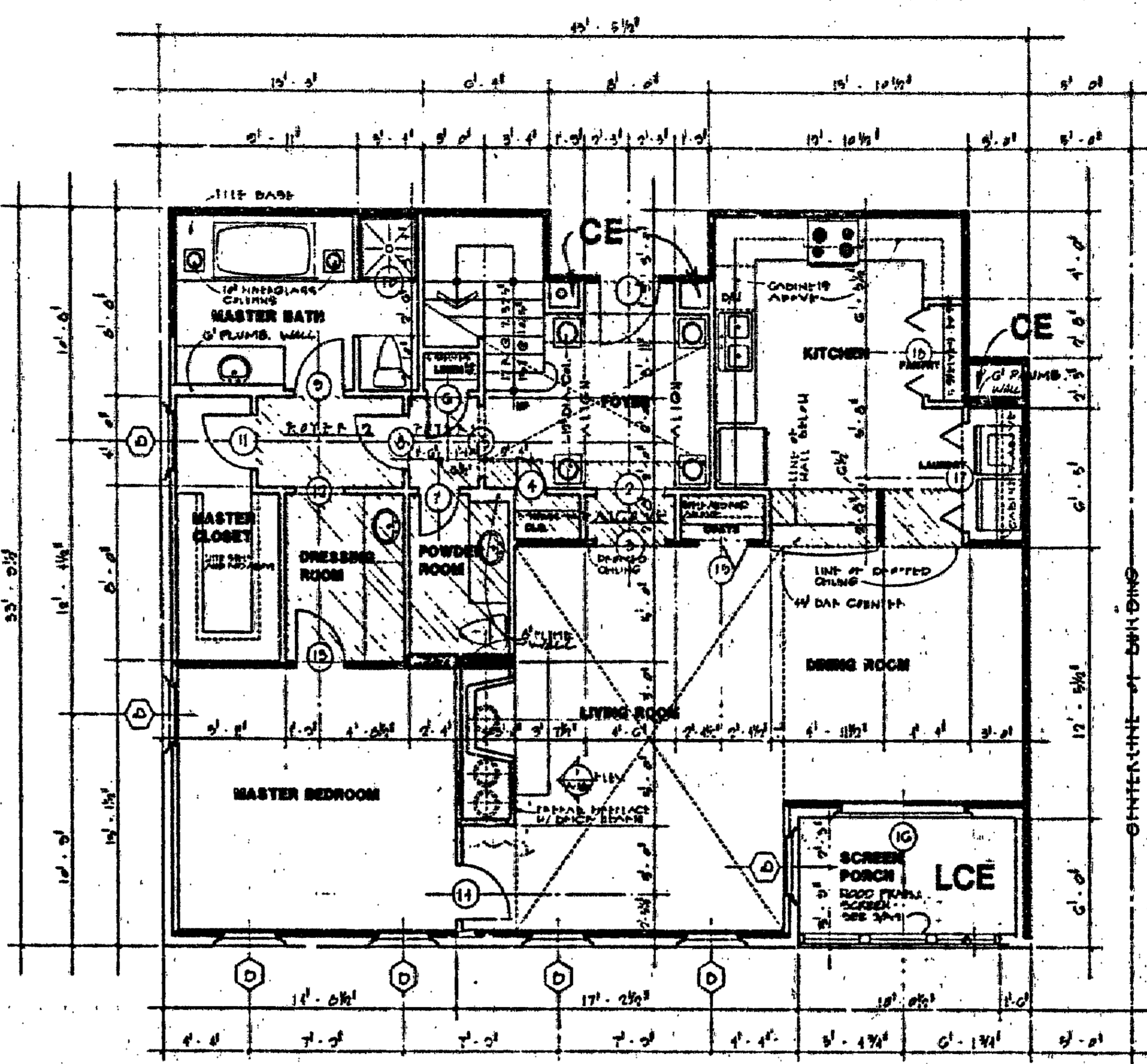


**FLOOR PLAN - UNIT 301  
FLOOR PLAN - UNIT 302 (MIRRORED)**



**FLOOR PLAN - UNIT 304 (MIRRORED)**

**BERKELEY HOUSE**  
UNITS LISTED BELOW WILL BE ADDRESSED AS 101 ST. ANDREWS DRIVE, BERKELEY (INSERT UNIT #)

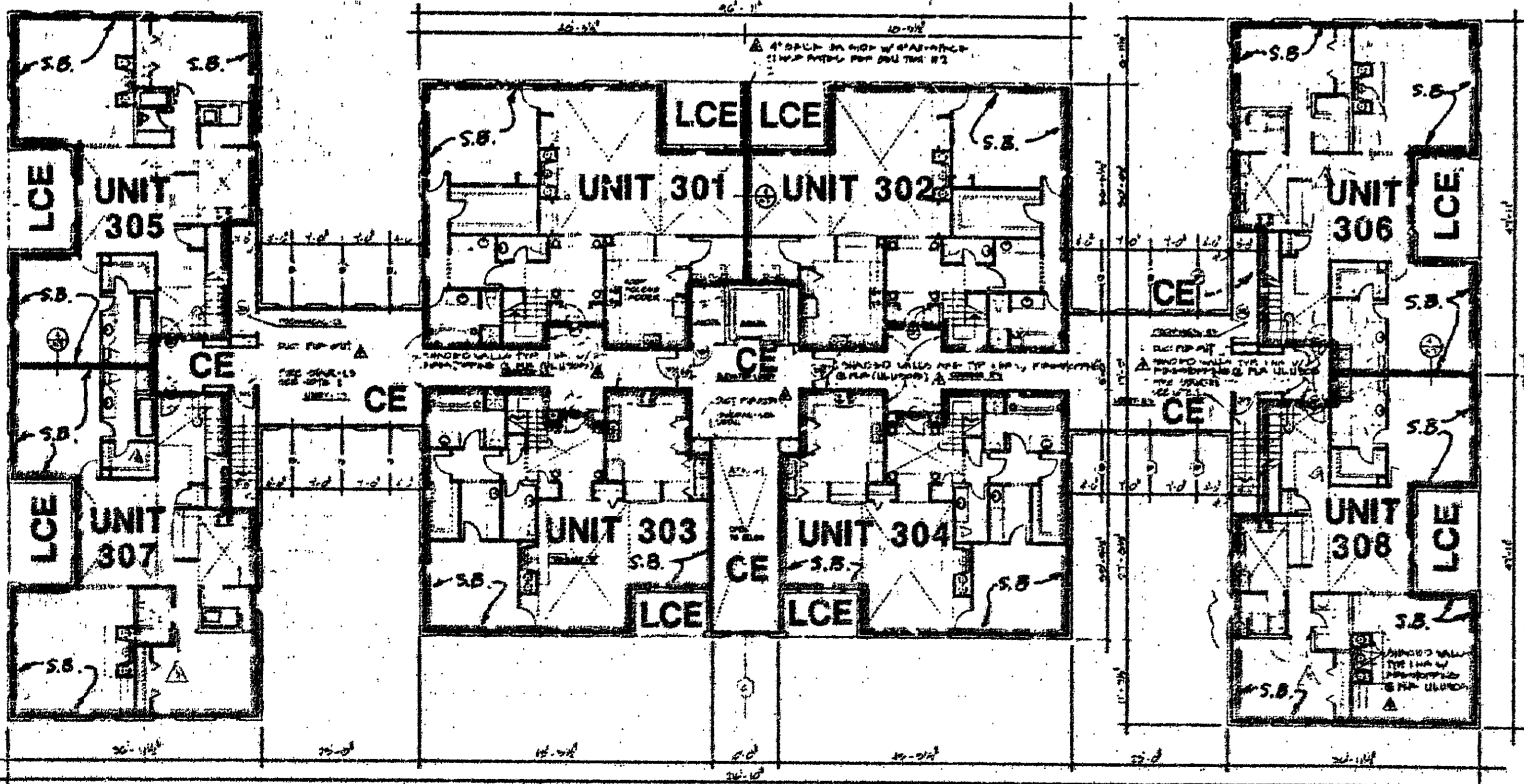
UNIT	MAIN FLOOR	LOWER BOUNDARY ELEVATION*	UPPER BOUNDARY ELEVATION*
301	FLOOR	110.31	119.24
302	"	110.31	119.24
303	"	110.31	119.24
304	"	110.31	119.24
305	"	110.31	119.24
306	"	110.31	119.24
307	"	110.31	119.24
308	"	110.31	119.24

\*NOTE: THE NUMERICAL VALUE GIVEN AS THE LOWER BOUNDARY OF EACH UNIT IS THE ELEVATION OF THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE GYPSUM-CONCRETE FLOOR TOPPING OF THE UNIT.

