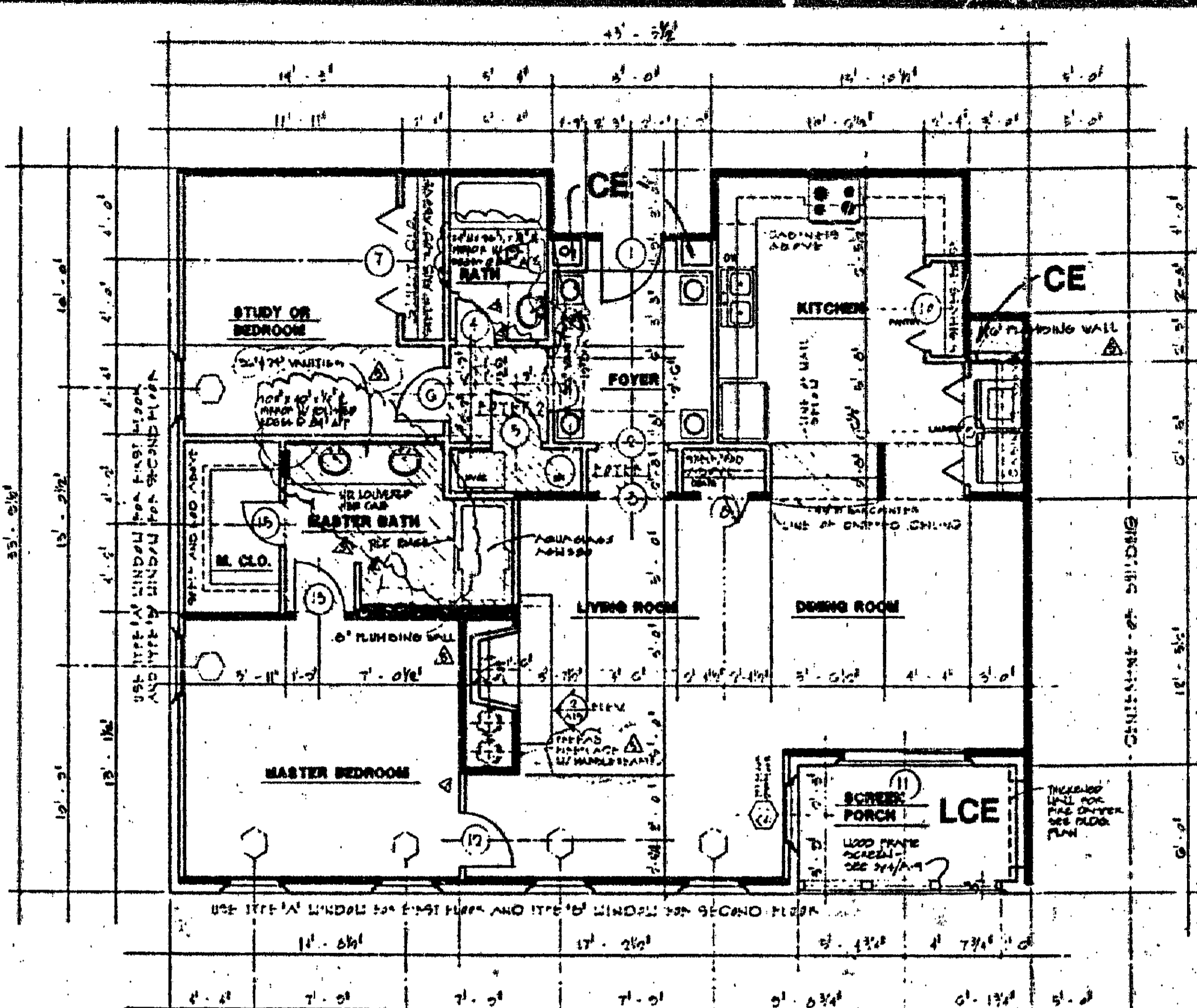


FLOOR PLAN - UNIT 101
FLOOR PLAN - UNIT 102 (MIRRORED)

