escrow Agreement shall be for a term ending on the [____] (____) year anniversary of the date of this Escrow Agreement (the "Term"), subject to extension in the event that there are pending claims upon the expiration of the Term, or upon the Seller's delivery to Buyer of all Missing Easements, whichever is sooner.

4. Distributions from Easement Escrow Fund. The Easement Escrow Fund shall be distributed to Seller or Buyer (such Party in such capacity, the "Withdrawing Party") in accordance with the following terms:

(a) Subject to Section 4(c) below, the Easement Escrow Fund shall be distributed to Seller (such Party in such capacity, the "Withdrawing Party") in accordance with the following terms:

(i) Seller shall be entitled to quarterly distributions from the Escrow Fund calculated as: the number of Missing Easements delivered to Buyer during the preceding calendar quarter which satisfy the criteria set forth herein (each, an "Easement Document"), multiplied by [\$ _____], subject to a maximum aggregate distribution under this subparagraph (i) during the Term of _____ Dollars (\$ _____). In order for a Missing Easement to be included as an Easement Document for purposes of determining distributions under this subsection (a), the Easement Document must satisfy the following criteria:

(A) the Easement Document shall be in the form of (1) a recorded deed of easement or a recorded deed in lieu of condemnation, in each case duly executed by the third party granting the rights set forth therein, or (2) a final, unappealable order of court in a condemnation proceeding;

(B) the Easement Document shall be perpetual in duration and shall adequately describe the area of land encumbered by such Easement Document which shall include adequate vehicular access to the Acquired Assets situated therein and adequate area for maintaining, repairing and replacing said Acquired Assets when necessary;

(C) the Easement Document shall satisfy all requirements for recording such Easement Document as imposed by the Chester County Recorder of Deeds; and

(D) any Easement Document in the form attached hereto as **Exhibit "B"** which, upon delivery to Buyer, complies with subparagraphs (A) through (C) above, shall be deemed to satisfy all requirements upon which a release from the Escrow Fund is conditioned.

(ii) Subject to subparagraph (iii) below, the remaining _____ Dollars (\$____) shall be distributed to Seller upon Seller's delivery of the last of the [____] Missing Easement Documents (satisfying all criteria set forth in subparagraph (i) above) to Buyer in accordance with the terms hereof.

(b) All disbursements made under subparagraphs (a)(i) and (a)(ii) above shall occur within ten (10) days after the Escrow Agent has received a Withdrawal Request as set forth in Section 4(d) hereof.

(c) The balance in the Escrow Fund, if any, existing upon expiration of the Term following any distribution owed to Seller resulting from delivery of Easement Documents during the quarter in which the Term expires, shall be distributed to Buyer.

(d) Within ten (10) days following the end of each calendar quarter during the Term (in which case only Seller shall be the Withdrawing Party) or, in the event that there is a balance in the Escrow Fund existing upon expiration of the Term, then within ten (10) days of the expiration of the Term (in which case either Seller or Buyer may be the Withdrawing Party) the Withdrawing Party shall request a disbursement from the Easement Escrow Fund (a "Withdrawal Request") by delivering to Escrow Agent and the other Party to this Escrow Agreement a written notice of such request (a "Withdrawal Request Notice"). The Withdrawal Request Notice shall describe the basis and amount of the Withdrawal Request, which, with respect to Seller, shall be calculated in accordance with Section 4(a)(i) above, and shall include any documentation (including Easement Documents delivered to Buyer) evidencing the basis for the amount of the Withdrawal Request, and a certification that a copy of the Withdrawal Request has been delivered to the other Party. The Escrow Agent shall release to the Withdrawing Party the amount of the Withdrawal Request from the Easement Escrow Fund on or before the tenth (10th) day after the date when the Escrow Agent receives the Withdrawal Request Notice, provided that, if the Escrow Agent, within such period of ten (10) days, receives from the other Party (in such capacity, an "Objecting Party") a written notice of dispute of the Withdrawal Request (which notice shall include a certification by the Objecting Party that it has delivered a copy of such notice to Withdrawing Party) then the Escrow Agent shall continue to hold the amount set forth in the Withdrawal Request in the Easement Escrow Fund pursuant to this Escrow Agreement until the Escrow Agent receives either written instructions signed by the Withdrawing Party and the Objecting Party directing a release from the Easement Escrow Fund, or a final order of a court of competent jurisdiction (from which there is no further appeal or for which the time to appeal has expired without such appeal having been taken) directing a release from the Easement Escrow Fund. The Escrow Agent shall make distributions from the Easement Escrow Fund in accordance with such instructions or order within two (2) business days after receipt of either.

(e) Should a dispute arise between the Parties as to whether an Easement Document satisfies the criteria for release under subparagraph (a)(i) above, the Parties shall jointly select a neutral attorney with expertise in real property transactions to serve as mediator of the dispute and both parties shall diligently pursue a resolution of such dispute in good faith. In the event that the parties are unable to resolve such dispute within sixty (60) days following the delivery by the Objecting Party to the withdrawing of the notice of objection, either Party may pursue a claim in the Chester County Court of Common Pleas.

5. Default & Remedies.

(a) It shall be a default of this Escrow Agreement if Seller shall fail to diligently pursue the delivery of all Easement Documents using commercially reasonable efforts and to transfer such interests to Buyer on or before the expiration of the Term (“Default”).

(b) In the event of a Default, Buyer may, at Buyer’s sole discretion, after first providing written notice to Seller and a thirty (30) day cure period thereafter to Seller, undertake to obtain such easements on its own or file suit in a court of competent jurisdiction seeking specific performance in the form of an order requiring Seller to obtain all Easement Documents, including by way of the exercise of its power of eminent domain. Buyer and Seller acknowledge that the remedies at law for any breach or threatened breach, including monetary damages, may be inadequate compensation for any loss and that any defense in any action for specific performance that a remedy at law would be adequate is waived. Any requirements for the securing or posting of a bond with such remedy are waived by the Buyer and Seller.

(c) If Seller Defaults and Buyer elects to pursue a remedy under Paragraph 4(b) above, Buyer shall be entitled to recover from Seller all actual damages, including costs and reasonable attorneys’ fees incurred in obtaining the outstanding easements or in bringing an action seeking specific performance of the terms of this Escrow Agreement. In the event Seller incurs a liability to Buyer under this Section 5(c), any amount distributed to Buyer pursuant to Section 4(c) above shall be applied as a credit to such amount owed by Seller to Buyer under this Section 5(c). The establishment of the amount of the Escrow Fund shall not limit Buyer’s right to recovery hereunder or under the Purchase Agreement.

6. Limitation of Escrow Agent's Liability.

(a) Limitation on Liability. The Escrow Agent shall incur no liability with respect to any action taken or suffered by it in reliance upon any notice, direction, instruction, consent, statement or other documents believed by it to be genuine and duly authorized, nor for other action or inaction, except its own willful misconduct or gross negligence. If any controversy arises between the parties to this Escrow Agreement, or with any other Party, concerning the subject matter of this Escrow Agreement, its terms or conditions, the Escrow Agent will not be required to resolve the controversy or to take any action regarding it. The Escrow Agent may hold all documents and funds and may wait for settlement of any such controversy by final appropriate legal proceedings or by written agreement of Buyer and Seller. The Escrow Agent shall not be responsible for the sufficiency of this Escrow Agreement or any other agreement referred to herein. The Escrow Agent is not responsible for determining and verifying the authority of any person acting or purporting to act on behalf of any Party to this Escrow Agreement; provided, however, Escrow Agent shall use commercially reasonable efforts to ascertain whether or not such person has the requisite authority required to act on behalf of a Party. In all questions arising under this Escrow Agreement, the Escrow Agent may rely on the advice of counsel, and the Escrow Agent shall not be liable to anyone and shall be fully indemnified for anything done, omitted or suffered in good faith by the Escrow Agent based on such advice. The Escrow Agent shall not be required to take any action hereunder involving any expense unless the payment of such expense is made or provided for in a manner satisfactory to it in its sole judgment. In no event shall the Escrow Agent be liable for indirect, punitive, special or consequential damages (including, but not limited to lost profits), even if Escrow Agent has been advised of the likelihood of such damages or penalty and regardless of the form of action. Escrow Agent undertakes to perform only such duties as are expressly set forth herein and no duties shall be implied. Escrow Agent has no fiduciary or

discretionary duties of any kind. Escrow Agent's permissive rights shall not be construed as duties. Escrow Agent shall have no liability under and no duty to inquire as to the provisions of any document other than this Escrow Agreement, including without limitation any other agreement between any or all of the parties hereto or any other persons even though reference thereto may be made herein and whether or not a copy of such document has been provided to Escrow Agent. Escrow Agent shall not be responsible for delays or failures in performance resulting from acts of God, strikes, lockouts, riots, acts of war or terror, epidemics, governmental regulations, fire, communication line failures, computer viruses, attacks or intrusions, power failures, earthquakes or any other circumstance beyond its control. Escrow Agent shall not be obligated to take any legal action in connection with the Escrow Fund, this Escrow Agreement or the Purchase Agreement or to appear in, prosecute or defend any such legal action. If any portion of the Escrow Fund is at any time attached, garnished or levied upon, or otherwise subject to any writ, order, decree or process of any court, or, in case disbursement of the Escrow Fund, is stayed or enjoined by any court order, Escrow Agent is authorized, in its sole discretion, to respond as it deems appropriate or to comply with all writs, orders, decrees or process so entered or issued, including but not limited to those which it is advised by legal counsel of its own choosing is binding upon it, whether with or without jurisdiction; and if Escrow Agent relies upon or complies with any such writ, order, decree or process, it shall not be liable to any of the parties hereto or to any other person or entity by reason of such compliance even if such order is reversed, modified, annulled, set aside or vacated. Notwithstanding the foregoing, Escrow Agent shall immediately provide written notice to Seller and Buyer if any portion of the Escrow Fund is at any time attached, garnished or levied upon, or otherwise subject to any writ, order, decree or process of any court, or, in case of disbursement of the Escrow Fund, is stayed or enjoined by any court order. Nothing herein shall preclude Escrow Agent from acting in any other capacity for any other Party hereto or for any other person or entity.

(b) Indemnification. Buyer and Seller agree jointly and severally to indemnify the Escrow Agent for, and hold it harmless against, any claim (whether asserted by Buyer, Seller or any other person or entity), loss, liability or expense incurred by the Escrow Agent except to the extent directly caused by gross negligence or willful misconduct on the part of the Escrow Agent (as determined by a court of competent jurisdiction), arising out of or in connection with its carrying out of its duties hereunder, and in connection therewith to indemnify the Escrow Agent, its directors, officers, partners, employees and agents against any and all expenses, including reasonable attorneys' fees and expenses and the cost of defending any action, suit or proceeding or resisting any claim or enforcing Buyer's or Seller's obligations under this Escrow Agreement. The obligations of Buyer and Seller under this Section shall survive any termination of this Escrow Agreement and the resignation or removal of Escrow Agent.

(c) Authority to Interplead. Buyer and Seller authorize the Escrow Agent, if a dispute exists with respect to any obligation of Escrow Agent hereunder or the Escrow Agent is threatened with litigation or is sued, to interplead all interested parties in any court located in Chester County, Pennsylvania and to deposit the Escrow Fund with the clerk of that court after deduction and payment to the Escrow Agent of all its unpaid expenses. In the event of any dispute, the Escrow Agent shall be entitled to petition a court of competent jurisdiction and shall perform any acts ordered by such court.

7. Successor Escrow Agents. The Escrow Agent may resign at any time upon giving at least thirty (30) days' written notice to Seller and Buyer and, after the date of such resignation notice, notwithstanding any other provision of this Escrow Agreement, Escrow Agent's sole

obligation will be to hold the Escrow Fund pending appointment of a successor Escrow Agent. Similarly, Escrow Agent may be removed at any time by Buyer and Seller giving at least thirty (30) days' prior written notice to Escrow Agent specifying the date when such removal shall take effect. No such resignation or removal shall become effective until the appointment of a successor escrow agent which shall be accomplished as follows: Buyer and the Seller shall use their commercially reasonable efforts to mutually agree on a successor escrow agent within thirty (30) days after receiving such notice. If the parties fail to agree upon a successor escrow agent within such time, the Escrow Agent may petition a court of competent jurisdiction to appoint a successor escrow agent, and all costs and expenses related to such petition shall be paid jointly and severally by Buyer and Seller. The successor escrow agent shall execute and deliver an instrument accepting such appointment and it shall, without further acts, be vested with all the estates, properties, rights, powers, and duties of the predecessor escrow agent as if originally named as escrow agent. Upon appointment of a successor escrow agent, and payment of the Escrow Fund to the successor escrow agent, after deduction and payment to the retiring Escrow Agent of all reasonable actual expenses payable to, incurred by, or expected to be incurred by the retiring Escrow Agent in connection with the performance of its duties and the exercise of its rights hereunder, the Escrow Agent shall be discharged from any further duties and liability under this Escrow Agreement. After any retiring, Escrow Agent's resignation or removal, the provisions of this Escrow Agreement shall inure to its benefit as to any actions taken or omitted to be taken by it while it was Escrow Agent under this Escrow Agreement.

8. Further Instruments. If the Escrow Agent reasonably requires other or further instruments in connection with its performance of its duties, the necessary parties hereto shall join in furnishing such instruments.

9. Termination. This Escrow Agreement shall terminate upon the earlier of expiration of the Term or such time as no funds remain in the Easement Escrow Fund due to distribution in accordance with Section 4 of this Escrow Agreement.

10. Waiver & Other Remedies. The rights and remedies herein reserved to Buyer or Seller are cumulative and not alternative.

11. Compensation of Escrow Agent. The Escrow Agent shall not be compensated or charge fees for acting as Escrow Agent, but shall be reimbursed by the parties for reasonable expenses actually paid to third parties and incurred for service as Escrow Agent only, subject to reasonable substantiation of such expenses

12. General.

(a) Governing Law and Jurisdiction. This Escrow Agreement shall be construed and enforced in accordance with, and governed by, the laws of the Commonwealth of Pennsylvania (without giving effect to the principles of conflicts of laws thereof). The Parties hereto irrevocably agree and consent to the jurisdiction of the United States District Court for the Eastern District of Pennsylvania and the Court of Common Pleas of Chester County, Pennsylvania, for the adjudication of any matters arising under or in connection with this Agreement. Any action initiated in court shall be filed and litigated (including all discovery proceedings) exclusively in the United States District Court for the Eastern District of Pennsylvania and the Court of Common Pleas of Chester County, Pennsylvania, and each party irrevocably submits to the exclusive

jurisdiction of such courts in any such suit, action or proceeding. Service of process, summons, notice or other document by mail to such Party's address set forth herein shall be effective service of process for any suit, action or other proceeding brought in any such court. EACH PARTY ACKNOWLEDGES AND AGREES THAT ANY CONTROVERSY WHICH MAY ARISE UNDER THIS ESCROW AGREEMENT IS LIKELY TO INVOLVE COMPLICATED AND DIFFICULT ISSUES AND, THEREFORE, EACH SUCH PARTY IRREVOCABLY AND UNCONDITIONALLY WAIVES ANY RIGHT IT MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY LEGAL ACTION ARISING OUT OF OR RELATING TO THIS AGREEMENT, THE AGREEMENT, THE OTHER TRANSACTION DOCUMENTS OR THE TRANSACTIONS CONTEMPLATED HEREBY OR THEREBY. EACH PARTY TO THIS ESCROW AGREEMENT CERTIFIES AND ACKNOWLEDGES THAT (A) NO REPRESENTATIVE OF ANY OTHER PARTY HAS REPRESENTED, EXPRESSLY OR OTHERWISE, THAT SUCH OTHER PARTY WOULD NOT SEEK TO ENFORCE THE FOREGOING WAIVER IN THE EVENT OF A LEGAL ACTION, (B) SUCH PARTY HAS CONSIDERED THE IMPLICATIONS OF THIS WAIVER, (C) SUCH PARTY MAKES THIS WAIVER VOLUNTARILY, AND (D) SUCH PARTY HAS BEEN INDUCED TO ENTER INTO THIS ESCROW AGREEMENT BY, AMONG OTHER THINGS, THE MUTUAL WAIVERS AND CERTIFICATIONS IN THIS SECTION.

(b) Notices. All notices, requests, claims and other communications under this Escrow Agreement shall be in writing and shall be deemed given if delivered personally or by overnight courier to the parties at the following addresses (or at such other address for a Party as shall be specified by notice from such Party):

if to the Buyer, to:

Aqua Pennsylvania Wastewater, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010
Attention: Marc A. Lucca, President
malucca@aquaamerica.com

with a copy to:

Aqua Pennsylvania Wastewater, Inc.
762 W. Lancaster Avenue
Bryn Mawr, PA 19010
Attention: Frances Orth, Esq., Vice Pres., Senior Managing Counsel
fporth@aquaamerica.com

if to the Seller, to:

East Whiteland Township
209 Conestoga Road
Frazer, PA 19355
Attention: Manager

with copies to:

Hamburg, Rubin, Mullen, Maxwell and Lupin, PC
375 Morris Road
Lansdale, PA 19446
Attention: Joseph J. McGrory, Jr., Solicitor

if to the Escrow Agent, to:

Any notice addressed to the Escrow Agent shall be effective only upon receipt.

