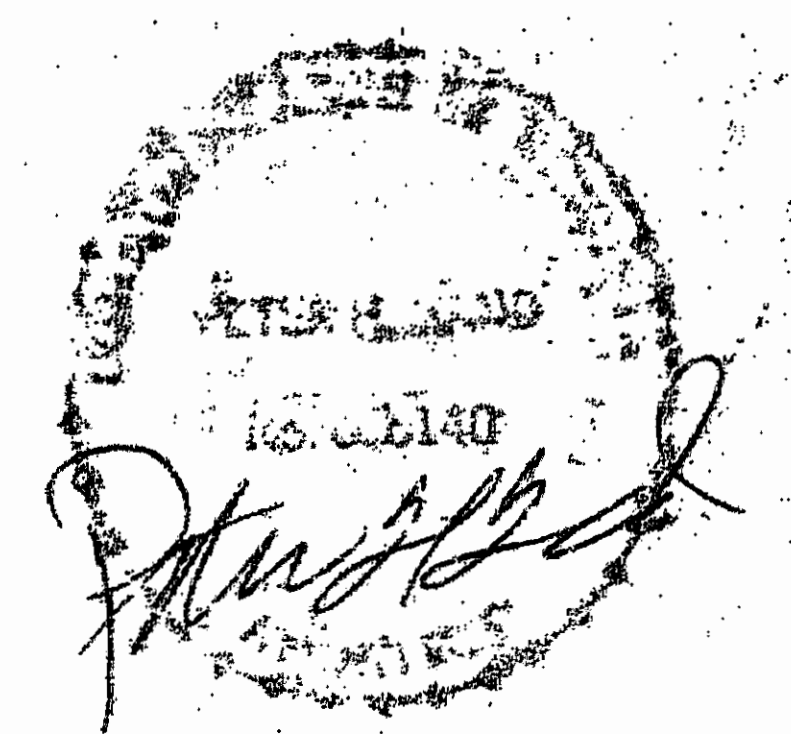


HVAC EQUIPMENT LOCATION DIAGRAM
(BASED ON ROOF PLAN)



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 (e), AND THAT THE UNITS DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED.

Peter H. Hand 8/1/90
 PETER H. HAND, A.I.A. DATE

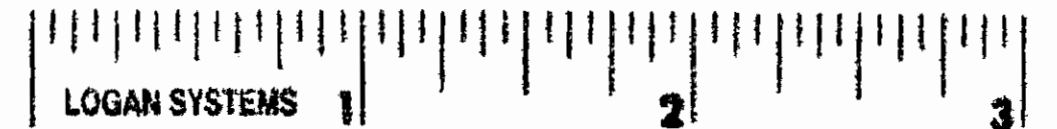
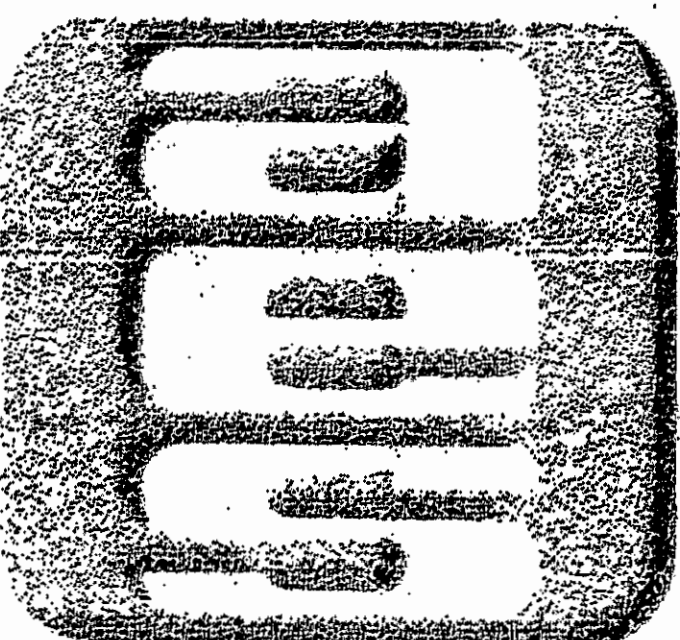


EXHIBIT A - 3

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.	
7 of 8	