
EXHIBIT F11

AGREEMENT, DATED SEPTEMBER 14, 1993, BY AND BETWEEN
WILLISTOWN TOWNSHIP, EAST WHITELAND TOWNSHIP AND
EAST WHITELAND MUNICIPAL AUTHORITY

AGREEMENT

This Agreement entered into this 14TH day of SEPTEMBER, 1993, by and among Willistown Township, East Whiteland Township and East Whiteland Municipal Authority.

WHEREAS, Willistown Township owns and operates a sewage collection system within their incorporated municipal limits.

WHEREAS, East Whiteland Municipal Authority owns a sewage collection system (within the incorporated East Whiteland Township municipal limits) which is leased to and operated by the East Whiteland Township.

WHEREAS, an apartment development known as Woodview is proposed by American Communities of which 114 apartment units are to be constructed in East Whiteland Township and 150 apartment units are to be constructed in Willistown Township.

WHEREAS, the Developer will construct and maintain a gravity sanitary sewer collection system to service the apartment buildings, located in East Whiteland Township near the boundaries of the two Townships, ("Boundary Users") where the apartment buildings do not have access to the sewage collection system owned by East Whiteland Municipal Authority, and discharge the sewage flow into the development sewage pump station located in Willistown Township.

WHEREAS, in order to comply with applicable law, Boundary Users located within East Whiteland Township are to be treated as

customers solely of that township and service is to be provided hereunder solely by Willistown Township to East Whiteland Township rather than to any individual Boundary User within East Whiteland Township; and

WHEREAS, Willistown Township as owner and operator of a system is willing to provide sewer collection and conveyance services to East Whiteland Township for the sewage generated by the Boundary Users in accordance with this Agreement.

NOW THEREFORE, the parties hereto, intending to be legally bound, hereby agree as follows:

1. Willistown Township agrees to permit connection to its sewage system by Boundary Users upon compliance with the following conditions:

a. Prior to permitting any Boundary User to connect to Willistown's system, East Whiteland Municipal Authority shall notify Willistown Township of the impending connection and Willistown Township shall determine that the connection is in accordance with the Final Woodview Development Plan approved by both East Whiteland Township and Willistown Township and complies with all applicable rules and technical specifications of Willistown Township.

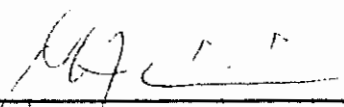
b. The metering chamber and telemetering equipment has been installed by the developer in compliance with the rules and specifications set forth in the Woodview Final Land Development approved by both East Whiteland Township and Willistown Township.

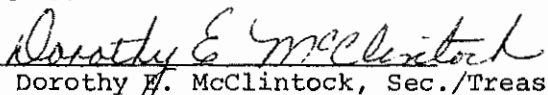
2. For all reporting purposes as to daily gallonage flow, the gallonage from the Boundary Users as measured by the metering equipment shall be deemed the gallonage of East Whiteland Municipal Authority and shall be subtracted from the gallonage flows of Willistown Township. This concept shall be applicable to reporting from the respective parties to both the Valley Creek Trunk Line and the Valley Forge Sewer Authority.

3. This Agreement is entered into solely by and for the benefit of the parties hereto and shall not grant any rights on behalf of any Boundary Users or other entities or persons.

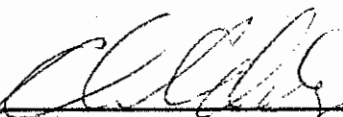
IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their respective duly authorized officers as of the date above mentioned.

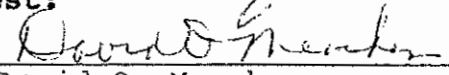
TOWNSHIP OF WILLISTOWN

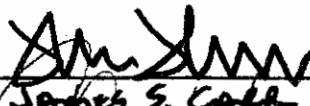
By: 
Donald A. Mancini, Chairman
Attest:


Dorothy E. McClintock, Sec./Treas.

TOWNSHIP OF EAST WHITELAND

By: 
Charles C. DiSipio, Chairman
Attest:


David O. Meachen
Township Secretary
**EAST WHITELAND MUNICIPAL
AUTHORITY**

By: 
James S. Call, Chairman
Attest:

