

ITEMS CORRESPONDING TO SCHEDULE B-II

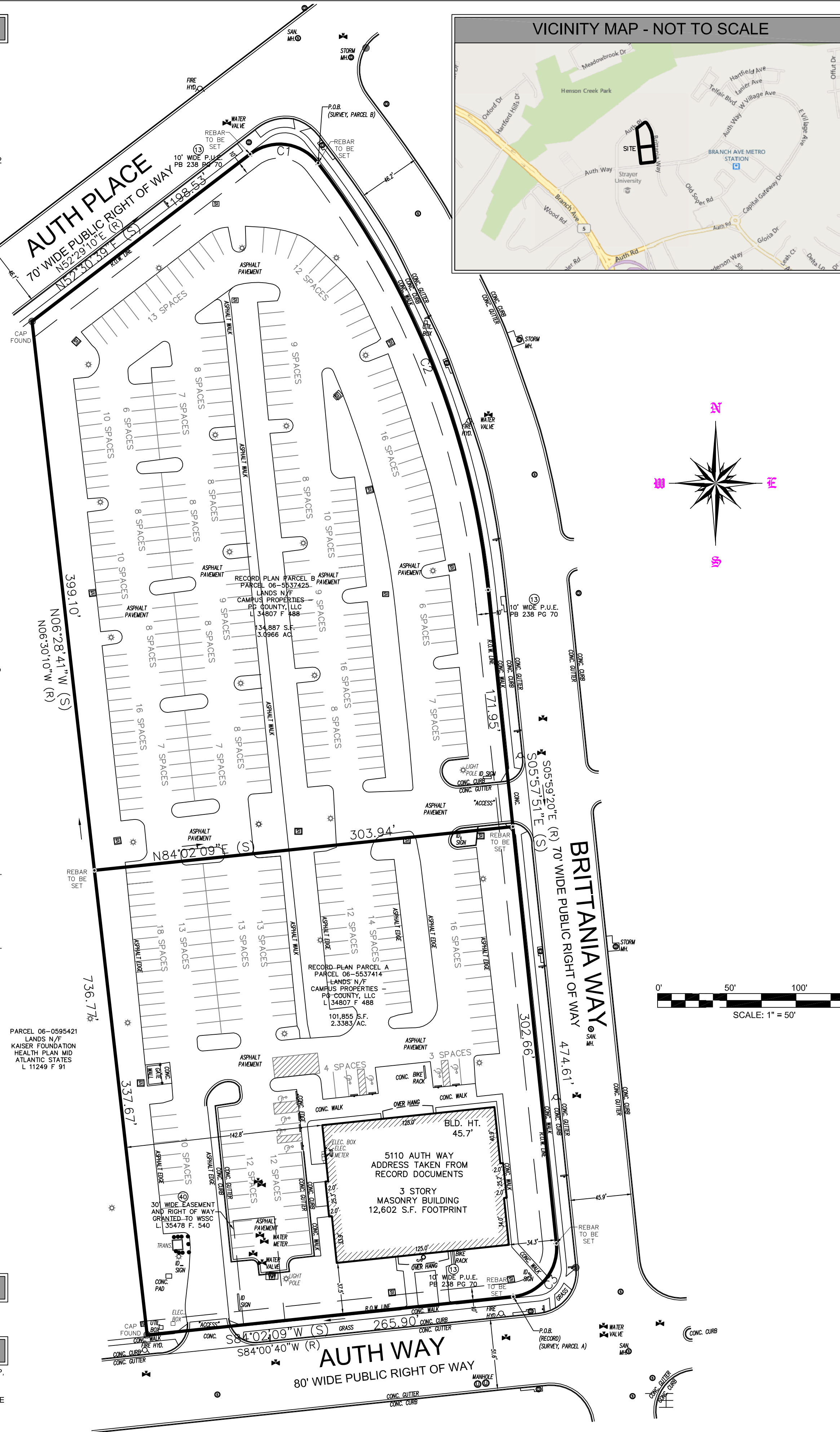
- STEWART TITLE GUARANTY COMPANY, FILE NO. AUTMD-098465, EFFECTIVE DATE: JULY 21, 2014 AT 12:00 A.M.
- All conditions, matters, easements and setback lines as set forth on plat recorded in Plat Book 73 Plat No. 58. - AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT. SUPERSEDED BY EXCEPTION 13 BELOW.
 - All conditions, matters, easements and setback lines as set forth on plat recorded in Plat Book 238 Plat No. 70. - AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY.
 - Right-of-Way Agreement by the Prince George's Sand and Gravel Company to the Potomac Electric Power Company dated January 22, 1937 and recorded in Liber 472 Page 49. - DOES NOT AFFECT SUBJECT PROPERTY.
 - Right of Way as set forth in Deed from Thomas E. Wood et al to John C. L. Ritter et ux., dated October 4, 1939 in Liber 533 Page 470. - DOES NOT AFFECT SUBJECT PROPERTY.
 - Right-of-Way Agreement by John C. L. Ritter, et al to the Potomac Electric Power Company dated October 21, 1941 and recorded in Liber 624 Page 280. Amended by instrument dated July 31, 1950 in Liber 1261 Page 42. - DOES NOT AFFECT SUBJECT PROPERTY.
 - Right-of-Way Agreement by John C. L. Ritter, et al to the Potomac Electric Power Company dated October 21, 1941 and recorded in Liber 624 Page 282. Amended by instrument dated July 31, 1950 in Liber 1261 Page 43. - DOES NOT AFFECT SUBJECT PROPERTY.
 - Right-of-Way Agreement by Annie E. Baldwin & James Baldwin to the Potomac Electric Power Company dated October 21, 1941 and recorded in Liber 624 Page 284. Amended by instrument dated July 31, 1950 in Liber 1261 Page 44. - DOES NOT AFFECT SUBJECT PROPERTY.
 - Right-of-Way Agreement by Thomas E. Wood and Linda V. Wood to the Potomac Electric Power Company dated October 22, 1941 and recorded in Liber 624 Page 285. - DOES NOT AFFECT SUBJECT PROPERTY.
 - Grant by John Ritter and Lillie R. Ritter to Consolidated Gas Electric Light and Power Company of Baltimore dated August 23, 1946 and recorded in Liber 1022 Page 447. - DOES NOT AFFECT SUBJECT PROPERTY.
 - Right of Way as set forth in Deed from Annie Baldwin et al to John C. L. Ritter dated June 14, 1948 in Liber 1037 Page 446. - DOES NOT AFFECT SUBJECT PROPERTY.