LEGEND -
S.B. - SIDE (PERIMETRIC) BOUNDARY
C.E. - COMMON ELEMENT
L.C.E. - LIMITED COMMON ELEMENT



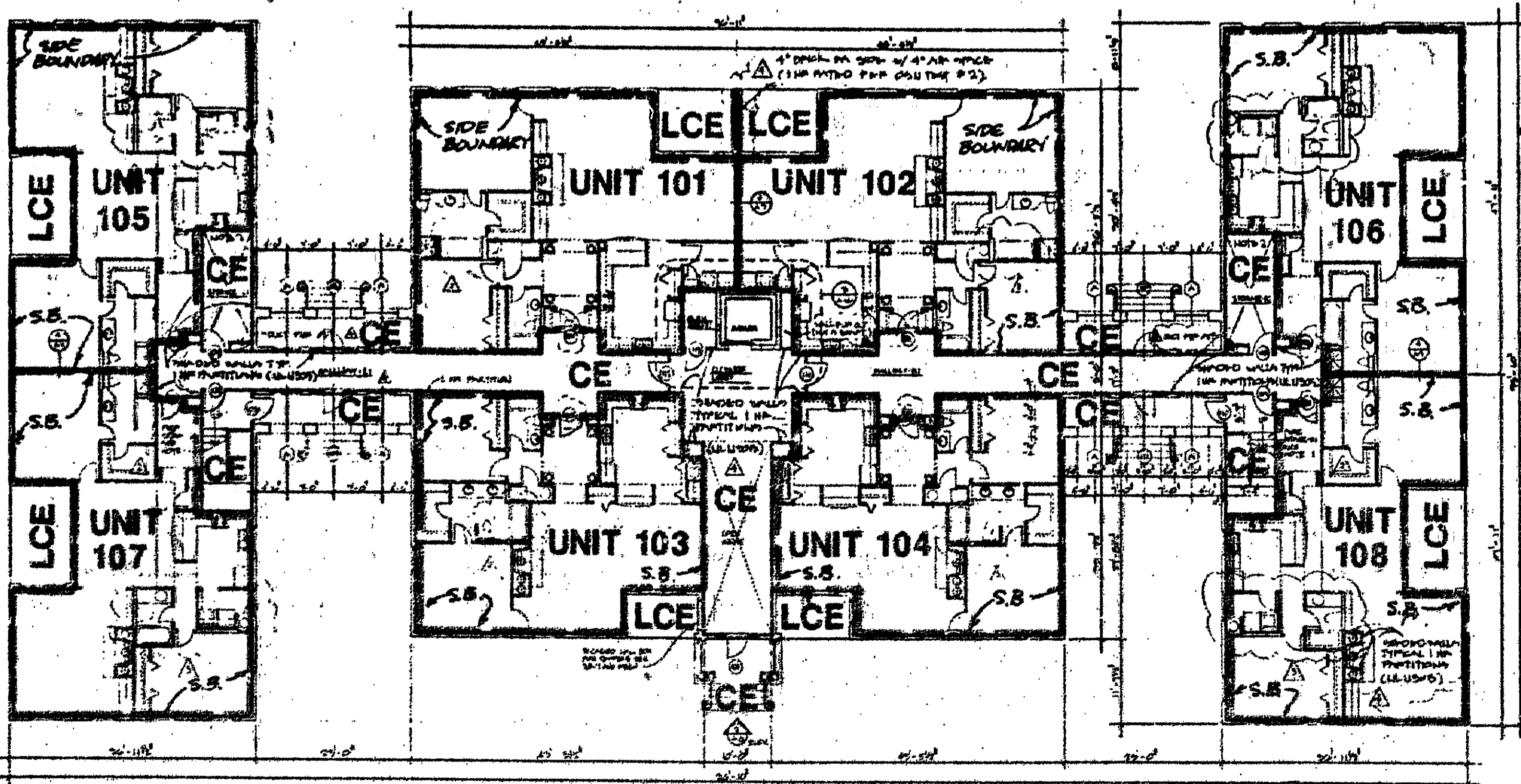
FLOOR PLAN - UNIT 103
FLOOR PLAN - UNIT 104 (MIRRORED)

