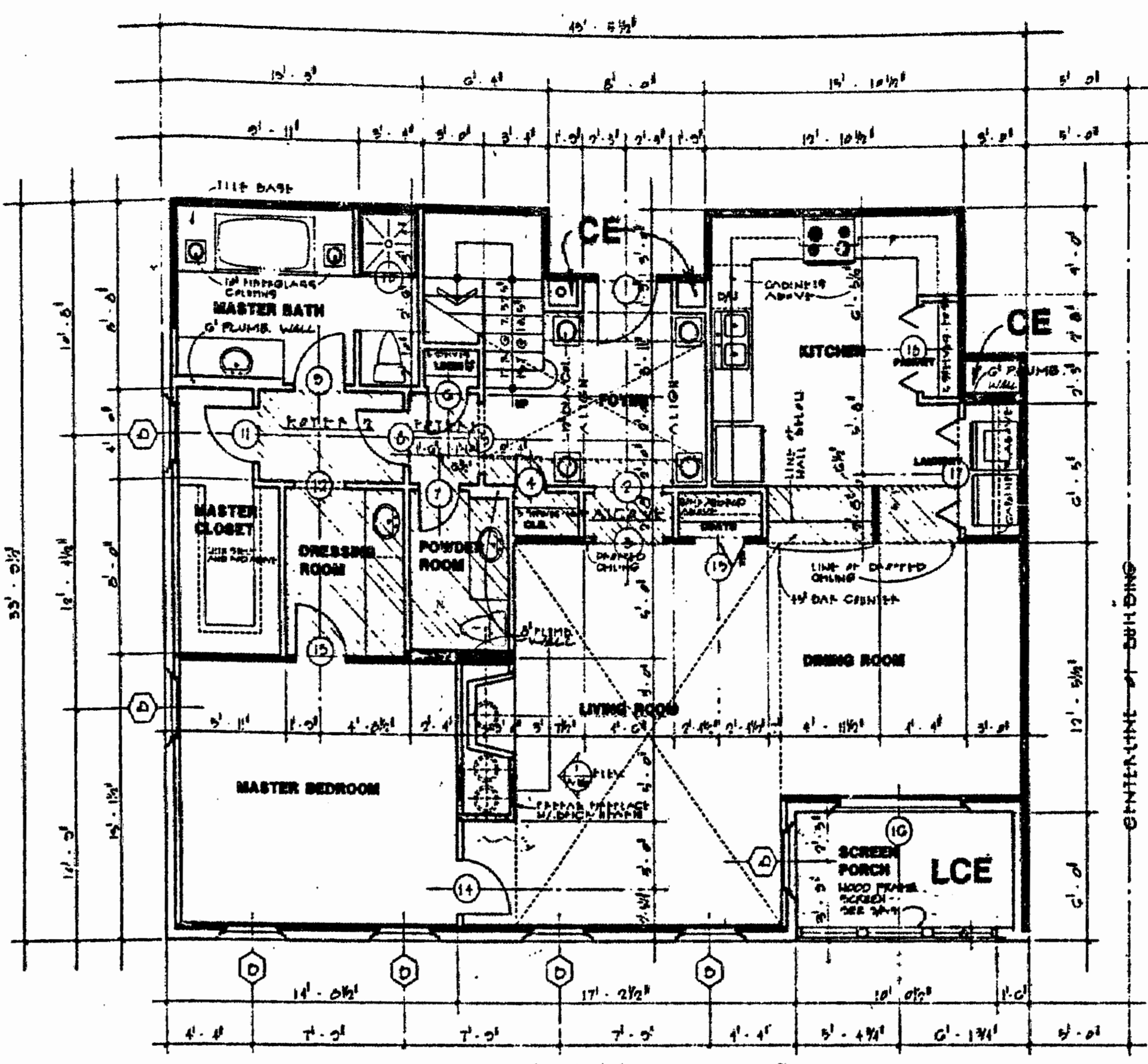


FLOOR PLAN - UNIT 1133
FLOOR PLAN - UNIT 1135 (MIRRORED)

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

NOTE: SEE SHEET 5 OF 6 FOR LOFT PLAN.

