

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.

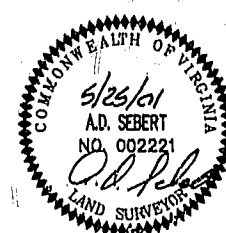
NOTE:
SQUARE FOOTAGE CALCULATIONS ARE BASED UPON INTERIOR WALL LINES (AS DESCRIBED IN THE DECLARATION OF CONDOMINIUM OF RIVER BLUFFS) AND EXTENSIONS OF INTERIOR WALL LINES AND DO NOT REFLECT AREAS OF COLUMNS PROTRUDING INTO LIVING SPACE.

- 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) SURFACE(S) 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.

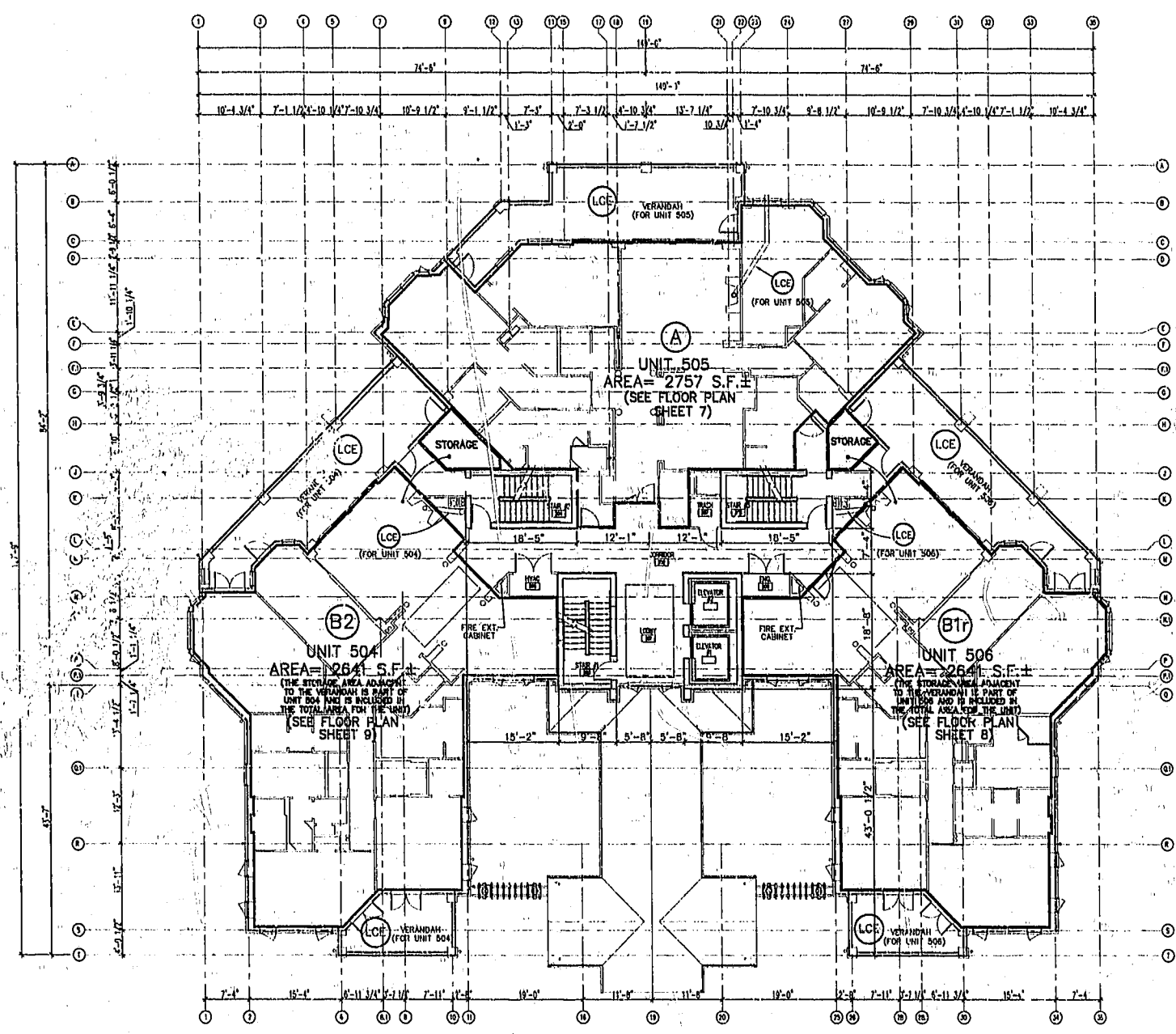
CERTIFICATION FOR PLANS
I, HEREBY CERTIFY THAT THIS IS A CORRECT AND ACCURATE PLAN AND THAT THIS PLAN IS IN COMPLIANCE WITH THE VIRGINIA CODE ANNOTATED SUBSECTIONS 55-79.5BB AND F.

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

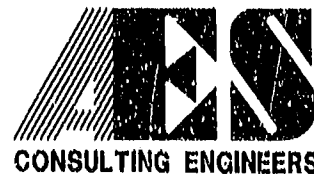


I CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED. UNIT FIXTURES, CABINETS, FLOOR AND WALL FINISH, AND BATH ACCESSORIES HAVE NOT BEEN COMPLETED IN SOME CASES PENDING PURCHASER SELECTIONS.

James V. Hanna II
JAMES V. HANNA II, AIA 5/25/01
NCG ARCHITECTS INCORPORATED DATE



BUILDING 5 LEVEL 2 BUILDING 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

Williamsburg/James City County		FILED RECORDED IN	
Recorded 5 day of July 2001	1111 Am	P.B. NO. 22	PAGE 830
DOCUMENT 01/00/1950			
BETTY B. WOOLLAJDE, CLERK OF CIRCUIT COURT			
No.	DATE	REVISION / COMMENT / NOTE	BY

Designed ADS	Drawn JFS
Scale NOTED	Date 5/25/01
Project No. 7783-8	
Drawing No. 4 OF 13	