

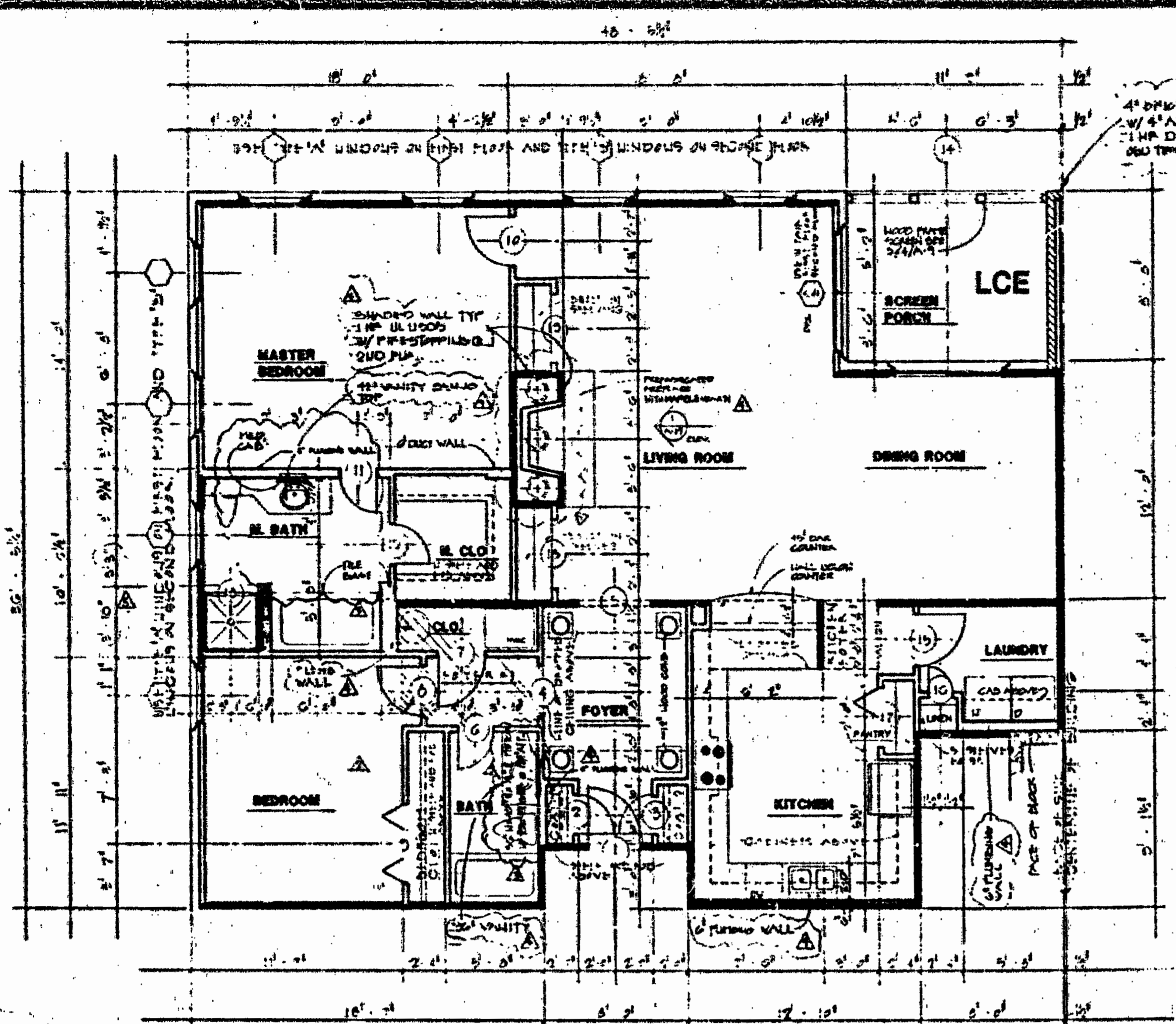
BERKELEY HOUSE

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

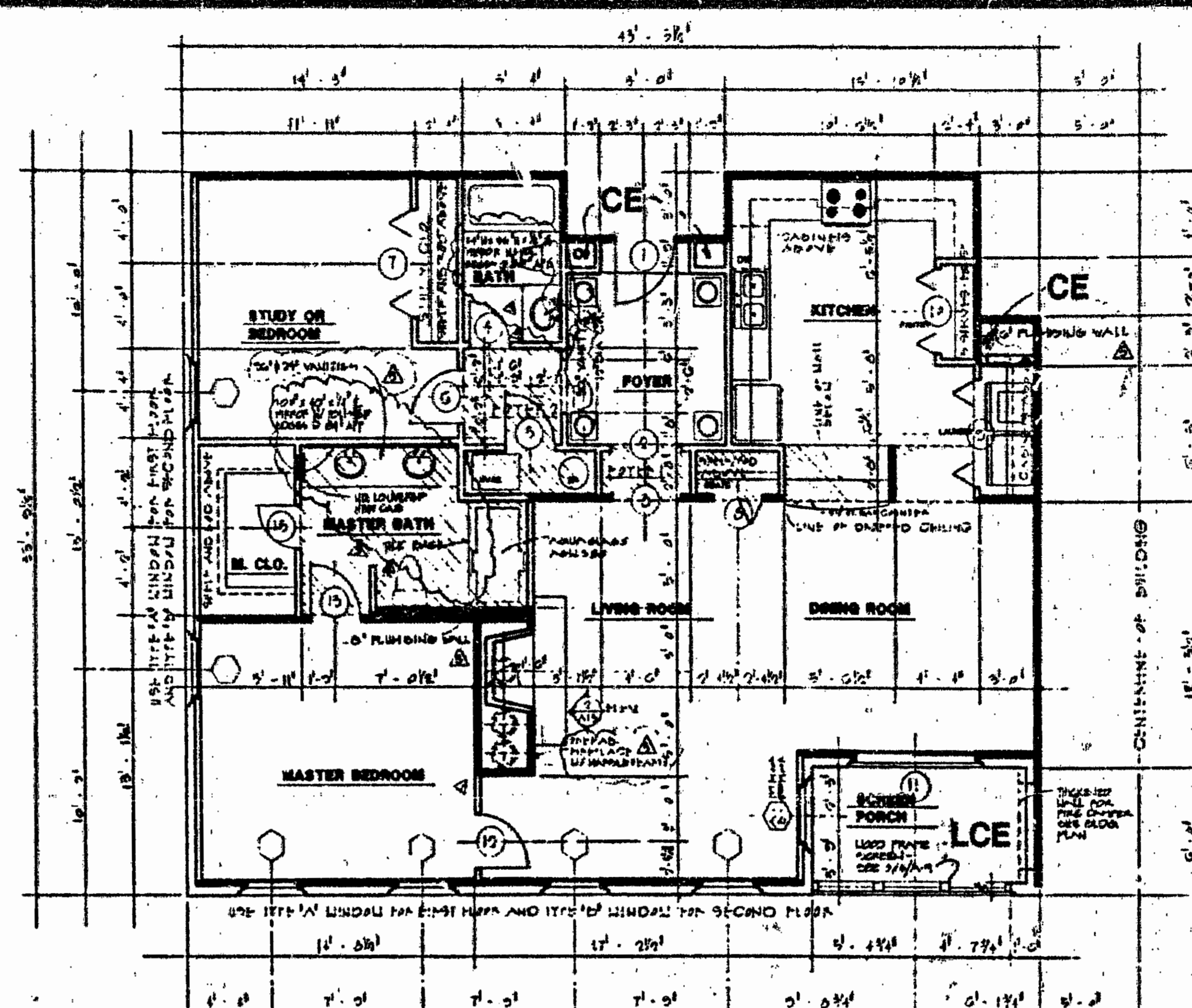
UNIT	LOWER BOUNDARY ELEVATION*	UPPER BOUNDARY ELEVATION*
201	99.86	108.79
202	99.86	108.79
203	99.86	108.79
204	99.86	108.79
205	99.86	108.79
206	99.86	108.79
207	99.86	108.79
208	99.86	108.79

*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.

