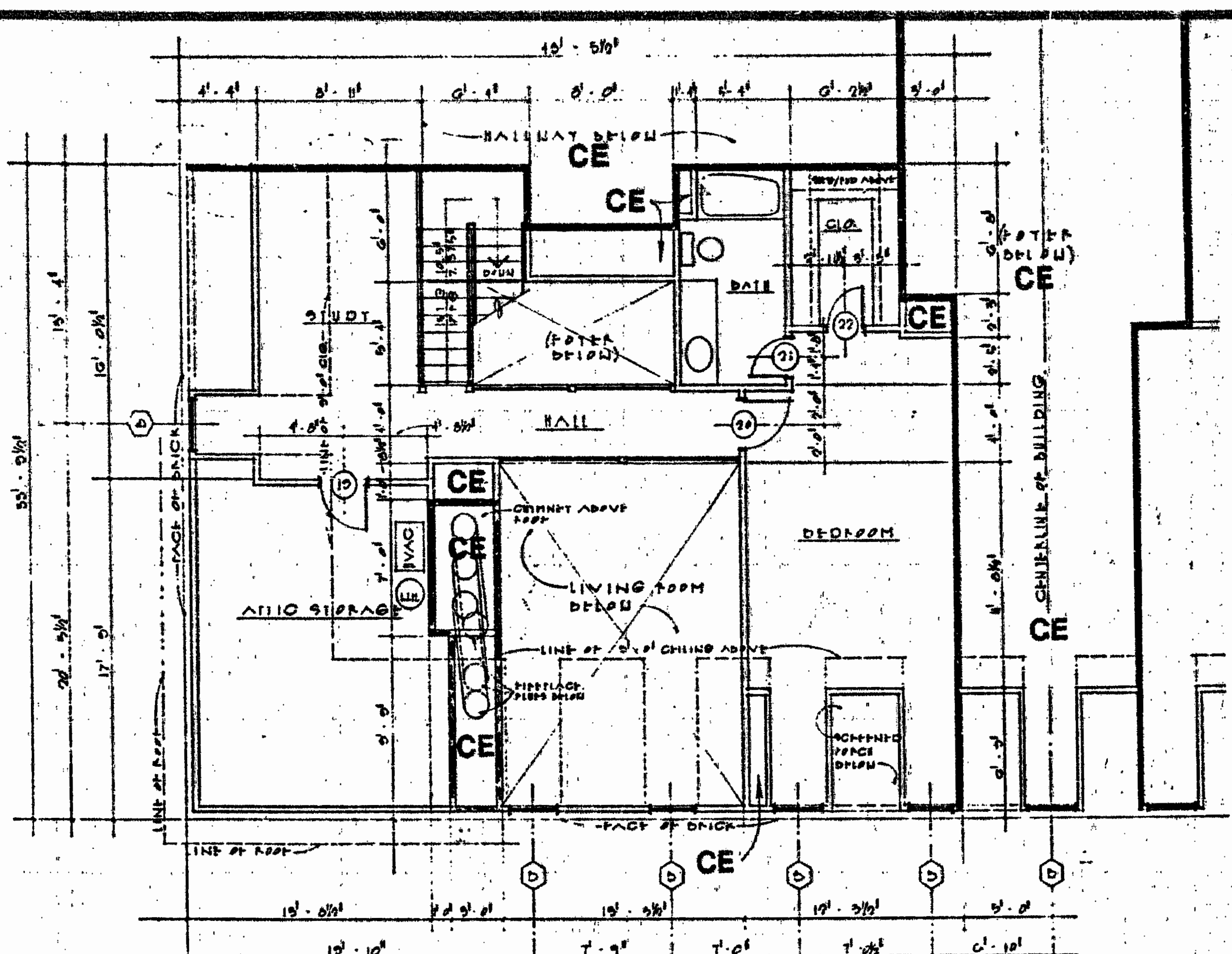
