COMMITMENT FOR TITLE INSURANCE NO. 9500-04-15003 (REV-2)
THE TALON GROUP, TITLE AND SETTLEMENT SERVICES

Exceptions:

7 Deer Creek and Mill Creek are shown hereon.
12 Subject to the terms and conditions of an unrecorded lease, its renewal, amendments and modifications between Rochester Gas and Electric Corporation and Tamara Thurston (now Tamara Thurston and Mark Prodarick) for 1801 Lake Road. RG&E document #90986-A signed August 14, 1998.
13 Subject to the terms and conditions of an unrecorded lease, its renewal, amendments and modifications between Rochester Gas and Electric Corporation and Hellen Barry, dated May 1, 1988.
14 Subject to the terms and conditions of an unrecorded lease, its renewal, amendments and modifications between Rochester Gas and Electric Corporation and Doris and George Russell, dated June 30, 1985.
15 Subject to the terms and conditions of an unrecorded lease, its renewal, amendments and modifications between Rochester Gas and Electric Corporation and Charles C. Packard, Gloria K. Packard and Lynette Smith, dated March 1, 1988.
17 Easement granted to N. Y. Telephone Co. L-606, P-165.
Not plotted - location not defined in deed.
19 Subject to terms and conditions of Land Contract between Ross A. Gates and Rochester Gas and Electric Corporation, L-643, P-825.
Plotted and shown hereon, see legend note (19).
20 Subject to terms and conditions of a Purchase and Sale Contract between Rochester Gas and Electric and Nicholas D'Angelo, dated September 4 and 10, 2002 with amendments added November 11 and December 4, 2002, and also October 9 and November 10, 2003, see legend note (20).
21 Easement granted to N. Y. Telephone Co. L-606, P-192.
Not plotted - location not defined in deed.
22 Subject to terms and conditions of Land Contract between Glen E. Gates and Rochester Gas and Electric Corporation, L-536, P-143.
Plotted and shown hereon, see legend note (22).
23 Subject to terms and conditions of Land Contract between Luther and Elizabeth Gates and Rochester Gas and Electric Corporation, L-643, P-819.
Plotted and shown hereon, see legend note (23).
24 Subject to terms and conditions of Land Contract between Luther and Elizabeth Gates and Rochester Gas and Electric Corporation, L-536, P-135.
Plotted and shown hereon, see legend note (24).
26 Subject to Easements to be reserved by Rochester Gas and Electric Corporation by deeds to R.E. Ginna Nuclear Power Plant, LLC.
28 Subject to Easement from the People of the State of New York to Rochester Gas and Electric Corporation, L-677, P-317.
Plotted and shown hereon.

COMMITMENT FOR TITLE INSURANCE NO. 9500-04-15006 (REV-2)
THE TALON GROUP, TITLE AND SETTLEMENT SERVICES

Exceptions:

05 Subject to terms and conditions of Land Contract between Glen E. Gates and Rochester Gas and Electric Corporation, L-536, P-143.
Plotted and shown hereon, see legend note (22).

06 Easement granted to N. Y. Telephone Co. L-606, P-192.
Not plotted - location not defined in deed.

07 Subject to terms and conditions contained in deed from Elizabeth Gates to Rundel Corporation L-827, P-227 (reference being made to "A Map Of The Lands Of Elizabeth Gates" dated February 3, 1988, Drawing No. 10989-75 and File No. 98-1033-B prepared by Thomas m. Sheehan).