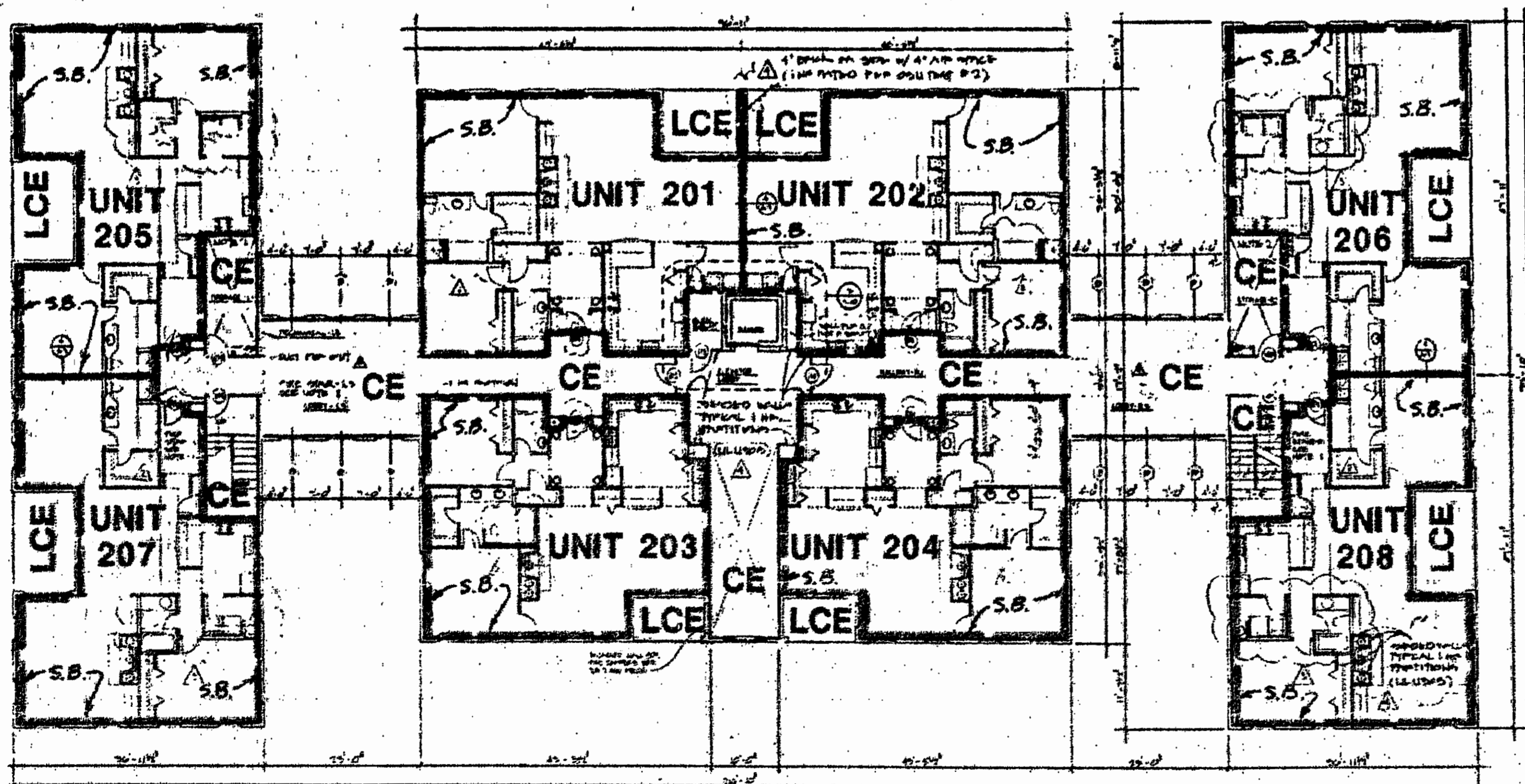


FLOOR PLAN - UNIT 201
FLOOR PLAN - UNIT 202 (MIRRORED)

