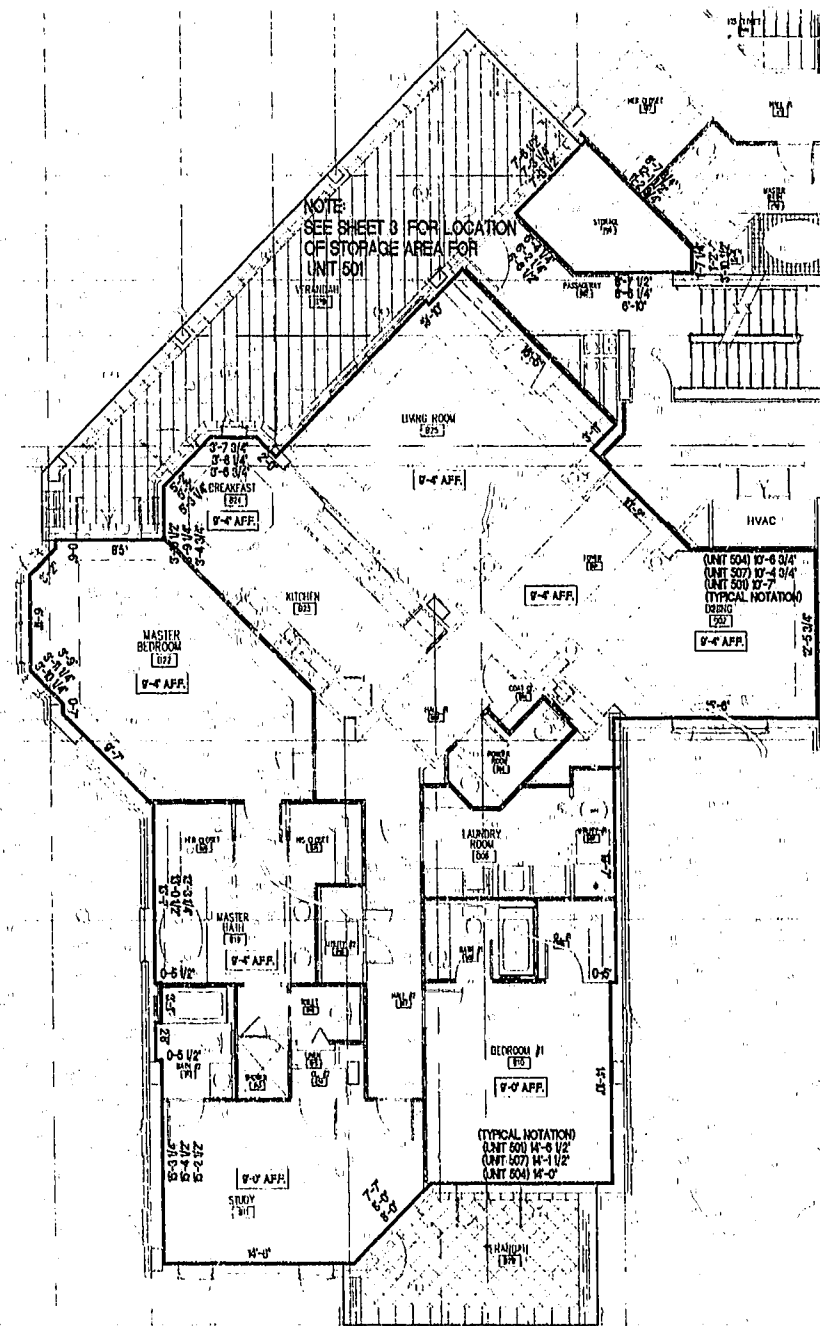


NOTE:
BOLD DIMENSIONS ARE BASED UPON ACTUAL FIELD MEASUREMENTS. OTHER BUILDING DIMENSIONS AND DETAILS SHOWN ARE PER PLANS BY NCG ARCHITECTS INCORPORATED.



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.

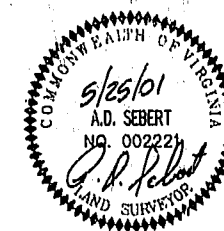
* SEE ARTICLE II OF THE DECLARATION OF CONDOMINIUM OF RIVER BLUFFS, A CONDOMINIUM FOR A MORE DETAILED DESCRIPTION.

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 55-79.58B 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

5/29/01
DATE

UNIT 'B2' - FLOOR PLAN
NOT TO SCALE

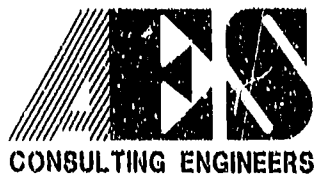
UNIT PLAN

UNIT NO.	ORIENTATION
501	SAME
504 (TYPICAL- EXCEPT AS NOTED)	SAME
507	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 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040
Fax (757) 220-8994

Williamsburg/James City County 1/11/01

Recorded 5 day of July 2001
DOCUMENT # 010011300
BETTY B. WOOLRIDGE, CLERK OF CIRCUIT COURT

PLAT RECORDED IN P.B. NO. 82 PAGE 32

DATE: _____

Designed ADS	Drawn JFS
Scale NOTED	Date 5/25/01
Project No. 7753-8	
Drawing No. 9 OF 13	