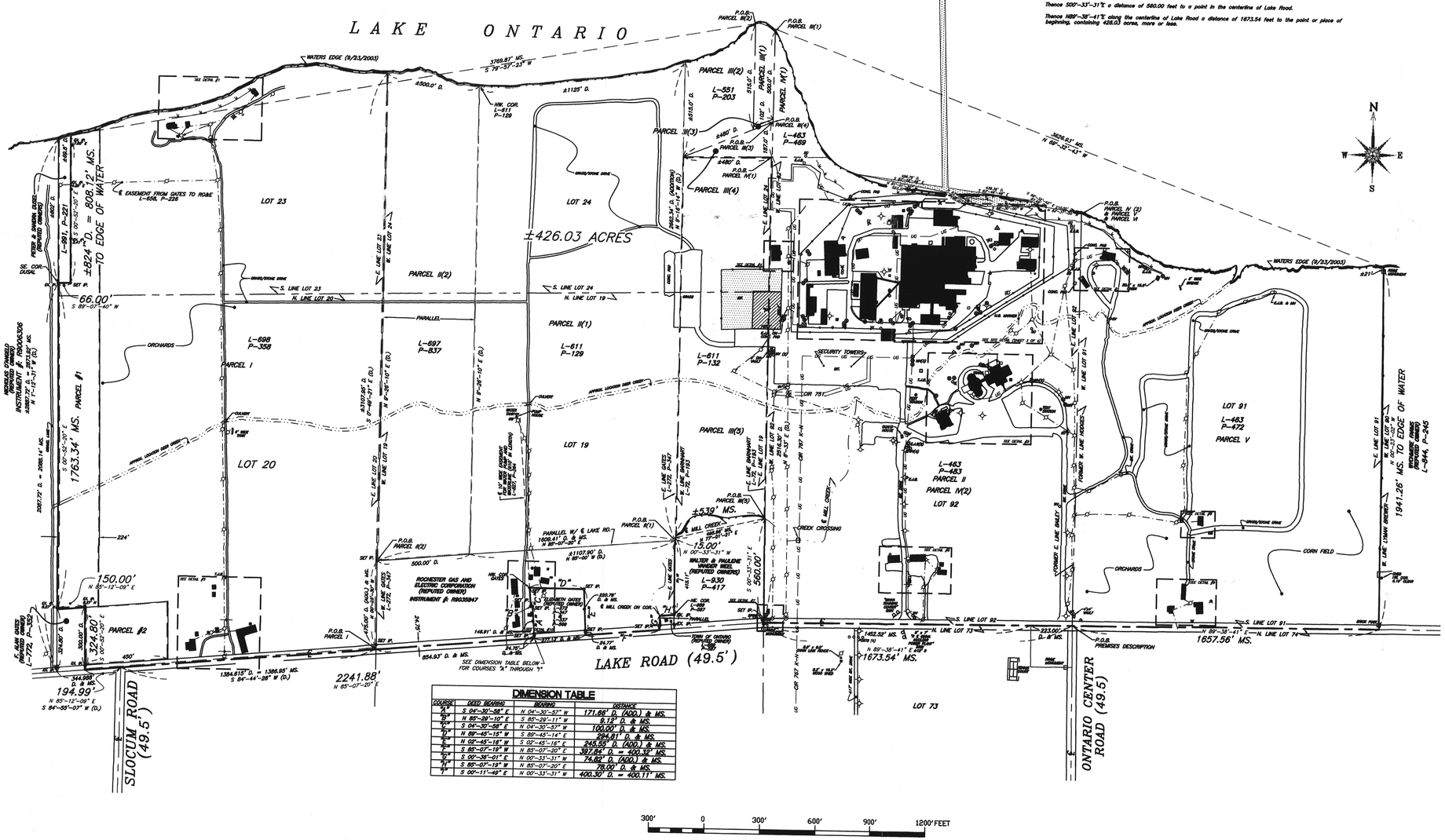
08 Easement granted to Elizabeth Gates L-827, P-264
Plotted and shown hereon.

09 Mill Creek is shown hereon.

NOTES

- BOUNDARY DIMENSIONS ARE "DEED AND MEASURED" UNLESS OTHERWISE NOTED.
- HORIZONTAL DATUM IS REFERENCED TO NY STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, TRANSVERSE MERCATOR PROJECTION USING GPS TECHNIQUES AND BASED ON COORDINATE VALUES PROVIDED TO WENDEL DUCHSCHERER. DISTANCES SHOWN ARE GROUND LENGTHS.
- UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON THE FOLLOWING DRAWINGS PROVIDED TO WENDEL DUCHSCHERER BY ROCHESTER GAS AND ELECTRIC CORPORATION:

CIRCUIT 767 K-N	6/9/1999
CIRCUIT 721	3/4/2003
204-300000-1194000	5/12/2003
214-302000-1198000	5/12/2003
221-303000-1194000	5/20/2003
221-306000-1192000	5/20/2003
221-308000-1194000	5/13/2003



DIMENSION TABLE			
COURSE	DEED BEARING	BEARING	DISTANCE
"A"	S 04°-30'-58" E	N 04°-30'-57" W	171.66' D. (ADD.) & MS.
"B"	N 85°-29'-10" E	S 85°-29'-11" W	9.12' D. & MS.
"C"	S 04°-30'-58" E	N 04°-30'-57" W	100.00' D. & MS.
"D"	N 89°-45'-15" W	S 89°-45'-14" E	294.91' D. & MS.
"E"	N 02°-45'-16" W	S 02°-45'-16" E	245.55' D. (ADD.) & MS.
"F"	S 85°-07'-19" W	N 85°-07'-20" E	397.84' D. = 400.32' MS.
"G"	S 02°-38'-01" E	N 00°-33'-31" W	74.82' D. (ADD.) & MS.
"H"	S 85°-07'-19" W	N 85°-07'-20" E	78.00' D. & MS.
"I"	S 00°-11'-49" E	N 00°-33'-31" W	400.30' D. = 400.11' MS.