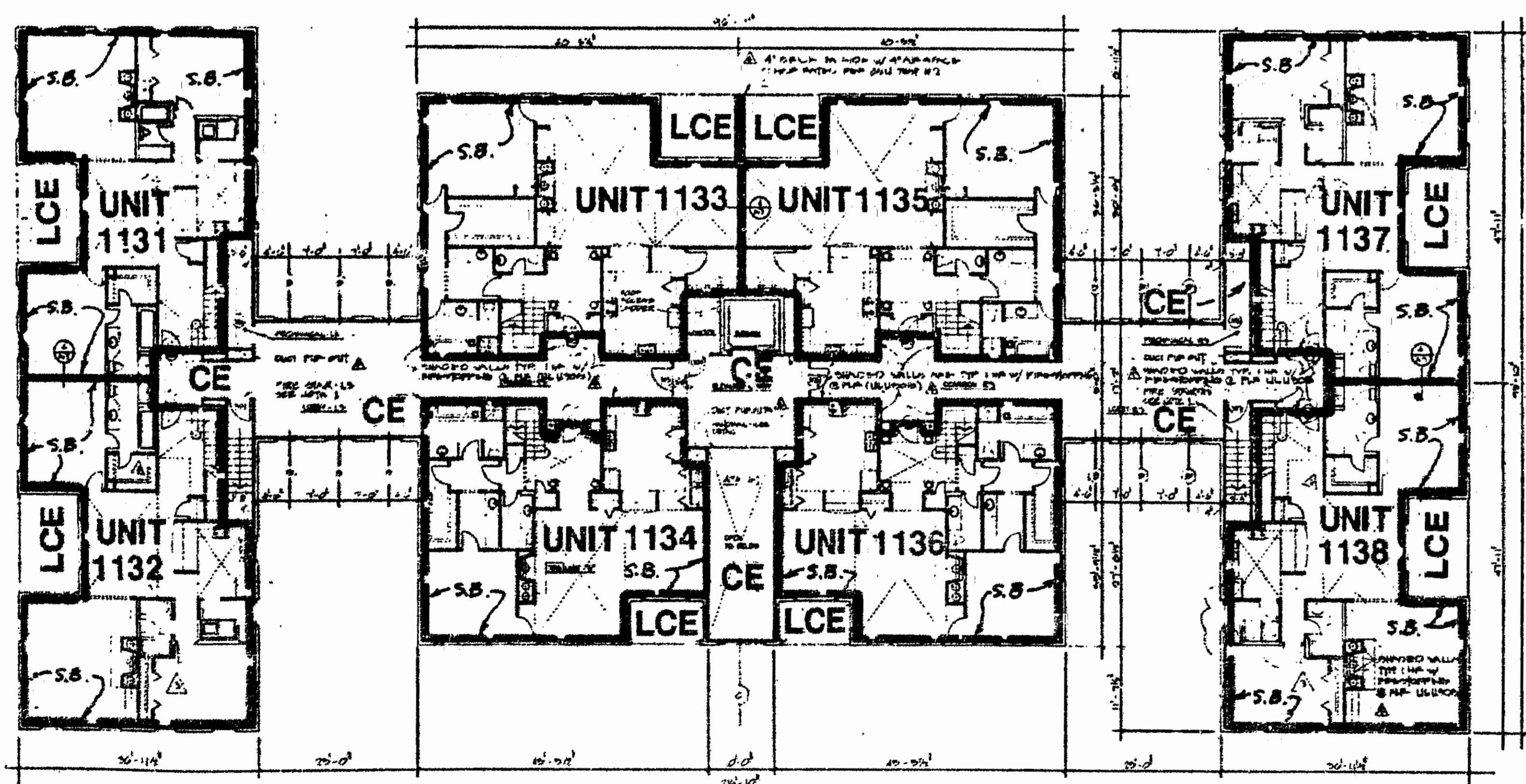


FLOOR PLAN - UNIT 1134
FLOOR PLAN - UNIT 1136 (MIRRORED)