(c) Headings. The article, section and paragraph headings in this Escrow Agreement are for reference purposes only and shall not affect the meaning or interpretation of this Escrow Agreement.

(d) Severability. If any term, provision, covenant or restriction contained in this Escrow Agreement is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remainder of the terms, provisions, covenants and restrictions contained in this Escrow Agreement shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

(e) Entire Agreement. This Escrow Agreement, including the relevant provisions of the Closing Agreement pertaining to the parties' rights and obligations regarding the Missing Easements, constitute the entire agreement between the Parties pertaining to the subject matter hereof and supersedes all prior agreements, negotiations, discussions and understandings, written or oral, between the Parties. There are no representations, warranties, conditions or other agreements, whether direct or collateral, or express or implied, that form part of or affect this Agreement, or that induced any Party to enter into this Escrow Agreement or on which reliance is placed by any Party, except as specifically set forth in this Escrow Agreement. The Parties acknowledge and agree that (i) each has substantial business experience and is fully acquainted with the provisions of this Escrow Agreement, (ii) the provisions and language of this Escrow Agreement have been fully negotiated and (iii) no provision of this Escrow Agreement shall be construed in favor of any Party or against any Party by reason of such provision of this Escrow Agreement having been drafted on behalf of one Party rather than the other Party.

(f) Amendments; Waivers. This Escrow Agreement may be amended, changed or supplemented only by a written agreement signed by the Parties. Any waiver of, or consent to depart from, the requirements of any provision of this Escrow Agreement shall be effective only if it is in writing and signed by the Party giving it, and only in the specific instance and for the specific purpose for which it has been given. No failure on the part of any Party to exercise, and no delay in exercising, any right under this Escrow Agreement shall operate as a waiver of such right. No single or partial exercise of any such right shall preclude any other or further exercise of such right or the exercise of any other right.

(g) Parties in Interest; Third Party Beneficiary. Except as hereinafter provided, this Escrow Agreement is not intended to and shall not be construed to create upon any Person other than the Parties any rights or remedies hereunder.

(h) Successors and Assigns. This Escrow Agreement shall be binding upon, and inure to the benefit of, the Parties hereto and their respective successors and assigns; provided, however, that no party may assign any of its rights or delegate any of its duties under this Escrow Agreement without the prior written consent of the other party hereto and any attempted assignment or delegation without prior written consent shall be void and of no force or effect.

(i) Specific Performance. The Parties agree that irreparable damage would occur if any provision of this Escrow Agreement were not performed in accordance with the terms hereof and that the Parties shall be entitled to specific performance of the terms hereof, in addition to any other remedy to which they are entitled at law or in equity if the other Party has performed in accordance with the terms hereof.

(j) Counterparts; Facsimile; Execution. This Escrow Agreement may be executed in any number of counterparts which, taken together, shall constitute one and the same agreement. This Escrow Agreement shall be effective when it has been executed by each Party and delivered to both Parties. To evidence the fact that it has executed this Escrow Agreement, a Party may send a copy of its executed counterpart to the other Party by facsimile transmission. Such Party shall be deemed to have executed and delivered this Escrow Agreement on the date it sent such facsimile transmission. In such event, such Party shall forthwith deliver to the other Party an original counterpart of this Escrow Agreement executed by such Party.

(k) To help the government fight the funding of terrorism and money laundering activities, federal law requires all financial institutions to obtain, verify and record information that identifies each person who opens an account. For a non-individual person such as a business entity, a charity, a trust or other legal entity, Escrow Agent requires documentation to verify its formation and existence as a legal entity. Escrow Agent may require financial statements, licenses or identification and authorization documents from individuals claiming authority to represent the entity or other relevant documentation. Buyer and Seller agree to provide all information requested by Escrow Agent in connection with any legislation or regulation to which Escrow Agent is subject, in a timely manner. Escrow Agent's appointment and acceptance of its duties under this Escrow Agreement is contingent upon verification of all regulatory requirements applicable to Buyer, Seller and any of their permitted assigns, including successful completion of a final background check. These conditions include, without limitation, requirements under the USA Patriot Act, the USA FREEDOM Act, the Bank Secrecy Act, and the U.S. Department of the Treasury Office of Foreign Assets Control. If these conditions are not met, Escrow Agent may at its option promptly terminate this Escrow Agreement in whole or in part and refuse any otherwise permitted assignment by Buyer or Seller, without any liability or incurring any additional costs.

13. Representations and Warranties. Buyer and Seller each respectively make the following representations and warranties to Escrow Agent:

(a) it has full power and authority to execute and deliver this Escrow Agreement and to perform its obligations hereunder; and this Escrow Agreement has been duly approved by

all necessary action and constitutes its valid and binding agreement enforceable in accordance with its terms.

(b) each of the applicable persons designated on **Exhibit "C"** attached hereto has been duly appointed to act as its authorized representative hereunder and individually has full power and authority on its behalf to execute and deliver any instruction or direction, to amend, modify or waive any provision of this Escrow Agreement and to take any and all other actions as its authorized representative under this Escrow Agreement and no change in designation of such authorized representatives shall be effective until written notice of such change is delivered to each other Party to this Escrow Agreement pursuant to Section 14(a) and Escrow Agent has had reasonable time to act upon it.

(c) no printed or other material in any language, including any prospectus, notice, report, and promotional material or the rights, powers, or duties of Escrow Agent under this Escrow Agreement shall be issued by any other parties hereto, or on such Party's behalf, without the prior written consent of Escrow Agent.

(d) it will not claim any immunity from jurisdiction of any court, suit or legal process, whether from service of notice, injunction, attachment, execution or enforcement of any judgment or otherwise.

14. Security Procedures. In the event instructions, including funds transfer instructions, address change or change in contact information are given to Escrow Agent (other than in writing at the time of execution of this Escrow Agreement), whether in writing, by facsimile or otherwise, Escrow Agent is authorized but shall not be required to seek confirmation of such instructions by telephone call-back to any person designated by the instructing Party on **Exhibit "C"** hereto, and Escrow Agent may rely upon the confirmation of anyone purporting to be the person so designated. The persons and telephone numbers for call-backs may be changed only in writing actually received and acknowledged by Escrow Agent and shall be effective only after Escrow Agent has a reasonable opportunity to act on such changes. Buyer and Seller agree that Escrow Agent may at its option record any telephone calls made pursuant to this Section. Escrow Agent in any funds transfer may rely solely upon any account numbers or similar identifying numbers provided by Buyer or Seller to identify (i) the beneficiary, (ii) the beneficiary's bank, or (iii) an intermediary bank, even when its use may result in a person other than the beneficiary being paid, or the transfer of funds to a bank other than the beneficiary's bank or an intermediary bank so designated. Buyer and Seller acknowledge that these optional security procedures are commercially reasonable.

15. Tax Reporting. Escrow Agent shall have no responsibility for the tax consequences of this Escrow Agreement and Buyer and Seller shall consult with independent counsel concerning any and all tax matters. Buyer and Seller jointly and severally agree to (a) assume all obligations imposed now or hereafter by any applicable tax law or regulation with respect to payments or performance under this Escrow Agreement and (b) request and direct the Escrow Agent in writing with respect to withholding and other taxes, assessments or other governmental charges, and advise the Escrow Agent in writing with respect to any certifications and governmental reporting that may be required under any applicable laws or regulations. Except as otherwise agreed by Escrow Agent in writing, Escrow Agent has no tax reporting or withholding obligation except with respect to Form 1099-B reporting on payments of gross proceeds under Internal Revenue Code Section

6045 and Form 1099 and Form 1042-S reporting with respect to investment income earned on the Escrow Fund, if any. To the extent that U.S. federal imputed interest regulations apply, Buyer and Seller shall, no later than five (5) Business Days after the effective date of this Escrow Agreement, so inform the Escrow Agent, provide the Escrow Agent with all imputed interest calculations and direct the Escrow Agent to disburse imputed interest amounts as Buyer and Seller deem appropriate. The Escrow Agent shall rely solely on such provided calculations and information and shall have no responsibility for the accuracy or completeness of any such calculations or information. Buyer and Seller shall provide Escrow Agent a properly completed IRS Form W-9 or Form W-8, as applicable, for each payee. If requested tax documentation is not so provided, Escrow Agent is authorized to withhold taxes as required by the United States Internal Revenue Code and related regulations. Buyer and Seller have determined that any interest or income on the Escrow Fund shall be reported on an accrual basis and deemed to be for the account of Seller.

Signature page follows.

IN WITNESS WHEREOF, each of the parties hereto has executed this Escrow Agreement as of the date first above written.

BUYER:

**AQUA PENNSYLVANIA
WASTEWATER, INC.**

Name: Marc A. Lucca
Title: President

SELLER:

EAST WHITELAND TOWNSHIP

Name: John Nagel
Title: Manager

ESCROW AGENT:

Name:
Title:

Exhibit A

MISSING EASEMENTS

Exhibit B

FORM OF EASEMENT TEMPLATE

Prepared By & Return To:

[]

Chester County Tax Parcel Number:

DEED OF EASEMENT

THIS DEED OF EASEMENT is made this [] day of [], 20[] by and between [**Grantor**], having a mailing address of [address] (the “**Grantor**”), and **AQUA PENNSYLVANIA WASTEWATER, INC.**, a corporation organized and existing under the laws of Pennsylvania of the Commonwealth of Pennsylvania, having a business address of 762 W. Lancaster Avenue, Bryn Mawr, Pennsylvania, 19010 (the “**Grantee**”).

RECITALS

WHEREAS, Grantee owns and operates the sanitary wastewater collection system (the “**System**”), which collects sanitary wastewater from customers in and around the Township of East Whiteland, Pennsylvania, and transports its sewage for treatment at a plant owned and operated by the Valley Forge Sewer Authority.

WHEREAS, certain underground sanitary sewer lines owned by Grantee (the “**Sewer Lines**”) are situated within the real property owned by the Grantor described on **Exhibit “A”** attached hereto (the “**Property**”) which either were never the subject of an instrument that was recorded in the Chester County Recorder of Deeds office.

WHEREAS, the parties wish to document Grantee’s rights to own, operate, maintain and replace the Sewer Lines with the boundaries of the Property.

NOW, THEREFORE, the said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), lawful money of the United States of America, unto it well and truly paid

by East Whiteland Township (as predecessor to Grantee as owner of the Sewer Lines) on behalf of the said Grantee, at or before the sealing and delivery hereof, the receipt of whereof is hereby acknowledged, by these presents hereby does grant, convey, bargain and sell, alien, enfeoff, release and confirm unto the said Grantee, its respective successors, and assigns forever, a permanent and perpetual, non-exclusive easement for access, ingress, egress and regress to the Sewer Lines, and for using, operating, altering, inspecting, repairing, removing, improving, replacing, maintaining and installing the Sewer Lines, as they exist or may be installed and exist in the future on the real estate described on **Exhibit "B"** (the "**Easement Area**").

TOGETHER WITH the right to use, repair, remove, reconstruct and reinstall the Sewer Lines, the right to access such facilities, and the right to make excavations and trim or remove trees, brush, undergrowth, landscaping and other obstructions in the exercise of the foregoing rights.

THE EASEMENT GRANTED HEREIN are permanent and perpetual and are covenants running with the lands burdened by the easement described in this Deed of Easements.

TO HAVE AND TO HOLD this Deed of Easement with the wastewater system improvements thereon installed and erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with appurtenances, all and singular and the rights, liberties, privileges, above-described, unto the said Grantee, its successors and assigns forever.

AND THE SAID GRANTOR, for itself, its successor and assigns, does by these presents covenant, promise, grant and agree, to and with the Grantee, its successors and assigns, by these presents, that it, the said Grantor and its successors and assigns, all and singular the hereditaments, premises, and land hereby described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against them the said Grantor and its successors and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under it, them or any of them, shall and will **WARRANT** and forever **DEFEND**.

This Deed of Easement and all of the covenants herein contained shall inure to the benefit of, and shall be binding upon the Grantor, its successors and assigns, and Grantee, its successors and assigns.

[Signature page to follow]

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the above written date.

GRANTOR:

By: _____

**I hereby certify that the address of
the within named Grantee is:**

**Aqua Pennsylvania Wastewater, Inc.
762 West Lancaster Avenue
Bryn Mawr, PA 19010**

On behalf of said Grantee

SIGNATURE PAGE FOR DEED OF EASEMENT

COMMONWEALTH OF PENNSYLVANIA :
 : SS
COUNTY OF CHESTER :

On this day of , 20___, before me, the undersigned officer, personally appeared **[Grantor]**, who, known to me or satisfactorily proven, acknowledged himself to be the person who executed the foregoing instrument for the purposes therein contained.

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

Notary Public

My commission expires on:

Exhibit A: Legal description for fee interest in Property

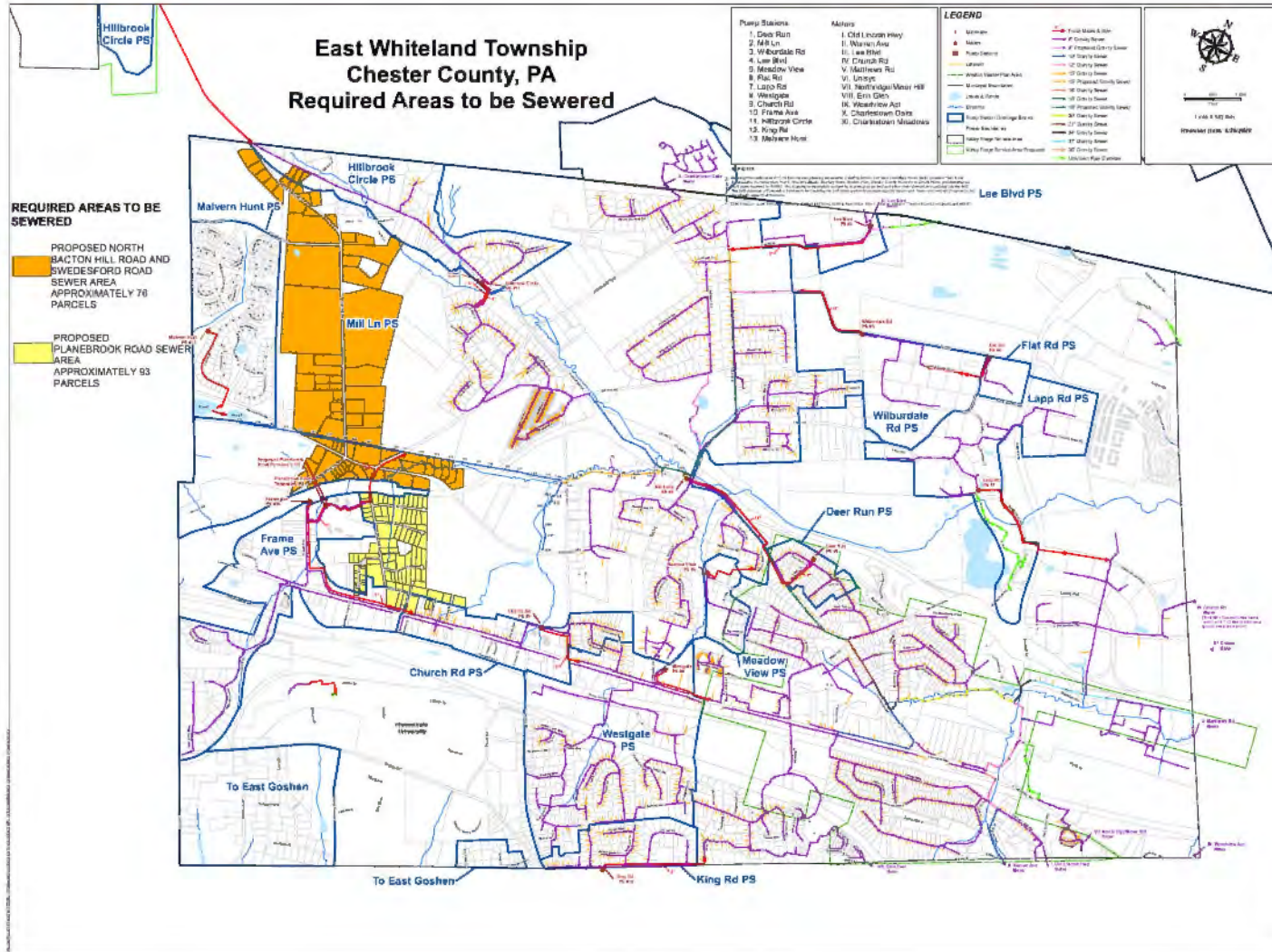
Exhibit B: Legal description of Easement Area

Exhibit C

AUTHORIZED PERSONS

SCHEDULE B

Expanded Service Area Map



Schedule 2.02(h)

Excluded Assets

The Malvern Hunt Pumping Station, force main and the gravity sewer collection system within the Malvern Hunt Wastewater Treatment Plant (the “WWTP”) will be included in the Acquired Assets. However, it is expected that the spray irrigation system associated with the WWTP, including the treatment ponds and the spray irrigation fields, will be decommissioned and, along with associated parcels 42-3-47 and 42-3-127, will be excluded from the sale.