PREMISES DESCRIPTION

All that tract or parcel of land, situate in the Town of Ontario, County of Wayne and State of New York being part of lots 19, 20, 23, 24, 91 and 92 Township 14, Range 3, bounded and described as follows:

Beginning at the point of intersection of the centerline of Lake Road with the centerline of Ontario Center Road.

Thence N89°-38'-41"E along the centerline of Lake Road, a distance of 1,657.56 feet to a point.

Thence N00°-23'-02"W a distance of 1,941.26 feet to the water's edge of Lake Ontario.

Thence westerly, along the said water's edge of Lake Ontario, to a point bearing N69°-32'-43"W at a distance of 3826.93 feet from the last described point.

Thence continuing westerly along the said water's edge of Lake Ontario, to a point bearing S79°-57'-23"W a distance of 3769.87 feet from the last described point.

Thence S00°-52'-20"E, along the east line of lands conveyed to Peter and Sandra Dusel by deed recorded in the Wayne County Clerk's Office in Liber 991 at Page 221 a distance of 808.12 feet to the southeast corner of said Dusel lands.

Thence S89°-07'-40"W along the south line of said Dusel lands a distance of 66.00 feet to a point.

Thence S00°-52'-20"E a distance of 1763.34 feet to the northwest corner of lands conveyed to F. Alan Gates by deed recorded in the Wayne County Clerk's Office in Liber 772 at Page 352.

Thence N85°-12'-09"E along the north line of said Gates land a distance of 150.00 feet to the northeast corner of said Gates lands.

Thence S00°-52'-20"E along the east line of said Gates lands a distance of 324.80 feet to a point in the centerline of Lake Road.

Thence N85°-12'-09"E along the centerline of Lake Road a distance of 194.99 feet to an angle point in said centerline at its intersection with the centerline of Slocum Road.

Thence N85°-07'-20"E, continuing along the centerline of Lake Road, a distance of 2241.88 feet to a point.

Thence N 04°-30'-57" W, a distance of 171.66 feet to a point.

Thence S 85°-29'-11" W, a distance of 9.12 feet;

Thence N 04°-30'-57" W, a distance of 100.00 feet;

Thence S 89°-45'-14" E, a distance of 294.91 feet;

Thence S 02°-45'-16" E, a distance of 245.55 feet to a point in the centerline of Lake Road;

Thence N 85°-07'-20" E, along the centerline of Lake Road a distance of 400.32 feet to the southwest corner of lands conveyed to the Town of Ontario by deed recorded in the Wayne County Clerk's Office in Liber 589 at Page 387;

Thence N 02°-33'-31" W, along the west bounds of the last above described parcel a distance of 74.82 feet to the northwest corner of said lands;

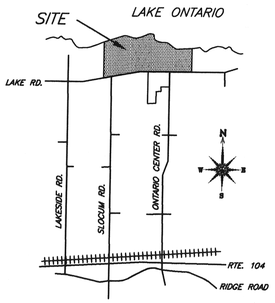
Thence N 85°-07'-20" E, along the north line of the above described parcel a distance of 78.00 feet to a point in the west line of lands conveyed to Walter and Pauline Vander Weel by deed recorded in the Wayne County Clerk's Office in Liber 930 at Page 417;

Thence N00°-33'-31"W a distance of 415.11 feet to a point in the centerline of Mill Creek.

Thence easterly, along the centerline of Mill Creek a distance of approximately 539 feet to a point bearing N17°-01'-21"E a distance of 485.96 feet from the last described point.

Thence S00°-33'-31"E a distance of 560.00 feet to a point in the centerline of Lake Road.

Thence N89°-38'-41"E along the centerline of Lake Road a distance of 1673.54 feet to the point or place of beginning, containing 426.03 acres, more or less.