 - Deed by John C. L. Ritter, et al to Potomac Electric Power Company dated September 9, 1960 and recorded September 13, 1960 in Liber 2485 Page 28. - DOES NOT AFFECT SUBJECT PROPERTY.
 - Deed by John C. L. Ritter, et al to Potomac Electric Power Company dated September 9, 1960 and recorded September 13, 1960 in Liber 2485 Page 37. - DOES NOT AFFECT SUBJECT PROPERTY.
 - Inquisition made and taken in the Circuit Court for Prince George's County in the matter of Russell H. McCain, et al Constituting the State Roads Commission of Maryland acting for and on behalf of the State of Maryland vs. John C.L. Ritter, Jr. and Lillie R. Ritter, his wife dated November 10, 1961 and recorded in Liber 2816 Page 562. - DOES NOT AFFECT SUBJECT PROPERTY.
 - Right of Way by Robert W. Ammann et al to the Washington Suburban Sanitary Commission dated July 24, 1967 and recorded August 16, 1967 in Liber 3499 Page 143. - DOES NOT AFFECT SUBJECT PROPERTY.
 - Conditions, restrictions, covenants and agreements in Declaration of Covenants dated June 11, 1968, recorded June 12, 1968, in Liber 3599 Page 698 and any amendments thereto. Amendment to Declaration of Covenants dated September 30, 1969 and recorded October 2, 1969 in Liber 3767 Page 80. Second Amendment to Declaration of Covenants dated February 2, 1970 and recorded in Liber 3805 Page 782. - AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT. BLANKET IN NATURE.
 - Easement by Samuel T. Wood, et al to Ford Leasing Development Company dated December 30, 1968 and recorded January 29, 1969 in Liber 3683 Page 259. - DOES NOT AFFECT SUBJECT PROPERTY.
 - Easement by Samuel T. Wood, et al to Ford Leasing Development Company dated December 30, 1968 and recorded January 29, 1969 in Liber 3683 Page 262. - DOES NOT AFFECT SUBJECT PROPERTY.
 - Deed of Easement by Samuel T. Wood, et al to Potomac Electric Power Company dated March 10, 1969 and recorded March 19, 1969 in Liber 3699 Page 117. - DOES NOT AFFECT SUBJECT PROPERTY.
 - Declaration of Terms and Provisions of Public Utility Easements dated February 18, 1969 and recorded April 2, 1969 in Liber 3703 Page 748. - AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT. BLANKET IN NATURE.
