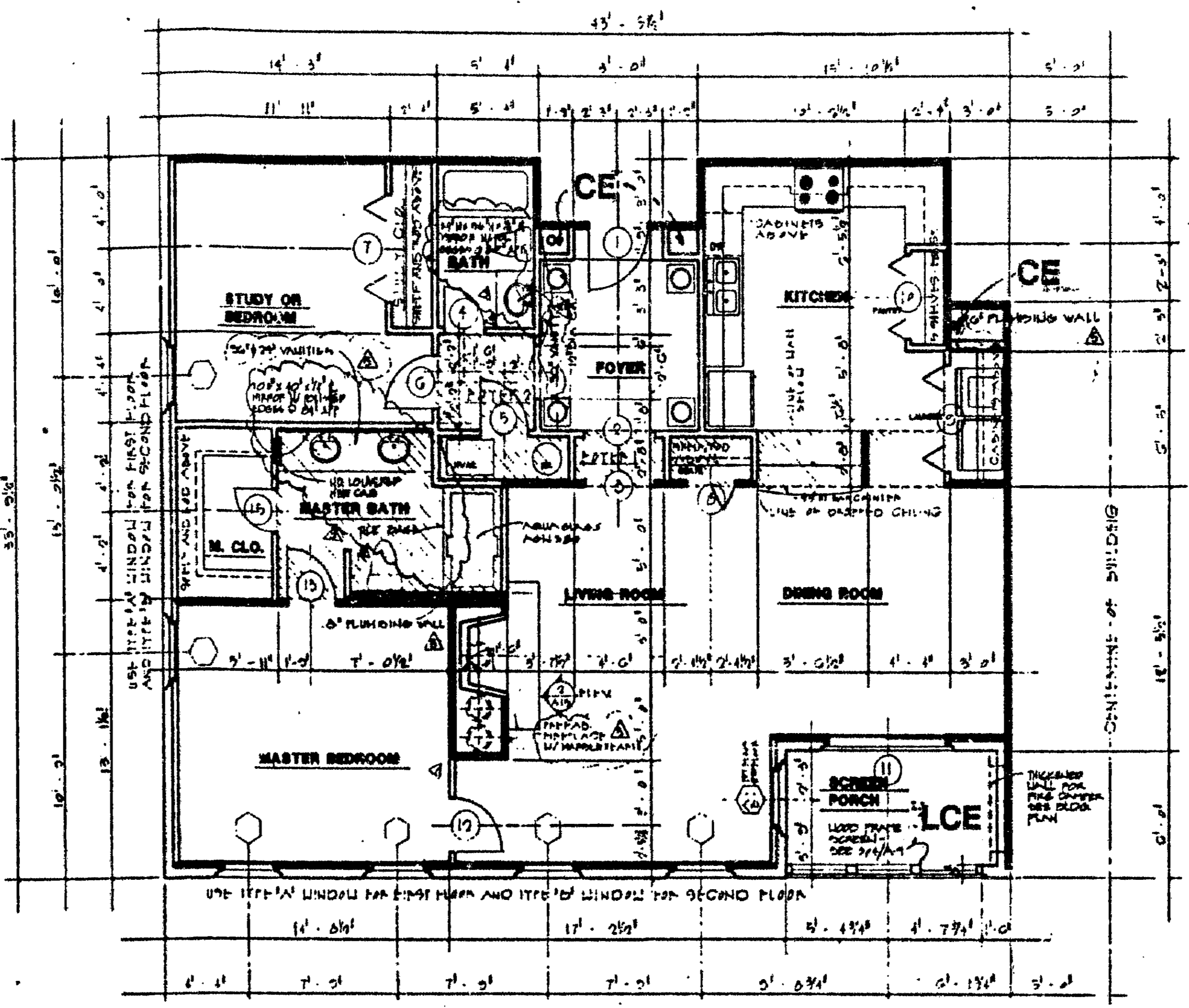


FLOOR PLAN - UNIT 1123  
FLOOR PLAN - UNIT 1125 (MIRRORED)