LOCATION MAP
NOT TO SCALE

LEGEND

APPROX. = APPROXIMATE
BIT. = BITUMINOUS MACADAM
BLDG. = BUILDING
CONC. = CONCRETE
D. = DEED
DIA. = DIAMETER
EX. = EXISTING
IF. = IRON PIN/PIPE
L = DEED BOOK
MS. = MEASURED
P = DEED PAGE
PAV'T = PAVEMENT
P.O.B. = POINT OF BEGINNING
STY. = STORY
TYP. = TYPICAL
U.G. = UNDERGROUND
W/ = WITH
—•—ELM = ELECTRIC LINE MARKER
—•—GLM = GAS LINE MARKER
—•—TLM = TELEPHONE LINE MARKER
CB = CATCH BASIN
E.J.B. = ELECTRICAL JUNCTION BOX
GV = GAS VALVE
GW = GUY WIRE
MH = MANHOLE
SC = SECURITY CAMERA
T.J.B. = TELEPHONE JUNCTION BOX
TRANS. = TRANSFORMER
VP = VENT PIPE
WSB = WATER SERVICE BOX
WV = WATER VALVE
= HYDRANT
= LIGHT POLE
= UTILITY POLE
= UTILITY POLE W/ LIGHT
= WELL
N = NORTH
S = SOUTH
E = EAST
W = WEST
= CHAIN LINK FENCE
= WIRE FENCE
= WOOD FENCE (POST/RAIL)
= PREMISES BOUNDARY
= OVERHEAD WIRES
= EDGE OF WATER
= TOP OF BANK
= UNDERGROUND UTILITY
= DEPICTS DETAILED AREA
= EASEMENT

(19) — — — PARCEL BOUNDARY SUBJECT TO: L-643, P-825
(20) — — — PARCEL BOUNDARY UNRECORDED
**(22) — — — PARCEL BOUNDARY SUBJECT TO: L-536, P-143
(23) — — — PARCEL BOUNDARY SUBJECT TO: L-643, P-819
(24) — — — PARCEL BOUNDARY SUBJECT TO: L-536, P-135

** INCLUDES THE RIGHT TO OBTAIN WATER FROM THE WATER SOURCE ADJACENT TO THE CREEK AND TO LAY AND MAINTAIN WATER PIPES AND ELECTRIC LINES THERETO AND TO MAINTAIN A PUMP AT SUCH WATER SOURCE FOR OBTAINING WATER.

GINNA SITE BUILDINGS MAP KEY

A - RE SMITH ENGINEERING BUILDING
B - LUMBER STORAGE BUILDING
C - RECEIVING BUILDING
D - BOILER BUILDING
E - GUARD HOUSE
F - SERVICE BUILDING
G - TURBINE BUILDING
H - CONTAINMENT
I - STANDBY AUXILIARY FEEDWATER BUILDING
J - SCREEN HOUSE
K - DISCHARGE CANAL
L - UPPER RADIOACTIVE WASTE STORAGE BUILDING
M - NUCLEAR ASSURANCE BUILDING
N - EMPLOYEE TRAINING CENTER
O - SIMULATOR BUILDING
P - WAREHOUSE & REDWING BUILDING
Q - DIESEL GENERATOR BUILDING
R - CONTROL BUILDING
S - CONTAMINATED STORAGE BUILDING

SURVEY CERTIFICATE

TO: ROCHESTER GAS AND ELECTRIC CORPORATION
THE TALON GROUP, A DIVISION OF FIRST AMERICAN TITLE INSURANCE COMPANY, A NEW YORK
R.E. GINNA NUCLEAR POWER PLANT, LLC
LEBOEUF, LAMB, GREENE & MACRAE, L.L.P.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999 AND INCLUDES ITEMS 1, 2, 3, 4, 8, 10, 11(b), 13, 14, 15, & 16 OF TABLE A THEREOF. PURSUANT TO THE ACCURACY OF STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED CERTIFIES THAT THE POSITIONAL UNCERTAINTIES RESULTING FROM THE SURVEY MEASUREMENTS MADE ON THE SURVEY DO NOT EXCEED THE ALLOWABLE POSITIONAL TOLERANCE.

DATE: 5/7/04

PETER J. WELSBY N.Y. PLS
REGISTRATION NO. 49414

ALTA/ACSM LAND TITLE SURVEY

ROCHESTER GAS AND ELECTRIC CORPORATION

GINNA SITE

TOWN OF ONTARIO
COUNTY OF WAYNE
STATE OF NEW YORK

PART OF:
LOTS: 19,20,23,24,91,92
TOWNSHIP 14
RANGE 3

WENDEL DUCHSCHERER
TOWNE SQUARE 6417 DIVINGER ROAD LOCKPORT, NEW YORK 14094
PHONE: 716-433-5993 FAX: 716-433-7604
www.wd-as.com

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COPY FROM THE ORIGINAL OF THIS SURVEY MAP MARKED WITH THE SIGNATURE AND AN ORIGINAL OF THE LAND SURVEYOR'S SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

NO.	BY	REVISIONS	DATE
1	PDM	MISCELLANEOUS REVISIONS	6/2/04

DWG. TITLE

GINNA SITE
BOUNDARY SURVEY

D-01

dwg. name:	FINAL-ROXDEL
DATE	5/7/2004
SCALE	1" = 300'
DWN.	P. McKEOWN CHK. PJW
PROJ. No.	4159-01
DWG. No.	

1 OF 4

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