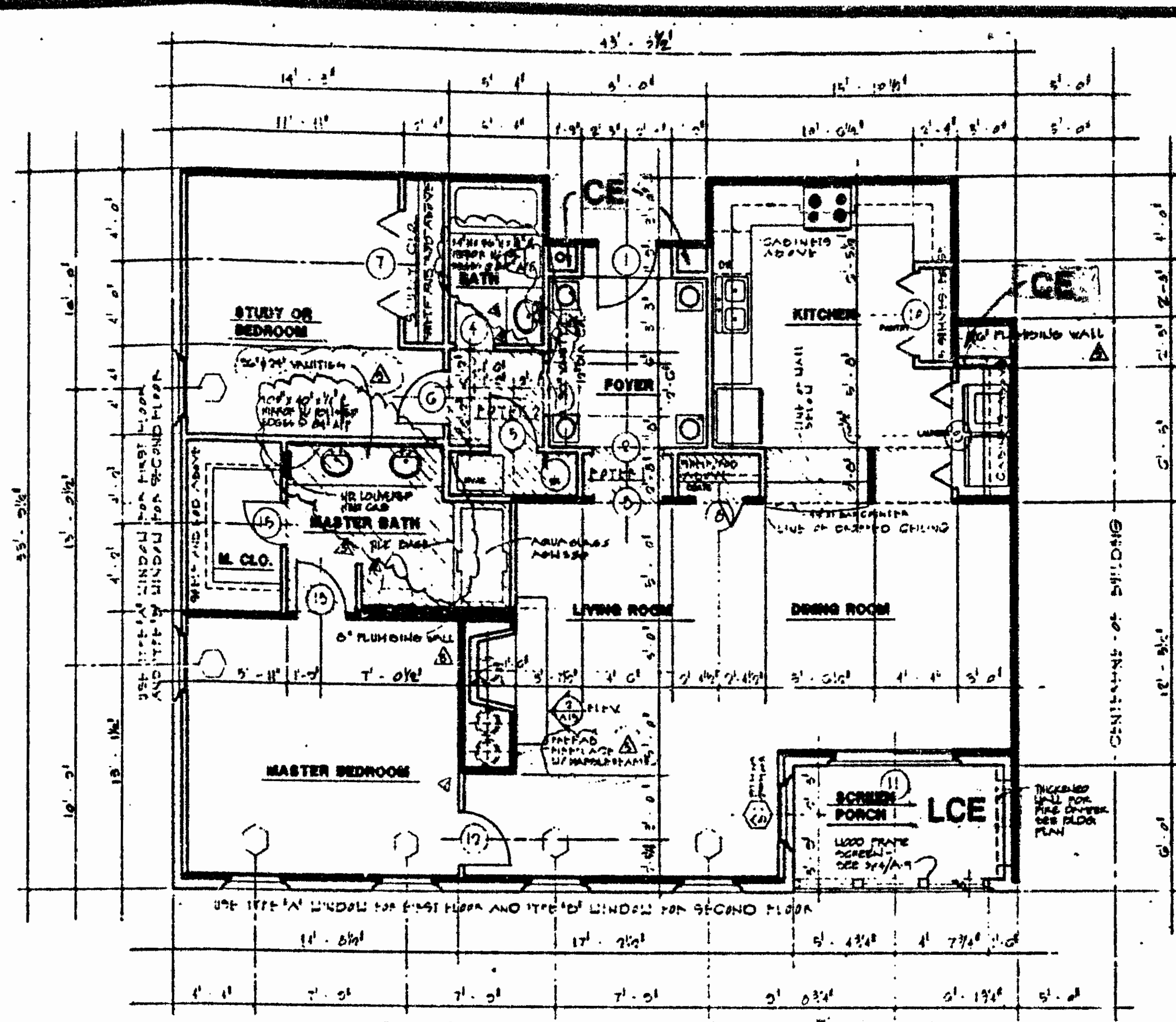


FLOOR PLAN - UNIT 1113
FLOOR PLAN - UNIT 1115 (MIRRORED)

