

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.

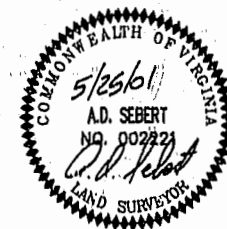
\* SEE ARTICLE II OF THE DECLARATION OF CONDOMINIUM OF RIVER BLUFFS, A CONDOMINIUM FOR A MORE DETAILED DESCRIPTION.

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 55-75.58B AND F.

*A. D. Sebert*  
A. D. SEBERT, L.S.

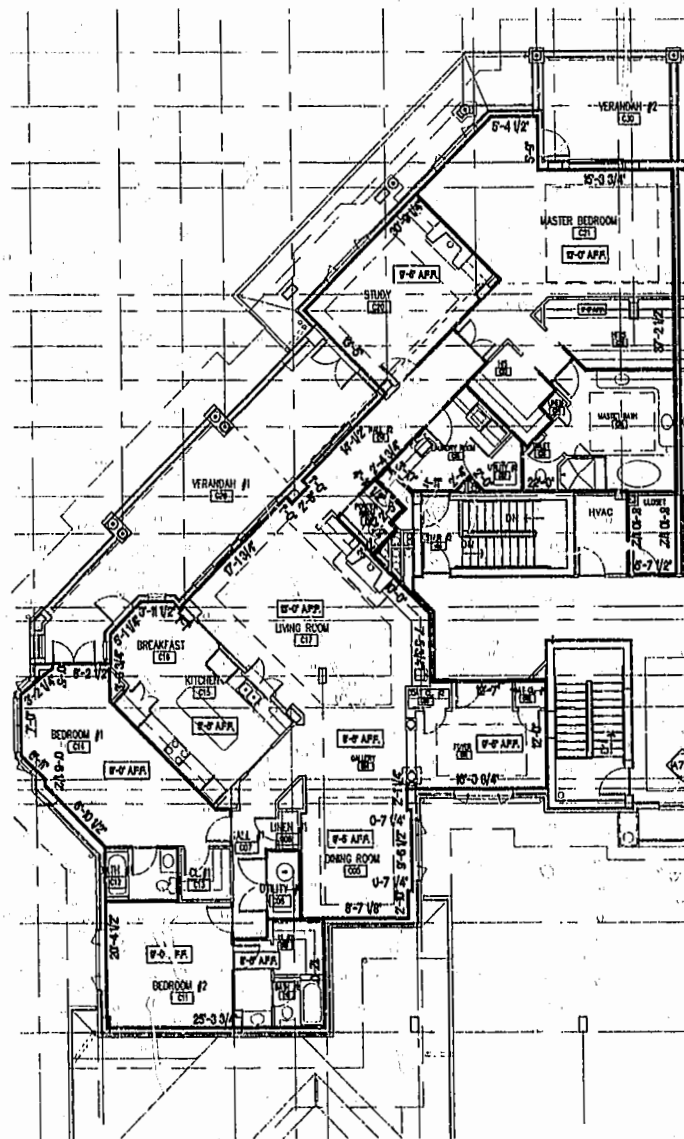
*5/25/01*  
DATE



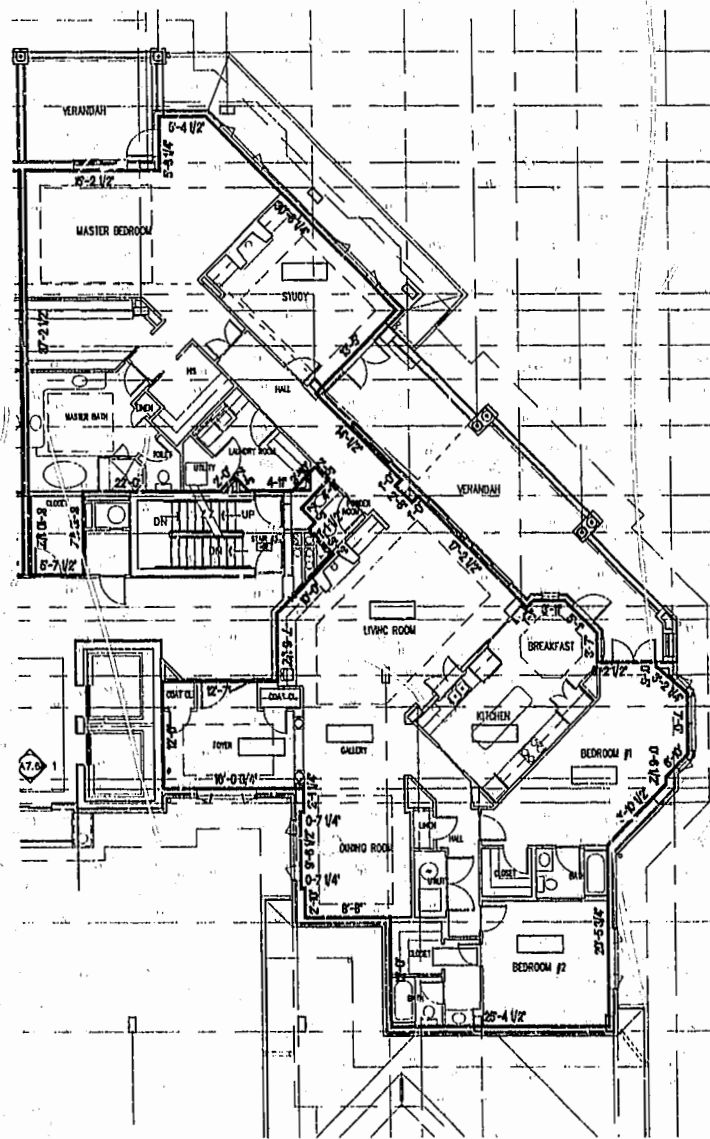
I CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED. UNIT FIXTURES, CABINETS, FLOOR AND WALL FINISH, AND BATH ACCESSORIES HAVE NOT BEEN COMPLETED IN SOME CASES PENDING PURCHASER SELECTIONS.

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

*5/25/01*  
DATE



UNIT 'C' - FLOOR PLAN  
NOT TO SCALE



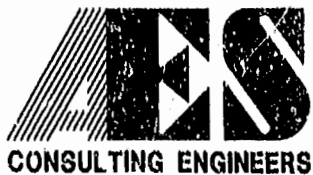
UNIT 'CR' - FLOOR PLAN  
NOT TO SCALE

UNIT PLAN

UNIT NO.  
510  
511

ORIENTATION  
SAME  
MIRRORED

06.23.01 - 13:14 AM\_SIP10.DWG



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 11:11 Am  
Recorded: 5 day of July 2001  
DOCUMENT # 010011930  
CLERK OF CIRCUIT COURT  
PLAT RECORDED IN  
P.L. NO. 822 PAGE 18-30  
No. DATE REVISION / COMMENT / NOTE BY

Designed ADS	Drawn JFS
Scale NOTED	Date 5/25/01
Project No. 7753-8	
Drawing No. 10 OF 13	