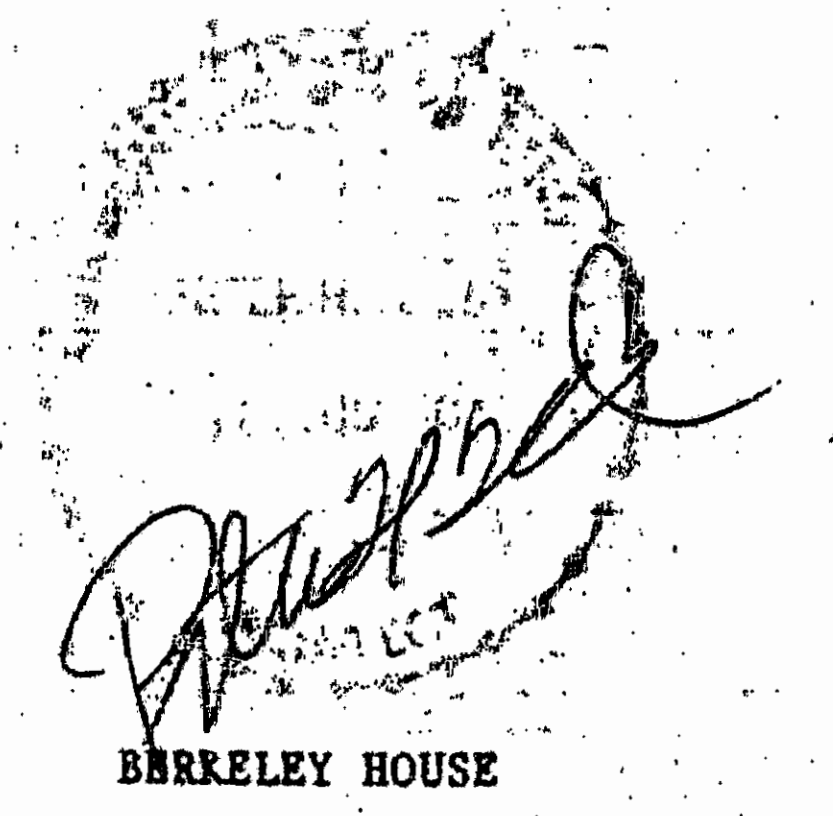


