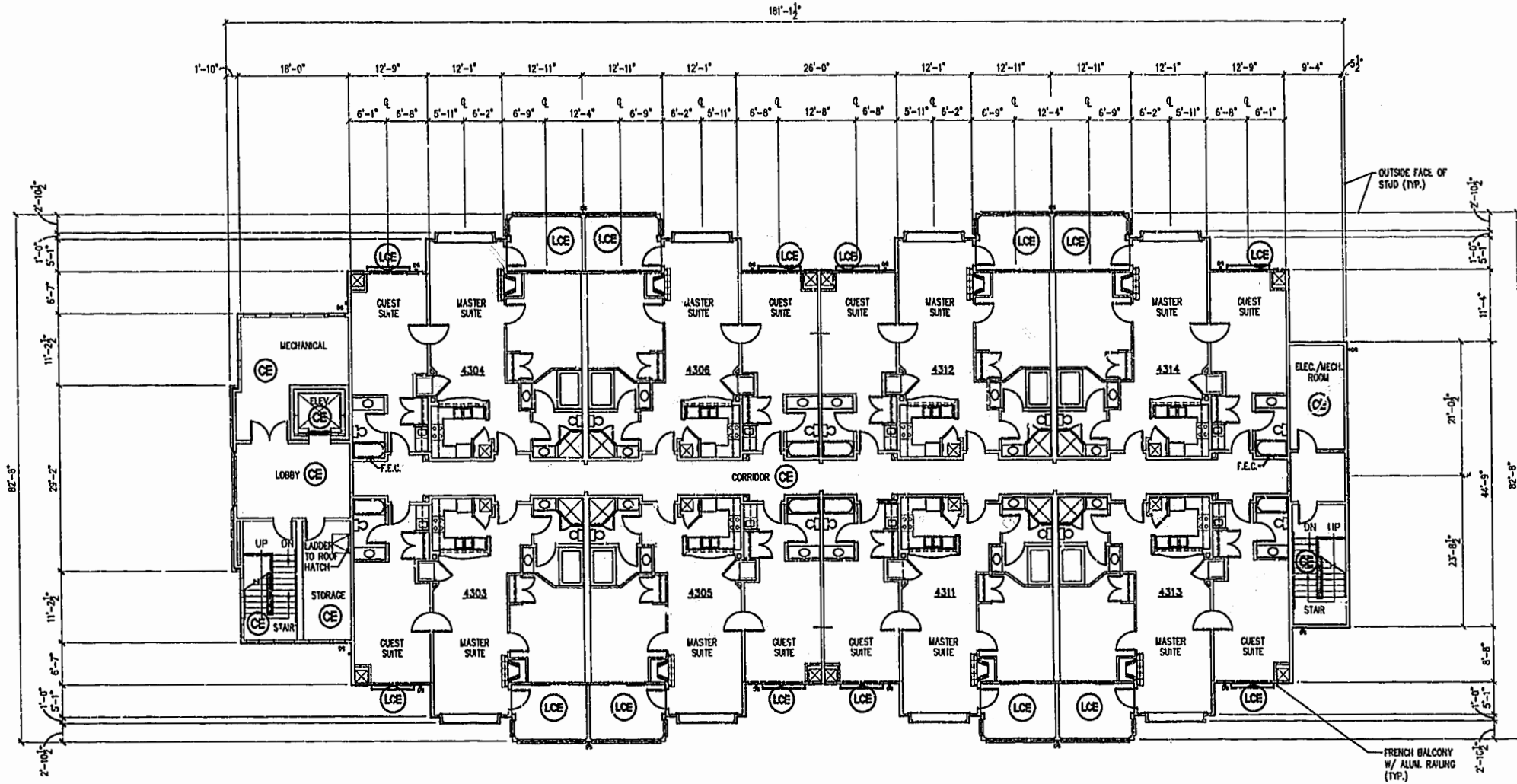


NOTE:
 BOLD DIMENSIONS ARE BASED UPON ACTUAL FIELD MEASUREMENTS TAKEN AT OUTSIDE FACE OF BRICK. OTHER BUILDING DIMENSIONS AND DETAILS SHOWN ARE PER PLANS BY CMSS ARCHITECTS, P.C..

CE COMMON ELEMENT
 LCE LIMITED COMMON ELEMENT



THIRD FLOOR PLAN
 (NOT TO SCALE)

- NOTES: *
1. THE LOWER (HORIZONTAL) BOUNDARY OF EACH UNIT IN BUILDING 4000 SHOWN ON THE PLAT AS LOCATED ON PHASE X IS THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE FLOOR SLAB OR CONCRETE FLOOR TOPPING OF THE UNIT.
 2. THE UPPER (HORIZONTAL) BOUNDARY OF EACH OF THE UNITS IN BUILDING 4000 SHOWN ON THE PLAT AS LOCATED ON PHASE X IS THE HORIZONTAL PLANE(S) OF THE LOWER SURFACE OF THE FLOOR JOISTS (OR, IN THE CASE OF THIRD FLOOR UNITS, THE LOWER SURFACE OF THE BOTTOM CHORD OF THE ROOF TRUSSES) CONSTITUTING A PART OF THE CEILING OF THE UNIT.
- * SEE TWELFTH AMENDMENT TO DECLARATION OF CONDOMINIUM OF MANOR CLUB AT FORD'S COLONY, A CONDOMINIUM (PHASE X CONDOMINIUM AGREEMENT) FOR A MORE DETAILED DESCRIPTION.

CERTIFICATION FOR PLANS
 "THE UNDERSIGNED, A LICENSED LAND SURVEYOR, DOES HEREBY CERTIFY THAT THESE PLANS ARE IN COMPLIANCE WITH VA. CODE ANN. SUBSECTIONS 55-79.58 B AND F. IT BEING UNDERSTOOD THAT SUCH UNITS ARE BEING SUBJECTED TO A TIME-SHARE INSTRUMENT PURSUANT TO VA. CODE ANN. SECTION 55-367 AND THUS VA. CODE ANN. SUBSECTION 55-79.58 D APPLIES. I FURTHER CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED."



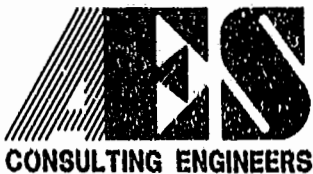
A.D. Sebert
 A. D. SEBERT, L.S.
 4/11/01
 DATE

04.17.01-10:52 MCPXP04R.DWG JFS

EXHIBIT A-3

PLAT OF CONDOMINIUM
 MANOR CLUB
 AT FORD'S COLONY
 PHASE X

OWNER/DEVELOPER: MARRIOTT OWNERSHIP RESCPTS, INC.
 POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

No.	DATE	REVISION / COMMENT / NOTE	BY
		City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 31 Jan 2002 at 10:48 AM/PM. PB 85 PG 4-13 DOCUMENT # 020002823 Betsy B. Woolridge, Clerk	

Designed	Drawn
ADS	JFS
Scale	Date
NOTED	4/11/01
Project No.	7739-11
Drawing No.	4 OF 10