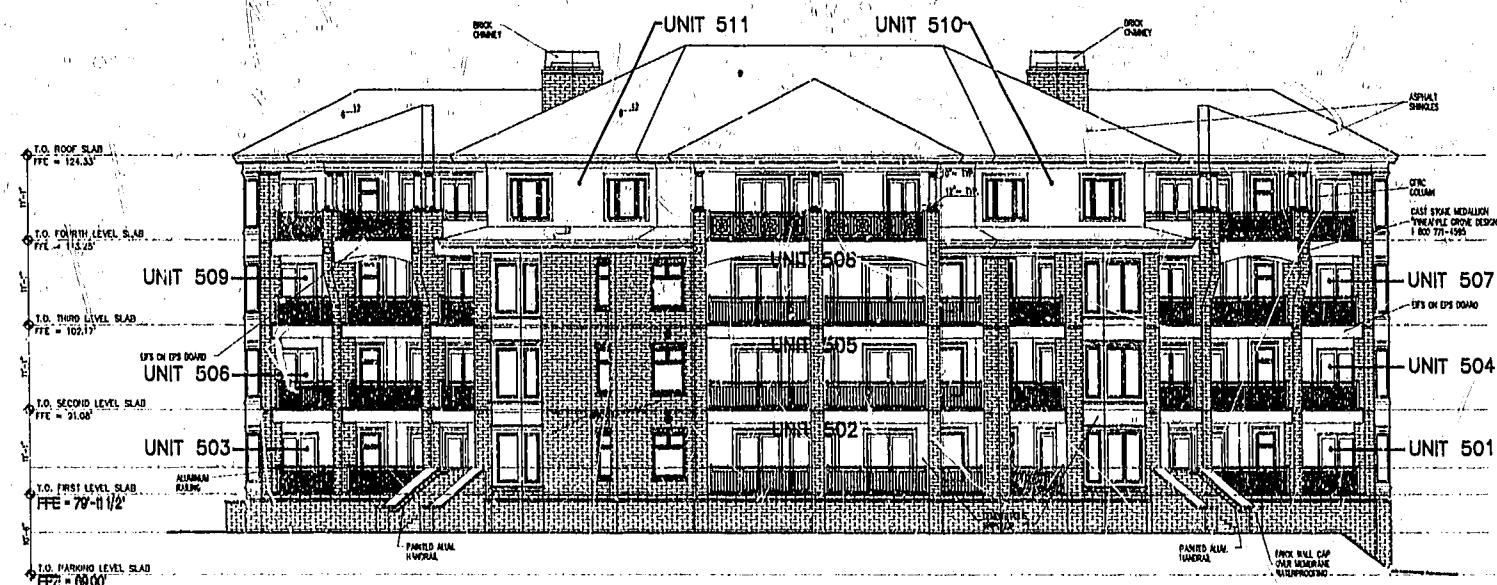


1. THE LOWER (HORIZONTAL) BOUNDARY OF EACH UNIT IN BUILDING #5 SHOWN ON THE PLAN AS LOCATED ON PHASE I IS THE HORIZONTAL PLANE OF THE UPPER SURFACE OF THE CONCRETE FLOOR SLAB OF THE UNIT.
2. THE UPPER (HORIZONTAL) BOUNDARIES OF EACH OF THE UNITS IN BUILDING #5 SHOWN ON THE PLAN AS LOCATED ON PHASE I 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.

NOT TO SCALE

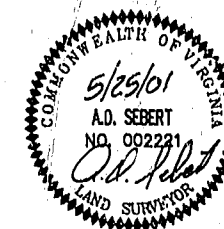


NOT TO SCALE

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.

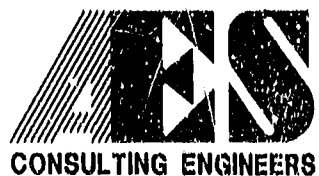
5/25/01  
DATE



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

6/29/01  
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 I

OWNER/DEVELOPER: BUSCH PROPERTIES, INC.  
ROBERT'S DISTRICT JAMES CITY COUNTY VIRGINIA

|                                            |                                  |                           |                       |
|--------------------------------------------|----------------------------------|---------------------------|-----------------------|
| Williamsburg James City County             |                                  | 11/1 AM                   |                       |
| Recorded                                   | 2 <sup>nd</sup> day of July 2001 |                           | PLAY RECORDED IN      |
| DOCUMENT NO                                | 910011950                        |                           | P.12 NO. 82 PAGE 1830 |
| BETSY B. WOOLRIDGE, CLERK OF CIRCUIT COURT |                                  |                           |                       |
| No.                                        | DATE                             | REVISION / COMMENT / NOTE | BY                    |

|                                |                        |
|--------------------------------|------------------------|
| Designed<br><b>ADS</b>         | Drawn<br><b>JFS</b>    |
| Scale<br><b>NOTED</b>          | Date<br><b>5/25/01</b> |
| Project No.<br><b>7753-8</b>   |                        |
| Drawing No.<br><b>11 OF 13</b> |                        |