LOFT FLOOR PLAN - UNIT 301
LOFT FLOOR PLAN - UNIT 302 (MIRRORED)

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



LOFT FLOOR PLAN - UNIT 303
LOFT FLOOR PLAN - UNIT 304 (MIRRORED)

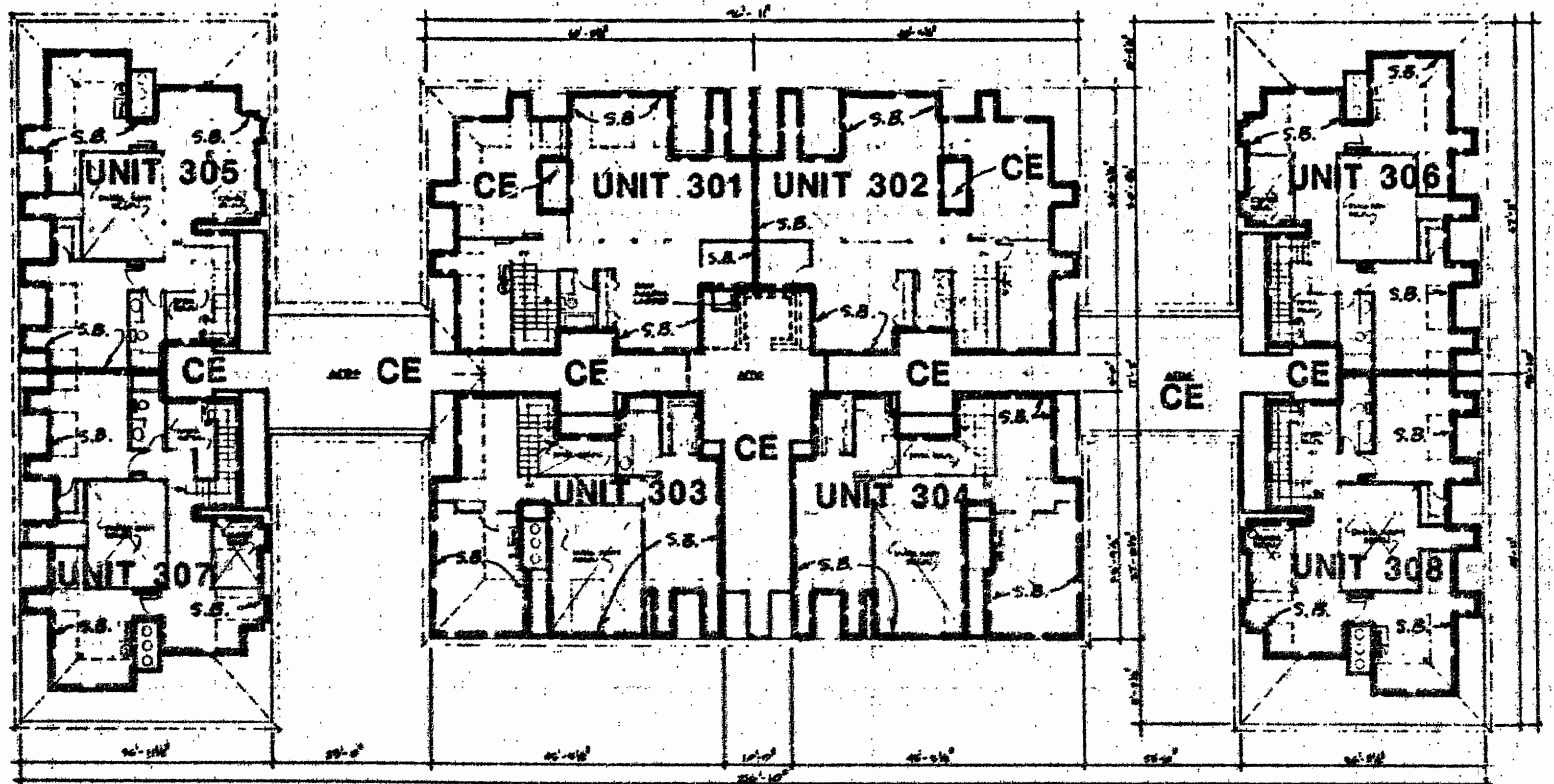


UNITS LISTED BELOW ARE PART OF THE CORRESPONDING UNITS ON THE THIRD FLOOR OF THE SAME BUILDING.