Schedule 4.05

Consents and Approvals

1. Pennsylvania Public Utility Commission (“PaPUC”) Approval of Transaction
2. PaPUC Approval of Consent to Assignment and Amendment to Sewer Service Agreements and Related Amendments
3. Pennsylvania Department of Environmental Protection (“PaDEP”) Approval of Sanitary Sewer Collection and Conveyance System Act 537 Plan recognizing transfer of wastewater collection system from Seller to Buyer
4. PaDEP Approval of Transfer of all NPDES¹ and WQM Permits

¹ NPDES permits will not be transferred if the Malvern Hunt WWTP is decommissioned prior to closing, as anticipated.

Schedule 4.06

Undisclosed Liabilities

None.

Schedule 4.07

Events Having a Material Adverse Effect

None.

Schedule 4.08

Tax Matters

None.

Schedule 4.09

Real Property and Easements; Liens

The “Matthews Road Drainage Area” in the list below is the name given to the eastern portion of the Township which does not drain into a pump station. All other drainage area names are based upon the pump station names on the aforementioned plans. The instruments have the following abbreviations: DB (deed book), MB (miscellaneous book) and PB (plan book). The properties located within the Church Road drainage area on the March 3, 2020 sanitary sewer system plan are incorporated into the Planebrook drainage area in this list.

DEER RUN DRAINAGE AREA (DR)					
Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
DR 1	4-4F-13-E	15 Deer Run Lane	Pump Station	DB: 8914/1465	Yes
DR 2	42-4K-57	11 Fawn Circle	Gravity Line & Force Main	MB: 197/260	Yes
DR 3	42-4K-60	146 Conestoga Road	Gravity Line & Force Main	MB: 199/67	Yes

DEER RUN DRAINAGE AREA (DR)			
Street	Structure	Instrument/ Docket	Easement or ROW
Deer Run Lane	Gravity Line & Force Main	DB: P40/251	Yes
Fawn Circle	Gravity Line & Force Main	DB: P40/251	Yes
Doe Lane	Gravity Line	DB: P40/246 DB: W31/40	Yes
Buck Run Lane	Gravity Line	DB: W31/40	Yes
Conestoga Road	Force Main		Yes

MATTHEWS ROAD DRAINAGE AREA (MR)					
Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
MR 1	42-5-1.1	85 Matthews Road	Gravity Line	MB: 197/878 Plan No. 18668	Yes
MR 2	42-4-266	Uptown Worthington	Gravity Line	DB: 8443/1099	Yes
MR 3	42-4-260.2	11 Matthews Road	Gravity Line	Plan No. 20382 Plan No. 15178	Yes
MR 4	42-4-260.2A	5 Matthews Road	Gravity Line	Plan No. 15178	Yes
MR 5	RESERVED				
MR 6	42-4-257.2	Lindenwood Drive & Morehall Road	Gravity Line	Plan No. 4470	Yes
MR 7	42-4-255-E	Chester Valley Trail	Gravity Line		No
MR 8	42-4-268.1	19 Morehall Road	Gravity Line	DB: 3559/1973	Yes
MR 9	42-4-269	1100 Brannan Boulevard	Gravity Line	DB: 3559/1973	Yes
MR 10	42-4-270	Railroad Tracks	Gravity Line		No
MR 11	42-4-272	49 E. Lancaster Avenue	Gravity Line	DB: 3559/1973	Yes
MR 12	RESERVED				
MR 13	42-4-339	9 Old Lincoln Highway	Gravity Line	DB: 4373/191	Yes
MR 14	42-5-16.1	Northridge Community Common Areas	Gravity Line	DB: 4373/180	Yes
MR 15	42-4-132	WS Morehall Road	Gravity Line	Plan No. 10214 Plan No. 9327	Yes
MR 16	42-4-132.2	10 Morehall Road	Gravity Line	MB: 199/73 1972-00522	Yes
MR 17	42-4-332	32 Lancaster Avenue	Gravity Line	MB: 199/54 MB: 284/241	Yes
MR 18	42-4-331	52 Lancaster Avenue	Gravity Line	MB: 284/237 1975-00649	Yes
MR 19	42-4-330	60 Lancaster Avenue	Gravity Line	MB: 284/233 1975-00648	Yes

MATTHEWS ROAD DRAINAGE AREA (MR)

Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
MR 20	42-4-329	70 Lancaster Avenue	Gravity Line	MB: 284/229 1975-00647	Yes
MR 21	42-4-328	84 Lancaster Avenue	Gravity Line	MB: 287/5 1975-00684	Yes
MR 22	42-4-327	102 Lancaster Avenue	Gravity Line	MB: 284/224 1975-00646	Yes
MR 23	42-4-326	106 Lancaster Avenue	Gravity Line	MB: 284/221 1975-00645	Yes
MR 24	42-4-325	108 Lancaster Avenue	Gravity Line	MB: 284/217 1975-00644	Yes
MR 25	42-4-324	112 Lancaster Avenue	Gravity Line	MB: 284/213 1975-00643	Yes
MR 26	42-4-323	114 Lancaster Avenue	Gravity Line	MB: 284/209 1975-00642	Yes
MR 27	42-4-322	116 Lancaster Avenue	Gravity Line	MB: 284/205 1975-00641	Yes
MR 28	42-4-322.9	120 Lancaster Avenue	Gravity Line	MB: 284/205 1975-00641	Yes
MR 29	42-4-322.8	126 Lancaster Avenue	Gravity Line	MB: 284/201 1975-00640	Yes
MR 30	42-4-322.7	140 Lancaster Avenue	Gravity Line	MB: 284/197 1975-00639	Yes
MR 31	42-4-322.6	152 Lancaster Avenue	Gravity Line	MB: 287/13 1975-00686	Yes
MR 32	42-4-322.5	154 Lancaster Avenue	Gravity Line	MB: 390/33 MB: 284/193	Yes
MR 33	42-4-322.4	160 Lancaster Avenue	Gravity Line	MB: 287/189 1975-00637	Yes
MR 34	42-4-322.2	172 Lancaster Avenue	Gravity Line	MB: 287/185 1975-00636	Yes
MR 35	42-4-322.1	188 Lancaster Avenue	Gravity Line	MB: 284/181 1975-00635	Yes
MR 36	42-4-318	200 Lancaster Avenue	Gravity Line	MB: 284/177 1975-00634	Yes
MR 37	42-4-317.2	218 Lancaster Avenue	Gravity Line	MB: 284/169 MB: 287/17	Yes

MATTHEWS ROAD DRAINAGE AREA (MR)

Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
MR 38	42-4-317.1	228 Lancaster Avenue	Gravity Line	MB: 284/173 1975-00633	Yes
MR 39	42-4-317	228 Lancaster Avenue	Gravity Line	MB: 284/169 MB: 287/17	Yes
MR 40	42-4-316	230 Lancaster Avenue	Gravity Line	MB: 284/165 1975-00631	Yes
MR 41	42-4-315	240 Lancaster Avenue	Gravity Line	MB: 284/161 MB: 287/157	Yes
MR 42	42-4-313	270 Lancaster Avenue	Gravity Line	MB: 284/153 MB: 287/157	Yes
MR 43	42-4-132.1	7 Lancaster Avenue	Gravity Line	MB: 199/27 MB: 284/245	Yes
MR 44	42-4-139	73 Lancaster Avenue	Gravity Line	MB: 287/1 1975-00683	Yes
MR 45	42-4-140	77 Lancaster Avenue	Gravity Line	MB: 287/9 1975-00685	Yes
MR 46	42-4-141	81 Lancaster Avenue	Gravity Line	MB: 284/249 1975-00652	Yes
MR 47	42-4-130	101 Lancaster Avenue	Gravity Line	DB: 6523/952	Yes
MR 48	42-4-127	115 Lancaster Avenue	Gravity Line	MB: 284/261 1975-00655	Yes
MR 49	42-4-129	155 Lancaster Avenue	Gravity Line	MB: 284/257 MB: 284/265	Yes
MR 50	42-4-125.2	157 Lancaster Avenue	Gravity Line	MB: 284/257 MB: 284/265	Yes
MR 51	42-4-125.3	161 Lancaster Avenue	Gravity Line	MB: 284/269 1975-00657	Yes
MR 52	42-4-125.3A	167 Lancaster Avenue	Gravity Line	MB: 284/269 1975-00657	Yes
MR 53	42-4-125.8	NS Lancaster Avenue	Gravity Line	MB: 287/273 1975-00658	Yes
MR 54	42-4-125	NS Lancaster Avenue	Gravity Line	MB: 345/130 MB: 284/273	Yes
MR 55	42-4-102.2	181 Lancaster Avenue	Gravity Line	MB: 401/378 MB: 284/277	Yes
MR 56	42-4-102.4	183 Lancaster Avenue	Gravity Line	MB: 401/378 MB: 284/277	Yes

MATTHEWS ROAD DRAINAGE AREA (MR)					
Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
MR 57	42-4-103	189 Lancaster Avenue	Gravity Line	MB: 284/281 1975-00660	Yes
MR 58	42-4-104	195 Lancaster Avenue	Gravity Line	MB: 399/399 MB: 284/285	Yes
MR 59	42-4-106.1	197 Lancaster Avenue	Gravity Line	MB: 284/253 1975-00653	Yes
MR 60	42-4-97.1	237 Lancaster Avenue	Gravity Line	MB: 284/289 MB: 284/293	Yes
MR 61	42-4-98.1	245 Lancaster Avenue	Gravity Line	MB: 284/289 1975-00664	Yes
MR 62	42-4-98.4	249 Lancaster Avenue	Gravity Line	MB: 284/302 1975-00665	Yes
MR 63	42-4-98	255 Lancaster Avenue	Gravity Line	MB: 286/336 MB: 284/302	Yes
MR 64	42-4-100	271 Lancaster Avenue	Gravity Line	MB: 983/401 MB: 284/306	Yes
MR 65	42-4-89.1B	NS Lancaster Avenue	Gravity Line	MB: 286/336 1975-00679	Yes
MR 66	42-4-89.1A	NS Lancaster Avenue	Gravity Line	MB: 546/424	Yes
MR 67	42-4-101.1	289 Lancaster Avenue	Gravity Line	MB: 983/337 1987-0872	Yes
MR 68	42-4-87.2	309 Lancaster Avenue	Gravity Line & Force Main	MB: 983/349 1987-08872	Yes
MR 69	42-4-333	18 E. Lancaster Avenue	Gravity Line		No
MR 70	42-4-334-E	Railroad Tracks	Gravity Line		No (2 Crossings)
MR 71	42-4-335	9 Village Way	Gravity Line	MB: 206/582 MB: 199/30	Yes
MR 72	42-4-338	5 Old Lancaster Pike	Gravity Line	MB: 197/274	Yes
MR 73	42-4-350	54 Old Lancaster Pike	Gravity Line	MB: 197/274	Yes
MR 74	42-4-352	54 Old Lancaster Pike	Gravity Line & Meter	MB: 199/61 1972-00518	No
MR 75	42-4-351	52 Old Lancaster Pike	Gravity Line	Plan No. 7654	Yes
MR 76	42-4-352.1	100 Daisey Lane	Gravity Line	Plan No. 7654	Yes
MR 77	42-4-352.2	102 Daisey Lane	Gravity Line	Plan No. 7654	Yes
MR 78	42-4-352.3	103 Daisey Lane	Gravity Line		No

MATTHEWS ROAD DRAINAGE AREA (MR)

Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
MR 79	42-4-343	333 North Warren Avenue	Gravity Line	MB: 199/79 1972-00524	Yes
MR 80	42-4R-26	15 Spring Road	Gravity Line	MB: 345/56 MB: 284/347	Yes
MR 81	42-4R-34	39 Spring Road	Gravity Line	MB: 402/164 MB: 285/1	Yes
MR 82	42-4R-33	45 Spring Road	Gravity Line	MB: 345/56	Yes
MR 83	42-4R-32	57 Spring Road	Gravity Line	MB: 285/5 1975-00675	Yes
MR 84	42-4R-25	127 Watch Hill Lane	Gravity Line	MB: 345/56	Yes
MR 85	42-4R-21	Between Watch Hill Ln & Fahnestock Road	Gravity Line	MB: 286/344 1975-00681	Yes
MR 86	42-4R-19	8 Lantern Lane	Gravity Line	MB: 284/339 1975-00671	Yes
MR 87	42-4R-20	9 Lantern Lane	Gravity Line	MB: 284/343 1975-00672	Yes
MR 88	42-4-321.2	1 South Malin Road	Gravity Line	MB: 197/888	Yes
MR 89	42-4-278.20	Inis Way/Kerry Lane	Gravity Line	DB: 3877/431	Yes
MR 90	42-4-281.47	Sugar Ridge Lane & Sunnybrook Lane	Gravity Line	DB: 6267/2378 DB: 4643/95	Yes
MR 91	42-4-281	Sugar Ridge Common Area	Gravity Line	DB: 6267/2378 DB: 4643/95	Yes
MR 92	42-4-281.28	8 Broad Leaf Terrace	Gravity Line	DB: 6267/2378 DB: 4643/95	Yes
MR 93	42-4-281.29	10 Broad Leaf Terrace	Gravity Line	DB: 6267/2378 DB: 4643/95	Yes
MR 94	42-4-281.30	12 Broad Leaf Terrace	Gravity Line	DB: 6267/2378 DB: 4643/95	Yes
MR 95	42-4-281.31	14 Broad Leaf Terrace	Gravity Line	DB: 6267/2378 DB: 4643/95	Yes
MR 96	42-4-294-E	Railroad Tracks	Gravity Line		No (4 Crossings)
MR 97	42-7C-5	15 Oak Hill Circle	Gravity Line	DB: 5648/615	Yes
MR 98	42-4Q-169	17 Oak Hill Circle	Gravity Line	DB: 5648/607	Yes

MATTHEWS ROAD DRAINAGE AREA (MR)

Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
MR 99	42-4Q-157	41 Oak Hill Circle	Gravity Line	MB: 427/203	Yes
MR 100	42-4Q-156	43 Oak Hill Circle	Gravity Line	MB: 427/203	Yes
MR 101	42-4Q-155	45 Oak Hill Circle	Gravity Line	MB: 419/341	Yes
MR 102	42-4Q-179	5 Forest Way	Gravity Line	PB: 43/4	Yes
MR 103	42-4Q-180	7 Forest Way	Gravity Line	PB: 43/4	Yes
MR 104	42-4Q-172	30 Oak Hill Circle	Gravity Line	PB: 43/4	Yes
MR 105	42-4Q-171	32 Oak Hill Circle	Gravity Line	PB: 43/4	Yes
MR 106	42-7B-138.10	19 Amy Lane	Gravity Line	DB: 2603/389	Yes
MR 107	42-7B-138.11	21 Amy Lane	Gravity Line	DB: 2603/389	Yes
MR 108	42-7-64.4	16 Summit Road	Gravity Line	MB: 960/194	Yes
MR 109	42-7-64.2	20 Summit Road	Gravity Line	MB: 960/190	Yes
MR 110	42-4P-28-E	49 Summit Road	Gravity Line	DB: H49/87	Yes
MR 111	42-4-295.1	8 South Malin Road	Gravity Line	MB: 284/327 1975-00668	Yes
MR 112	42-4-321	9 South Malin Road	Gravity Line	MB: 284/340 1975-00680	Yes
MR 113	42-4-321.1	10 South Malin Road	Gravity Line	MB: 286/323 1975-00667	Yes
MR 114	42-4K-143	28 Birch Road	Gravity Line		No
MR 115	42-4K-142	30 Birch Road	Gravity Line		No
MR 116	42-4K-28	6 Pine Road	Gravity Line	MB: 197/271	Yes
MR 117	42-4K-27	8 Pine Road	Gravity Line	MB: 196/996	Yes
MR 118	42-4K-7	7 Pine Road	Gravity Line	MB: 196/1002	Yes
MR 119	42-4K-6	9 Pine Road	Gravity Line	MB: 197/1021	Yes

MATTHEWS ROAD DRAINAGE AREA (MR)

Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
MR 120	42-4K-30	7 Locust Drive	Gravity Line	MB: 197/262 MB: 347/323	Yes
MR 121	42-4K-17	12 Locust Drive	Gravity Line	MB: 196/999 MB: 347/323	Yes
MR 122	42-4-109	67 Malin Road	Gravity Line	MB: 377/134	Yes
MR 123	42-4-110	69 Malin Road	Gravity Line	MB: 345/134	Yes
MR 124	42-4-143	39 Conestoga Road	Gravity Line	Plan No. 5498 MB: 197/268	Yes
MR 125	42-4-144	ES Conestoga Road	Gravity Line	MB: 336/282	Yes
MR 126	42-4-240.3	8 Winding Way	Gravity Line	MB: 199/51 PB: 49/27	Yes
MR 127	42-4-240.1	12 Winding Way	Gravity Line	MB: 202/41 MB: 199/48	Yes
MR 128	42-4-142	40 Morehall Road	Gravity Line	MB: 197/268	Yes
MR 129	42-4-252	S of Winding Way	Gravity Line	MB: 197/883	Yes
MR 130	42-4-249	30 Winding Way	Gravity Line	MB: 345/52	Yes
MR 131	42-4-253-E	36 Winding Way	Gravity Line	DB: O31/211	Yes
MR 132	42-4-257.1	200 Lindenwood Drive	Gravity Line	MB: 199/57	Yes
MR 133	42-4-254	50 Morehall Road	Gravity Line	MB: 347/326 MB: 199/57	Yes
MR 134	42-4-260.6-E	30 East Swedesford Road	Gravity Line	DB: 554/536	Yes
MR 135	42-4-53.14	20 Liberty Boulevard	Gravity Line	DB: 2603/325 Plan No. 9429	Yes
MR 136	42-4-53.15	40 Liberty Boulevard	Gravity Line	DB: 2603/380 Plan No. 8837	Yes
MR 137	42-4-53.16	11 Liberty Boulevard	Gravity Line	DB: 554/536 Plan No. 7496	Yes
MR 138	42-4-53.6	10 Valley Stream Parkway	Gravity Line & Force Main	Plan No. 5076 DB: 6765/1748	Yes
MR 139	42-4-53.10	20 Valley Stream Parkway	Gravity Line & Force Main	Plan No. 5434 DB: 6765/1748	Yes
MR 140	42-4-53.7	30 Valley Stream Parkway	Gravity Line & Force Main	Plan No. 5434 DB:6765/1748	Yes