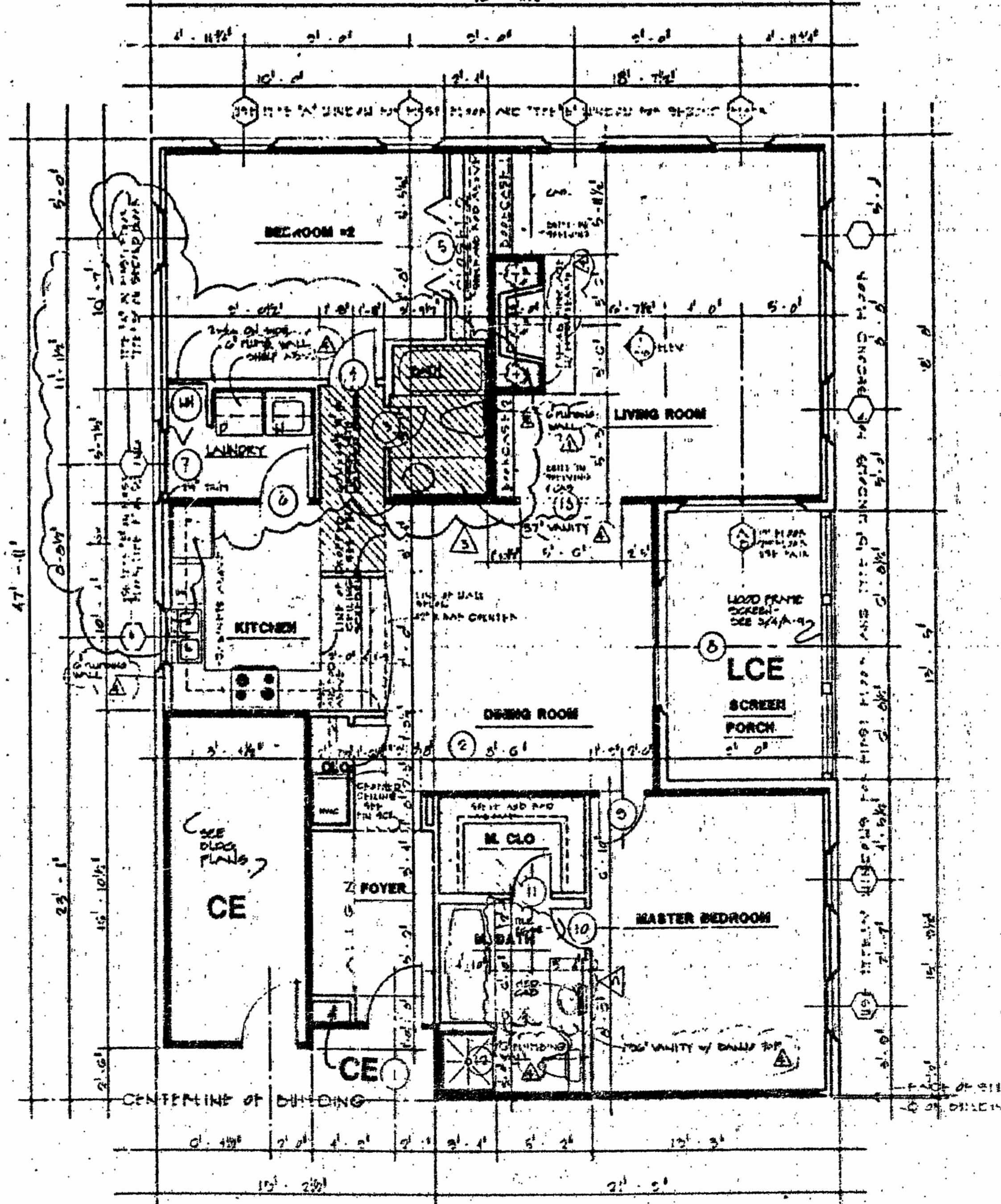


FLOOR PLAN - UNIT 203
FLOOR PLAN - UNIT 204 (MIRRORED)

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



SECOND FLOOR PLANS - ALL BUILDINGS
UNITS 201 THRU 208



FLOOR PLAN - UNIT 205 (MIRRORED)
FLOOR PLAN - UNIT 206
FLOOR PLAN - UNIT 207 (MIRRORED & FLIPPED)
FLOOR PLAN - UNIT 208 (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.I.A. 1/1/90 DATE

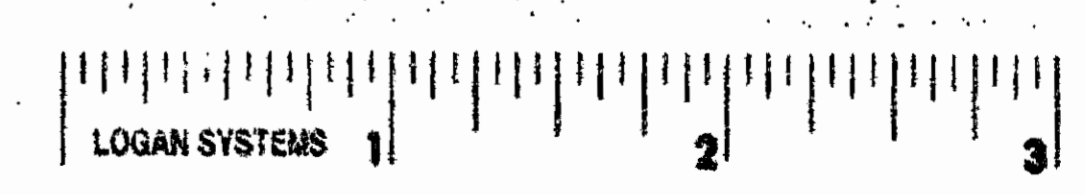
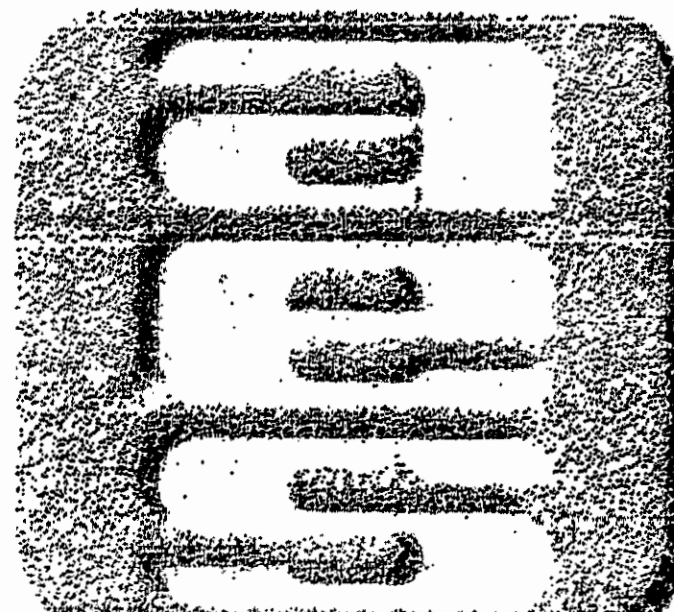


EXHIBIT A - 3

PLAT OF CONDOMINIUM
**THE MANOR HOUSES
AT FORD'S COLONY,
A CONDOMINIUM**
PHASE ONE
OWNER / DEVELOPER: REALTEC INCORPORATED
POWHATAN DISTRICT JAMES CITY COUNTY VIRGINIA



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

NO.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
Scale	DATE
NONE	JAN, 1990
Project No.	5652
Drawing No.	3 of 8