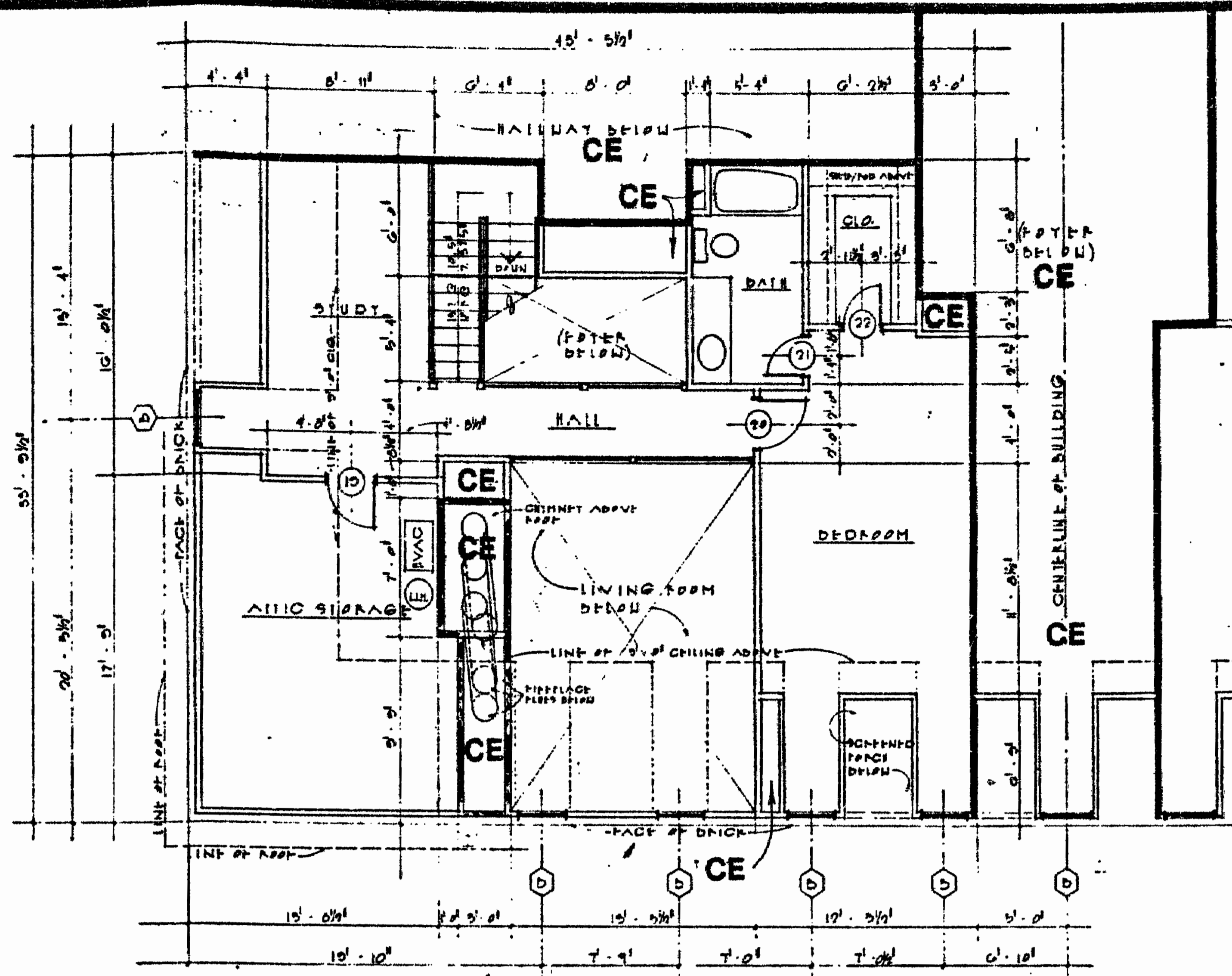


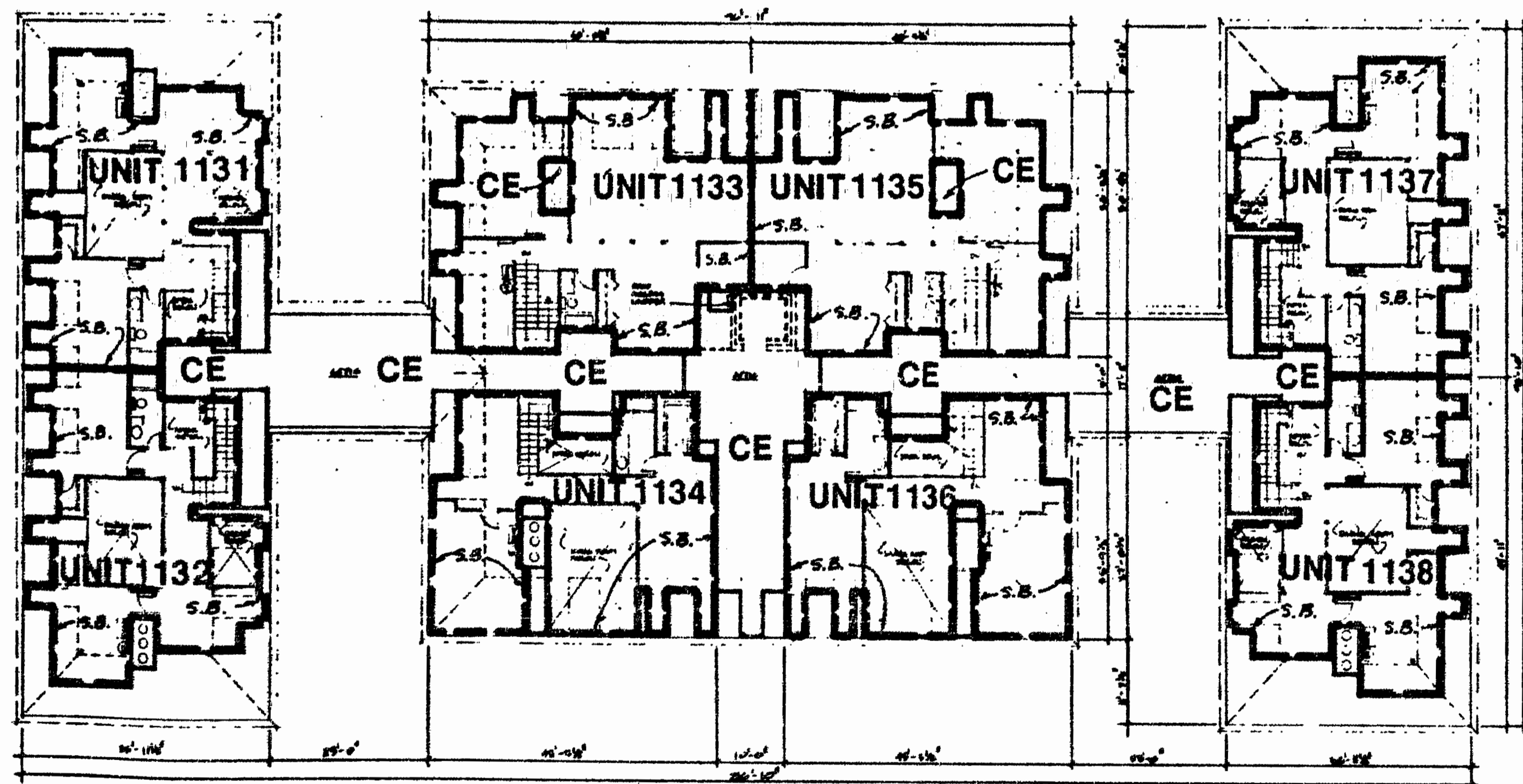
**LOFT FLOOR PLAN - UNIT 1133
LOFT FLOOR PLAN - UNIT 1135 (MIRRORED)**

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