MATTHEWS ROAD DRAINAGE AREA (MR)

Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
MR 141	42-4-53.12	40 Valley Stream Parkway	Gravity Line	Plan No. 6432 DB: 554/536	Yes
MR 142	RESERVED				
MR 143	42-4-53.5	65 Valley Stream Parkway	Gravity Line	Plan No. 4799	Yes
MR 144	42-4-53.3	51 Valley Stream Parkway	Gravity Line	DB: 6773/235	Yes
MR 145	42-4-53.11	75 Valley Stream Parkway	Gravity Line	Plan No. 19299 DB: 554/536	Yes
MR 146	42-4-53	41 Valley Stream Parkway	Gravity Line	DB: 554/536	Yes
MR 147	42-4-53.8	70 Valley Stream Parkway	Gravity Line	DB: 554/536	Yes
MR 148	42-2-8.1	1400 Atwater Drive	Gravity Line	Plan No. 19233 Plan No. 15830	Yes

MATTHEWS ROAD DRAINAGE AREA (MR)			
Street	Structure	Instrument/ Docket	Easement or ROW
Oak Hill Circle	Gravity Line	DB: H49/60 DB: S54/414	Yes
Forest Way	Gravity Line	DB: H49/60 DB: S54/414	Yes
Amy Lane	Gravity Line & Force Main	DB: 2603/308	Yes
Birch Road	Gravity Line	DB: Q35/224 DB: Q35/243 DB: P40/443	Yes
Locust Road	Gravity Line	DB: Q35/224	Yes
Pine Road	Gravity Line	DB: Q35/239	Yes
Doe Lane	Gravity Line	DB: P40/246 DB: W31/40	Yes
Buck Run Lane	Gravity Line	DB: W31/40	Yes
Willow Drive	Gravity Line	DB: P40/443	Yes
Sycamore Drive	Gravity Line	DB: P40/443	Yes
Beth Circle	Gravity Line	DB: T49/241	Yes
Village Way	Gravity Line	DB: N27/627 DB: Q24/523 DB: W24/133	Yes
Spring Road	Gravity Line	DB: S36/52 DB: W31/64	Yes
Woodview Road	Gravity Line	DB: W31/64	Yes
Fahnestock Road	Gravity Line	DB: A28/493 DB: V28/667 DB: Q24/521 DB: X24/35	Yes
Longview Road	Gravity Line	DB: A28/493 DB: V28/667 DB: Q24/521 DB: X24/35	Yes
Lantern Lane	Gravity Line	DB: X24/35	Yes

MATTHEWS ROAD DRAINAGE AREA (MR)			
Street	Structure	Instrument/ Docket	Easement or ROW
Old Lincoln Highway/ Old Lancaster Road	Gravity Line	DB: 2603/365	Yes
Roberts Road	Gravity Line	DB: N29/192 DB: O31/215 DB: O31/222	Yes
Elbow Lane	Gravity Line	DB: N29/192 DB: O31/215 DB: O31/222	Yes
Winding Way	Gravity Line	DB: N29/192 DB: O31/215	Yes
Wood Lane	Gravity Line	DB: N29/192 DB: O31/215 DB: O31/222	Yes
Beth Lane	Gravity Line	DB: N29/192 DB: O31/215 DB: O31/222	Yes
Hillside Drive	Gravity Line	DB: N29/192 DB: O31/215 DB: O31/222	Yes
Kane Drive	Gravity Line	DB: N29/192 DB: O31/215 DB: O31/222	Yes
Swedesford Road	Gravity Line	DB: N29/192 DB: O31/215 DB: O31/222	Yes
Valley Stream Parkway	Gravity Line & Force Main	DB: 6773/219 DB: 6773/235	Yes
Malin Road	Gravity Line	DB: Q35/224	Yes
South Malin Road	Gravity Line	DB: 2603/336	Yes
South Malin Road Railroad Crossing			No
Summit Road	Gravity Line	DB: H49/60	Yes
U.S. Route 202	Gravity Line	MB: 554/536	Yes
Lancaster Avenue	Gravity Line & Force Main		Yes
East Lancaster Avenue	Gravity Line		Yes
Conestoga Road	Gravity Line & Force Main		Yes
Morehall Road	Gravity Line & Force Main		Yes

KING ROAD DRAINAGE AREA (KR)					
Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
KR 1	53-2-18 & 53-2-127	940 West King Road	Pump Station	DB: 6033/577	Yes
KR 2	42-7-53	909 King Road	Force Main	Plan No. 7631	Yes
KR 3	42-7B-101	911 King Road	Gravity Line & Force Main	DB: 689/549	Yes
KR 4	42-7B-102	1 Kings Circle	Gravity Line & Force Main	DB: 9549/1435	Yes
KR 5	42-7B-133	923 King Road	Gravity Line & Force Main	DB: 10200/763	Yes
KR 6	42-7B-132	927 King Road	Gravity Line & Force Main	DB: 3587/954	Yes
KR 7	42-7B-119	937 King Road	Gravity Line & Force Main	DB: F53/118	Yes
KR 8	42-7B-120	36 Kings Circle	Gravity Line & Force Main	DB: 3827/1452	Yes
KR 9	42-7B-118	35 Kings Circle	Gravity Line & Force Main	DB: 10117/2299	Yes
KR 10	42-7B-85	957 King Road	Gravity Line & Force Main	DB: 6737/2373	Yes
KR 11	42-7B-86	1 Madeline Drive	Gravity Line & Force Main	DB: 8800/2081	Yes
KR 12	42-7B-84	961 King Road	Gravity Line & Force Main	DB: 3532/2014	Yes
KR 13	42-7B-83	965 King Road	Gravity Line & Force Main	DB: 9636/2118	Yes
KR 14	42-7B-82	6 Queen Anne Lane	Gravity Line & Force Main	DB: 9839/713	Yes
KR 15	42-7B-81	8 Queen Anne Lane	Gravity Line & Force Main	DB: 9179/23	Yes
KR 16	42-7B-80	10 Queen Anne Lane	Gravity Line & Force Main	DB: 3584/1943	Yes
KR 17	42-7B-52	1009 King Road	Gravity Line	PB: 16/45 DB: 5686/920	Yes
KR 18	42-7-52.2	1011 King Road	Gravity Line	PB: 16/45	Yes
KR 19	42-7-52.3	1013 King Road	Gravity Line	PB: 16/45 DB: 5648/601	Yes
KR 20	42-7-52.1A	1015 King Road	Gravity Line	PB: 16/45 Plan No. 1193	Yes

KING ROAD DRAINAGE AREA (KR)					
Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
KR 21	42-7-50.1	1017 King Road	Gravity Line	Plan No. 17279	Yes
KR 22	42-7-50	1021 King Road	Gravity Line	Plan No. 17279	Yes

KING ROAD DRAINAGE AREA (KR)			
Street	Structure	Instrument/ Docket	Easement or ROW
Kings Circle	Gravity Line	DB: N29/595	Yes
Madeline Drive	Gravity Line	DB: V28/663	Yes
Kevin Way	Gravity Line	DB: V28/663	Yes
Queen Anne Lane	Gravity Line	DB: V28/671	Yes
Carol Lane	Gravity Line	DB: V28/671	Yes
King Road	Gravity Line & Force Main		Yes

WESTGATE DRAINAGE AREA (WG)

Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
WG 1	42-4-87.2	309 Lancaster Avenue	Gravity, FM & Pump Station	MB: 983/353 1987-08872	Yes
WG 2	42-4-87.1	337 Lancaster Avenue	Gravity Line	MB: 983/341 1987-08872	Yes
WG 3	42-4N-22	345 Lancaster Avenue	Gravity Line	MB: 983/405 1987-08872	Yes
WG 4	42-4N-21	351 Lancaster Avenue	Gravity Line	MB: 983/357 1987-08872	Yes
WG 5	42-4N-20.1	353 Lancaster Avenue	Gravity Line	MB: 983/361 1987-08872	Yes
WG 6	42-4N-39	365 Lancaster Avenue	Gravity Line	MB: 983/365 1987-08872	Yes
WG 7	42-4N-40	375 Lancaster Avenue	Gravity Line	MB: 983/369 1987-08872	Yes
WG 8	42-4N-41	383 Lancaster Avenue	Gravity Line	MB: 983/345 1987-08872	Yes
WG 9	42-4N-42	385 Lancaster Avenue	Gravity Line	MB: 983/409 1987-08872	Yes
WG 10	42-4N-43	393 Lancaster Avenue	Gravity Line	MB: 983/413 1987-08872	Yes
WG 11	42-4N-44	397 Lancaster Avenue	Gravity Line	MB: 1357/504 1987-08895	Yes
WG 12	42-4-312	284 Lancaster Avenue	Gravity Line	MB: 983/373 1987-08872	Yes
WG 13	42-4-312.1	286 Lancaster Avenue	Gravity Line	MB: 983/377 1987-08872	Yes
WG 14	42-4-311	288 Lancaster Avenue	Gravity Line	MB: 983/381 1987-08872	Yes
WG 15	42-4-310.1	Lancaster Avenue	Gravity Line	MB: 983/417 1987-08872	Yes
WG 16	42-4-310	310 Lancaster Avenue	Gravity Line	MB: 983/385 1987-08872	Yes
WG 17	42-4-310.2	310 Lancaster Avenue	Gravity Line	MB: 983/421 1987-08872	Yes
WG 18	42-4-309	310 Lancaster Avenue	Gravity Line	MB: 983/421 1987-08872	Yes

WESTGATE DRAINAGE AREA (WG)					
Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
WG 19	42-4-309.1	330 Lancaster Avenue	Gravity Line	MB: 983/425 1987-08872	Yes
WG 20	42-4-308.2	340 Lancaster Avenue	Gravity Line	MB: 983/429 Plan No. 16523	Yes
WG 21	42-4-308.1	352 Lancaster Avenue	Gravity Line	MB: 983/369 1987-08872	Yes
WG 22	42-4-308	362 Lancaster Avenue	Gravity Line	MB: 983/393 DB: 3608/825	Yes
WG 23	42-4-307	360 Lancaster Avenue	Gravity Line	MB: 983/397 1987-08872	Yes
WG 24	42-4-306	370 Lancaster Avenue	Gravity Line	MB: 983/433 1987-08872	Yes
WG 25	42-4-304.2	382 Lancaster Avenue	Gravity Line	MB: 983/437, 441 445 & 449	Yes
WG 26	42-4-304-E	384 Lancaster Avenue	Gravity Line	MB: 983/453 1987-08872	Yes
WG 27	42-4-303	392 Lancaster Avenue	Gravity Line	DB: 1358/34 Plan No. 19774	Yes
WG 28	42-4-319-E	Railroad Tracks	Gravity Line		No
WG 29	42-4-296.16	155 Three Tun Road	Gravity Line	Plan No. 15362	Yes
WG 30	42-4-296.15	215 Three Tun Road	Gravity Line	Plan No. 15362	Yes
WG 31	42-4-296.14	225 Three Tun Road	Gravity Line	Plan No. 18412	Yes
WG 32	42-4-296.7	380 Three Tun Road	Gravity Line	DB: 5792/93	Yes
WG 33	RESERVED				

WESTGATE DRAINAGE AREA (WG)					
Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
WG 34	42-4-297.2	60 Three Tun Road	Gravity Line	Plan No. 18267	Yes
WG 35	42-4-297.3	70 Three Tun Road	Gravity Line	Plan No. 20467	Yes
WG 36	RESERVED				
WG 37	42-7B-134	1 Ridge Road	Gravity Line	MB: 575/140	Yes
WG 38	42-7B-135	3 Ridge Road	Gravity Line	MB: 575/140	Yes
WG 39	42-4P-15	5 Ridge Road	Gravity Line	MB: 575/140	Yes
WG 40	42-4P-16	7 Ridge Road	Gravity Line	MB: 575/140	Yes
WG 41	42-4P-17	9 Ridge Road	Gravity Line	MB: 575/140	Yes
WG 42	42-4P-18	11 Ridge Road	Gravity Line	MB: 575/140	Yes
WG 43	42-4P-19	13 Ridge Road	Gravity Line	MB: 575/140	Yes
WG 44	42-4P-20	15 Ridge Road	Gravity Line	MB: 575/140	Yes
WG 45	42-4P-29	17 Ridge Road	Gravity Line	MB: 575/140	Yes
WG 46	42-4P-30	19 Ridge Road	Gravity Line	MB: 575/140	Yes
WG 47	42-4P-31	21 Ridge Road	Gravity Line	MB: 575/140	Yes
WG 48	42-4P-32	23 Ridge Road	Gravity Line	MB: 575/140	Yes
WG 49	42-7B-145	2 Ridge Road	Gravity Line	MB: 575/140	Yes
WG 50	42-7B-144	4 Ridge Road	Gravity Line	MB: 575/140	Yes
WG 51	42-7B-143	6 Ridge Road	Gravity Line	MB: 575/140	Yes
WG 52	42-7B-142	8 Ridge Road	Gravity Line	MB: 575/140	Yes
WG 53	42-4P-37	10 Ridge Road	Gravity Line	MB: 575/140	Yes
WG 54	42-4P-36	12 Ridge Road	Gravity Line	MB: 575/140	Yes

WESTGATE DRAINAGE AREA (WG)					
Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
WG 55	42-7B-151	14 Ridge Road	Gravity Line	MB: 575/140	Yes
WG 56	42-7B-150	16 Ridge Road	Gravity Line	MB: 575/140	Yes
WG 57	42-7B-149	18 Ridge Road	Gravity Line	MB: 575/140	Yes
WG 58	42-7B-148	20 Ridge Road	Gravity Line	MB: 575/140	Yes
WG 59	42-7B-147	22 Ridge Road	Gravity Line	MB: 575/140	Yes
WG 60	42-7B-146	24 Ridge Road	Gravity Line	MB: 575/140	Yes
WG 61	42-7B-137	2 Ridgewood Drive	Gravity Line	MB: 575/140	Yes
WG 62	42-4P-27	3 Ridgewood Drive	Gravity Line	MB: 575/140	Yes
WG 63	42-4P-24	4 Ridgewood Drive	Gravity Line	MB: 575/140	Yes
WG 64	42-4P-23	6 Ridgewood Drive	Gravity Line	MB: 575/140	Yes
WG 65	42-4P-22	8 Ridgewood Drive	Gravity Line	MB: 575/140	Yes
WG 66	42-4P-21	10 Ridgewood Drive	Gravity Line	MB: 575/140	Yes
WG 67	42-4P-33	3 Sleighride Drive	Gravity Line	MB: 575/140	Yes
WG 68	42-4P-26	85 Summit Road	Gravity Line	MB: 575/140	Yes
WG 69	42-4P-25	87 Summit Road	Gravity Line	MB: 575/140	Yes
WG 70	42-7B-136	93 Summit Road	Gravity Line	MB: 575/140	Yes
WG 71	42-7B-100.2	90 Summit Road	Gravity Line	DB: 5648/717	Yes
WG 72	42-7B-100	92 Summit Road	Gravity Line	DB: 5648/711	Yes
WG 73	42-7A-41	26 Carol Lane	Gravity Line	DB: 5648/564	Yes
WG 74	42-7A-39	30 Carol Lane	Gravity Line	DB: 5686/926	Yes

WESTGATE DRAINAGE AREA (WG)

Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
WG 75	42-7A-38	32 Carol Lane	Gravity Line	DB: 5648/558	Yes
WG 76	42-7A-37	34 Carol Lane	Gravity Line	DB: 5676/1121	Yes
WG 77	42-7A-36	36 Carol Lane	Gravity Line	DB: 5676/1145	Yes
WG 78	42-7A-35	38 Carol Lane	Gravity Line	DB: 5676/1139	Yes
WG 79	42-7A-34	40 Carol Lane	Gravity Line	DB: 5676/1096	Yes
WG 80	42-7A-33	42 Carol Lane	Gravity Line	DB: 5676/1133	Yes
WG 81	42-7A-32	44 Carol Lane	Gravity Line	DB: 5676/1151	Yes
WG 82	42-7A-31	46 Carol Lane	Gravity Line	DB: 5676/1103	Yes
WG 83	42-7A-27	54 Carol Lane	Gravity Line	DB: 5542/1669 2003-00682	Yes
WG 84	42-7A-25.3	3 Dawn Way	Gravity Line	DB: 3802/1172	Yes
WG 85	42-7A-11.9	27 Judith Lynn Way	Gravity Line	DB: 4599/2192	Yes
WG 86	42-7A-11.10	29 Judith Lynn Way	Gravity Line	DB: 4599/2192	Yes
WG 87	42-7A-92.5	15 Rogers Way	Gravity Line	DB: 4599/2214	Yes
WG 88	42-7A-92.6	17 Rogers Way	Gravity Line	DB: 4599/2214	Yes
WG 89	42-7A-92.12	16 Rogers Way	Gravity Line	DB: 4599/2214	Yes
WG 90	42-7A-92.10	20 Rogers Way	Gravity Line	DB: 4599/2214	Yes
WG 91	42-7A-68	4 Barbara Drive	Gravity Line	DB: 5648/577	Yes
WG 92	42-7A-69	6 Barbara Drive	Gravity Line	DB: 5686/942	Yes
WG 93	42-7A-92.15	10 Barbara Drive	Gravity Line	DB: 4599/2214	Yes
WG 94	42-7A-74	3 Barbara Drive	Gravity Line	DB: 5648/583	Yes