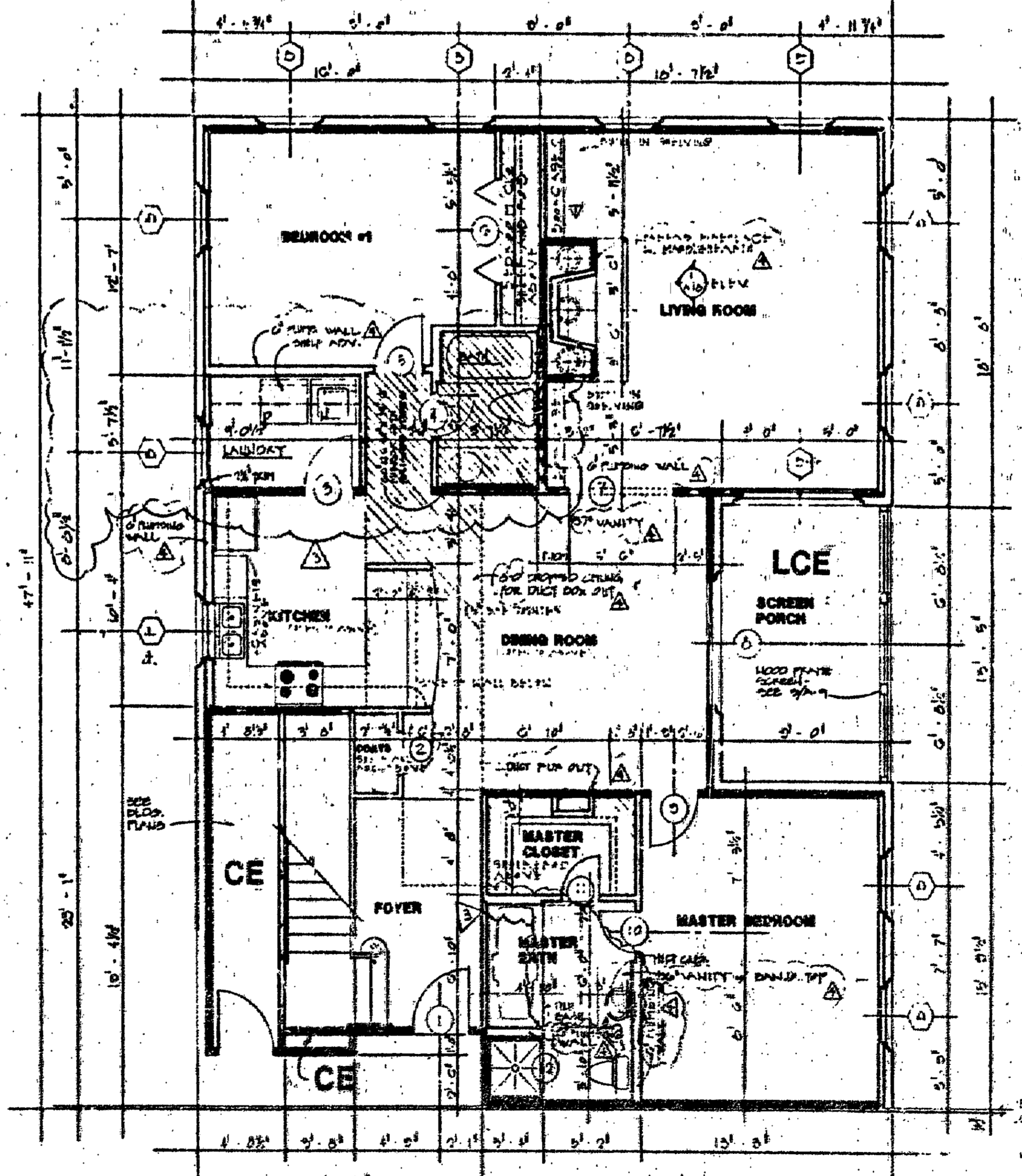
THE NUMERICAL VALUE GIVEN AS THE UPPER BOUNDARY OF EACH UNIT IS THE ELEVATION OF THE HORIZONTAL PLANE(S) OF THE UPPER (COVERED) SURFACE OF THE GYPSUM BOARD (OR OTHER MATERIAL) CONSTITUTING THE EXPOSED CEILING OF THE UNIT.