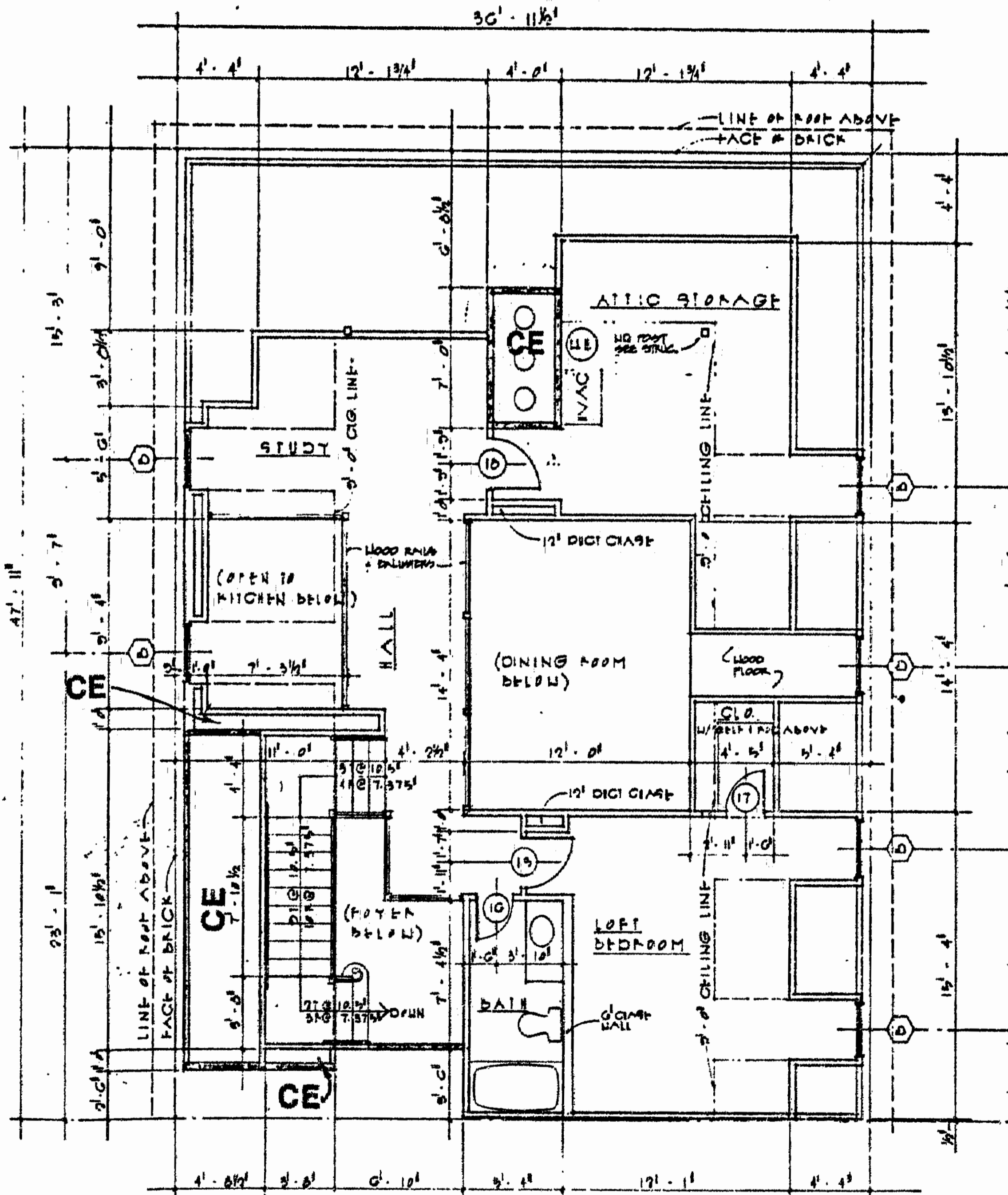


**LOFT FLOOR PLAN - UNIT 1134
LOFT FLOOR PLAN - UNIT 1136 (MIRRORED)**

Peter Hand



**LOFT FLOOR PLAN - ALL BUILDINGS
UNITS 1131 THRU 1138**



**LOFT FLOOR PLAN - UNIT 1131 (MIRRORED)
LOFT FLOOR PLAN - UNIT 1132 (MIRRORED & FLIPPED)
LOFT FLOOR PLAN - UNIT 1138 (FLIPPED)**

MANOR CLUB

UNITS LISTED BELOW ARE PART OF THE CORRESPONDING UNITS ON THE THIRD FLOOR OF THE SAME BUILDING.

