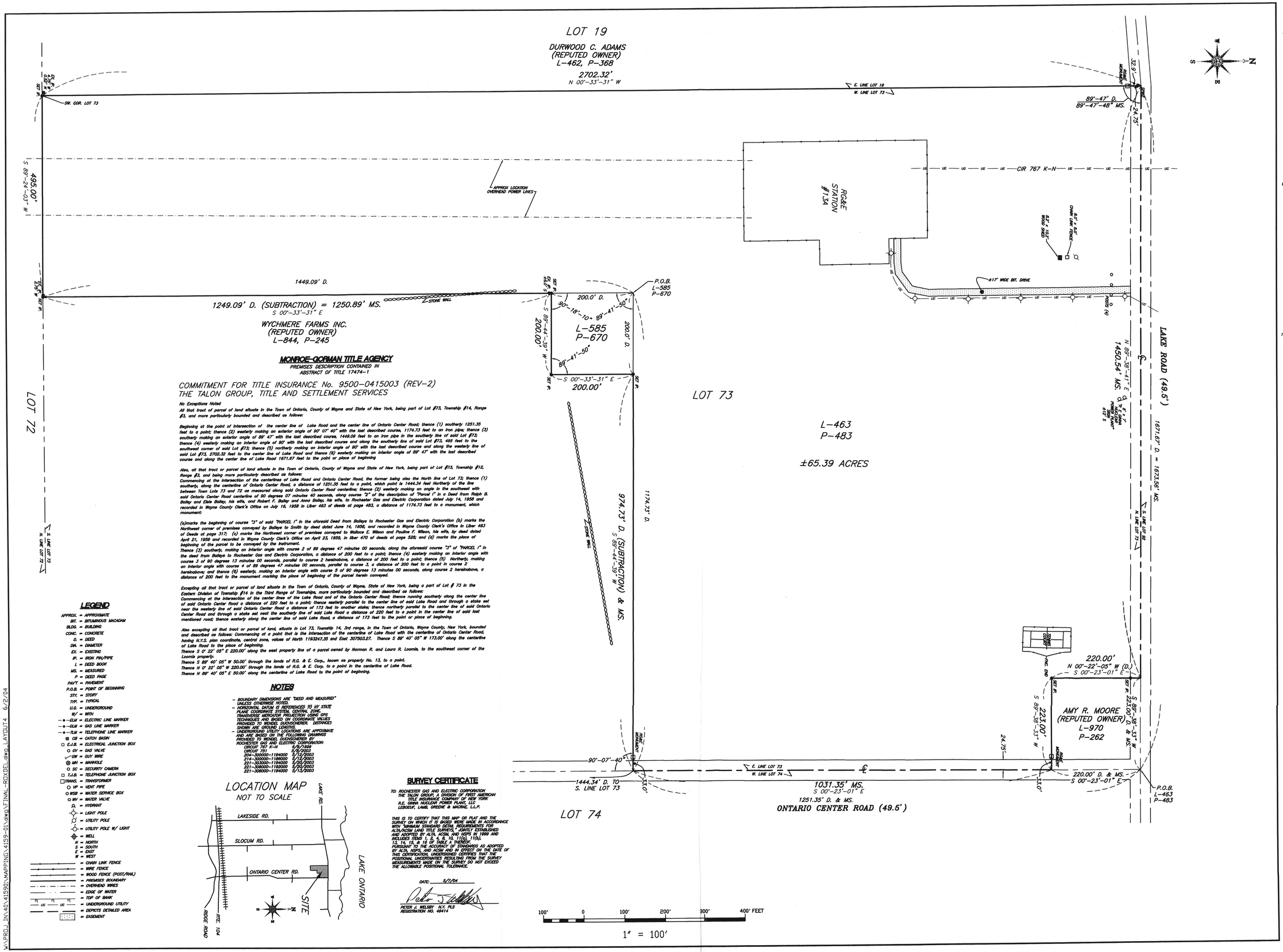

LOT 19

DURWOOD C. ADAMS
(REPUTED OWNER)
L-462, P-368

2702.32'
N 00°-33'-31" W

SW. COR. LOT 73

495.00'
S 89°-24'-03" W

1449.09' D.

