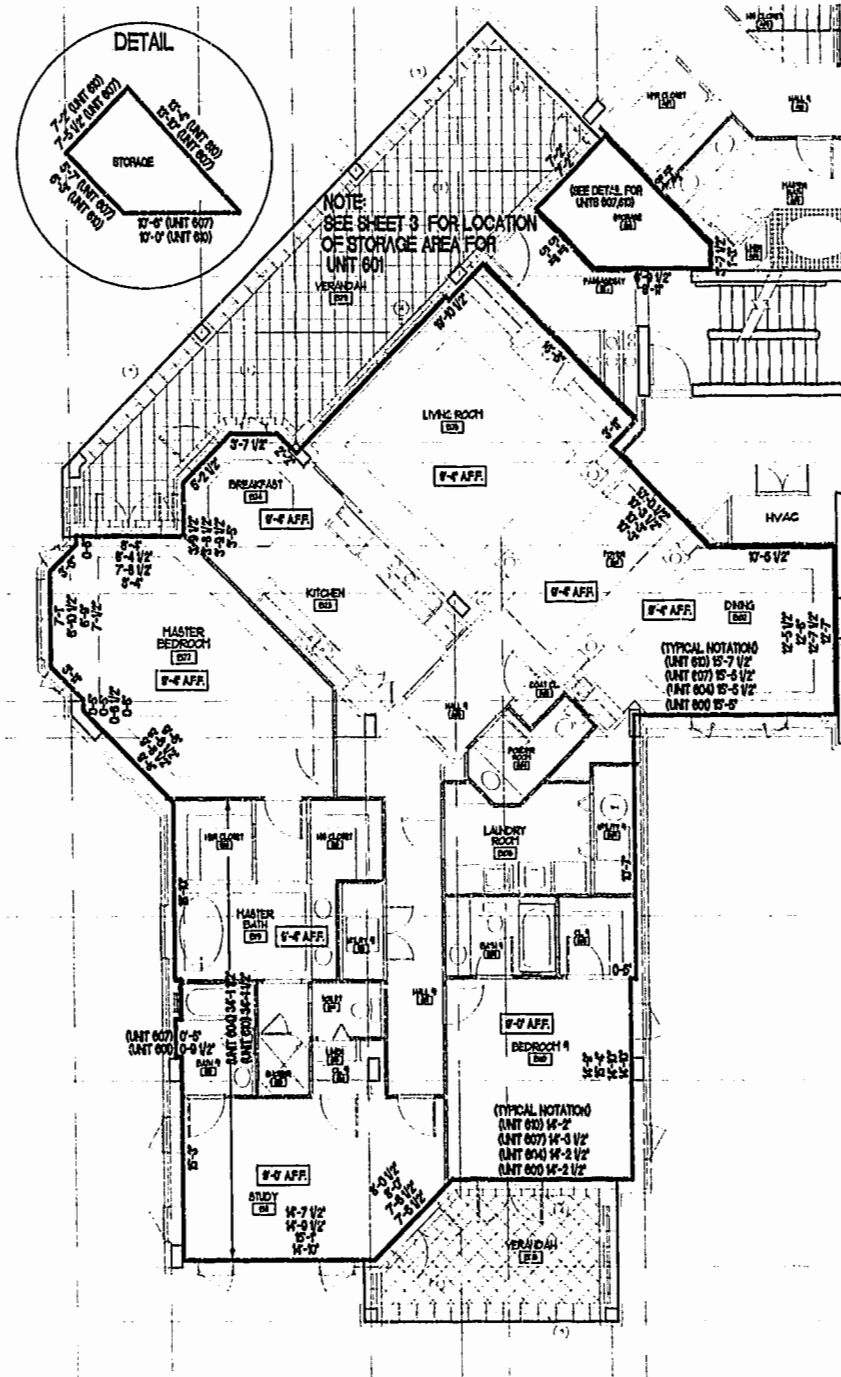


NOTE:
BOLD DIMENSIONS ARE BASED UPON ACTUAL
FIELD MEASUREMENTS. OTHER BUILDING
DIMENSIONS AND DETAILS SHOWN ARE PER
PLANS BY NCG ARCHITECTS INCORPORATED.



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 #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.

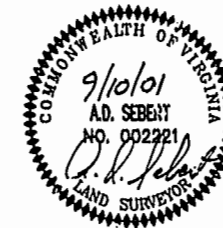
* SEE ARTICLE II OF THE DECLARATION OF CONDOMINIUM OF RIVER BLUFFS, A CONDOMINIUM FOR A MORE DETAILED DESCRIPTION.

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



UNIT 'B1' - FLOOR PLAN

NOT TO SCALE

UNIT PLAN

UNIT NO.	ORIENTATION
601 (TYPICAL- EXCEPT AS NOTED)	SAME
604	SAME
607	SAME
610	SAME

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.

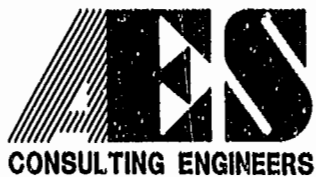
James V. Hanna II
JAMES V. HANNA II, AIA
NCG ARCHITECTS INCORPORATED

11/10/01
DATE

EXHIBIT A-3

PLAN OF CONDOMINIUM
OF
RIVER BLUFFS, A CONDOMINIUM
PHASE II

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

No.	DATE	REVISION / COMMENT / NOTE	BY

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