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

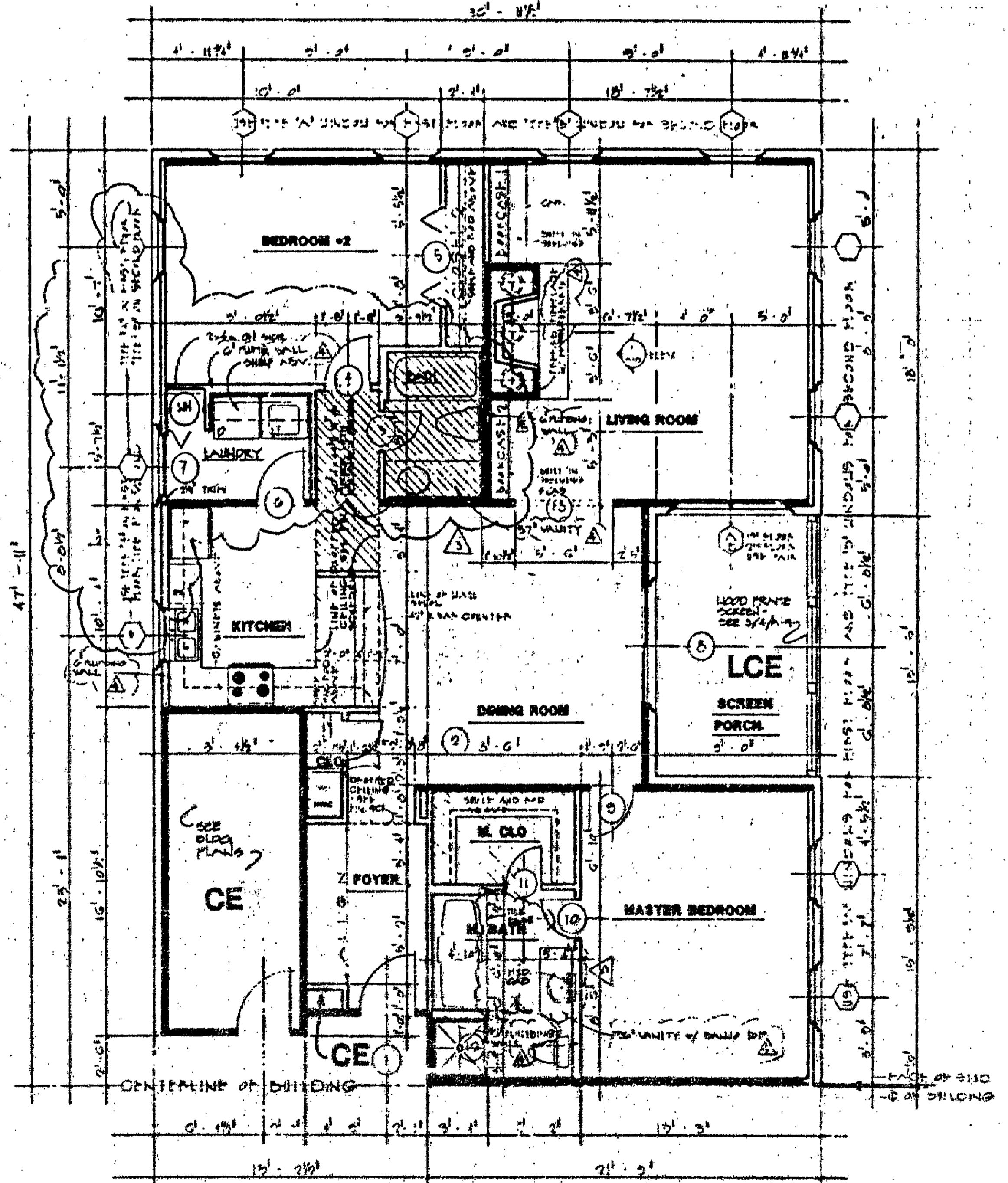
UNIT	LOWER BOUNDARY ELEVATION*	UPPER BOUNDARY ELEVATION*
101	88.97	98.33
102	88.97	98.33
103	88.97	98.33
104	88.97	98.33
105	88.97	98.33
106	88.97	98.33
107	88.97	98.33
108	88.97	98.33

*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.