UNIT	LOFT FLOOR	LOWER BOUNDARY ELEVATION*	UPPER BOUNDARY ELEVATION**
1131	FLOOR	120.76	129.81
1132	"	120.76	129.81
1133	"	120.76	129.81
1134	"	120.76	129.81
1135	"	120.76	129.81
1136	"	120.76	129.81
1137	"	120.76	129.81
1138	"	120.76	129.81

*NOTE:
THE NUMERICAL VALUE GIVEN AS THE LOWER BOUNDARY OF THE LOFT LEVEL OF ANY UNIT HAVING A LOFT IS THE ELEVATION OF THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE GYPSUM-CONCRETE FLOOR TOPPING OF THE LOFT LEVEL.

**NOTE:
UPPER BOUNDARY OF THE LOFT LEVEL OF ANY UNIT HAVING A LOFT IS THE PLANE(S) OF THE UPPER (COVERED) SURFACE OF THE GYPSUM BOARD (OR OTHER MATERIAL) CONSTITUTING THE EXPOSED CEILING OF THE UNIT. THE HIGHER NUMERICAL VALUES GIVEN AS UPPER BOUNDARY IS THE ELEVATION OF THE TRUSS BEARING. THE LOWER NUMERICAL VALUE GIVEN IS THE ELEVATION OF MINIMUM CEILING HEIGHT OF ANY LOFT LEVEL.

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 Hand
PETER H. HAND, A.I.A. DATE *May 7, 1993*

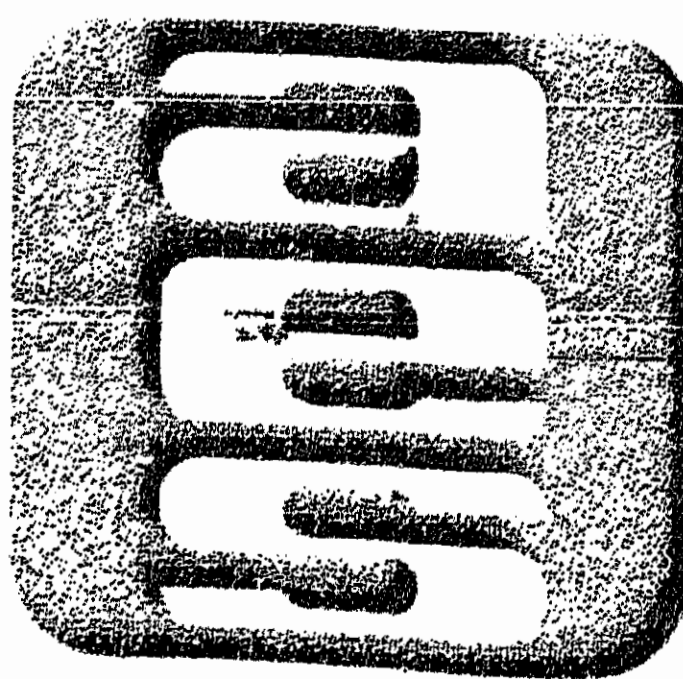


EXHIBIT A-3
AES, a professional corporation
5248 Olde Towne Road, Suite 1
Williamsburg, Va. 23185
804-253-0040
Engineering, Planning, Surveying

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

12/16 P.M.	Recorded	12/16 P.M.
1/20/93	REVISED UNIT NUMBERS	GT.
3/5/93	REVISED TITLE	GT.
NO. DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
Scale	Date
Project No.	7739
Drawing No.	6 of 9

