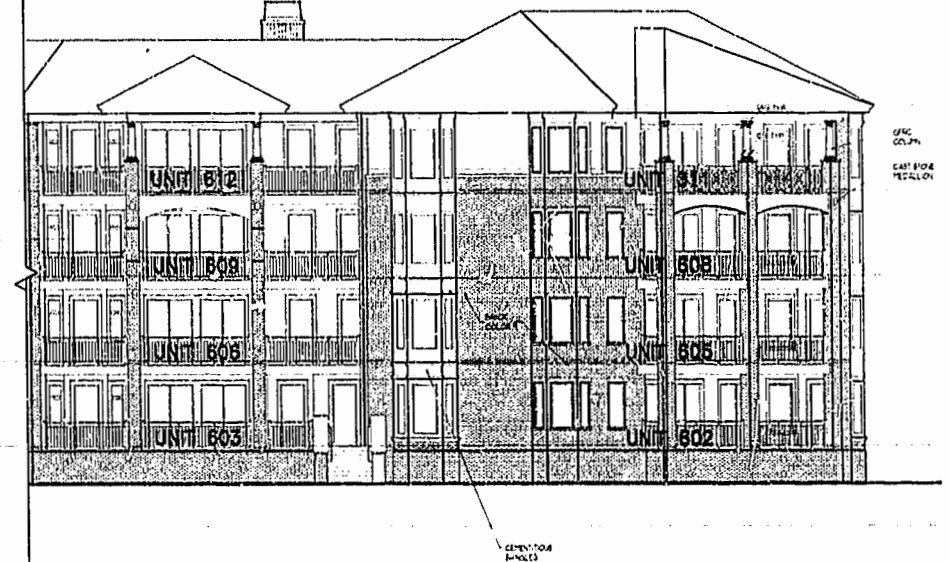
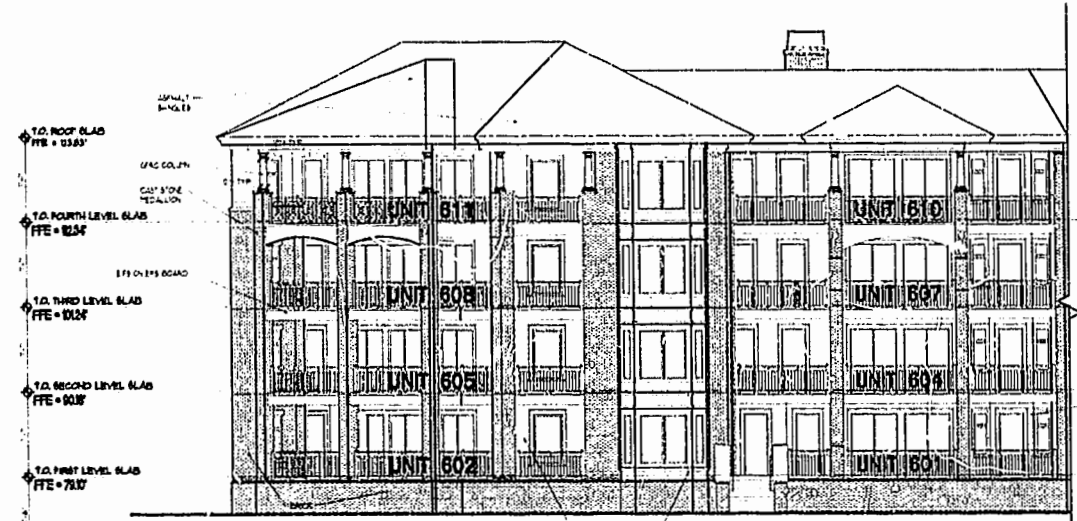


BUILDING 6 - RIGHT SIDE ELEVATION
NOT TO SCALE

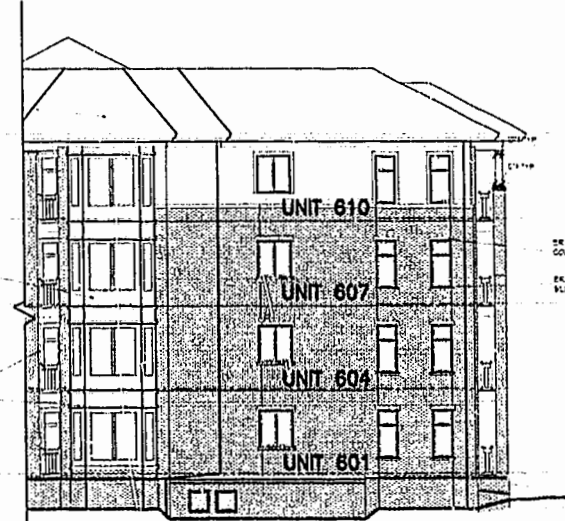


BUILDING 6 - RIGHT SIDE ELEVATION
NOT TO SCALE

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



BUILDING 6 - LEFT SIDE ELEVATION
NOT TO SCALE



BUILDING 6 - LEFT SIDE ELEVATION
NOT TO SCALE

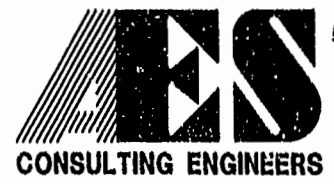
- NOTES: *
1. THE LOWER (HORIZONTAL) BOUNDARY OF EACH UNIT IN BUILDING #6 SHOWN ON THE PLAN AS LOCATED ON PHASE II IS THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB OF THE UNIT.
 2. THE UPPER (HORIZONTAL) BOUNDARIES OF EACH OF THE UNITS IN BUILDING #6 SHOWN ON THE PLAN AS LOCATED ON PHASE II 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. 9/10/01
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 9/10/01
DATE



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 II

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



No.	DATE	REVISION / COMMENT / NOTE	BY

City of Williamsburg & County of James City Circuit Court: This PLAT was recorded on November 21, 2001 at 10:42 AM, PM, PG 1-12 DOCUMENT # 010021428
BETSY B. WOOLRIDGE, CLERK
Betsy Woolridge, Rep. Clerk

Designed ADS	Drawn JFS
Scale NOTED	Date 9/10/01
Project No. 7753-8	
Drawing No. 11 OF 12	