 - Agreement by and between Robert W. Ammann, et al and the Washington Suburban Sanitary Commission dated June 2, 1969 and recorded June 20, 1969 in Liber 3730 Page 380. - AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT. BLANKET IN NATURE.
 - Right of Way by Samuel F. Wood, et al to the Washington Suburban Sanitary Commission dated May 1, 1970 and recorded May 8, 1970 in Liber 3828 Page 821. - DOES NOT AFFECT SUBJECT PROPERTY.
 - Right of Way by Robert W. Ammann, et al to the Washington Suburban Sanitary Commission dated August 19, 1970 and recorded September 23, 1970 in Liber 3871 Page 737. - AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT. BLANKET IN NATURE.
 - Agreement by and between A.N.W. Industrial Joint Venture and the Washington Suburban Sanitary Commission dated February 19, 1971 and recorded March 4, 1971 in Liber 3920 Page 137. - AFFECTS SUBJECT PROPERTY, NOTHING TO PLOT. BLANKET IN NATURE.
 - Deed of Easement by Samuel T. Wood, et al to Potomac Electric Power Company, The Chesapeake and Potomac Telephone Company of Maryland and Washington Gas Light Company dated and recorded March 22, 1971 in Liber 3924 Page 807. - DOES NOT AFFECT SUBJECT PROPERTY.
 - Deed of Easement by Henry Nicowski and Margaret Nicowski to Potomac Electric Power Company, The Chesapeake and Potomac Telephone Company of Maryland and Washington Gas Light Company dated and recorded March 23, 1971 in Liber 3925 Page 203. - DOES NOT AFFECT SUBJECT PROPERTY.
 - Deed of Easement by Samuel T. Wood, et al to Prince George's County, Maryland dated February 4, 1972 and recorded March 6, 1972 in Liber 4049 Page 467. - DOES NOT AFFECT SUBJECT PROPERTY.
 - Off-Site Woodland Conservation Acreage Transfer Certificate by GRKT Investments, LLC to Campus Properties-PG County, LLC dated and recorded June 18, 2013 in Liber 3486B Page 109. - BENEFITS SUBJECT PROPERTY, NOTHING TO PLOT. BLANKET IN NATURE.
 - Declaration of Covenants by Campus Properties-PG County, LLC dated July 8, 2013 and recorded July 12, 2013 in Liber 34967 Page 651. - BENEFITS SUBJECT PROPERTY, NOTHING TO PLOT. BLANKET IN NATURE.
 - Easement and Right of Way by Campus Properties-PG County, LLC to the Washington Suburban Sanitary Commission dated August 30, 2013 and recorded December 12, 2013 in Liber 35478 Page 540. - AFFECTS SUBJECT PROPERTY AS SHOWN ON SURVEY.

