

NOTE:
BOLD DIMENSIONS ARE BASED UPON ACTUAL FIELD MEASUREMENTS TAKEN AT OUTSIDE FACE OF BRICK. OTHER BUILDING DIMENSIONS AND DETAILS SHOWN ARE PER PLANS BY NCG ARCHITECTS INCORPORATED.

NOTE:
SQUARE FOOTAGE CALCULATIONS ARE BASED UPON INTERIOR WALL LINES (AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM OF RIVER BLUFFS) AND EXTENSIONS OF INTERIOR WALL LINES AND DO NOT REFLECT AREAS OF COLUMNS PROTRUDING INTO LIVING SPACE.

NOTES: *

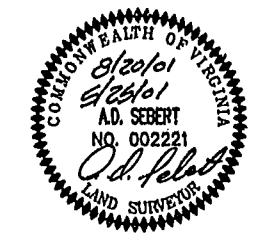
1. THE LOWER (HORIZONTAL) BOUNDARY OF EACH UNIT IN BUILDING #5 SHOWN ON THE PLAN AS LOCATED ON PHASE I IS THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB OF THE UNIT.
2. THE UPPER (HORIZONTAL) BOUNDARIES OF EACH OF THE UNITS IN BUILDING #5 SHOWN ON THE PLAN AS LOCATED ON PHASE I ARE THE HORIZONTAL PLANE(S) OF THE UPPER (COVERED) SURFACES OF THE GYPSUM WALL BOARD (OR OTHER MATERIAL) CONSTITUTING THE EXPOSED CEILING OF THE UNIT.

* SEE ARTICLE II OF THE DECLARATION OF CONDOMINIUM OF RIVER BLUFFS, A CONDOMINIUM FOR A MORE DETAILED DESCRIPTION.

CERTIFICATION FOR PLANS

I, HEREBY CERTIFY THAT THIS IS A CORRECT AND ACCURATE PLAN AND THAT THIS PLAN IS IN COMPLIANCE WITH THE VIRGINIA CODE ANNOTATED SUBSECTIONS 55-79.58B AND F.