1249.09' D. (SUBTRACTION) = 1250.89' MS.
S 00°-33'-31" E

WYCHMERE FARMS INC.
(REPUTED OWNER)
L-844, P-245

MONROE-GORMAN TITLE AGENCY
PREMISES DESCRIPTION CONTAINED IN
ABSTRACT OF TITLE 17474-1

COMMITMENT FOR TITLE INSURANCE No. 9500-0415003 (REV-2)
THE TALON GROUP, TITLE AND SETTLEMENT SERVICES

No Exceptions Noted

All that tract of parcel of land situate in the Town of Ontario, County of Wayne and State of New York, being part of Lot #73, Township #14, Range #3, and more particularly bounded and described as follows:

Beginning at the point of intersection of the center line of Lake Road and the center line of Ontario Center Road; thence (1) southerly 1251.35 feet to a point; thence (2) westerly making an exterior angle of 90° 07' 40" with the last described course, 1174.73 feet to an iron pipe; thence (3) southerly making an exterior angle of 89° 47' with the last described course, 1449.09 feet to an iron pipe in the southerly line of said Lot #73; thence (4) westerly making an interior angle of 90° with the last described course and along the southerly line of said Lot #73, 495 feet to the southwest corner of said Lot #73; thence (5) northerly making an interior angle of 90° with the last described course and along the westerly line of said Lot #73, 2702.32 feet to the center line of Lake Road and thence (6) easterly making an interior angle of 89° 47' with the last described course and along the center line of Lake Road 1671.67 feet to the point or place of beginning

Also, all that tract or parcel of land situate in the Town of Ontario, County of Wayne and State of New York, being part of Lot #73, Township #12, Range #3, and being more particularly described as follows:
Commencing at the intersection of the centerlines of Lake Road and Ontario Center Road, the former being also the North line of Lot 73; thence (1) southerly, along the centerline of Ontario Center Road, a distance of 1251.35 feet to a point, which point is 1444.34 feet Northerly of the line between Town Lots 73 and 72 as measured along said Ontario Center Road centerline; thence (2) westerly making an angle in the southwest with said Ontario Center Road centerline of 90 degrees 07 minutes 40 seconds, along course "2" of the description of "Parcel I" in a Deed from Ralph B. Bailey and Elsie Bailey, his wife, and Robert F. Bailey and Anna Bailey, his wife, to Rochester Gas and Electric Corporation dated July 14, 1958 and recorded in Wayne County Clerk's Office on July 16, 1958 in Liber 463 of deeds at page 483, a distance of 1174.73 feet to a monument, which monument:

(a)marks the beginning of course "3" of said "PARCEL I" in the aforesaid Deed from Baileys to Rochester Gas and Electric Corporation (b) marks the Northwest corner of premises conveyed by Baileys to Smith by deed dated June 14, 1958, and recorded in Wayne County Clerk's Office in Liber 463 of Deeds at page 317; (c) marks the Northwest corner of premises conveyed to Wallace E. Wilson and Pauline F. Wilson, his wife, by deed dated April 21, 1959 and recorded in Wayne County Clerk's Office on April 23, 1959, in liber 470 of deeds at page 528; and (d) marks the place of beginning of the parcel to be conveyed by the instrument.
Thence (3) southerly, making an interior angle with course 2 of 89 degrees 47 minutes 00 seconds, along the aforesaid course "3" of "PARCEL I" in the deed from Baileys to Rochester Gas and Electric Corporation, a distance of 200 feet to a point; thence (4) easterly making an interior angle with course 3 of 90 degrees 13 minutes 00 seconds, parallel to course 2 hereinabove, a distance of 200 feet to a point; thence (5) Northerly, making an interior angle with course 4 of 89 degrees 47 minutes 00 seconds, parallel to course 3, a distance of 200 feet to a point in course 2 hereinabove; and thence (6) westerly, making an interior angle with course 5 of 90 degrees 13 minutes 00 seconds, along course 2 hereinabove, a distance of 200 feet to the monument marking the place of beginning of the parcel herein conveyed.