WESTGATE DRAINAGE AREA (WG)					
Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
WG 95	42-7A-73	5 Barbara Drive	Gravity Line	DB: 5648/570	Yes
WG 96	42-7A-92.14	11 Barbara Drive	Gravity Line	DB: 4599/2214	Yes
WG 97	42-7A-88	197 Summit Road	Gravity Line	DB: 5648/699	Yes
WG 98	RESERVED				
WG 99	42-7A-55	218 Summit Road	Gravity Line	DB: 5648/693	Yes
WG 100	42-7A-65	219 Summit Road	Gravity Line	DB: 5676/1115	Yes
WG 101	42-7A-84	125 Sproul Road	Gravity Line	DB: 5676/1127	Yes
WG 102	42-7A-83	127 Sproul Road	Gravity Line	DB: 5648/730	Yes
WG 103	42-7A-82	129 Sproul Road	Gravity Line	DB: 5676/1109	Yes
WG 104	42-7A-81	131 Sproul Road	Gravity Line	DB: 5648/723	Yes
WG 105	42-7A-80	133 Sproul Road	Gravity Line	DB: 5542/1657 2003-00679	Yes
WG 106	42-7A-80.1	135 Sproul Road	Gravity Line	DB: 5542/1657 2003-00679	Yes
WG 107	42-7A-79	137 Sproul Road	Gravity Line	DB: 5686/912	Yes
WG 108	42-7-40	159 Sproul Road	Gravity Line	DB: 5542/1624 2003-00680	Yes
WG 109	RESERVED				
WG 110	42-7-43	179 Sproul Road	Gravity Line	DB: 5686/932	Yes
WG 111	42-7-44	181 Sproul Road	Gravity Line	DB: 5686/936	Yes
WG 112	42-7-48	1029 King Road	Gravity Line	DB: 5648/595	Yes
WG 113	42-7A-60	3 Woodcrest Lane	Gravity Line	DB: 5542/2126 2003-02145	Yes
WG 114	42-7A-59	4 Woodcrest Lane	Gravity Line	DB: 5648/589	Yes
WG 115	42-7A-58	6 Woodcrest Lane	Gravity Line	DB: 5542/1691 2003-00683	Yes

WESTGATE DRAINAGE AREA (WG)			
Address	Structure	Instrument/ Docket	Easement or ROW
Westgate Village Drive	Gravity Line & Force Main	DB: 4804/2104	Yes
Buttonwood Avenue	Gravity Line	DB: R24/293	Yes
Beechwood Avenue	Gravity Line	DB: R24/293	Yes
Ridge Road	Gravity Line	DB: S60/29	Yes
Ridgewood Drive	Gravity Line	DB: S60/29	Yes
Sleighride Drive	Gravity Line	DB: S60/29	Yes
Summit Road	Gravity Line	DB: S60/29 MB: 114/645 DB: 2603/357 DB: S36/49	Yes
Carol Lane	Gravity Line	MB: 114/645	Yes
Diane Drive	Gravity Line	MB: 114/645	Yes
Dawn Way	Gravity Line	DB: 3802/1172	Yes
Judith Lynn Way	Gravity Line	DB: 4599/2180	Yes
Carla Terrace	Gravity Line	DB: 4599/2180	Yes
Rogers Way	Gravity Line	DB: 4599/2224	Yes
Barbara Drive	Gravity Line	DB: O34/259	Yes
Woodcrest Lane	Gravity Line	DB: T33/81	Yes

PLANEBROOK DRAINAGE AREA (PB)

Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
PB 1	42-3-153.3	150 Planebrook Road	Gravity, FM & Pump Station	DB: 9950/1608 DB: 9830/1917	Yes
PB 2	42-3-165	60 Planebrook Road	Gravity Line & Force Main	DB: 9579/478	Yes
PB 3	42-3-149.1	5 Frame Avenue	Gravity Line & Force Main	DB: 1358/17 1988-08895	Yes
PB 4	42-3R-11.1	549 Lancaster Avenue	Gravity Line & Force Main	DB: 1357/564 1988-08895	Yes
PB 5	42-3R-12	555 Lancaster Avenue	Gravity Line & Force Main	DB: 1357/568 1988-08895	Yes
PB 6	42-3R-13	565 Lancaster Avenue	Gravity Line & Force Main	DB: 1357/572 1988-08895	Yes
PB 7	42-3-179	567 Lancaster Avenue	Gravity Line & Force Main	DB: 1357/576 1988-08895	Yes
PB 8	42-3-180	577 Lancaster Avenue (incl. r-o-w strip)	Gravity Line & Force Main	DB: 1678/190 1988-08895	Yes
PB 9	42-3Q-19	581 Lancaster Avenue (incl. r-o-w strip)	Gravity Line & Force Main	DB: 1357/584 1988/08895	Yes
PB 10	42-3Q-18	585 Lancaster Avenue	Gravity Line & Force Main	DB: 1357/588 1988-08895	Yes
PB 11	42-3Q-9	587 Lancaster Avenue	Gravity Line & Force Main	DB: 1357/592 1988-08895	Yes
PB 12	42-3-182	589 Lancaster Avenue	Gravity Line & Force Main	DB: 1358/1 1988-08895	Yes
PB 13	42-3-181	591 Lancaster Avenue	Gravity Line & Force Main	DB: 1357/592 1988-08895	Yes
PB 14	42-3-183	593 Lancaster Avenue	Gravity Line & Force Main	DB: 1358/5 1988-08895	Yes
PB 15	42-3-184	593 Lancaster Avenue	Gravity Line & Force Main	DB: 1358/9 1988-08895	Yes
PB 16	42-3-185.1	593 Lancaster Avenue	Gravity Line & Force Main	DB: 1358/13 1988-08895	Yes
PB 17	42-3-185	609 Lancaster Avenue	Gravity Line & Force Main	DB: 1358/17 1988-08895	Yes
PB 18	42-3-145	619 Lancaster Avenue	Gravity Line	DB: 1358/126 1988-08895	Yes
PB 19	42-6-10.1	627 Lancaster Avenue	Gravity Line	DB: 1358/26 1988-08895	Yes

PLANE BROOK DRAINAGE AREA (PB)

Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
PB 20	42-6-10	635 Lancaster Avenue	Gravity Line	DB: 1358/30 1988-08895	Yes
PB 21	RESERVED				
PB 22	42-3-228	562 Lancaster Avenue	Gravity Line	DB: 1358/82 1988-08895	Yes
PB 23	42-6-23.1	564 Lancaster Avenue	Gravity Line	DB: 1358/86 1988-08895	Yes
PB 24	42-6-23.4	590 Lancaster Avenue	Gravity Line	DB: 1358/94 1988-08895	Yes
PB 25	42-6-23.4A	596 Lancaster Avenue	Gravity Line	DB: 1358/94 1988-08895	Yes
PB 26	42-6-24.2	9 Ravine Road	Gravity Line	DB: 1358/54 1988-08895	Yes
PB 27	42-6-21	SS Lancaster Avenue	Gravity Line	DB: 1358/114 1988-08895	Yes
PB 28	42-6-23	600 Lancaster Avenue	Gravity Line	DB: 1358/90 DB: 1379/275	Yes
PB 29	42-6-23.3	600 Lancaster Avenue	Gravity Line	DB: 1358/98 1988-08895	Yes
PB 30	42-6-23.2D	630 Lancaster Avenue	Gravity Line	DB: 1358/102 1988-08895	Yes
PB 31	42-6-23.2	634 Lancaster Avenue	Gravity Line	DB: 1358/122 1988-08895	Yes
PB 32	42-6-23.2C	638 Lancaster Avenue	Gravity Line	DB: 1358/106 1988-08895	Yes
PB 33	42-6-23.2B	640 Lancaster Avenue	Gravity Line	DB: 1358/110 1988-08895	Yes
PB 34	42-6-23.2A	642 Lancaster Avenue	Gravity Line	DB: 1358/118 1988-08895	Yes
PB 35	RESERVED				
PB 36	42-6-246	Whitewoods Common Area	Gravity Line	DB: 5406/689	Yes
PB 37	42-6-222	3 Whitewoods Lane	Gravity Line	DB: 5406/689	Yes
PB 38	42-6-223	5 Whitewoods Lane	Gravity Line	DB: 5406/689	Yes

PLANE BROOK DRAINAGE AREA (PB)

Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
PB 39	42-6-224	7 Whitewoods Lane	Gravity Line	DB: 5406/689	Yes
PB 40	42-6-225	9 Whitewoods Lane	Gravity Line	DB: 5406/689	Yes
PB 41	42-6-226	11 Whitewoods Lane	Gravity Line	DB: 5406/689	Yes
PB 42	42-6-227	13 Whitewoods Lane	Gravity Line	DB: 5406/689	Yes
PB 43	42-6-228	15 Whitewoods Lane	Gravity Line	DB: 5406/689	Yes
PB 44	42-6-229	17 Whitewoods Lane	Gravity Line	DB: 5406/689	Yes
PB 45	42-6-230	19 Whitewoods Lane	Gravity Line	DB: 5406/689	Yes
PB 46	42-6G-16-E	NS Glenloch Way	Gravity Line	DB: Y58/519	Yes
PB 47	RESERVED				

MEADOW VIEW DRAINAGE AREA (MV)					
Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
MV 1	42-4-88	11 Sycamore Drive	Gravity Line	MB: 546/434	Yes
MV 2	42-4-89.5	9 Willow Drive	Gravity Line	MB: 546/404	Yes
MV 3	42-4-89	304 Swedesford Road	Gravity Line	MB: 546/444	Yes
MV 4	42-4-89.2	310 Swedesford Road	Gravity Line	MB: 546/424	Yes
MV 5	42-4-71.2A	313 Swedesford Road	Pump Station & Force Main	Plan No. 2571	Yes
MV 6	42-4-71.2	309 Swedesford Road	Force Main	Plan No. 2571	Yes
MV 7	42-4-71.13	330 Swedesford Road	Force Main	Plan No. 2571	Yes
MV 8	RESERVED				
MV 9	42-4-71.8	7 Manor View Circle	Force Main		No

MEADOW VIEW DRAINAGE AREA (MV)			
Street	Structure	Instrument/ Docket	Easement or ROW
Willow Drive	Gravity Line	DB: P40/443	Yes
Sycamore Drive	Gravity Line	DB: P40/443	Yes
East Swedesford Road	Gravity Line		Yes

MILL LANE DRAINAGE AREA (ML)

Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
ML 1	42-4-2.4-E	200 Conestoga Road	Gravity Line, FM & Pump Station	DB: 3127/39	Yes
ML 2	42-4-2.2-E	198 Conestoga Road	Gravity Line & Force Main	DB: 3127/39	Yes
ML 3	42-4-18-E	170 Conestoga Road	Gravity Line & Force Main	DB: 5959/435	Yes
ML 4	42-4-41, 56 & 66	Chester Valley Trail	Gravity Line & Force Main		GL: No FM: Yes
ML 5	42-4-39	158 Conestoga Road	Force Main	DB: H64/430	Yes
ML 6	42-4-38	154 Conestoga Road	Force Main	DB: 4588/1426	Yes
ML 7	42-4-71.23	1 Valley Creek Road	Force Main	DB: 6761/259	Yes
ML 8	42-4-71.3	1 Manor View Circle	Force Main	DB: 4632/136	Yes
ML 9	42-4K-119	153 Conestoga Road	Force Main	DB: 2538/22	Yes
ML 10	42-4K-120	151 Conestoga Road	Force Main	DB: 85/579	Yes
ML 11	42-4K-121	149 Conestoga Road	Force Main	DB: 1816/457	Yes
ML 12	42-4K-122	147 Conestoga Road	Force Main	DB: S52/265	Yes
ML 13	42-4K-123	145 Conestoga Road	Force Main	DB: 7799/1042	Yes
ML 14	42-4K-124	143 Conestoga Road	Force Main	DB: 4193/2383	Yes

MILL LANE DRAINAGE AREA (ML)

Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
ML 15	42-4-70	161 Conestoga Road	Gravity Line		No
ML 16	42-4-71.26	8 Limekiln Drive	Gravity Line	DB: H49/68	Yes
ML 17	42-4-71.19	9 Limekiln Drive	Gravity Line	DB: H49/68	Yes
ML 18	42-4-71.18	11 Limekiln Drive	Gravity Line	DB: H49/68	Yes
ML 19	42-4-71.27	11 Valley Creek Road	Gravity Line	DB: H49/68	Yes
ML 20	RESERVED				
ML 21	RESERVED				
ML 22	42-4-60.3	3 Knollbrook Circle	Gravity Line	PB: 61/10	Yes
ML 23	42-4-60.4	5 Knollbrook Circle	Gravity Line	PB: 61/10	Yes
ML 24	42-4-60.5	7 Knollbrook Circle	Gravity Line	PB: 61/10	Yes
ML 25	42-4-60.6	9 Knollbrook Circle	Gravity Line	PB: 61/10	Yes
ML 26	42-4-60.7	11 Knollbrook Circle	Gravity Line	PB: 61/10	Yes
ML 27	42-4-60.8	13 Knollbrook Circle	Gravity Line	PB: 61/10	Yes
ML 28	42-4-60.9	12 Knollbrook Circle	Gravity Line	MB: 420/341	Yes
ML 29	42-4-61.1	20 Mill Lane	Gravity Line	Plan No. 6557	Yes
ML 30	42-4-61.2	22 Mill Lane	Gravity Line	Plan No. 6557	Yes

MILL LANE DRAINAGE AREA (ML)

Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
ML 31	42-4-61.3	24 Mill Lane	Gravity Line	Plan No. 6557	Yes
ML 32	42-4-61.4	28 Mill Lane	Gravity Line	Plan No. 6557	Yes
ML 33	42-4-65.1	1 Mill Creek Lane	Gravity Line	PB: 63/14	Yes
ML 34	42-4-65.2	3 Mill Creek Lane	Gravity Line	PB: 63/14	Yes
ML 35	42-4-65.3	5 Mill Creek Lane	Gravity Line	PB: 63/14	Yes
ML 36	42-4-65.4	7 Mill Creek Lane	Gravity Line	PB: 63/14	Yes
ML 37	42-4-65.5	9 Mill Creek Lane	Gravity Line	PB: 63/14	Yes
ML 38	42-4-65.6	11 Mill Creek Lane	Gravity Line	PB: 63/14	Yes
ML 39	42-4-65.7	10 Mill Creek Lane	Gravity Line	PB: 63/14	Yes
ML 40	42-4J-31	8 Brett Lane	Gravity Line	PB: 1088	Yes
ML 41	42-4J-9	17 Westgate Circle	Gravity Line	MB: 964/533	Yes
ML 42	42-4J-10	19 Westgate Circle	Gravity Line	MB: 964/533	Yes
ML 43	42-4J-11	21 Westgate Circle	Gravity Line	MB: 964/533	Yes
ML 44	42-4J-13	3 Stuart Drive	Gravity Line	MB: 964/533	Yes
ML 45	42-4J-12	5 Stuart Drive	Gravity Line	MB: 964/533	Yes
ML 46	42-4J-15	2 Stuart Drive	Gravity Line	MB: 964/533	Yes
ML 47	42-4J-16	4 Stuart Drive	Gravity Line	MB: 964/533	Yes
ML 48	42-4J-17	6 Stuart Drive	Gravity Line	MB: 964/533	Yes

MILL LANE DRAINAGE AREA (ML)

Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
ML 49	42-4J-18	8 Stuart Drive	Gravity Line	MB: 964/533	Yes
ML 50	42-4J-19	10 Stuart Drive	Gravity Line	MB: 964/533	Yes
ML 51	42-4J-20	12 Stuart Drive	Gravity Line	MB: 964/533	Yes
ML 52	42-4J-21	14 Stuart Drive	Gravity Line	MB: 964/533	Yes
ML 53	42-4-85.12	Devonshire Lane & Swedesford Road	Gravity Line	DB: 6482/1996	Yes
ML 54	RESERVED				
ML 55	42-4-2.5-E	202 Conestoga Road	Gravity Line	DB: 8918/1465	Yes
ML 56	42-4-2.1-E	206 Conestoga Road	Gravity Line	DB: 3127/39	Yes
ML 57	42-4-365-E	208 Conestoga Road	Gravity Line	DB: 3127/39	Yes
ML 58	42-4-59-E	205 Conestoga Road	Gravity Line	DB: 3520/2315	Yes
ML 59	42-4-58-E	207 Conestoga Road	Gravity Line	DB: 3520/2315	Yes
ML 60	42-4-58.1-E	209 Conestoga Road	Gravity Line	DB: A47/48	Yes
ML 61	42-3-124-E	Chester Valley Trail	Gravity Line	DB: 9750/2155	Yes
ML 62	42-3-123.25	ES Church Road	Gravity Line	DB: 9598/2270	Yes
ML 63	42-3-123.15	120 Sweetwater Way	Gravity Line	DB: 9598/2270	Yes
ML 64	42-3-123.14	122 Sweetwater Way	Gravity Line	DB: 9598/2270	Yes
ML 65	42-3-117.1	WS Church Road	Gravity Line	DB: 9598/2270	Yes
ML 66	42-3-117.1A	124 Foreside Road	Gravity Line	DB: 9598/2270	Yes
ML 67	42-4-55-E	361 Swedesford Road	Gravity Line	Plan No. 14830	Partial Gap
ML 68	RESERVED				
ML 69	RESERVED				

MILL LANE DRAINAGE AREA (ML)

Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
ML 70	RESERVED				
ML 71	42-4-62.1	353 Swedesford Road	Gravity Line		No
ML 72	42-4-62.2	355 Swedesford Road	Gravity Line	DB: 5151/2261 2001-10487	Yes
ML 73	42-4-62	357 Swedesford Road	Gravity Line		No
ML 74	RESERVED				
ML 75	RESERVED				
ML 76	42-4-83.1-E & 42-4-83-E	354 Swedesford Road	Gravity Line		No
ML 77	RESERVED				
ML 78	42-3-119.1	76 Church Road	Gravity Line	DB: 7743/170	Yes
ML 79	42-3-118-E	Chester County Trail	Gravity Line	DB: 9750/2155	Yes
ML 80	42-3-115	200 Moores Road	Gravity Line	Plan No. 20653	Yes
ML 81	42-3-115.1	125 Phoenixville Pike	Gravity Line	DB: 3837/1431	Yes
ML 82	42-3-83-E	Chester County Trail	Gravity Line	DB: 9750/2155	Yes
ML 83	42-3-71-E	Chester County Trail	Gravity Line	DB: 9750/2155	Yes
ML 84	42-3-76-E	Chester County Trail	Gravity Line	DB: 9750/2155	Yes
ML 85	42-3-129-E	Chester County Trail	Gravity Line	DB: 9750/2155	Yes
ML 86	42-3-119	421 Swedesford Road	Gravity Line	DB: 7819/2124	Yes
ML 87	42-3-199	430 Swedesford Road	Gravity Line	DB: 7819/2124	Yes
ML 88	42-4-77	22 Church Road	Gravity Line	DB: 1357/492 1988-08895	Yes
ML 89	42-4-80.1	14 Church Road	Gravity Line	DB: 1357/496 1988—08895	Yes
ML 90	42-4-80	403 Lancaster Avenue	Gravity Line	DB: 1357 1988-08895	Yes
ML 91	42-4-75.1	NS Lancaster Avenue	Gravity Line & Pump Station	DB: 1357/483 & 488 1988-08895	Yes

MILL LANE DRAINAGE AREA (ML)

Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
ML 92	42-3-227	445 Lancaster Avenue	Gravity Line	DB: 1357/479 1988-08895	Yes
ML 93	42-3-226.1	447 Lancaster Avenue	Gravity Line	DB: 1357/4475 1988-08895	Yes
ML 94	42-3-226	449 Lancaster Avenue	Gravity Line	DB: 1357/467 1988-08895	Yes
ML 95	42-3-223	457 Lancaster Avenue	Gravity Line	DB: 1357/471 1988-08895	Yes
ML 96	42-3-222	459 Lancaster Avenue	Gravity Line	DB: 1357/508 1988-08895	Yes
ML 97	42-3-222.1	471 Lancaster Avenue	Gravity Line	DB: 1357/512 1988-08895	Yes
ML 98	42-3-221	477 Lancaster Avenue	Gravity Line	DB: 1357/520 1988-08895	Yes
ML 99	42-4-220	483 Lancaster Avenue	Gravity Line	DB: 1357/516 1988-08895	Yes
ML 100	42-4-218	497 Lancaster Avenue	Gravity Line	DB: 1357/524 & 531 1988-08895	Yes
ML 101	42-3-217	503 Lancaster Avenue	Gravity Line	DB: 1357/528 1988-08895	Yes
ML 102	42-3R-5	1 Charles Street	Gravity Line	DB: 1678/210 1988-08895	Yes
ML 103	42-3R-2	2 Charles Street	Gravity Line	DB: 1678/200 1988-08895	Yes
ML 104	42-3R-16	Charles Street	Gravity Line	DB: 1357/540 1988-08895	Yes
ML 105	42-3R-6	519 Lancaster Avenue	Gravity Line	DB: 1357/544 1988-08895	Yes
ML 106	42-3R-7	527 Lancaster Avenue	Gravity Line	DB: 1357/548 1988-08895	Yes
ML 107	42-3R-8	531 Lancaster Avenue	Gravity Line	DB: 1357/548 1988-08895	Yes
ML 108	42-3R-9	535 Lancaster Avenue	Gravity Line	DB: 1357/556 1988-08895	Yes
ML 109	42-3R-10	537 Lancaster Avenue	Gravity Line & Force Main	DB: 1357/556 1988-08895	Yes
ML 110	42-4-302-E	400 Lancaster Avenue	Gravity Line	DB: 1358/38 1988-08895	Yes

MILL LANE DRAINAGE AREA (ML)

Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
ML 111	42-4-302.1-E	410 Lancaster Avenue	Gravity Line	DB: 1358/42 1988-08895	Yes
ML 112	42-4-300	420 Lancaster Avenue	Gravity Line	DB: 1358/46 1988-08895	Yes
ML 113	42-4-299	422 Lancaster Avenue	Gravity Line	DB: 1358/50 1988-08895	Yes
ML 114	42-4-298.1	428 Lancaster Avenue	Gravity Line	DB: 1357/422 1988-08895	Yes
ML 115	42-4-298	430 Lancaster Avenue	Gravity Line	DB: 1357/418 1988-08895	Yes
ML 116	42-4-275	446 Lancaster Avenue	Gravity Line	DB: 1357/426 DB: 1379/271	Yes
ML 117	42-3-239	211 Apple Lane	Gravity Line	DB: 1357/430 DB: 1357/434	Yes
ML 118	42-3-237.2	480 Lancaster Avenue	Gravity Line	DB: 1357/438 1988-08895	Yes
ML 119	42-3-237.1	490 Lancaster Avenue	Gravity Line	DB: 1357/442 1988-08895	Yes
ML 120	42-3-236	500 Lancaster Avenue	Gravity Line	DB: 1357/418 1988-08895	Yes
ML 121	42-3-234	510 Lancaster Avenue	Gravity Line	DB: 1357/450 1988-08895	Yes
ML 122	42-3-233.1	520 Lancaster Avenue	Gravity Line	DB: 1357/458 1988-08895	Yes
ML 123	42-3R-40	522 Lancaster Avenue	Gravity Line	DB: 1358/62 1988-08895	Yes
ML 124	42-3R-37	524 Lancaster Avenue	Gravity Line	DB: 1358/58 1988-08895	Yes
ML 125	42-3R-39	526 Lancaster Avenue	Gravity Line	DB: 1358/66 1988-08895	Yes
ML 126	42-3R-38	530 Lancaster Avenue	Gravity Line	DB: 1357/462 1988-08895	Yes
ML 127	42-3-232	536 Lancaster Avenue	Gravity Line	DB: 1358/70 1988-08895	Yes
ML 128	42-3-231	542 Lancaster Avenue	Gravity Line	DB: 1357/536 1988-08895	Yes
ML 129	42-3-229	554 Lancaster Avenue	Gravity Line	DB: 1678/195 DB: 1358/74 & 78	Yes

MILL LANE DRAINAGE AREA (ML)

Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
ML 130	42-3M-144	80 Markel Road	Gravity Line	DB: 644/72	Yes
ML 131	42-3M-145	82 Markel Road	Gravity Line	DB: 644/72	Yes
ML 132	42-3M-146	84 Markel Road	Gravity Line	DB: 644/72	Yes
ML 133	42-3M-147	86 Markel Road	Gravity Line	DB: 644/72	Yes
ML 134	42-3M-148	88 Markel Road	Gravity Line	DB: 644/72	Yes
ML 135	42-3M-149	90 Markel Road	Gravity Line	DB: 644/72	Yes
ML 136	42-3M-150	92 Markel Road	Gravity Line	DB: 644/72	Yes
ML 137	42-3M-151	94 Markel Road	Gravity Line	DB: 644/72	Yes
ML 138	42-3-109.11	13 Weightman Drive	Gravity Line	Plan Nos. 10112- 10115	Yes
ML 139	42-3-297	WS Phoenixville Pike	Gravity Line	Plan Nos. 10112- 10115	Yes
ML 140	42-3-251	11 Tunbridge Lane	Gravity Line	Plan Nos. 10112- 10115	Yes
ML 141	42-3-252	13 Tunbridge Lane	Gravity Line	Plan Nos. 10112- 10115	Yes
ML 142	42-3-245	1 Craig Lane	Gravity Line	Plan Nos. 10112- 10115	Yes
ML 143	42-3-296	5 Craig Lane	Gravity Line	Plan Nos. 10112- 10115	Yes
ML 144	42-3-295	7 Craig Lane	Gravity Line	Plan Nos. 10112- 10115	Yes
ML 145	42-3-281	41 Craig Lane	Gravity Line	Plan Nos. 10112- 10115	Yes
ML 146	42-3-280	43 Craig Lane	Gravity Line	Plan Nos. 10112- 10115	Yes
ML 147	42-3-298	WS Phoenixville Pike	Gravity Line	Plan Nos. 10112- 10115	Yes
ML 148	42-3-298.1	165 Phoenixville Pike	Gravity Line	DB: 4415/1866	Yes

MILL LANE DRAINAGE AREA (ML)

Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
ML 149	RESERVED				
ML 150	42-3-45.6Q	19 Moores Road	Gravity Line		No
ML 151	42-3-334	21 Moores Road	Gravity Line	Plan No. 13903	Yes
ML 152	42-3-45.6K	26 Atterbury Drive	Gravity Line	PB: 31/19	Yes
ML 153	42-3-242.10	34 Ashlawn Circle	Gravity Line	PB: 37/3	Yes
ML 154	RESERVED				
ML 155	42-4-20.2S	1 Oak Glen Drive	Gravity Line	DB: 1945/343 DB: 1945/353	Yes
ML 156	42-4-20.2Q	5 Oak Glen Drive	Gravity Line	DB: 1945/343 DB: 1945/353	Yes
ML 157	42-4-20.2P	7 Oak Glen Drive	Gravity Line	DB: 1945/343 DB: 1945/353	Yes
ML 158	42-4-4	1 Lapp Road	Gravity Line		No
ML 159	42-4-5.2C	ES Sidley Road	Gravity Line	DB: 7246/1583 DB: 7647/431	Partial Gap
ML 160	42-4-5.2D	ES Sidley Road	Gravity Line	DB: 7246/1583 DB: 7647/431	Yes
ML 161	42-4-527	4 Fetters Mill Drive	Gravity Line	DB: 7246/1583 DB: 7647/431	Yes
ML 162	42-4-5.45	10 Fetters Mill Drive	Gravity Line	DB: 7246/1583 DB: 7647/431	Yes
ML 163	42-4-526	16 Fetters Mill Drive	Gravity Line	DB: 7246/1583 DB: 7647/431	Yes
ML 164	42-4-525	18 Fetters Mill Drive	Gravity Line	DB: 7246/1583 DB: 7647/431	Yes
ML 165	42-4-524	20 Fetters Mill Drive	Gravity Line	DB: 7246/1583 DB: 7647/431	Yes
ML 166	42-4-5.2B	Fetters Mill Drive	Gravity Line	DB: 7246/1583 DB: 7647/431	Yes
ML 167	42-4-6.10	8 Dale Lane	Gravity Line		No
ML 168	42-4-6.14	10 Forge Drive	Gravity Line	DB: 9494/1779	Yes

MILL LANE DRAINAGE AREA (ML)

Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
ML 169	42-4-5.24E	2 Thayer Drive	Gravity Line	DB: 3127/31	Yes
ML 170	42-3D-33	2 Hayes Road	Gravity Line	DB: 10298/1790	Yes
ML 171	42-3D-34	4 Hayes Road	Gravity Line	DB: 8784/252	Yes
ML 172	42-3D-36	8 Hayes Road	Gravity Line	PI: 54/18 & 19	Yes
ML 173	42-3D-38	3 Hayes Road	Gravity Line	PI: 54/18 & 19	Yes
ML 174	42-3D-37	5 Hayes Road	Gravity Line	PI: 54/18 & 19	Yes
ML 175	42-1R-5	330 Sidley Road	Gravity Line	PI: 54/18 & 19	Yes
ML 176	42-3D-30	271 Phoenixville Pike	Gravity Line	DB: 1754/73	Yes
ML 177	42-3D-31	273 Phoenixville Pike	Gravity Line	DB: 6306/1321	Yes
ML 178	42-3D-32	275 Phoenixville Pike	Gravity Line	DB: 8432/684	Yes
ML 179	42-1R-6	285 Phoenixville Pike	Gravity Line	PI: 54/18 & 19	Yes
ML 180	42-2-10.2D	301 Phoenixville Pike	Gravity Line	Plan No. 5996 DB: 9405/211	Yes
ML 181	RESERVED				
ML 182	42-4-2.3	12 Moores Road	Gravity Line	Plan No. 19563 DB: 8906/1501	Yes

MILL LANE DRAINAGE AREA (ML)			
Address	Structure	Instrument/ Docket	Easement or ROW
Manor View Circle	Gravity Line & Force Main	DB: H49/68	Yes
Limekiln Drive	Gravity Line	DB: H49/68	Yes
Valley Creek Road	Gravity Line	DB: H49/68	Yes
Mill Creek Lane	Gravity Line	DB: Y58/546	Yes
Knollbrook Circle	Gravity Line	DB: S51/87	Yes
Brett Lane	Gravity Line	DB: H64/127	Yes
Westgate Circle	Gravity Line	DB: H64/131	Yes
Stuart Drive	Gravity Line	DB: H64/131	Yes
Devonshire Lane	Gravity Line	DB: 6482/1996	Yes
Charles Street	Gravity Line	DB: P30/117	Yes
Beechwood Avenue	Gravity Line	DB: R24/293	Yes
Buttonwood Avenue	Gravity Line	DB: R24/293	Yes
Markel Road	Gravity Line	DB: 644/66	Yes
Kelmar Road	Gravity Line	DB: 644/66	Yes
Rickmar Lane	Gravity Line	MB: 964/570	Yes
Weightman Drive	Gravity Line	DB: 7784/928	Yes
Morris Lane	Gravity Line	DB: 7784/923	Yes
Craig Lane	Gravity Line	DB: 4748/586	Yes
Kenwood Court	Gravity Line	DB: 4748/586	Yes
Clover Mill Lane	Gravity Line	DB: 3966/279 DB: 4748/586 DB: 6267/1	Yes

MILL LANE DRAINAGE AREA (ML)

Address	Structure	Instrument/ Docket	Easement or ROW
Tunbridge Lane	Gravity Line	DB: 4748/586	Yes
Atterbury Drive	Gravity Line	DB: H49/73	Yes
Flintshire Road	Gravity Line	DB: H49/73	Yes
Ashlawn Road	Gravity Line	DB: H49/73	Yes
Ashlawn Circle	Gravity Line	DB: H49/73	Yes
Oak Glen Road	Gravity Line	DB: 1288/316	Yes
Oak Glen Drive	Gravity Line	DB: 1288/316	Yes
Lapp Road	Gravity Line	DB: 1288/316 DB: 7647/431	Yes
McCoy Court	Gravity Line	DB: 7647/431	Yes
Fetters Mill Drive	Gravity Line	DB: 7647/431	Yes
Dale Lane	Gravity Line	DB: S54/409	Yes
Forge Drive	Gravity Line	DB: S54/409	Yes
Thayer Drive	Gravity Line	DB: 3127/19	Yes
Almy Drive	Gravity Line	DB: 3127/19	Yes
Aston Road	Gravity Line	DB: R53/410	Yes
James Thomas Road	Gravity Line	DB: R53/410	Yes
Spruce Road	Gravity Line	DB: R53/410	Yes
Hayes Road	Gravity Line	DB: R53/418	Yes

MILL LANE DRAINAGE AREA (ML)			
Address	Structure	Instrument/ Docket	Easement or ROW
Yellow Springs Road	Gravity Line	DB: R53/410	Yes
Phoenixville Road	Gravity Line	DB: 7174/1645 DB: 4748/586 DB: R53/410 DB: R53/418 MB: 964/552	Yes
Conestoga Road	Gravity Line/ Force Main	DB: 7174/1645 MB: 964/552 DB: H49/68	Yes
Swedesford Road	Gravity Line	DB: H64/131 DB: H49/68 MB: 964/560	Yes
Sidley Road	Gravity Line	DB: 7647/431 DB: 7246/1583 DB: 3127/19 DB: 117/407 DB: R53/418 DB: H49/73	Yes
Flat Road	Gravity Line	DB: 3127/19	Yes
Moores Road	Gravity Line	DB: 7174/1645 DB: 1945/330 DB: 644/62 DB: 440/532 DB: 440/538 DB: 117/407 DB: H49/73	Yes
Mill Lane	Gravity Line	DB: 420/337 DB: 117/407 DB: Y58/546 DB: S51/87	Yes