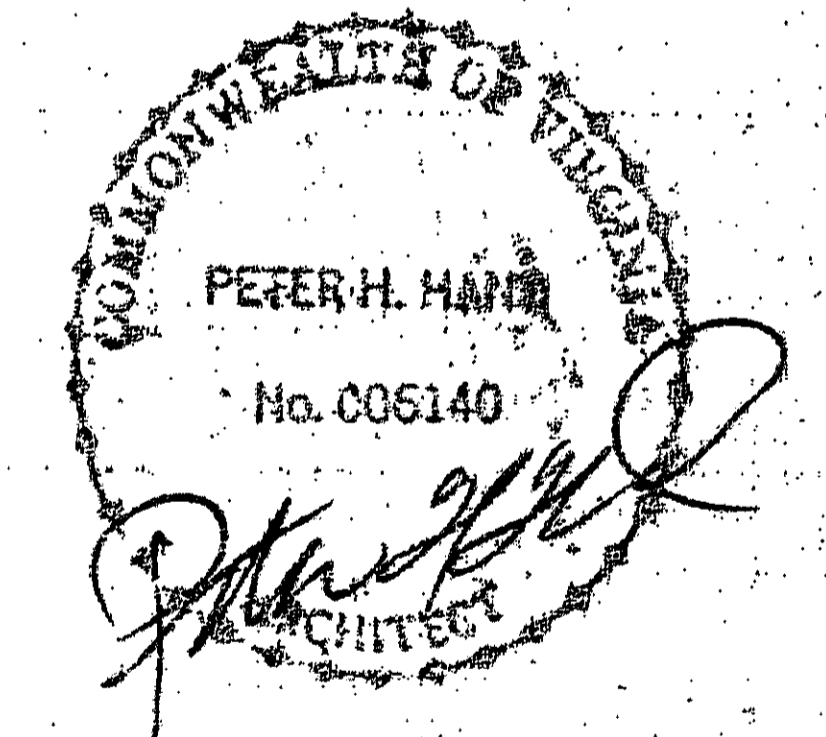
THE NUMERICAL VALUE GIVEN AS THE UPPER BOUNDARY OF EACH UNIT IS THE ELEVATION OF THE HORIZONTAL PLANE(S) OF THE UPPER (COVERED) SURFACE OF THE GYPSUM BOARD (OR OTHER MATERIAL) CONSTITUTING THE EXPOSED CEILING OF THE UNIT.



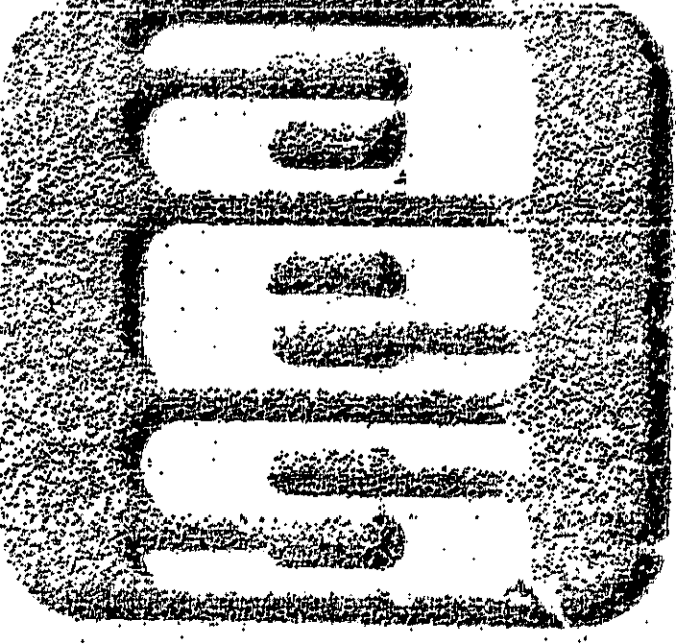
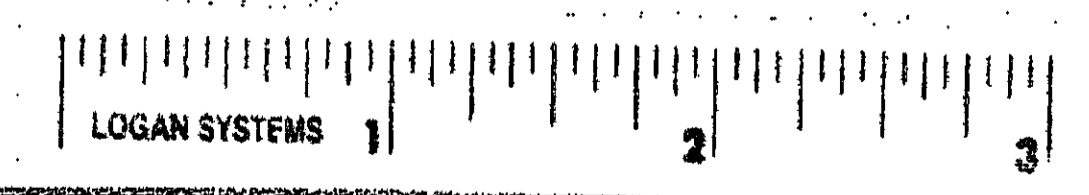
FIRST FLOOR PLAN - ALL BUILDINGS
UNITS 101 THRU 108



FLOOR PLAN - UNIT 105 (MIRRORED)
FLOOR PLAN - UNIT 106
FLOOR PLAN - UNIT 107 (MIRRORED & FLIPPED)
FLOOR PLAN - UNIT 108 (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 8/1/90
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 HOUSES
AT FORD'S COLONY,
A CONDOMINIUM
PHASE ONE**
OWNER / DEVELOPER: REALTEC INCORPORATED
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

NO.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
Scale	DATE
NONE	JAN, 1988
Project No.	5652
Drawing No.	2 of 3