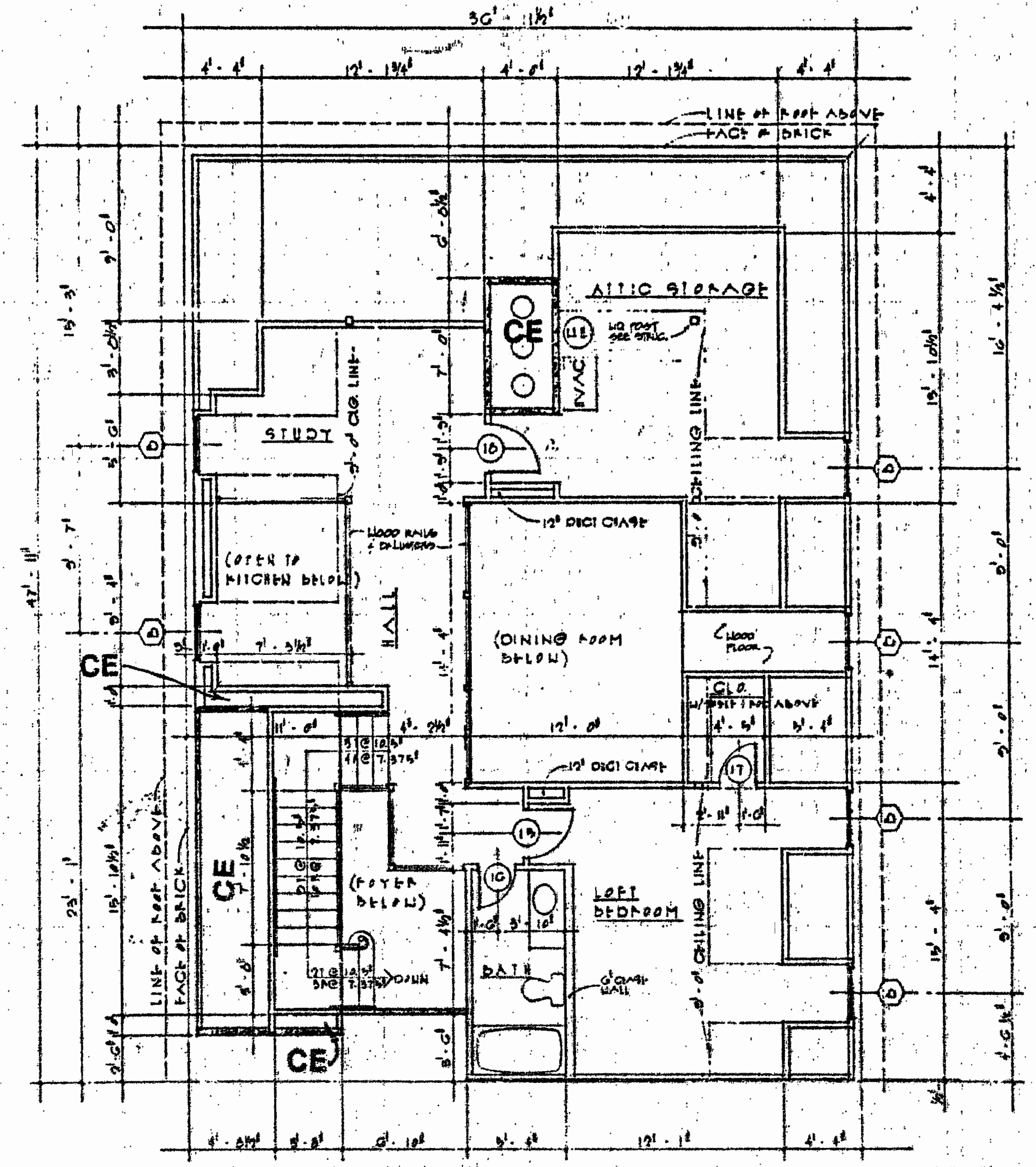
UNIT	LOFT	LOWER BOUNDARY ELEVATION*	UPPER BOUNDARY ELEVATION**
301	FLOOR	120.76	129.81
302	"	120.76	129.81
303	"	120.76	129.81
304	"	120.76	129.81
305	"	120.76	129.81
306	"	120.76	129.81
307	"	120.76	129.81
308	"	120.76	129.81

***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.



LOFT FLOOR PLAN - ALL BUILDINGS
UNITS 301 THRU 308



LOFT FLOOR PLAN - UNIT 305 (MIRRORED)
LOFT FLOOR PLAN - UNIT 306
LOFT FLOOR PLAN - UNIT 307 (MIRRORED & FLIPPED)
LOFT FLOOR PLAN - UNIT 308 (FLIPPED)

ARCHITECT'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS CORRECT AND ACCURATE PLAN, THAT THIS PLAN IS IN COMPLIANCE WITH VIRGINIA CODE ANN. SUBSECTIONS 55-79.58 (b) AND (c), AND THAT THE UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

Peter H. Hand
 PETER H. HAND, A.I.A. 8/1/90
 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
Project No.	5652
Drawing No.	5 of 8