HILLBROOK CIRCLE DRAINAGE AREA (HB)					
Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
HB 1	35-3-102	Charlestown Oaks	Gravity Line	DB: 7037/1110	Yes
HB 2	42-3-32.2	38 Hillbrook Circle	Gravity Line		No
HB 3	42-3-32.1	388 Conestoga Road	Gravity Line		No
HB 4	42-3-32	386 Conestoga Road	Gravity Line		No
HB 5	42-3-33	384 Conestoga Road	Gravity Line		No
HB 6	42-3-33.1	2 Hillbrook Circle	Gravity Line		No
HB 7	42-3-107.3P	8 Clover Mill Lane	Gravity Line & Force Main	DB: 6267/2370	Yes
HB 8	42-3-107.3N	10 Clover Mill Lane	Gravity, FM & Pump Station	DB: 6262/2370	Yes

HILLBROOK CIRCLE DRAINAGE AREA (HB)			
Street	Structure	Instrument/ Docket	Easement or ROW
Willing Way	Gravity Line	DB: 9377/1312	Yes
Hillbrook Circle	Gravity Line	DB: K34/292	Yes
Hillbrook Court	Gravity Line	DB: K34/292	Yes
Conestoga Road	Gravity Line & Force Main	MB: 964/552 DB: G52/532	Yes

LEE BOULEVARD DRAINAGE AREA (LB)					
Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
LB 1	RESERVED				
LB 2	42-2-10.4	17 Lee Boulevard	Gravity, FM & Pump Station	Plan No. 5369	Yes
LB 3	42-2-10.5A	15 Lee Boulevard	Gravity Line	PB: 64/30	Yes
LB 4	42-2-10.1	11 Lee Boulevard	Gravity Line & Force Main	Plan No. 10751	Yes
LB 5	42-2-10.3A	14 Lee Boulevard	Gravity Line	Plan No. 5369	Yes
LB 6	42-2-10.3	8 Lee Boulevard	Gravity Line	Plan No. 5349	Yes
LB 7	42-2-10.2B	6 Lee Boulevard	Gravity Line	PB: 59/18	Yes

LEE BOULEVARD DRAINAGE AREA (LB)			
Street	Structure	Instrument/ Docket	Easement or ROW
Lee Boulevard	Gravity Line & Force Main	DB: S51/92	Yes

FLAT ROAD DRAINAGE AREA (FR)					
Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
FR 1	RESERVED				
FR 2	RESERVED				
FR 3	42-4-15.10	29 Great Valley Parkway	Gravity Line & Force Main	MB: 574/402 PB: 69/1	Yes
FR 4	42-4-15.10A	31 Great Valley Parkway	Gravity Line & Force Main	MB: 574/402 PB: 69/1	Yes
FR 5	42-4-15.7	33 Great Valley Parkway	Force Main	Plan No. 16670 PB: 69/1	Yes

FLAT ROAD DRAINAGE AREA (FR)			
Street	Structure	Instrument/ Docket	Easement or ROW
Flat Road		DB: U28/28	Yes
Great Valley Parkway		DB: D62/327 MB: 634/200	Yes

WILBURDALE ROAD DRAINAGE AREA (WB)					
Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
WB 1	42-4-15.1	67 Great Valley Parkway	Gravity Line	MB: 634/200	Yes
WB 2	42-4-15.9	103 Great Valley Parkway	Gravity, FM & Pump Station	MB: 634/200	Yes
WB 3	42-4-15.21	244 Great Valley Parkway	Gravity Line	MB: 634/200	Yes
WB 4	42-4-15.14	260 Great Valley Parkway	Gravity Line	MB: 634/200	Yes

WILBURDALE ROAD DRAINAGE AREA (WB)			
Street	Structure	Instrument/ Docket	Easement or ROW
Flat Road	Gravity Line & Force Main	DB: U28/28	Yes
Great Valley Parkway	Gravity Line & Force Main	DB: D62/327 MB: 634/200	Yes

LAPP ROAD DRAINAGE AREA (LR)					
Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
LR 1	42-4-29.2	2 West Liberty Boulevard	Gravity Line	Plan No. 16792	Yes
LR 2	42-4-29.1	Old Morehall Road	Force Main	Plan No. 18373	Yes
LR 3	RESERVED				
LR 4	42-4-29	201 Old Morehall Road	Gravity Line & Force Main	Plan No. 15770 DB: 9846/637	Yes
LR 5	42-4-28.2	257 Old Morehall Road	Force Main	DB: 6765/1762	Yes
LR 6	42-4-42	367 Old Morehall Road	Gravity Line & Force Main	DB: 6765/1780	GL: No FM: Yes
LR 7	42-4-25	460 Lapp Road	Gravity Line	DB: 6773/273	Yes
LR 8	42-4-25.3	508 Lapp Road	Gravity Line	DB: 6773/273	Yes
LR 9	42-4-26.1	510 Lapp Road	Gravity, FM & Pump Station	DB: 6773/273 MB: 173/277	Yes
LR 10	42-4-26.2	515 Lapp Road	Force Main	DB: 6773/273	Yes
LR 11	RESERVED				
LR 12	42-2-12.2	1 Great Valley Parkway	Gravity Line	Plan No. 4520	Yes
LR 13	42-2-12.1	3 Great Valley Parkway	Gravity Line	Plan No. 4520	Yes
LR 14	42-2-12.3	5 Great Valley Parkway	Gravity Line	Plan No. 4521	Yes
LR 15	42-2-12	7 Great Valley Parkway	Gravity Line	Plan No. 4521	Yes
LR 16	42-4-52	3 Country View Road	Gravity Line	Plan No. 5010	Yes
LR 17	42-4-52.5	4 Country View Road	Gravity Line	Plan No. 5010	Yes
LR 18	42-4-52.6	5 Country View Road	Gravity Line	Plan No. 5010	Yes
LR 19	42-4-15.15	10 Great Valley Parkway	Gravity Line	DB: 6773/273 MB: 581/59	Yes
LR 20	42-4-15.12	12 Great Valley Parkway	Gravity Line	MB: 581/59	Yes
LR 21	42-4-15.16	18 Great Valley Parkway	Gravity Line	DB: 6773/273 MB: 581/59	Yes

LAPP ROAD DRAINAGE AREA (LR)

Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
LR 22	42-4-15.17A	311 Technology Drive	Gravity Line	DB: 6773/273 DB: 581/59	Yes
LR 23	42-4-15.17	325 Technology Drive	Gravity Line	DB: 6773/273	Yes
LR 24	42-4-15.18A	375 Technology Drive	Gravity Line	DB: 6773/273	Yes
LR 25	42-4-15.20	300 Technology Drive	Gravity Line	DB: 6773/273	Yes
LR 26	42-4-17	333 Technology Drive	Gravity Line	DB: 6773/273	Yes
LR 27	42-4-16	358 Technology Drive	Gravity Line	DB: 6765/1789	Yes
LR 28	42-4-15.18	425 Technology Drive	Gravity Line	DB: 6773/273	Yes
LR 29	42-4-15.27	271 Great Valley Parkway	Gravity Line	DB: 6773/273	Yes
LR 30	42-4-16.1	278 Great Valley Parkway	Gravity Line	DB: 6773/273	Yes

MALVERN HUNT DRAINAGE AREA (MAL)

Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
MAL 1	42-3-370	WS South Malvern Hunt Way	Gravity, FM & Pump Station	DB: 7234/1961 Plan No. 16381	Yes
MAL 2	42-3-350	13 Hayworth Circle	Gravity Line	Plan No. 15562	Yes
MAL 3	42-3-351	14 Hayworth Circle	Gravity Line	Plan No. 15562	Yes
MAL 4	42-3-497	11 Dillon Court	Gravity Line	Plan No. 16381	Yes
MAL 5	42-3-498	13 Dillon Court	Gravity Line	Plan No. 16381	Yes
MAL 6	42-3-336	7 Regency Court	Gravity Line	DB: 7234/1961	Yes
MAL 7	42-3-337	9 Regency Court	Gravity Line	DB: 7234/1961	Yes
MAL 8	42-3-375	Malvern Hunt Open Space	Gravity Line	DB: 7234/1961	Yes
MAL 9	42-3-376	Malvern Hunt Open Space	Gravity Line	DB: 7234/1961	Yes
MAL 10	42-3-378	Malvern Hunt Open Space	Gravity Line	DB: 7234/1961	Yes
MAL 11	42-3-64.22	9 Fairwind Lane	Gravity Line	DB: 7234/1961	Yes
MAL 12	42-3-64.23	7 Fairwind Lane	Gravity Line	DB: 7234/1961	Yes
MAL 13	42-3-64.89	13 Langston Circle	Gravity Line	DB: 7234/1961	Yes
MAL 14	42-3-64.90	14 Langston Circle	Gravity Line	DB: 7234/1961	Yes
MAL 15	42-3-127	SS Swedesford Road	Gravity Line & Lagoon	DB: 7234/1972	Yes
MAL 16	42-3-47	41 Old Valley Road	Gravity Line & Spray Field	DB: 7234/1978	Yes

IMMACULATA UNIVERSITY DRAINAGE AREA (IM)

Folio	UPI	Address	Structure	Instrument/ Docket	Easement or ROW
IM 1	RESERVED				

Schedule 4.10

Equipment and Machinery

Equipment

Pipe Tech Software and Durabook Laptop
50KW MMD Power Portable Generator
Sewer Jet (Diesel) – Trailer Mounted
Deer Run Pump Station Generator

Vehicles

Vehicle Type	VIN
2001 Ford E350 Truck	
2003 GMC Pickup Truck	
2010 Ford F550 Truck	
2011 GMC Pickup Truck	
2011 GMC Pickup Truck	
2018 Carmate 20' Custom Cargo Trailer	
2019 Ford F-150 Unit	

Schedule 4.11

Environmental Compliance

Sanitary System Overflow (SSO) Reporting for Operating Years 2016 through 2020:

- Pursuant to the Chapter 94 Municipal Wasteload Management Annual Report for Operating Year 2016, there was no reported SSO within the East Whiteland Township wastewater collection and conveyance system.
- Pursuant to the Chapter 94 Municipal Wasteload Management Annual Report for Operating Year 2017, there was no reported SSO within the East Whiteland Township wastewater collection and conveyance system.
- Pursuant to the Chapter 94 Municipal Wasteload Management Annual Report for Operating Year 2018, there were three (3) SSOs:
 - On June 11, 2018 and August 13, 2018 SSOs occurred at manhole 6-9, located at 249 Lancaster Avenue. These 2 SSOs were caused by rain events exceeding 3” per hour. On November 30, 2018, the Township diverted the flow from the Frame Avenue Pump Station to the Planebrook Pump Station, which reduced the flow by 80,000 GPD on Lancaster Avenue at the location of the overflows. Also, the Church Road Sewer Extension, referenced on Schedule 4.12, which was completed in March 2020, will redirect the flow associated with the Church Road Pump Station from the Lancaster Avenue area where these SSOs occurred.
 - On August 23, 2018 an SSO occurred at manholes 18A-1 to 18 A-2, located on Warren Avenue, which was caused by a clogged pipe. The pipe was cleared and flow resumed.
- Pursuant to the Chapter 94 Municipal Wasteload Management Annual Report for Operating Year 2019, there was no reported sanitary system overflow within the East Whiteland Township wastewater collection and conveyance system.
- Pursuant to the Chapter 94 Municipal Wasteload Management Annual Report for Operating Year 2020, there was no reported SSO within the East Whiteland Township wastewater collection and conveyance system.

Corrective Action Plan (CAP) and Connection Management Plan (CMP):

- From 2013 to 2014 the Township was under a CAP. Phases 1 and 2 of the CAP required improvements to the Mill Lane and Sidley Collection System. Phase 3 of the CAP required improvements to the Lee Boulevard Pump Station. Upgrade improvements were also made to the sanitary sewer within Conestoga Road. Approximately 3,780 L.F. of new 18”, 20” and 24” pipe were installed to replace existing deteriorating sewer. The CAP was lifted by

the DEP in 2015 after the Township completed the gravity sewer main replacement from the Mill Lane Pump Station to Lee Boulevard.

- The conditions of the CMP currently on file with the PADEP are still in effect for the contributory drainage areas from Charlestown that flow through the Mill Lane and Sidley Road sewer systems.

Schedule 4.12

Authorizations and Permits

537 Plan:

- East Whiteland Township Act 537 Sewage Facilities Plan, dated May 2, 1995
- East Whiteland Township Act 537 Sewage Facilities Plan Special Study for the Mill Lane Pump Station Replacement Project (Route 401 Area (Area 1), Bacton Hill and Swedesford Road Areas (Area 2), Planebrook Area (Area 3), Church Road Extension – to Eliminate Church Road Pump Station (Area 4), and Immaculata University Area (Area 5)), as prepared by Advanced GeoServices and revised September 2011.
- East Whiteland Township/Charlestown Township (Southside) Act 537 Sewage Facilities Plan Special Study for the North-Central portion of East Whiteland Township and the South-Central portion of Charlestown Township (to accommodate future flow needs for Charlestown Township and East Whiteland Township), as prepared by Arro Consulting, Inc. dated February 2013.
- East Whiteland Township/Great Valley Corporate Center Act 537 Sewage Facilities Plan Special Study for upgrades of the Willburdale Pump Station and Flat Road Pump Station (for wastewater needs of the Great Valley Corporate Campus), as prepared by Arro Consulting, Inc. dated April 2015 and revised September 2015.
- East Whiteland Township Act 537 Sewage Facilities Plan Special Study for Frame Avenue/Planebrook Road Sewer Extension, as prepared by Arro Consulting, Inc. dated August 2016, with a last revision date of October 30, 2018.
- East Whiteland Township Sewage Facilities Planning Module (Component 3m) Planebrook Road Area Sewer Extension, as prepared by Arro Consulting, Inc. dated March 2020. This module is for the extension of public sanitary sewer service from the existing manhole located on Planebrook Road to properties currently served by on-lot disposal systems along Planebrook Road, Elk Drive, Fairview Drive, Prospect Avenue, Golf Circle, Bracken Avenue, and Davis Avenue. This module was approved by the DEP pursuant to that certain approval letter dated February 26, 2021.

WQM Permits

Pump Station	WQM Permit Number
Deer Run	1571413
Mill Lane	1575412
Wilburdale	1507413
Lee Boulevard	1587430
Meadowview	1580410
Flat Road	
Lapp Road	1583405
Westgate	1587436

Hillbrook	1500428
King Road	1502418
Malvern Hunt	1599418
Planebrook	1517401

Permit No. 1501419

Permit No. 1502418 for sewer extension completed in 2004 for approximately 250 homes located in the King Road, Carol Lane and Summit Road areas.

Permit No. 1599418 for the Malvern Hunt sewage treatment plant.²

² Will not be transferred if the Malvern Hunt WWTP is decommissioned prior to closing, as anticipated.

Schedule 4.13

Assigned Contracts

Name of Contract	Parties to Contract	Date of Contract	Subject
Sewage Treatment Agreement	East Goshen Township East Goshen Municipal Authority East Whiteland Township East Whiteland Municipal Authority	November 17, 1987	Transmission of sewage from 23 lots located in East Whiteland (the "EW Lots") Township within the Lockwood Chase Development from East Whiteland through East Goshen Township's sewage collection system to the Lockwood Chase Plant (leased and operated by East Goshen Township) for treatment.
Name of Contract	Parties to Contract	Date of Contract	Subject
Sewage Treatment Agreement	East Goshen Township East Whiteland Township	October 17, 2000	Transmission of sewage from 4 lots located in East Whiteland

	East Whiteland Municipal Authority		Township within the Mill Valley subdivision from East Whiteland through East Goshen's sewage collection system, to the West Goshen Treatment Plant for treatment. East Goshen reserves its capacity in the West Goshen Treatment Plant for East Whiteland.
Name of Contract	Parties to Contract	Date of Contract	Subject
Agreement	Malvern Borough East Whiteland Township East Whiteland Municipal Authority	July 10, 1995	Transmission of sewage from 19 lots located in East Whiteland Township within the Erin Glenn subdivision from East Whiteland through the Erin Glen Meter into Malvern Borough's collection system, then

			back to East Whiteland through the Warren Avenue Meter (which will then go through the East Whiteland Trunkline to Valley Forge Sewage Treatment Plant).
Name of Contract	Parties to Contract	Date of Contract	Subject
Agreement	Willistown Township East Whiteland Township East Whiteland Municipal Authority	September 14, 1993	Transmission of sewage from 114 apartments in East Whiteland Township within the Woodview Apartments from East Whiteland to the collection system in Willistown (which will then go through the Valley Creek Trunkline to the Valley Forge Sewage Treatment Plant).

