

NOTE:
BOLD DIMENSIONS ARE BASED UPON ACTUAL FIELD MEASUREMENTS. OTHER BUILDING DIMENSIONS AND DETAILS SHOWN ARE PER PLANS BY NCG ARCHITECTS INCORPORATED.

A.F.F. ABOVE FINISH FLOOR

NOTE: CEILING HEIGHTS ARE 8'-5" UNLESS OTHERWISE NOTED.

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.

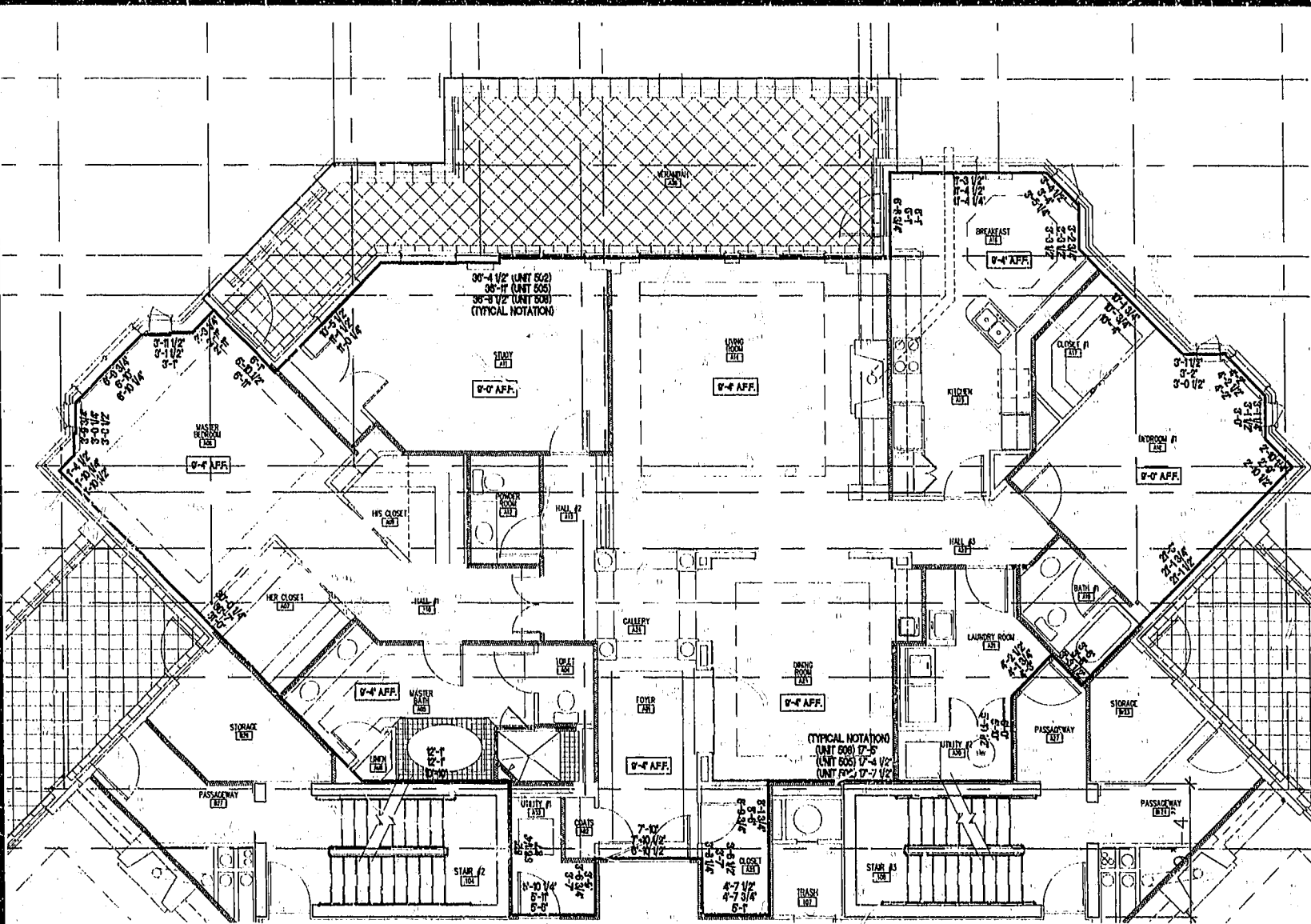
5/25/01
DATE



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

6/29/01
DATE

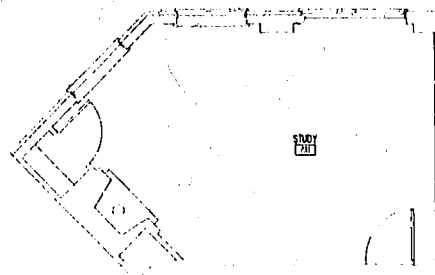


UNIT 'A' - FLOOR PLAN

NOT TO SCALE

UNIT PLAN

UNIT NO.	ORIENTATION
502 (TYPICAL- EXCEPT AS NOTED)	SAME
505	SAME
508	SAME



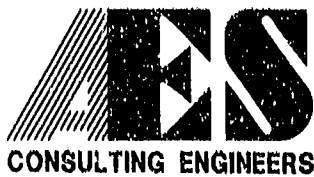
OPTIONAL STUDY FIREPLACE

NOT TO SCALE

EXHIBIT A-3

PLAN OF CONDOMINIUM OF RIVER BLUFFS, A CONDOMINIUM PHASE I

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



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

11011 Am

Williamsburg/James City County
Recorded 25 day of JULY 2001
DOCUMENT # 01011250
Robert B. Woolridge Clerk
BETTY B. WOOLRIDGE, CLERK OF CIRCUIT COURT

PLAT RECORDED IN P.B. NO. 221 PAGE (23)

No.	DATE	REVISION / COMMENT / NOTE	BY

Designed ADS	Drawn JFS
Scale NOTED	Date 5/25/01
Project No. 7753-8	
Drawing No. 7 OF 13	