

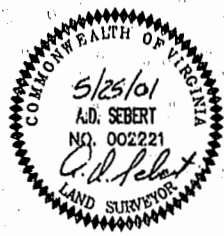
⊙ COMMON ELEMENT
 ⊙ LIMITED COMMON ELEMENT

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.

- 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.

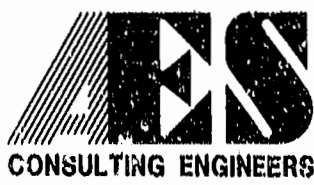
A. D. Sebert
 A. D. SEBERT, L.S. 5/25/01
 DATE



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 5/25/01
 DATE

BUILDING 5 - BASEMENT/PARKING LEVEL PLAN
 NOT TO SCALE



5248 Olde Towne Road, Suite 1
 Williamsburg, Virginia 23188
 (757) 253-0040
 Fax (757) 220-8994

EXHIBIT A 3

PLAN OF CONDOMINIUM
 OF
 RIVER BLUFFS, A CONDOMINIUM
 PHASE I

OWNER/DEVELOPER: BUSCH PROPERTIES, INC.
 ROBERTS DISTRICT JAMES CITY COUNTY VIRGINIA

Recorded	5 day of July 2001	FILE RECORDED IN	
DOCUMENT #	01001730	P.L. No.	183 Page 8-30
MITSY B. WOOD, CLERK OF CIRCUIT COURT			
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed	Drawn
ADS	JFS
Scale	Date
NOTED	5/25/01
Project No.	
7753-B	
Drawing No.	
2 OF 13	