**LEGEND**  
S.B. - SIDE (PERIMETRIC) BOUNDARY  
CE - COMMON ELEMENT  
LCE - LIMITED COMMON ELEMENT

**NOTE: SEE SHEET 5 OF 6 FOR LOFT PLAN.**



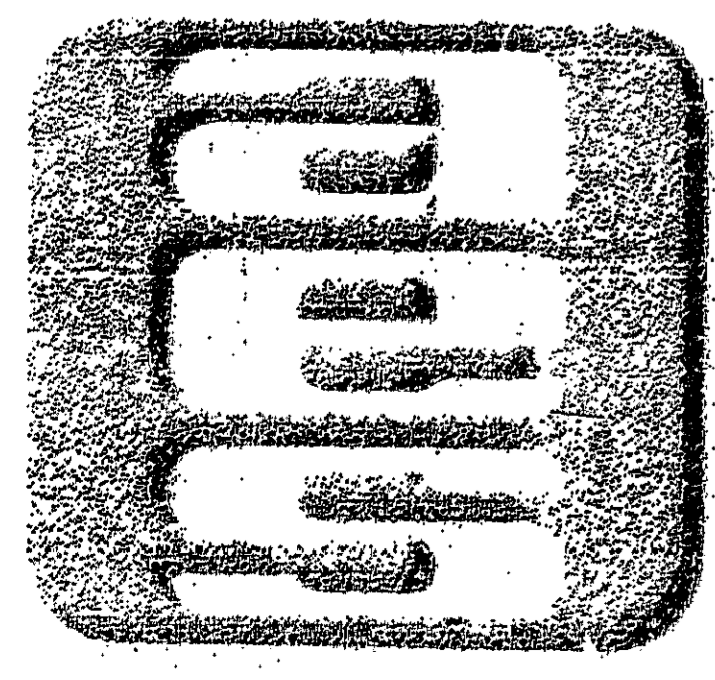
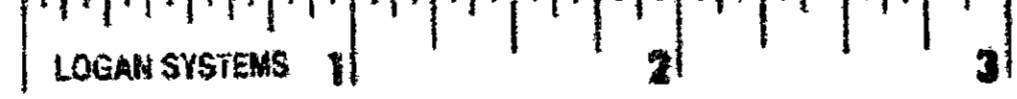
**THIRD FLOOR PLAN - ALL BUILDINGS  
UNITS 301 THRU 308**



**FLOOR PLAN - UNIT 305 (MIRRORED)  
FLOOR PLAN - UNIT 306  
FLOOR PLAN - UNIT 307 (MIRRORED & FLIPPED)  
FLOOR PLAN - UNIT 308 (FLIPPED)**

**ARCHITECT'S CERTIFICATE**  
I HERBY CERTIFY THAT THIS IS CORRECT AND ACCURATE PLAN, THAT THIS PLAN IS IN COMPLIANCE WITH VIRGINIA CODE ANN. SUBSECTIONS 55-79.58 (b) AND (e), AND THAT THE UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

*Peter H. Hand*  
PETER H. HAND, A.I.A. DATE 8/1/90



**AES**, a professional corporation  
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804-253-0040  
Engineering, Planning, Surveying

**EXHIBIT A - 3**  
**PLAT OF CONDOMINIUM**  
**THE MANOR HOUSES**  
**AT FORD'S COLONY,**  
**A CONDOMINIUM**  
**PHASE ONE**  
OWNER / DEVELOPER: REALTEC INCORPORATED  
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

DESIGNED	DRAWN
	VMB
Scale	Date
NONE	JAN, 1988
Project No.	
5652	
Drawing No.	
4 of 8	
No. DATE	REVISION / COMMENT / NOTE