Excepting all that tract or parcel of land situate in the Town of Ontario, County of Wayne, State of New York, being a part of Lot # 73 in the Eastern Division of Township #14 in the Third Range of Townships, more particularly bounded and described as follows:
Commencing at the intersection of the center lines of the Lake Road and of the Ontario Center Road; thence running southerly along the center line of said Ontario Center Road a distance of 220 feet to a point; thence westerly parallel to the center line of said Lake Road and through a stake set near the westerly line of said Ontario Center Road a distance of 173 feet to another stake; thence northerly parallel to the center line of said Ontario Center Road and through a stake set west the southerly line of said Lake Road a distance of 220 feet to a point in the center line of said last mentioned road; thence easterly along the center line of said Lake Road, a distance of 173 feet to the point or place of beginning.

Also excepting all that tract or parcel of land, situate in Lot 73, Township 14, 3rd range, in the Town of Ontario, Wayne County, New York, bounded and described as follows: Commencing at a point that is the intersection of the centerline of Lake Road with the centerline of Ontario Center Road, having N.Y.S. plan coordinate, central zone, values of North 1193247.35 and East 307503.37. Thence S 89° 40' 05" W 173.00' along the centerline of Lake Road to the place of beginning.
Thence S 0° 22' 05" E 220.00' along the west property line of a parcel owned by Norman R. and Laura R. Loomis, to the southeast corner of the Loomis property.
Thence S 89° 40' 05" W 50.00' through the lands of R.G. & E. Corp., known as property No. 13, to a point.
Thence N 0° 22' 05" W 220.00' through the lands of R.G. & E. Corp. to a point in the centerline of Lake Road.
Thence N 89° 40' 05" E 50.00' along the centerline of Lake Road to the point of beginning.

LEGEND

APPROX. = APPROXIMATE
BIT. = BITUMINOUS MACADAM
BLDG. = BUILDING
CONC. = CONCRETE
D. = DEED
DIA. = DIAMETER
EX. = EXISTING
IP. = 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
—e—ELM = ELECTRIC LINE MARKER
—g—GLM = GAS LINE MARKER
—t—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
= DEFECTS DETAILED AREA
= EASEMENT

NOTES

- BOUNDARY DIMENSIONS ARE "DEED AND MEASURED" UNLESS OTHERWISE NOTED.
- HORIZONTAL DATUM IS REFERENCED TO N.Y. 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	6/8/2003
CIRCUIT 767	6/26/2003
214-300000-1194000	3/13/2003
214-300000-1196000	3/13/2003
221-303000-1194000	3/20/2003
221-303000-1193000	3/20/2003
221-306000-1194000	3/13/2003

LOCATION MAP
NOT TO SCALE

SURVEY CERTIFICATE

TO: ROCHESTER GAS AND ELECTRIC CORPORATION
THE TALON GROUP, A DIVISION OF FIRST AMERICAN TITLE INSURANCE COMPANY OF 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, 4, 8, 10, 11(a), 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

STATION 13A SITE

TOWN OF ONTARIO
COUNTY OF WAYNE
STATE OF NEW YORK

LOT 73
TOWNSHIP 14
RANGE 3

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

NOTES

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COPIES 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
2	PDM	MISCELLANEOUS REVISIONS	6/2/04
1	PDM	ADDED SIGN	4/20/04

DWG. TITLE

STATION
13A SITE
SURVEY MAP

D-04

dwg. name: FINAL-ROXDEL

DATE	5/7/2004
SCALE	1" = 100'
DWN.	P. McKEOWN CHK. PJW
PROJ. No.	4159-01
DWG. No.	

W:\PROJ_IN\41\4159\MAPPING\4159-01\dwg\FINAL-ROXDEL.dwg LAYOUT4 6/2/04