

NOTE:
 BUILD 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

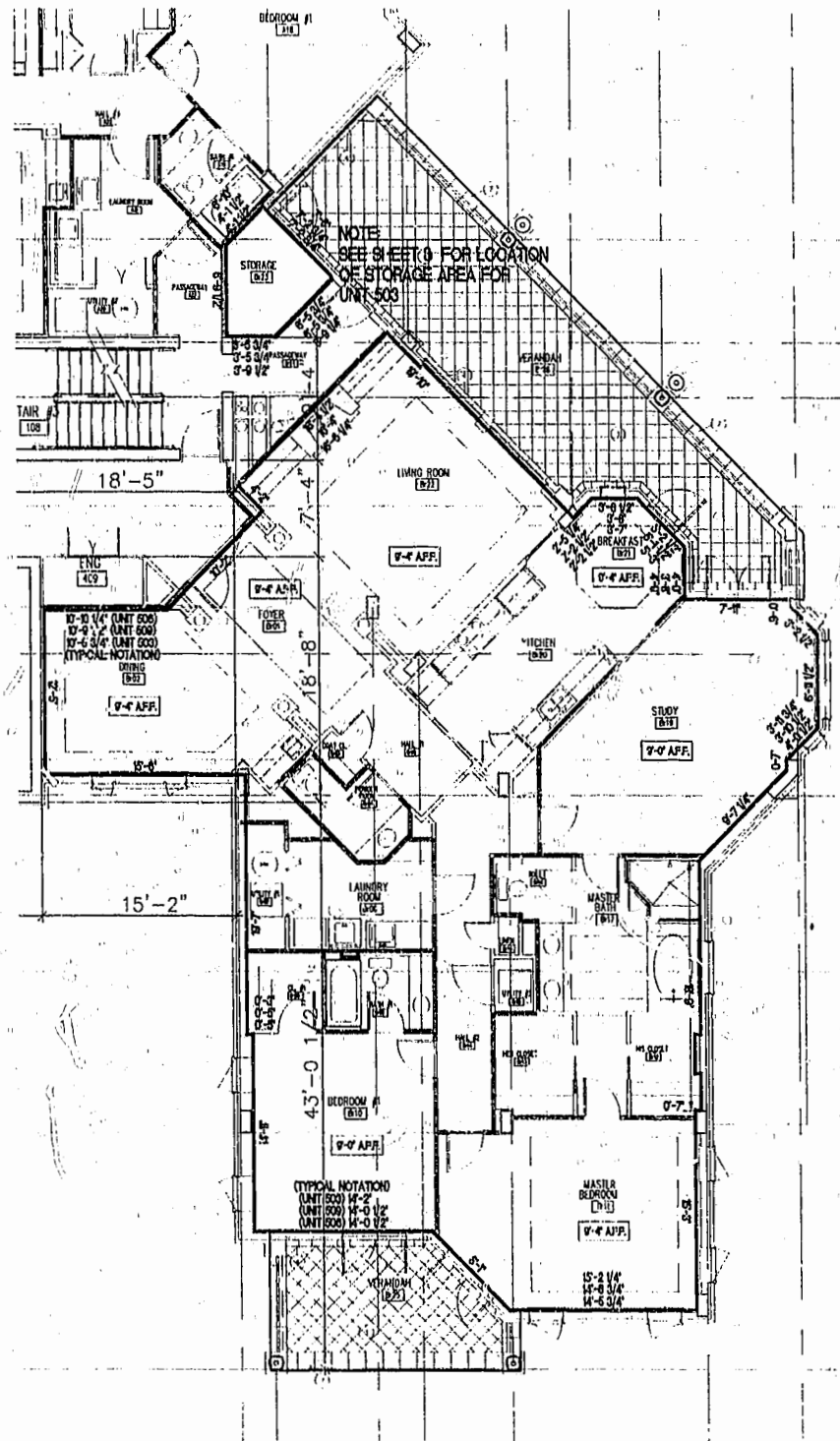
I HEREBY CERTIFY THAT THIS IS A CORRECT AND ACCURATE PLAN AND THAT THIS PLAN IS IN COMPLIANCE WITH THE VIRGINIA CODE ANNOTATED SUBSECTIONS 55-79.58B AND F.

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 5/25/01
 DATE



UNIT 'B1R' - FLOOR PLAN
 NOT TO SCALE

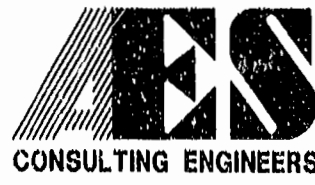
UNIT PLAN

UNIT NO.	ORIENTATION
503	SAME
506 (TYPICAL- EXCEPT AS NOTED)	SAME
509	SAME

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

Williamsburg/James City County		PLAT RECORDED IN	
Recorded 5 day of July 2001	P.B. NO. 82	PAGE 18	
DOCUMENT # 0122/1950			
BETSY D. WOOLRIDGE, CLERK OF CIRCUIT COURT			
No.	DATE	REVISION / COMMENT / NOTE	BY

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