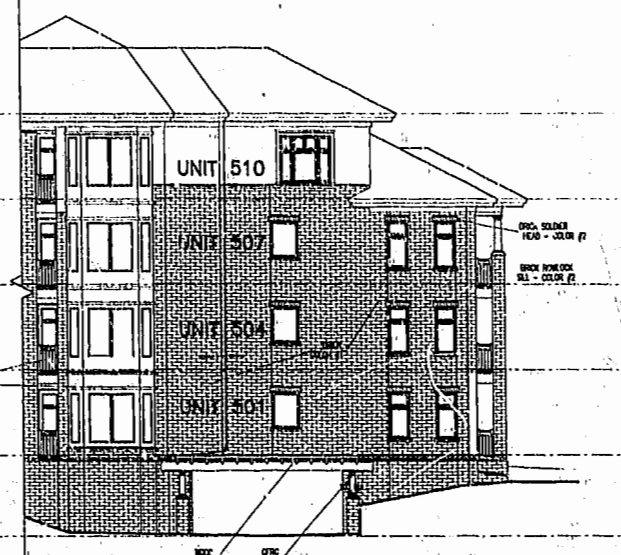


BUILDING 5 - LEFT SIDE ELEVATION

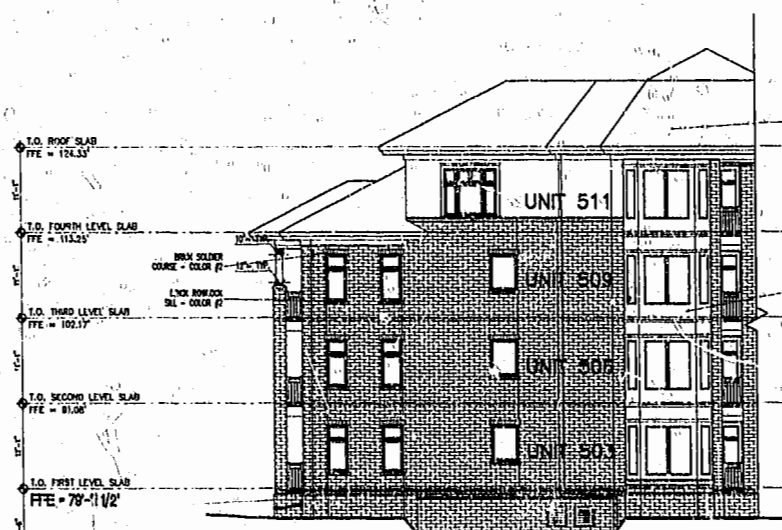
NOT TO SCALE



BUILDING 5 - LEFT SIDE ELEVATION

NOT TO SCALE

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



BUILDING 5 - RIGHT SIDE ELEVATION

NOT TO SCALE



BUILDING 5 - RIGHT SIDE ELEVATION

NOT TO SCALE

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.

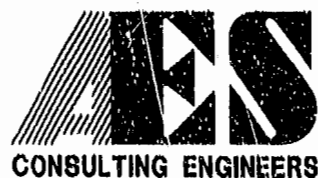
5/25/01  
DATE



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  
NCO ARCHITECTS INCORPORATED

5/25/01  
DATE



5248 Olde Towne Road, Suite 1  
Williamsburg, Virginia 23189  
(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

|          |                   |                           |                      |
|----------|-------------------|---------------------------|----------------------|
| Recorded | 5/25/01           | FILE RECORDED IN          | P.B. NO. 80 PAGE 230 |
| Document | 010011350         | Scale                     | NOTED                |
| By       | James V. Hanna II | Project No.               | 7753-8               |
| No.      | DATE              | Revision / Comment / Note | BY                   |

|             |        |             |          |
|-------------|--------|-------------|----------|
| Designed    | ADS    | Drawn       | JFS      |
| Scale       | NOTED  | Date        | 5/25/01  |
| Project No. | 7753-8 | Drawing No. | 12 OF 13 |