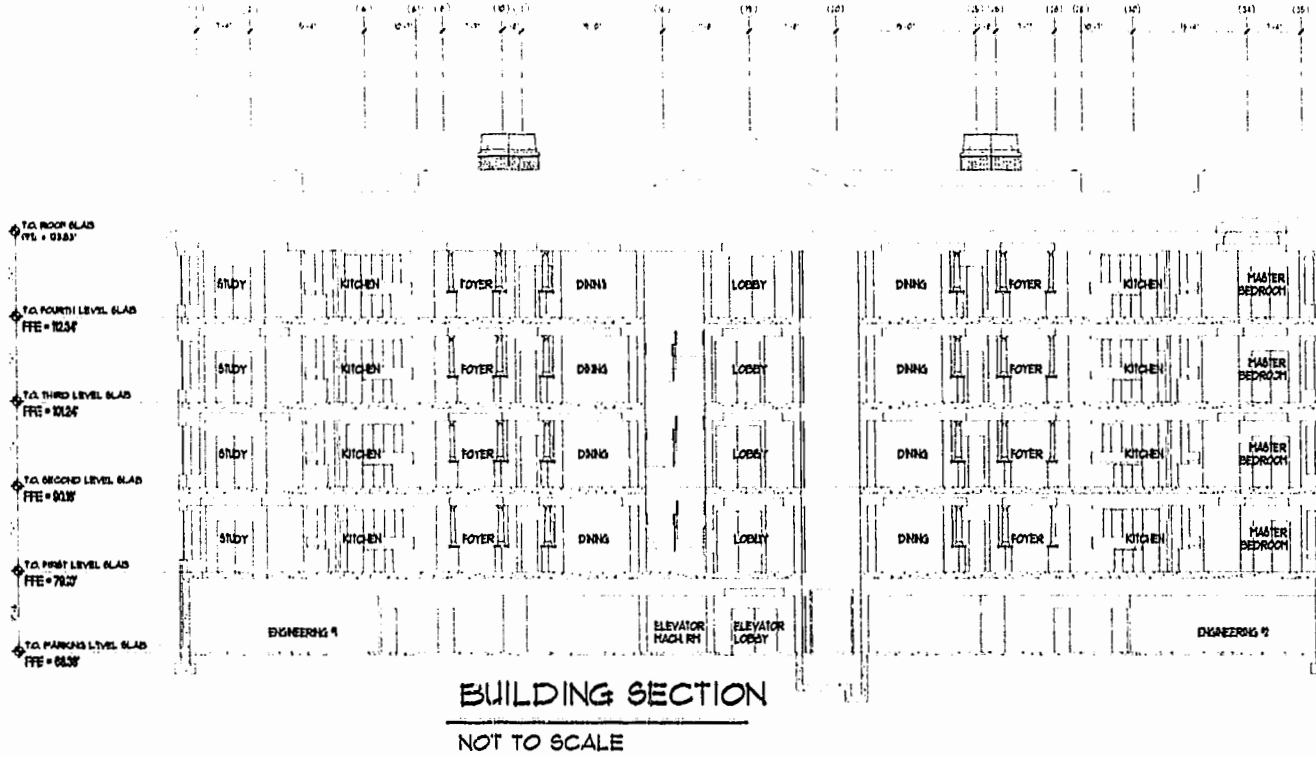


NOTE:
BOLD DIMENSIONS ARE BASED UPON ACTUAL FIELD MEASUREMENTS. OTHER BUILDING DIMENSIONS AND DETAILS SHOWN ARE PER PLANS BY NCG ARCHITECTS INCORPORATED.



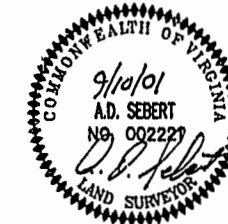
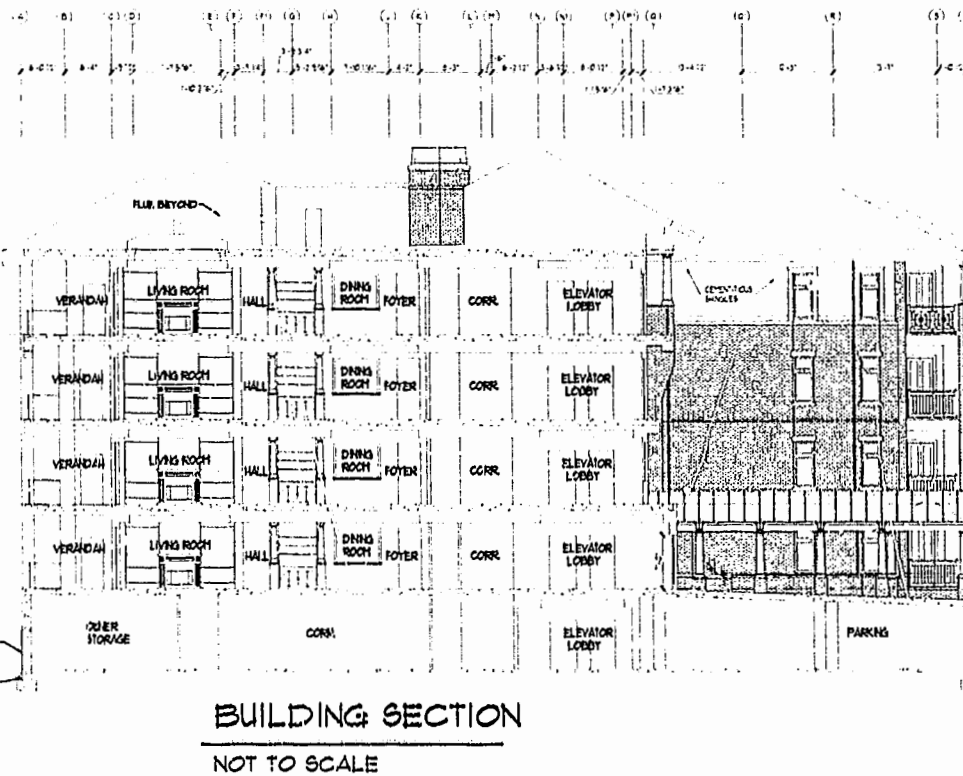
- NOTES: *
1. THE LOWER (HORIZONTAL) BOUNDARY OF EACH UNIT IN BUILDING #6 SHOWN ON THE PLAN AS LOCATED ON PHASE II IS THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB OF THE UNIT.
 2. THE UPPER (HORIZONTAL) BOUNDARIES OF EACH OF THE UNITS IN BUILDING #6 SHOWN ON THE PLAN AS LOCATED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

City of Williamsburg & County of James City Circuit Court: This PLAN was recorded on 27 November 01 2:00 PM at 10:42 AM in PHASE II, PG 1-12 DOCUMENT # 010021428 Betsy B. Woolridge, Clerk	
No.	DATE
REVISION / COMMENT / NOTE	
BY	

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