Name of Contract	Parties to Contract	Date of Contract	Subject
Sewage Capacity/Service Agreement	East Whiteland Township East Whiteland Municipal Authority Tredyffrin Township Tredyffrin Township Municipal Authority Trammell Crow Northeast Metro Development, Inc.	November 1, 2000	Transmission of sewage from the portion of the Great Valley Corporate Campus (developed by Trammel Crow) located in East Whiteland Township (the "EW Portion") that is required to be served by the Valley Forge Sewage Treatment Plant ("VFSTP") under East Whiteland's 537 Plan. Tredyffrin sold its reserve capacity in the VFSTP to Trammel Crow for use by the EW Portion. Tredyffrin bills East Whiteland for its flow into Tredyffrin's system. Sewage is transmitted

			from the EW Portion through the Valley Creek Trunkline (in Tredyffrin) to the VFSTP for treatment.
Name of Contract	Parties to Contract	Date of Contract	Subject
Addendum to Sewage Capacity/Service Agreement dated November 1, 2000	East Whiteland Township Tredyffrin Township RLD Water JV, LLC The Haven at Atwater Village, LLC	November 19, 2015	Modifies the Agreement dated November 1, 2000 to address additional flow from the Havens Apartment Complex, located in East Whiteland (the "Atwater Capacity"). The addendum adds RLD Atwater and The Haven at Atwater Village as parties. Tredyffrin will bill East Whiteland a sewer rental charge for the first 46,393 GPD of flows from the Atwater Capacity. For

			the average daily flows over 46,393 GPD, Tredyffrin will be entitled to collect a conveyance fee (but not a treatment fee) – as of March 2020, the conveyance fee has not yet been established or charged.
Name of Contract	Parties to Contract	Date of Contract	Subject
East Whiteland Trunk Line Agreement	East Whiteland Township East Whiteland Municipal Authority Malvern Municipal Authority Borough of Malvern Valley Forge Sewer Authority	February 1, 1971	Transmission of sewage from the municipalities through the East Whiteland Trunkline (the “Trunkline”) to the Valley Forge Sewage Treatment Plant (“VFSTP”), including charges for maintenance and repairs to the Trunkline.

Name of Contract	Parties to Contract	Date of Contract	Subject
Amendment to East Whiteland Trunk Line Agreement	East Whiteland Township East Whiteland Municipal Authority Malvern Municipal Authority Borough of Malvern Valley Forge Sewer Authority (“VFSA”)	December 12, 1979	Addendum to the Agreement dated February 1, 1971 to address the reservation by EW for the VFSA of reserved capacity in the Trunkline and the Mill Lane Pump Station and the transmission of sewage from Charlestown Township through the Trunkline to the VFSTP. The addendum also adds VFSA as a municipality under the agreement, as it owns and operates the Charlestown Sewer System.
Name of Contract	Parties to Contract	Date of Contract	Subject
Amendment to East Whiteland Trunk Line Agreement	East Whiteland Township	April 18, 2014	Addendum to the Agreement dated February 1, 1971 establishing an

	<p>East Whiteland Municipal Authority</p> <p>Valley Forge Sewer Authority</p>		<p>increased reserve capacity for the VFSA within the East Whiteland sewer system and establishing the related cost sharing between East Whiteland and VFSA.</p>
Name of Contract	Parties to Contract	Date of Contract	Subject
<p>Valley Forge Sewer Treatment Plant Agreement</p>	<p>Schuylkill Township</p> <p>East Pikeland Township</p> <p>Charlestown Township</p> <p>East Whiteland Township</p> <p>East Whiteland Municipal Authority</p> <p>Tredyffrin Township</p> <p>Tredyffrin Municipal Authority</p> <p>Willistown Township</p>	<p>November 1, 1970</p>	<p>Transmission and treatment of sewage from the municipalities to the Valley Forge Sewage Treatment Plant ("VFSTP"), including charges for maintenance and repairs to the VFSTP.</p>

	<p>Easttown Township</p> <p>Easttown Municipal Authority</p> <p>Malvern Borough</p> <p>Malvern Municipal Authority</p> <p>Valley Forge Sewer Authority (“VFSA”)</p>		
Name of Contract	Parties to Contract	Date of Contract	Subject
Composite Amendment No. 1	<p>Schuylkill Township</p> <p>East Pikeland Township</p> <p>Charlestown Township</p> <p>East Whiteland Township</p> <p>Tredyffrin Township</p> <p>Willistown Township</p> <p>Easttown Township</p> <p>Malvern Borough</p> <p>East Whiteland Municipal Authority</p>	December 1, 1974	<p>This amendment amends portions of (and specifically Section 2.03 and certain Exhibits) of the Valley Creek Trunk line Agreement, the East Whiteland Trunk line Agreement and the Valley Forge Sewer Treatment Plant Agreement to address the construction</p>

	<p>Tredyffrin Municipal Authority</p> <p>Easttown Municipal Authority</p> <p>Malvern Municipal Authority</p> <p>Valley Forge Sewer Authority ("VFSA")</p>		<p>by and reimbursement of Tredyffrin Authority by the other municipalities for its construction of the portion of the Valley Creek Trunk Sewer located in Valley Forge State Park. Also addresses the award of and credit for certain grants from the EPA to each of the authorities for the respective collection systems.</p>
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Name of Contract	Parties to Contract	Date of Contract	Subject
<u>Agreement</u>	<p data-bbox="594 275 797 380">East Whiteland Municipal Authority</p> <p data-bbox="594 422 808 489">Valley Forge Sewer Authority</p>	December 27, 1978	<p data-bbox="1075 275 1268 852">East Whiteland Municipal Authority and VFSA agreed to share costs for the Sidley Road Trunk line repairs. Schedule A (detailing the repairs and referenced in the agreement) is not included.</p>

Name of Contract	Parties to Contract	Date of Contract	Subject
Amendment to Valley Forge Sewage Treatment Agreement	Schuylkill Township East Pikeland Township Charlestown Township East Whiteland Township East Whiteland Municipal Authority Tredyffrin Township Tredyffrin Municipal Authority Willistown Township Easttown Township Easttown Municipal Authority Malvern Borough Malvern Municipal Authority Valley Forge Sewer Authority (“VFSA”)	January 1, 1983	This amendment changed the interest rates for late payments.

Name of Contract	Parties to Contract	Date of Contract	Subject
Supplement to Valley Forge Sewage Treatment Agreement for the Purpose of Complying with the United States Environmental Protection Agency Regulations	Schuylkill Township East Pikeland Township Charlestown Township East Whiteland Township East Whiteland Municipal Authority Tredyffrin Township Tredyffrin Municipal Authority Willistown Township Easttown Township Easttown Municipal Authority Malvern Borough Malvern Municipal Authority Valley Forge Sewer Authority (“VFSA”)	December 2, 1985	This supplement includes requirements that the municipalities, in order to comply with EPA regulations, enact ordinances to include monitoring, reporting and other requirements for industrial users and it gives VFSA authority to inspect, charge, fine, etc. industrial users and act on behalf of each municipality if necessary.

Name of Contract	Parties to Contract	Date of Contract	Subject
<p>Addendum to Valley Forge Sewage Treatment Agreement for the Purpose of Permitting and administering the Sale of Reserved Capacity among the Parties</p>	<p>Schuylkill Township East Pikeland Township Charlestown Township East Whiteland Township East Whiteland Municipal Authority Tredyffrin Township Tredyffrin Municipal Authority Willistown Township Easttown Township Easttown Municipal Authority Malvern Borough Malvern Municipal Authority Valley Forge Sewer Authority (“VFSA”)</p>	<p>May 26, 1994</p>	<p>This addendum addresses disparities between the reserved capacities of the various municipalities by allowing for the permanent sale of unused reserved capacity between the municipalities, with the consent of VFSA and pursuant to certain offer and sale procedures.</p>

Name of Contract	Parties to Contract	Date of Contract	Subject
Wastewater Conveyance Agreement	Aqua Resources, Inc. Schuylkill Township East Pikeland Township Charlestown Township East Whiteland Township Tredyffrin Township Willistown Township Easton Township Easton Municipal Authority Malvern Borough Valley Forge Sewer Authority (“VFSA”)	November 20, 2018	The transmission of sewage from the municipalities through the Valley Creek Trunkline (owned by Aqua) to be treated at Valley Forge Sewer Treatment Plant (“VFSTP”). The VFSA agrees to accept, treat and dispose of such sewage pursuant to this Agreement and the Valley Forge Sewer Treatment Plant Agreement.
Name of Contract	Parties to Contract	Date of Contract	Subject
Sewer Treatment Agreement	East Whiteland Township East Goshen Township Malvern Institute for Psychiatric and Alcoholic Studies	March 2, 2004	Transmission of flow from the Malvern Institute property located in East Goshen, through East Whiteland Township’s

			<p>system to the Valley Forge Sewage Treatment Plant.</p> <p>The agreement also addresses the permanent sewer easement that Malvern Institute conveyed and granted across its property to allow East Whiteland to construct a sanitary sewer line and the King Road Pump Station.</p>
Name of Contract	Parties to Contract	Date of Contract	Subject
National Railroad Passenger Corporation License Agreement	<p>National Railroad Passenger Corporation (NRPC)</p> <p>East Whiteland Township Municipal Authority</p>	November 18, 1993	NRPC granted an exclusive license to East Whiteland to construct, maintain, repair, alter, renew, relocate and remove an iron sewer pipe, encased in a steel casing pipe, for a distance of approximately

			250 feet under NRPC's right-of-way. The pipe conveys sanitary sewage from the Southridge Subdivision to East Whiteland's collection system.
Name of Contract	Parties to Contract	Date of Contract	Subject
National Railroad Passenger Corporation Amendment to License Agreement	National Railroad Passenger Corporation East Whiteland Township Municipal Authority	May 6, 2002	Amends November 18, 1993 License Agreement. Changes description and location of pipe to be installed and adds additional lump sum rent payment of \$16,315 for May 6, 2002 (date of Amendment) through October 31, 2018 and \$250 fee for expenses and preparation of Amendment. Previous lump sum payment of \$13,120 was made

			upon execution of original agreement (as well as \$500 for expenses and license preparation).
Name of Contract	Parties to Contract	Date of Contract	Subject
National Railroad Passenger Corporation License Agreement	National Railroad Passenger Corporation East Whiteland Township	September 10, 1999	NRPC granted an exclusive license to East Whiteland to construct, maintain, repair, alter, renew, relocate and remove an iron sewer pipe, encased in a steel casing pipe, for a distance of approximately 267 feet near Sugartown Road. The pipe conveys sanitary sewage from the Sugartown Ridge Subdivision to East Whiteland's collection system.

Name of Contract	Parties to Contract	Date of Contract	Subject
Agreement with Public Utility or Municipality for Crossing under Railroad Private Property	Reading Company East Whiteland Municipal Authority	March 21, 1972 (no set term)	Reading Company (RC) granted a license across and under its tracks, right of way and property to East Whiteland Municipal Authority (EW) to lay, maintain, and use two steel pipes in steel casing pipes 1,600 feet west and 511 feet west of Valley Store Station in East Whiteland Township (the "Facilities"). EW is responsible for all costs of construction, relocation and removal and for all taxes assessed against the Facilities. There is an annual \$40 charge for the license, to be adjusted by RC every fifth year commencing

			<p>on January 1, 1977.</p> <p>In the event that RC deems it necessary that the Facilities be altered or changed, EW must do so within 30 days of notice of such from RC. Upon termination of the agreement (by RC if there is a breach by EW), EW is required to remove the Facilities and restore the premises to good condition.</p>
Name of Contract	Parties to Contract	Date of Contract	Subject
License Agreement for Wire, Pipe and Cable Transverse Crossings and Longitudinal Occupations	<p>Penn Central Transportation Company</p> <p>East Whiteland Municipal Authority</p>	July 11, 1975 (no set term)	<p>Penn Transportation Company (PTC) granted a license across and under its tracks, right of way and property to East Whiteland Municipal Authority (EW) to construct, maintain, alter</p>

			<p>renew, relocate and ultimately remove a sewage main under Railroad Bridge No. 2.73 and 2 manholes at valuation station 2284+49, located 1399 feet west of mile post 3 (west of Knickerbocker station) (the "Facilities"). EW is responsible for all costs of construction, relocation and removal and for any taxes assessed against the Facilities. In addition to reimbursement to PTC for the cost of preparing the agreement, there was a \$1,100 licensing fee paid to PTC. PTC must consent to any alterations to the planned Facilities required by EW.</p>
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			<p>In the event that PTC deems it necessary that the location of the Facilities be altered, EW must do so at EW's sole cost and expense. Upon termination of the agreement, EW is required to remove the Facilities and restore the premises to good condition, at EW's sole cost and expense.</p>
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Schedule 4.14

Seller Litigation

None.

Schedule 4.16(a)

Exception to Title to Acquired Assets

None.

Schedule 4.16(b)

Sufficiency

None.

Schedule 4.17

Pending Development Plans

1. Phase 1 – Conestoga Road (Rt. 401) (TO BE COMPLETED BY SELLER)

Scope of work is to connect 22 properties (one has been connected) to the existing 8” sanitary main within the right-of-way of Conestoga Road.

- This project requires a Highway Occupancy Permit (HOP) from PennDOT, which has been obtained.
- As of July, 2021, this project is essentially complete. The laterals have all been installed and the contractor is in the process of completing restoration work.
- It is anticipated that the project will be complete (including all paperwork) by the end of October, 2021.

Also see Required Sewer Projects to be completed by Buyer on Schedule 7.12.

Schedule 4.18

Land Development/Financial Security Agreements

None.

Schedule 5.04

Consents and Approvals

1. Pennsylvania Public Utility Commission (the “PaPUC”) Approval of Transaction
2. PaPUC Approval of Consent to Assignment and Amendment to Sewage Treatment Agreements and Related Amendments
3. Pennsylvania Department of Environmental Protection (the “PaDEP”) Approval of Sanitary Sewer Collection and Conveyance System Act 537 Plan recognizing transfer of wastewater collection system from Seller to Buyer
4. PaDEP transfer of all NPDES³ and WQM Permits

³ NPDES permits will not be transferred if the Malvern Hunt WWTP is decommissioned prior to closing, as anticipated.

Schedule 5.11

Buyer Litigation

None.

Schedule 6.05(e)

Missing Easements

To be provided at Closing.

Schedule 7.03(a)

Rates

<u>Sewer District</u>	<u>Rate</u>
Sewer District A	\$400/EDU/Year or \$33.33/EDU/Month
Sewer District B	\$400/EDU/Year or \$33.33/EDU/Month
Sewer District C	\$542/EDU/Year or \$45.17/EDU/Month
Sewer District D	\$600/EDU/Year or \$50.00/EDU/Month
Sewer District E	\$480/EDU/Year or \$40.00/EDU/Month

Commercial and Industrial users whose quarterly sewer discharge or water consumption is in excess of 100,000 gallons shall pay a quarterly charge of \$6.20 per 1,000 gallons.

Schedule 7.12

Required Sewer Projects

A. North Bacton Hill Road and Swedesford Road:

- a. Generally consisting of those parcels abutting the following roads:
 - i. North Bacton Hill Road from Swedesford Road to Spring Valley Road.
 - ii. Spring Valley Road from North Bacton Hill Road to the Conestoga Road.
 - iii. South Bacton Hill Road from Swedesford Road to the cul-de-sac.
 - iv. Swedesford Road from Bacton Hill Road to a point approximately 620-feet west of the intersection.

B. Planebrook Road:

- a. Generally consisting of those parcels abutting the following roads and/or unopened streets:
 - i. Planebrook Road from Bracken Avenue to the Route 202 overpass.
 - ii. Elk Drive from Planebrook Road to the cul-de-sac.
 - iii. Fairway Drive from Planebrook Road to the cul-de-sac.
 - iv. Golf View Lane from Planebrook Road to the cul-de-sac.
 - v. Prospect Avenue from Planebrook Road to UPI #42-30-8 (2 Prospect Avenue), including a spur to service UPI #42-3-174.
 - vi. Bracken Avenue from Planebrook Road to Coffman Street including the following spurs:
 1. East of Coffman Street to service UPI #42-3-216.1, UPI #42-3-216.2 and UPI #42-3-216.3
 2. North of Bracken Avenue within "Davis Avenue" to service UPI #42-3R-28

The installations in A and B above shall be in general conformance with the following design plans completed by ARRO Consulting Inc.:

- Plans Entitled "*North Bacton Hill & Swedesford Road Areas Sanitary Sewer Phase 2*", 24-sheets, dated January 23, 2020
- Plans Entitled "*Planebrook Road Areas Sanitary Sewers Phase 4*", 19 sheets, dated January 23, 2020.

Gravity and Low Pressure System Service Connections for A and B above:

- The Required Sewer Projects described in sections A and B above will provide service connections to the curb, ROW line, or property line as shown on the plans.
- The respective property owners will be responsible, at their own expense, for connecting to the service connection provided as noted above. Buyer will have no responsibility for infrastructure located within the boundaries of the property owners' properties.
- Notwithstanding references to "E-One Grinder Pumps" on the plans, Buyer will have no responsibility for grinder pumps which will remain the responsibility of the property owners served by such grinder pumps.

Permitting - The Township is in the process of obtaining all required permits for the above projects in A and B above.

Easements - Various easements will be required for portions of the proposed sewer within Prospect Avenue, Bracken Avenue and Davis Avenue in the Planebrook Road project. The Township will retain responsibility for securing all necessary easements per Section 7.12(a) of the Asset Purchase Agreement.