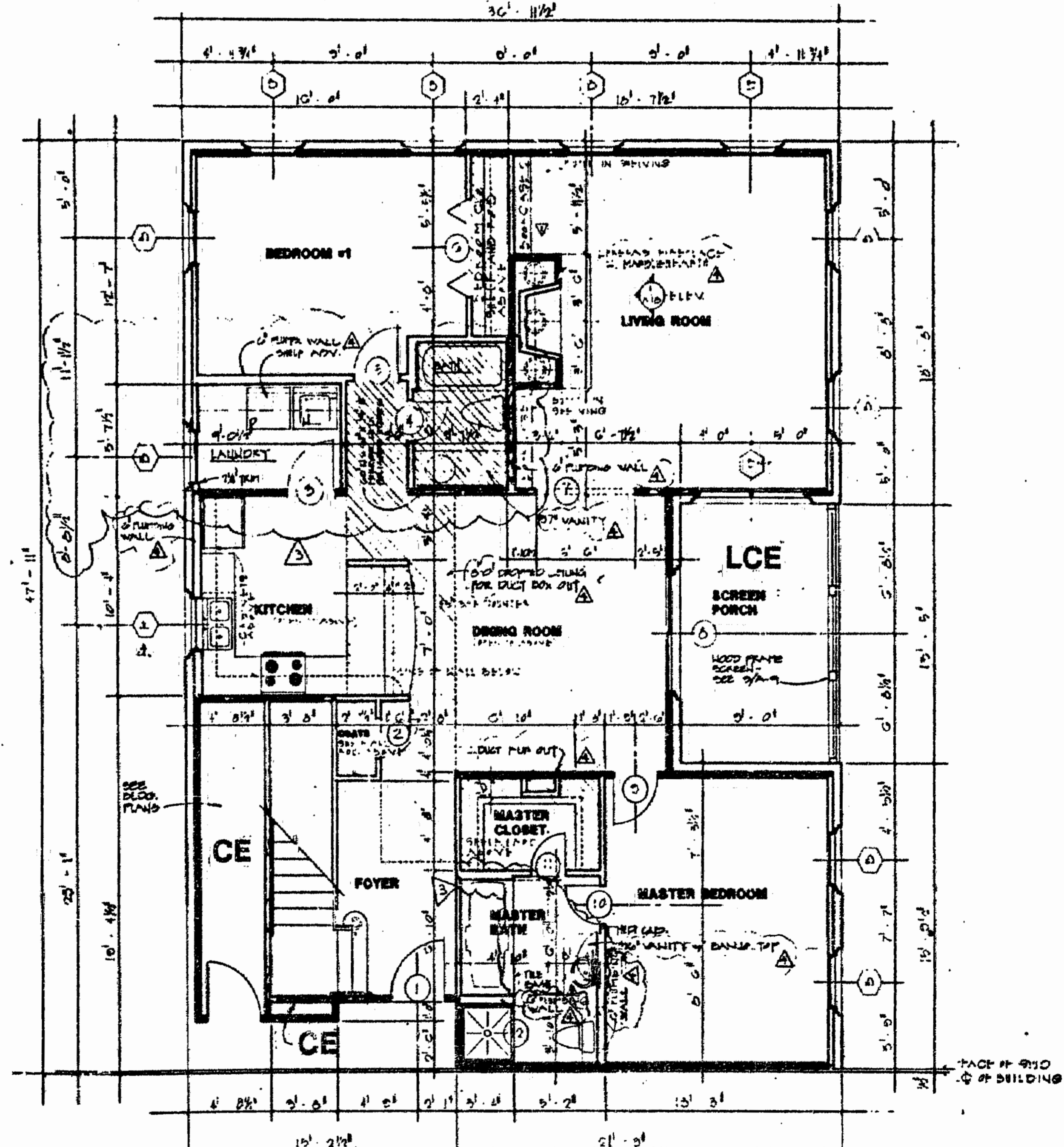
UNIT	MAIN FLOOR	LOWER BOUNDARY ELEVATION*	UPPER BOUNDARY ELEVATION*
1131	FLOOR	110.31	119.24
1132	"	110.31	119.24
1133	"	110.31	119.24
1134	"	110.31	119.24
1135	"	110.31	119.24
1136	"	110.31	119.24
1137	"	110.31	119.24
1138	"	110.31	119.24

*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.



THIRD FLOOR PLAN - ALL BUILDINGS
UNITS 1131 THRU 1138



FLOOR PLAN - UNIT 1131 (MIRRORED)
FLOOR PLAN - UNIT 1132 (MIRRORED & FLIPPED)
FLOOR PLAN - UNIT 1138 (FLIPPED)

P. Hand

ARCHITECT'S CERTIFICATE

I HERBY 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 *May 7, 1993*
PETER H. HAND, A.I.A. DATE

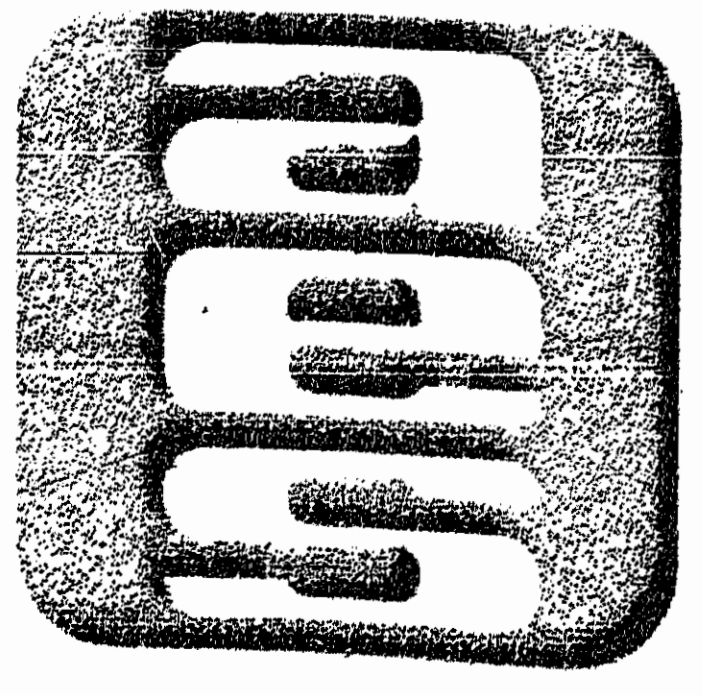


EXHIBIT A-3
AES, a professional corporation
5248 Olde Towne Road, Suite 1
Williamsburg, Va. 23185
804-253-0040
Engineering, Planning, Surveying

PLAT OF CONDOMINIUM
THE MANOR CLUB
AT FORD'S COLONY
PHASE ONE
DECLARANT: REALTEC INCORPORATED
PUNHATAN DISTRICT JAMES CITY COUNTY VIRGINIA

2	4/20/93	REVISED UNIT NUMBERS	BTW
1	3/5/93	REVISED TITLE	GTW
NO.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
Scale	Date
Project No.	7739
Drawing No.	5 of 9