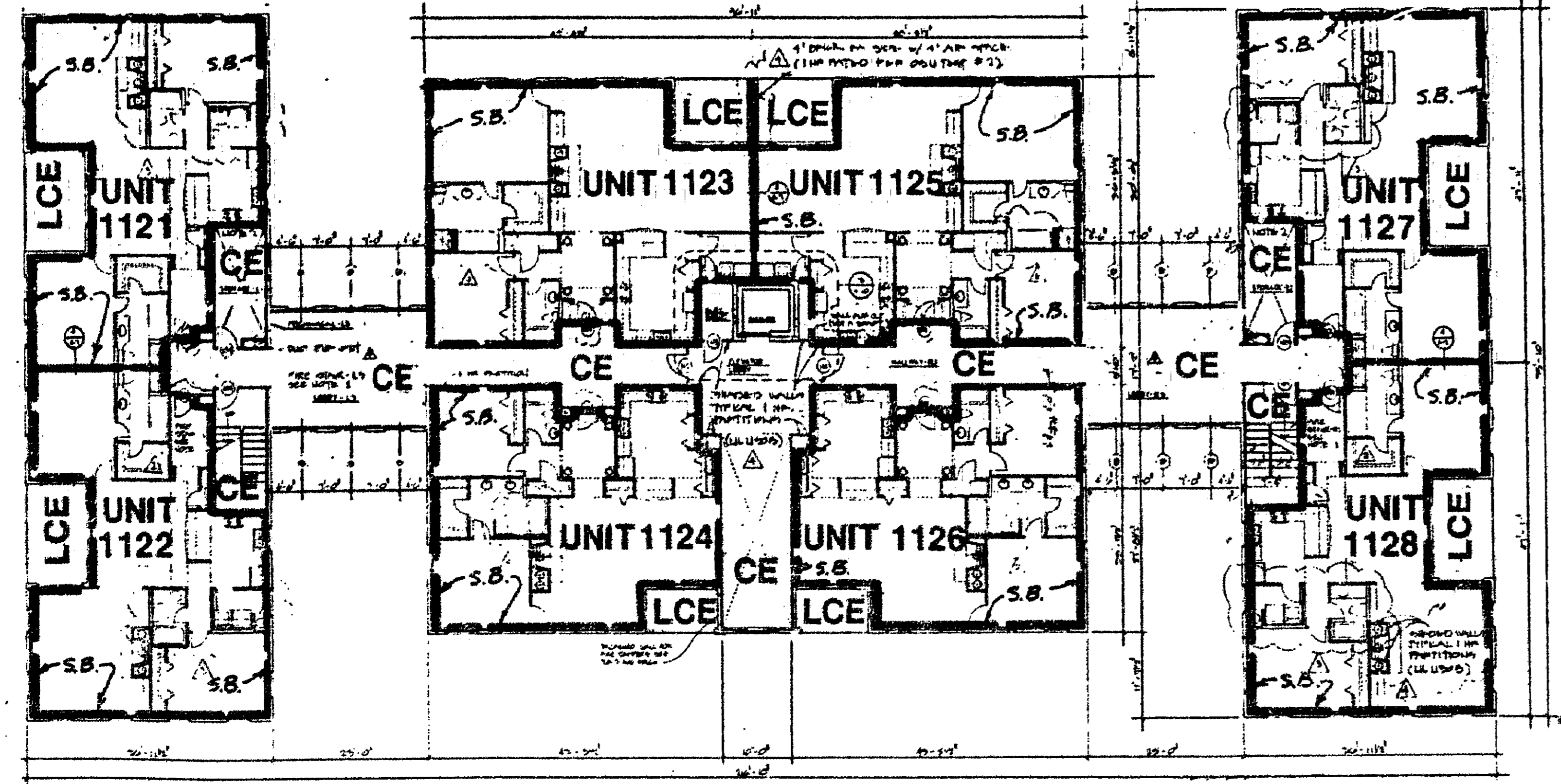
FLOOR PLAN - UNIT 1124  
FLOOR PLAN - UNIT 1126 (MIRRORED)

UNIT	LOWER BOUNDARY ELEVATION*	UPPER BOUNDARY ELEVATION*
1121	99.86	108.79
1122	99.86	108.79
1123	99.86	108.79
1124	99.86	108.79
1125	99.86	108.79
1126	99.86	108.79
1127	99.86	108.79
1128	99.86	108.79

