

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.

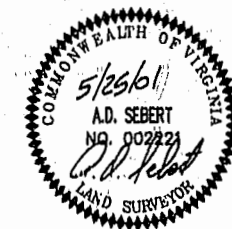
* SEE ARTICLE II OF THE DECLARATION OF CONDOMINIUM OF RIVER BLUFFS, A CONDOMINIUM FOR A MORE DETAILED DESCRIPTION.

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 55-75.58B AND F.

A. D. Sebert
A. D. SEBERT, L.S.

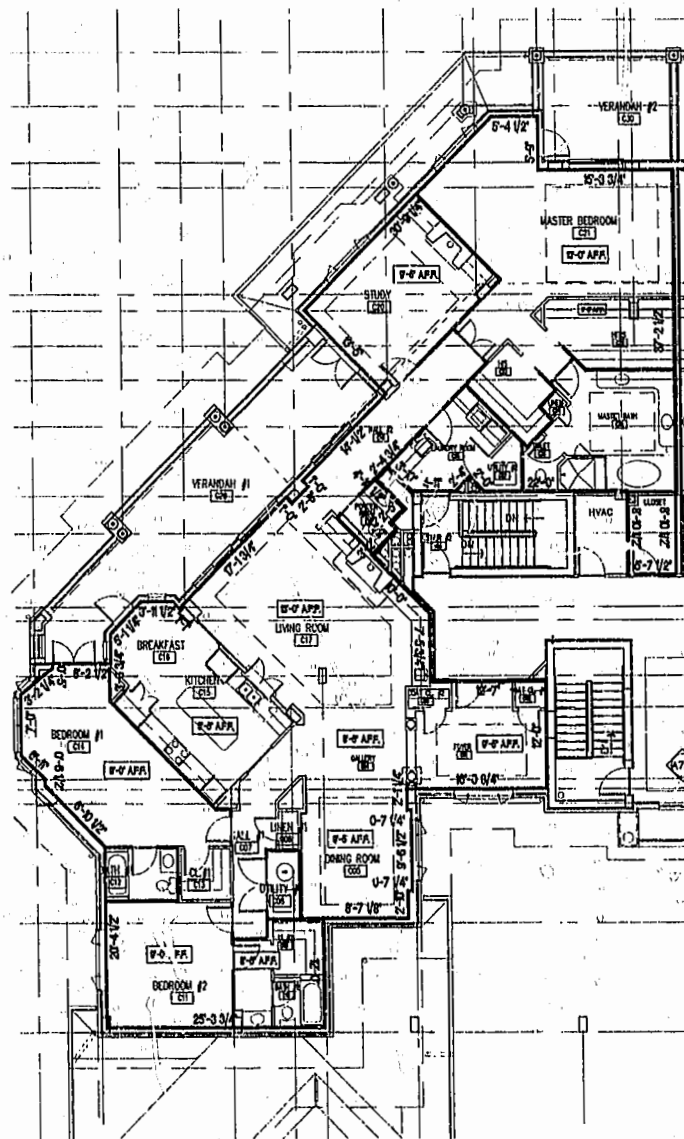
5/25/01
DATE



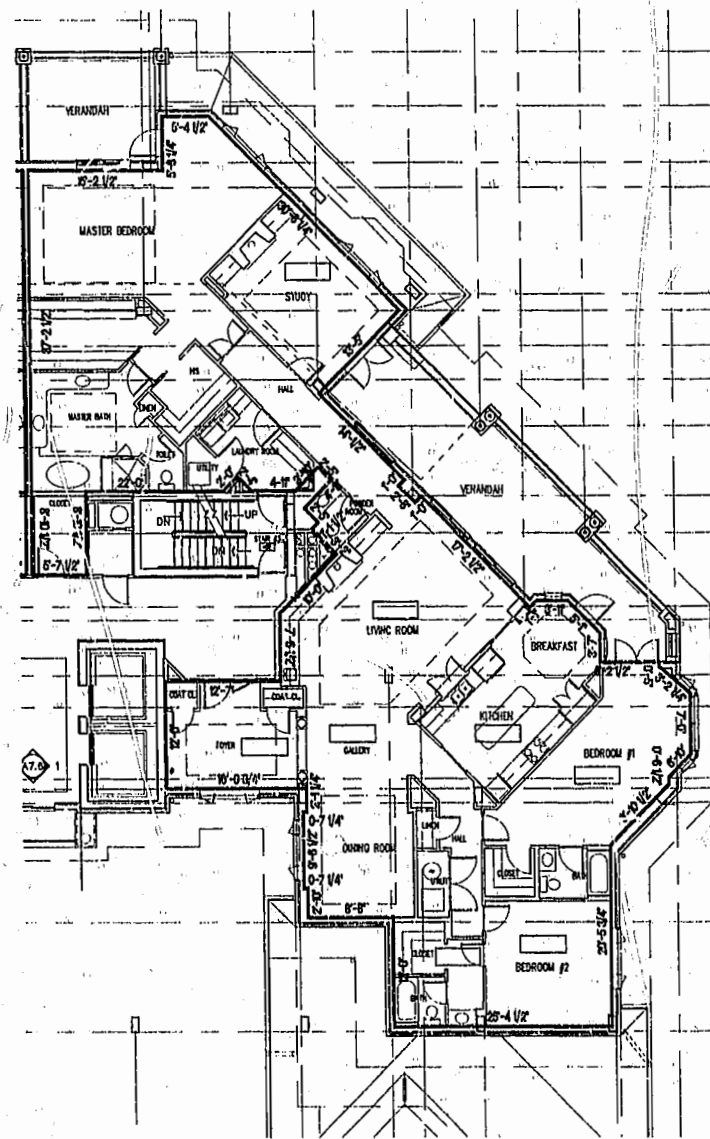
I CERTIFY THAT ALL UNITS OR PORTIONS THEREOF DEPICTED HEREON HAVE BEEN SUBSTANTIALLY COMPLETED. UNIT FIXTURES, CABINETS, FLOOR AND WALL FINISH, AND BATH ACCESSORIES HAVE NOT BEEN COMPLETED IN SOME CASES PENDING PURCHASER SELECTIONS.

James V. Hanna II
JAMES V. HANNA II, AIA
NCG ARCHITECTS INCORPORATED

5/25/01
DATE



UNIT 'C' - FLOOR PLAN
NOT TO SCALE



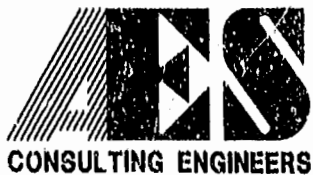
UNIT 'CR' - FLOOR PLAN
NOT TO SCALE

UNIT PLAN

UNIT NO.
510
511

ORIENTATION
SAME
MIRRORED

06.23.01 - 13:14 AM_SIP10.DWG



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

Williamsburg/James City County 11:11 Am
Recorded: 5 day of July 2001
DOCUMENT # 010011830
PLAT RECORDED IN
P.L. NO. 822 PAGE 18-30
BY: [Signature]
CLERK OF CIRCUIT COURT

Designed ADS	Drawn JFS
Scale NOTED	Date 5/25/01
Project No. 7753-8	
Drawing No. 10 OF 13	