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

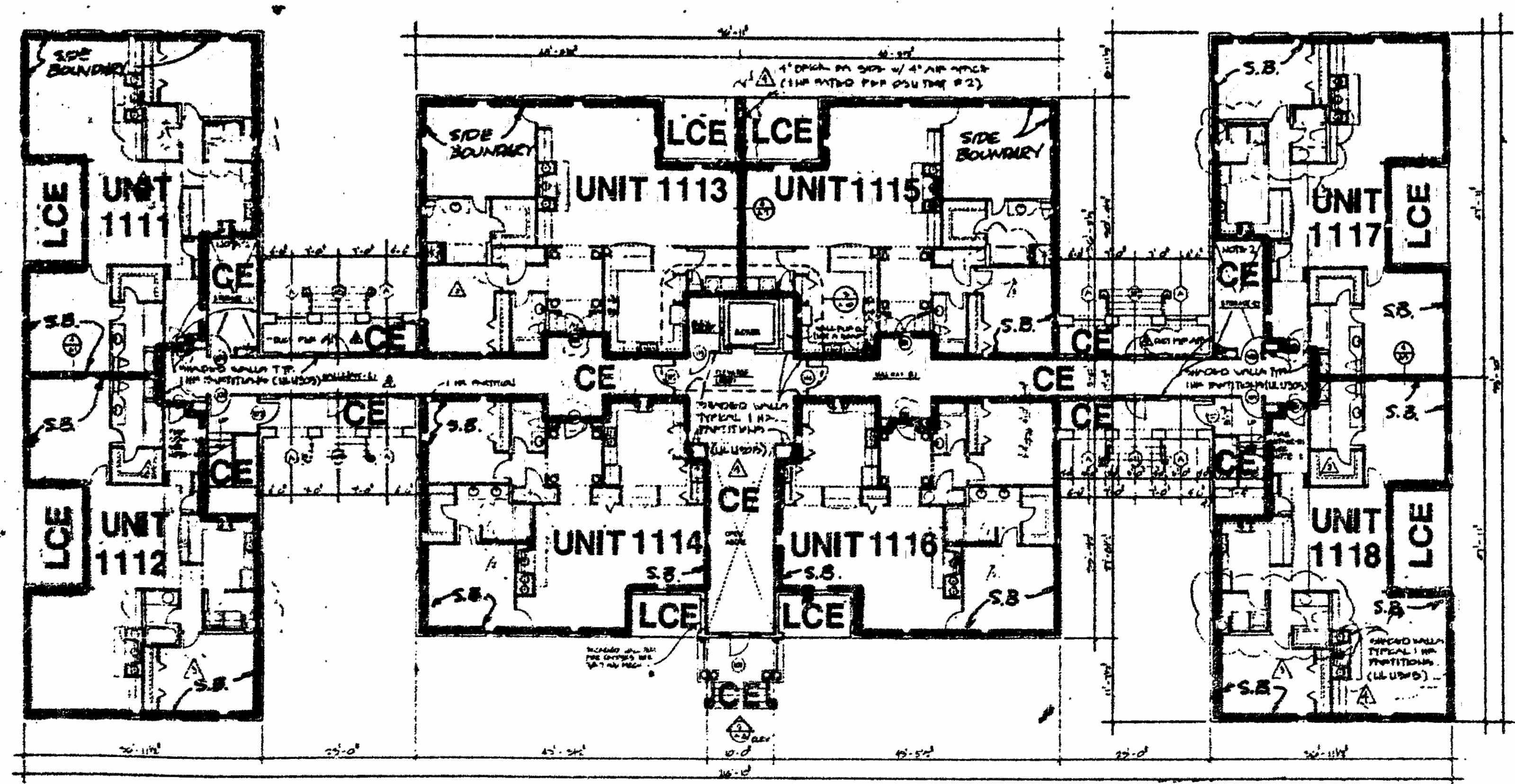


FLOOR PLAN - UNIT 1114
FLOOR PLAN - UNIT 1116 (MIRRORED)