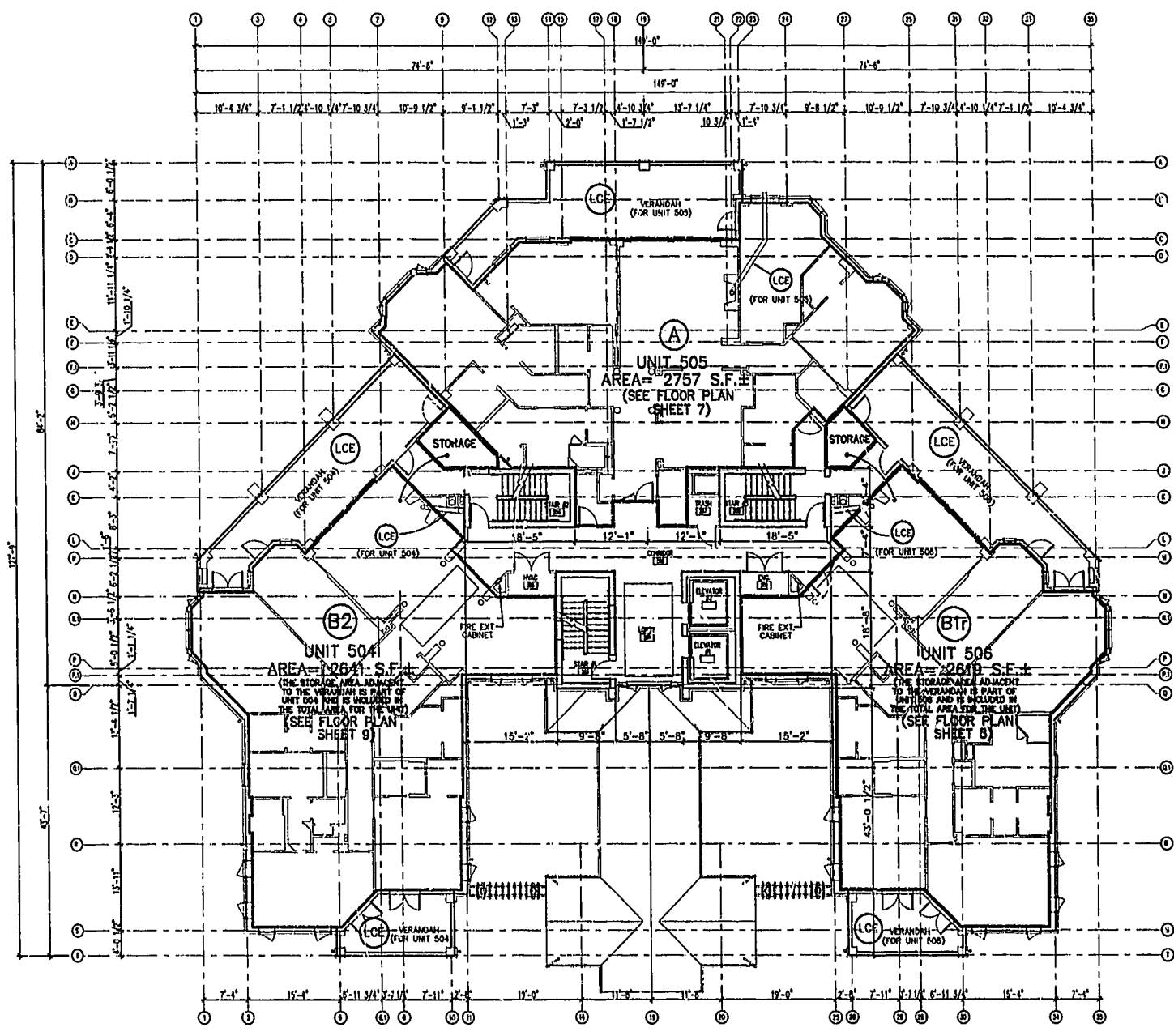
A. D. Sebert
A. D. SEBERT, L.S. 8/20/01
DATE



I CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED. UNIT FIXTURES, CABINETS, FLOOR AND WALL FINISH, AND BATH ACCESSORIES HAVE NOT BEEN COMPLETED IN SOME CASES PENDING PURCHASER SELECTIONS.

James V. Hanna II
JAMES V. HANNA II, AIA
NCG ARCHITECTS INCORPORATED

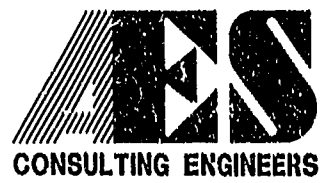
8/21/01
6/29/01
DATE



NOTE:
THIS PLAT IS A REVISION OF THE PLAT RECORDED IN P.B. 82, PGS. 18-30. THE ONLY REVISIONS ARE:
(1) REVISED UNIT 506 AREA TO 2619 S.F.± ON SHEET 4.
(2) REVISED UNIT 509 AREA TO 2819 S.F.± ON SHEET 5.
(3) REVISED TEXT FROM BALCONY TO VERANDAH ON SHEET 13.

BUILDING 5 LEVEL 2 BUILDING PLAN

NOT TO SCALE



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EXHIBIT A-3
PLAN OF CONDOMINIUM
OF
RIVER BLUFFS, A CONDOMINIUM
PHASE I
OWNER/DEVELOPER: BUSCH PROPERTIES, INC.
ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on 29 Aug. 2001 at 12:56 P.M./P.M. PG. 1-13 DOCUMENT # 010015611 BETSY B. WOOLRIDGE, CLERK		Designed ADS	Drawn JFS
1 8/20/01 REVISED AREAS FOR UNITS 506 AND 509 AND TEXT ON SHEET 13		Scale NOTED	Date 5/25/01
No. DATE REVISION / COMMENT / NOTE		Project No. 7753-8	
		Drawing No. 4 OF 13	