SIGNIFICANT OBSERVATIONS

NONE OBSERVED

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE(S) C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY NO. 245208, MAP NUMBER 0055 C WHICH BEARS AN EFFECTIVE DATE OF JUNE 18, 1987 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA, AS SHOWN ON THE FEMA WEBSITE (HTTP://MSFC.FEMA.GOV) WE HAVE LEARNED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE PROGRAM. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE, AND A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.



MISCELLANEOUS NOTES

- MN1 PROPERTY IS KNOWN AS PARCEL 06-5537414 & 06-5537425 IN THE 6TH E.D. OF PRINCE GEORGE'S COUNTY, MARYLAND.
- MN2 LOT AREAS
 PARCEL 06-5537414 = 101,855 S.F. OR 2.3383 AC.
 PARCEL 06-5537425 = 134,887 S.F. OR 3.0966 AC.
 TOTAL AREA = 236,742 S.F. OR 5.4349 AC.
- MN3 PARKING PROVIDED -
 -REGULAR = 364 SPACES
 -HANDICAP = 8 SPACES
 TOTAL SPACES PROVIDED = 372
- MN4 IN RESPONSE TO ALTA/ACSM TABLE A ITEM 16, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- MN5 IN RESPONSE TO ALTA/ACSM TABLE A ITEM 17, THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM THE CONTROLLING JURISDICTIONS. THERE IS NO OBSERVABLE EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTIONS OR REPAIRS.
- MN6 IN RESPONSE TO ALTA/ACSM TABLE A ITEM 18, THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- MN7 THE SUBJECT PROPERTY HAS ACCESS VIA AUTH WAY & BRITANNIA WAY.
- MN8 THE BASIS OF BEARINGS FOR THIS SURVEY IS PB 238 PG 70.
- MN9 DIMENSIONS ON THIS PLAN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. BEARINGS ARE REFERRED TO RECORD DEED MERIDIAN. MONUMENTS WERE FOUND \ SET AT POINTS WHERE INDICATED.
- MN10 THERE WAS NO VISIBLE EVIDENCE OF CEMETERIES, GRAVE SITES OR BURIAL GROUNDS ON THE SUBJECT PROPERTY EITHER DISCLOSED IN THE RECORD DOCUMENTS PROVIDED TO THE SURVEYOR OR OBSERVED IN THE PROCESS OF CONDUCTING THE SURVEY.

UTILITY NOTES

- UN1 The location of utilities shown hereon are from observed evidence of above ground appurtenances only. The surveyor was not provided with underground plans or surface ground markings to determine the location of any subterranean uses.
- UN2 From observed above ground appurtenances only as shown hereon, gas, electric, storm sewer, sanitary sewer and water lines and/or service is available for the subject property within the public road right-of-way of Auth Way, Auth Place, and Britannia Way.
- UN3 Before digging in this area, call 1-800-257-7777 or 811 for field locations (request for ground markings) of underground utility lines.

LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND
- MONUMENT SET
- P.K. NAIL FOUND
- P.K. NAIL SET
- FND X MARK
- SET X MARK
- R.R. SPIKE FOUND
- R.R. SPIKE SET
- BENCHMARK
- CONC. R/W MARKER
- RECORD DATA
- MEASURED DATA
- CALCULATED DATA
- R/W RIGHT OF WAY
- BSL BACK SET LINE
- RCP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- MTL METAL
- AGL ABOVE GROUND LEVEL
- F.P. FOOTPRINT
- L/S LANDSCAPING
- TREE
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- STREET LIGHT POLE
- ELEC. TRANSFORMER
- AIR CONDITIONER
- BURIED ELECTRIC
- OVERHEAD ELECTRIC
- ELEC. MANHOLE
- ELECTRIC METER
- WATER LINE
- WATER MANHOLE
- WATER VALVE
- HYDRANT
- BACK FLOW PREVENTOR
- GAS VALVE
- GAS METER
- UNDERGROUND GAS MARKER
- GAS MANHOLE
- GAS LINE
- BOLLARD
- BORE HOLE
- MONITORING WELL
- MAIL BOX
- UNKNOWN MANHOLE
- SQUARE METAL LID
- FUEL TANK LID
- FLAG POLE
- SS - SAN SEWER LINE
- SEWER MANHOLE
- CLEAN OUT
- SD - STORM DRAIN LINE
- STORM DRAIN MANHOLE
- STORM INLET
- CURB INLET
- PAY PHONE
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE POLE
- TELEPHONE LINE
- OVERHEAD TELEPHONE
- UNDERGROUND TELEPHONE
- UNDERGROUND TELEPHONE MARKER
- C - CABLE TELEVISION
- OVERHEAD CABLE
- O/H/C - CABLE BOX
- UNDERGROUND CABLE MARKER
- TRAFFIC POLES
- TRAFFIC SIGNAL
- TRAFFIC MANHOLE
- TRAFFIC SIGNAL BOX
- STOP SIGN
- SIGN

ZONING INFORMATION

The surveyor was not provided with zoning information by the insurer pursuant to Table A item 6b.

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CH. BRG.	CH. DIST.
C1(R)	35.00'	--	54.98'	S82°30'50"E	49.50'
C1(S)	35.00'	90°00'00"	54.98'	S82°29'21"E	49.50'
C2(R)	610.85'	--	336.10'	S21°45'05"E	331.88'
C2(S)	610.85'	31°31'30"	336.10'	S21°43'36"E	331.88'
C3(R)	35.00'	--	54.98'	S39°00'40"W	49.60'
C3(S)	35.00'	90°00'00"	54.98'	S39°02'09"W	49.50'

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RECORD DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Suitland, County of Prince Georges, State of Maryland.
 BEING part of the land of Robert W. Ammann, Samuel T. Wood and Henry Nicowski (Liber 3492 Folio 698 and Liber 3698 Folio 961), 6th Election District, Prince George's County, Maryland; and being more particularly described as follows:
 Beginning for the same at a point at the intersection of the North line of Auth Road (80 feet wide) with the West line of Britannia Way (70 feet wide), and running thence with the North line of Auth Road, S 84° 00' 40" W, 265.90 feet to a point, thence leaving Auth Road and running through the land of Ammann, et al N 06° 30' 10" W, 736.77 feet to a point on the Southeast line of Auth Place (70 feet wide), thence with the Southeast line of Auth Place, N 52° 29' 10" E, 198.53 feet to a point of curvature, thence with the aforesaid West line of Britannia Way 54.98 feet along the arc of a curve to the right, having a radius of 35.00 feet and a chord bearing and distance of S 82° 30' 50" E, 49.50 feet to a point of compound curvature, thence 336.10 feet along the arc of a curve to the right, having a radius of 610.85 feet and a chord bearing and distance of S 21° 45' 05" E, 331.88 feet and to a point of tangency, thence S 05° 59' 20" E, 474.61 feet to a point of curvature, thence 54.98 feet along the arc of a curve to the right, having a radius of 35.00 feet and a chord bearing and distance of S 39° 00' 40" W, 49.60 feet to the point of beginning.
 NOTE: Being Parcel No. 06-5537414 and 06-5537425, of the City of Suitland, County of Prince Georges.
 NOTE: Parcel No. shown for informational purposes only.

Being the same property as described in a title commitment prepared by Stewart Title Guaranty Company, File No. AUTMD-098465, Effective date: July 21, 2014 at 12:00 a.m.