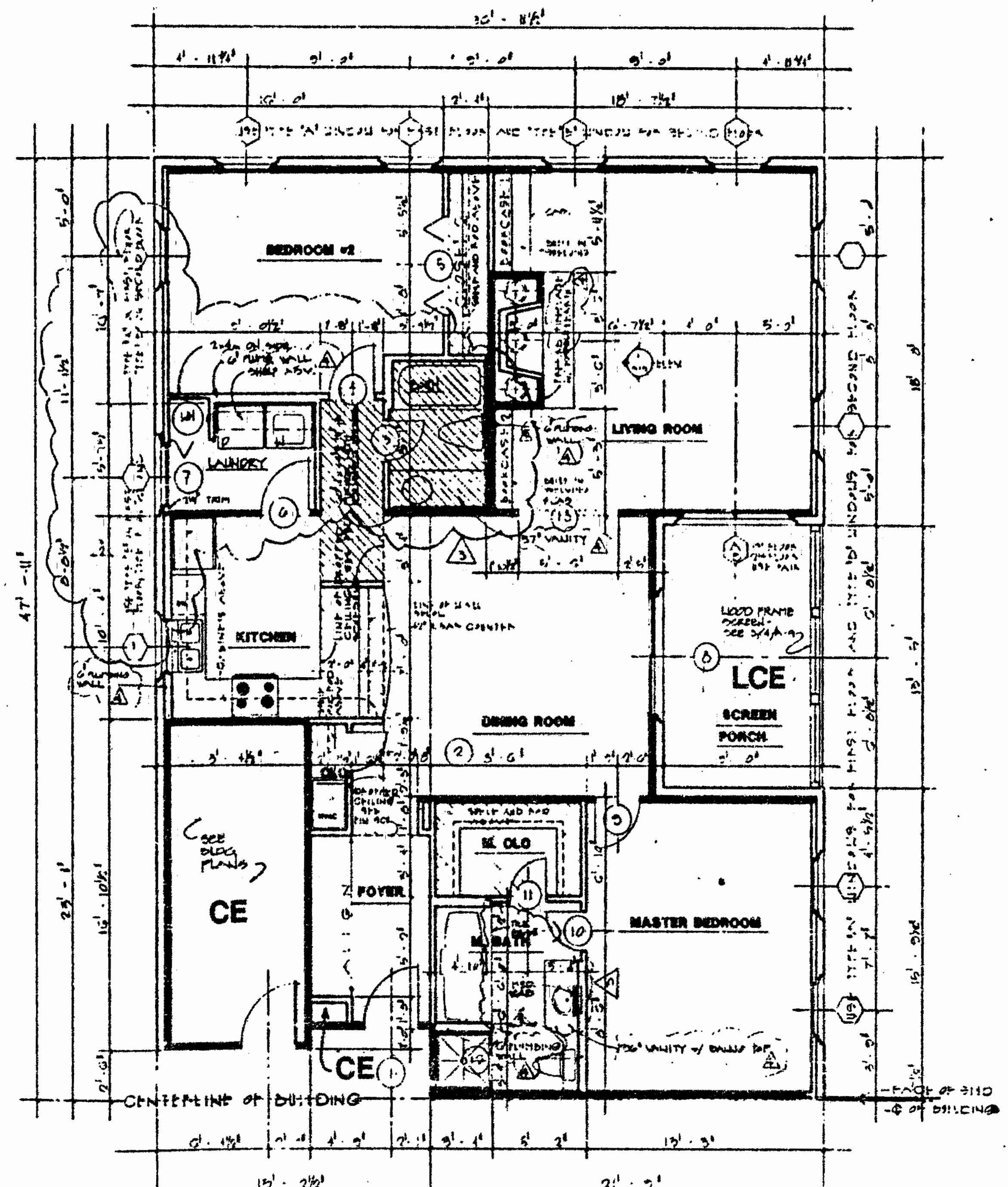
UNIT	LOWER BOUNDARY ELEVATION*	UPPER BOUNDARY ELEVATION*
1111	88.97	98.33
1112	88.97	98.33
1113	88.97	98.33
1114	88.97	98.33
1115	88.97	98.33
1116	88.97	98.33
1117	88.97	98.33
1118	88.97	98.33

*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.



FIRST FLOOR PLAN - ALL BUILDINGS
UNITS 1111 THRU 1118



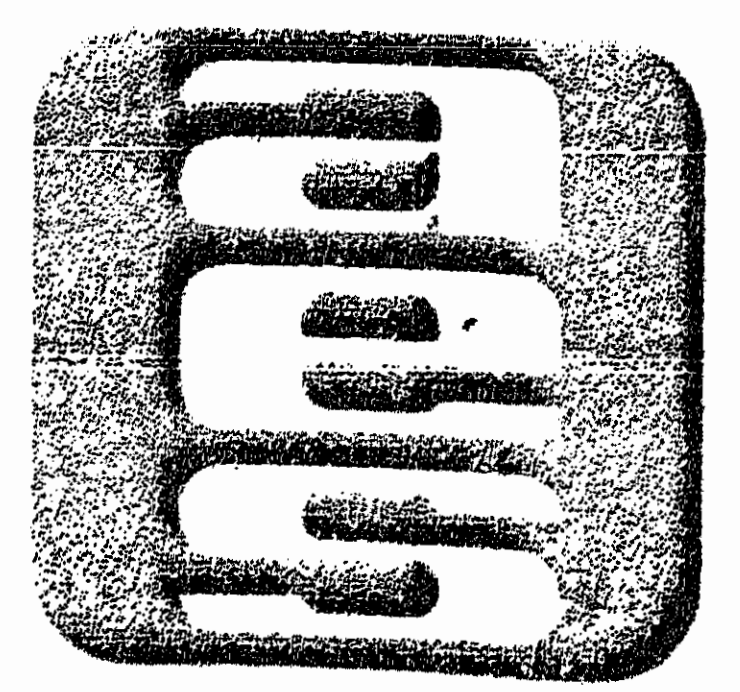
FLOOR PLAN - UNIT 1111 (MIRRORED)
FLOOR PLAN - UNIT 1117
FLOOR PLAN - UNIT 1112 (MIRRORED & FLIPPED)
FLOOR PLAN - UNIT 1118 (FLIPPED)

[Handwritten signature]

ARCHITECT'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A 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.

[Signature] *[Date]*
PETER H. HAND, A.I.A. DATE



AES, a professional corporation
5248 Olde Towne Road, Suite 1
Williamsburg, Va. 23185
804-253-0040
Engineering, Planning, Surveying

EXHIBIT A-3

PLAT OF CONDOMINIUM
THE MANOR CLUB
AT FORD'S COLONY
PHASE ONE
DECLARANT: REALTY INCORPORATED
JAMES CITY COUNTY VIRGINIA

2	4/20/93	REVISED UNIT NUMBERS	GTW
1	3/5/93	REVISED TITLE	GTW
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
Scale	Date
Project No. 7739	
Drawing No. 3 of 9	