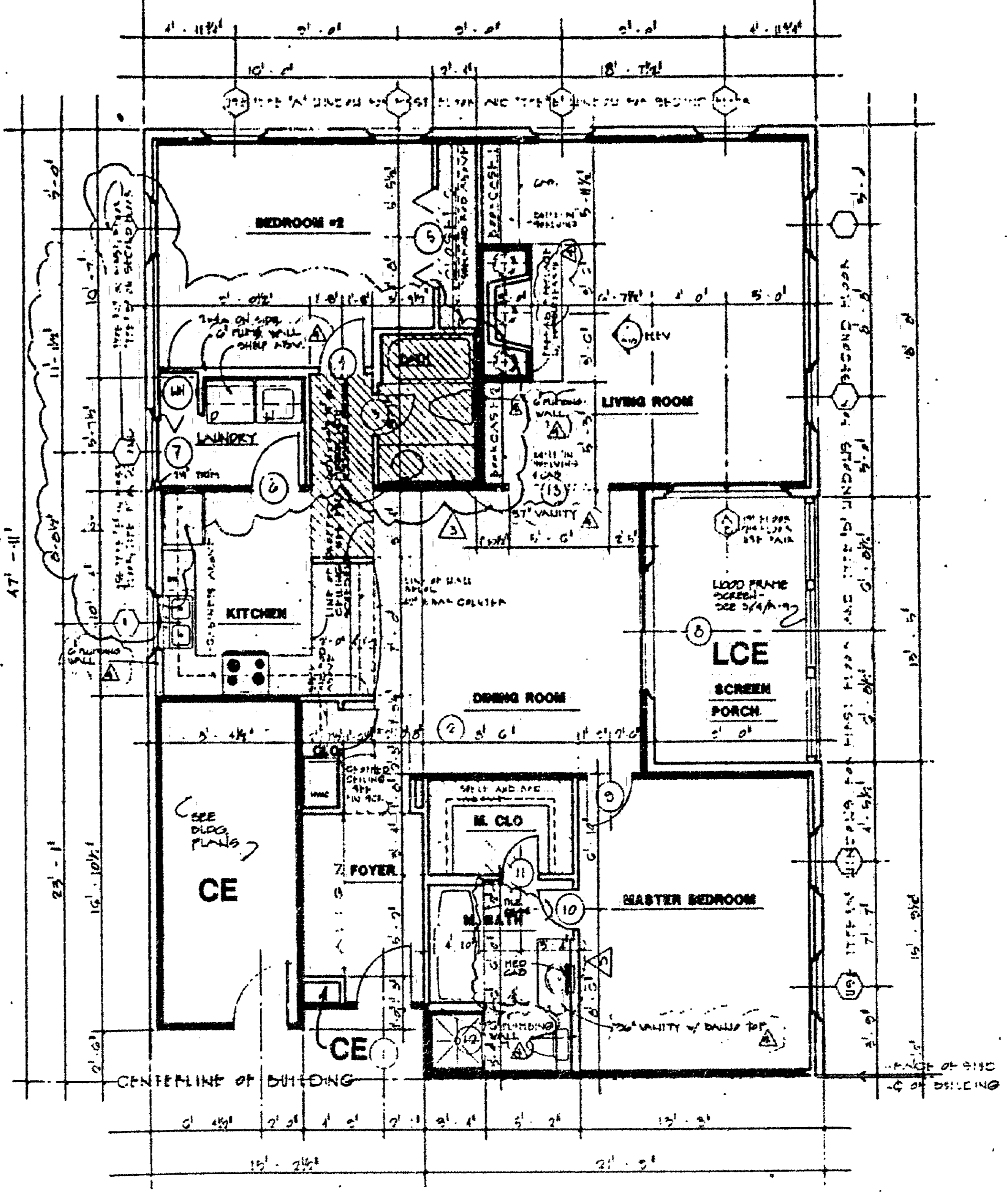
\*NOTE:  
THE NUMERICAL VALUE GIVEN AS THE LOWER BOUNDARY OF EACH UNIT IS THE ELEVATION OF THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE GYPSUM-CONCRETE FLOOR TOPPING OF THE UNIT.

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



SECOND FLOOR PLANS - ALL BUILDINGS  
UNITS 1121 THRU 1128



FLOOR PLAN - UNIT 1121 (MIRRORED)  
FLOOR PLAN - UNIT 1122 (MIRRORED & FLIPPED)  
FLOOR PLAN - UNIT 1128 (FLIPPED)

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.

*Peter H. Hand*  
PETER H. HAND, A.T.A. DATE 7/19/93

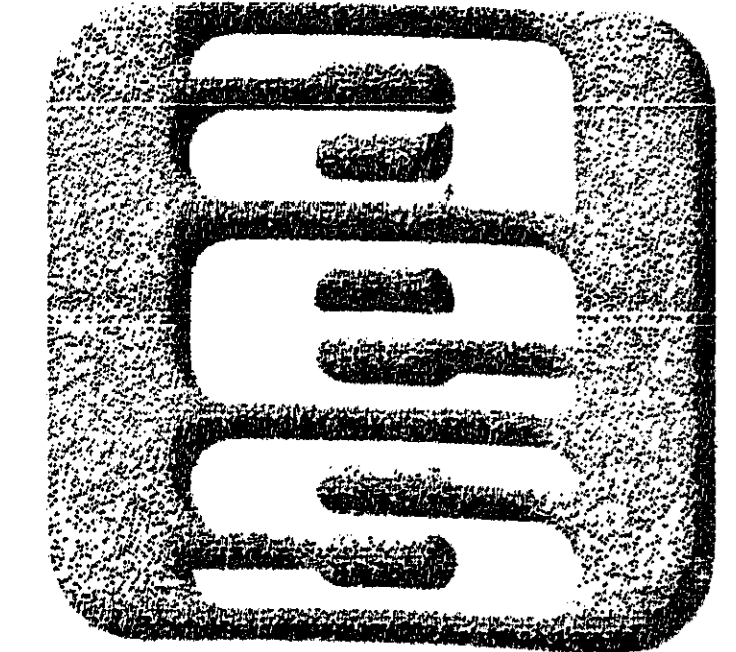


EXHIBIT A-3  
AES, a professional corporation  
5248 Old Towne Road, Suite 1  
Williamsburg, Va. 23185  
804-253-0040  
Engineering, Planning, Surveying

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

Recorded 12:16 PM	17th day of May 1993
Scale 1/8" = 1'-0"	Pages 744
2 4/20/93	REVISED UNIT NUMBERS
1 3/5/93	REVISED TITLE
No. DATE	REVISION / COMMENT / NOTE

Designed	Drawn
Scale	Date
Project No.	7739
Drawing No.	4 of 9