SURVEYED DESCRIPTION

PARCEL A
 Beginning for the same at a point at the intersection of the north line of Auth Way (80 feet wide) with the west line of Britannia Way (70 feet wide), and from said beginning point running thence
 1. Along the north line of Auth Way, South 84°02'09" West a distance of 265.90 feet to a point, thence
 2. Along the easterly line of lands n/f Kaiser Foundation Health Plan Mid Atlantic States, North 06°28'41" West a distance of 337.67 feet to a point, thence
 3. Along the dividing line between Parcel B and Parcel A as shown on map of "Strayer University" filed on July 16, 2013 in Plat Book 238 at Plat No. 70, North 84°02'09" East a distance of 303.93 feet to a point, thence
 4. Along the west line of Britannia Way, South 05°57'51" East a distance of 302.66 feet to a point, thence
 5. Continuing along the same on a tangent curve to the right having a radius of 35.00 feet, turning a central angle of 90°00'00", for an arc length of 54.98 feet, the chord of said arc bearing South 39°02'09" West for a distance of 49.50 feet to the point and place of beginning.
 CONTAINING 101,855 square feet or 2.3383 acres of land.

PARCEL B
 Beginning for the same at a point at the intersection of the south line of Auth Place (70 feet wide) with the west line of Britannia Way (70 feet wide), and from said beginning point running thence
 1. Along the west line of Britannia Way on a tangent curve to the right having a radius of 35.00 feet, turning a central angle of 90°00'00", for an arc length of 54.98 feet, the chord of said arc bearing South 82°29'21" East for a distance of 49.50 feet to a point of compound curvature, thence
 2. Continuing along Britannia Way on a curve to the right having a radius of 610.85 feet, turning a central angle of 31°31'30", for an arc length of 336.10 feet, the chord of said arc bearing South 21°43'36" East for a distance of 331.88 feet to a point, thence
 3. Continuing along Britannia Way, South 05°57'51" East a distance of 171.95 feet to a point, thence
 4. Along the west line of Britannia Way, South 05°57'51" East a distance of 302.66 feet to a point, thence
 5. Along the easterly line of lands n/f Kaiser Foundation Health Plan Mid Atlantic States, North 06°28'41" West a distance of 399.10 feet to a point, thence
 6. Along the southerly line of Auth Place, North 52°30'39" East a distance of 198.52 feet to the point and place of beginning.
 CONTAINING 134,887 square feet or 3.0966 acres of land.

THE ABOVE SURVEYED DESCRIPTIONS ARE PROVIDED TO REFLECT PROPERTY LINES AS SHOWN ON PLAT RECORDED IN PLAT BOOK 238 PLAT NO. 70.
 Being the same property as described in a title commitment prepared by Stewart Title Guaranty Company, File No. AUTMD-098465, Effective date: July 21, 2014 at 12:00 a.m.

ALTA/ACSM LAND TITLE SURVEY

for
Strayer University Suitland MD
 B&C Project No. 201402389,001
 5110 Auth Way, Suitland, MD 20708

BASED UPON TITLE COMMITMENT NO. AUTMD-098465
 OF STEWART TITLE GUARANTY COMPANY
 BEARING AN EFFECTIVE DATE OF JULY 21, 2014

Surveyor's Certification

To: Stewart Title Guaranty Company and Bock & Clark Corporation.
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6b, 7a, 7b1, 7c, 8, 9, 11a, 13, 14, 16, 17, 18, 21 of Table A thereof.
 The field work was completed on September 10, 2014

Jack W. Shoemaker
 Professional Land Surveyor 21043 (EXP. 1/22/2016)
 in the State of Maryland
 Date of Survey: September 12, 2014
 Date of Last Revision: September 16, 2014
 Network Project No. 201402389-001

Survey Performed By:
Flirt Order, LLC
 1700 Sullivan Trail
 Easton, PA 18040
 Phone: 610-438-5840
 Fax: 610-438-0004
 Email: jshoemaker@flirstorderllc.net
 Project No. 3491

Bock & Clark's National Surveyors Network
 National Coordinators of ALTA/ACSM Land Title Surveys
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