

SCRIVENER'S AFFIDAVIT

State of Michigan)
)ss
County of Wayne)

The undersigned, being first duly sworn, deposes and says:

1. The undersigned is a partner with the law firm of Bodman, LLP (the "Firm") and represents Comerica Bank, a Texas banking association (the "Bank").

2. The Firm represented the Bank in connection with modification of existing financing to COMMUNITY EDUCATION CENTERS, INC., a Delaware corporation having an address at (individually and collectively if more than one party "Grantor) including preparation of loan documents, including but not limited to the Collateral Mortgage and Security Agreement dated December 16, 2009 and filed on December 21, 2009 as Instrument 20091221000465610, in the Probate Office of Shelby County, Alabama ("Mortgage").

3. The second recital in the Mortgage inaccurately described the debt. It should have read:

WHEREAS, pursuant to the Credit Agreement, Lenders originally agreed to make loans to Mortgagor in the aggregate amount of up to ONE HUNDRED EIGHTY FIVE MILLION and No/100 Dollars (\$185,000,000.00), which loans as of the date hereof consist of a \$52,500,000 Revolving Credit Facility, and a Term Loan (which was in the original principal amount of \$115,000,000 on the date of the Credit Agreement and is amortizing as set forth in the Credit Agreement) (collectively, the "Loans"), as further evidenced by certain promissory notes of Mortgagor (the "Notes"), all as more particularly described in the Credit Agreement;

4. The description of the secured property, as set forth in the body of the Mortgage, contained blanks, and the description required some corrections, the paragraph in the body of the Mortgage should have read as follows:

As security for the purposes stated above and elsewhere in this Mortgage, the Mortgagor mortgages and warrants to the Mortgagee, its successors and assigns for the benefit of the Lenders, all of Mortgagor's interest in and to the lands, premises and property in the City of Columbiana, County of Shelby in the State of Alabama described on Exhibit "A" attached hereto and incorporated herein by this reference.

Tax parcels: 58-21-8-27-1-001-002.001 and 58-21-8-27-1-013.000

5. The legal description attached to the Mortgage should be the description attached hereto as Exhibit A.



Exhibit A

The Legal Description on the Continuing Collateral Mortgage and Security Agreement was described as follows:

PARCEL ONE:

Commence at the NE corner of Section 27, Township 21 South, Range 1 West; thence proceed in a Southerly direction along the East boundary of said Section for a distance of 849.40 feet to the point of intersection with the NW right of way line of Industrial Road; thence turn an angle of 55 degrees 51 minutes to the right and run along said right of way for a distance of 132.92 feet to the point of beginning of the parcel of land herein described; thence continue in the same direction along said right of way for a distance of 251.83 feet to a point; thence proceed along a curve to the left (concave Southeasterly and having a radius of 435.14 feet), continuing along said right of way for an arc distance of 110.30 feet to a point; thence turn an angle of 101 degrees 55 minutes 24 seconds to the right, from a tangent to the curve, and run for a distance of 272 feet to a point; thence turn an angle to 33 degrees 59 minutes 11 seconds to the right and run for a distance of 90.30 feet to a point; thence turn an angle to 2 degrees 00 minutes 01 seconds to the right and run for a distance of 60.10 feet to a point; thence turn an angle of 2 degrees 11 minutes 16 seconds to the right and run for a distance of 225.50 feet to a point; thence turn an angle of 24 degrees 28 minutes 56 seconds to the right and proceed along a curve to the right (concave Southeasterly and having a radius of 354.41 feet) for an arc distance of 227.60 feet to a point; thence turn an angle of 15 degrees 20 minutes 00 seconds to the right from a tangent to the curve, and run for a distance of 40.10 feet to a point; thence turn an angle of 4 degrees 56 minutes 28 seconds to the right and run for a distance of 125.74 feet to a point; thence turn an angle of 10 degrees 43 minutes 03 seconds to the right and run for a distance of 117.09 feet to a point; thence turn an angle of 86 degrees 17 minutes 55 seconds to the right and run for a distance of 121.72 feet to a point; thence turn an angle of 90 degrees 00 minutes 00 seconds to the left and run for a distance of 16.00 feet to a point; thence turn an angle of 90 degrees 00 minutes 00 seconds to the right and run for a distance of 434.03 feet to the point of beginning, said property lying in the NE 1/4 of Section 27, Township 21 South, Range 1 West.

Situated in Shelby County, Alabama.

According to survey of Jimmy A. Gay, RLS #8759, dated June 27, 1991, and updated revised survey of Jon P. Strength, RLS #21181, of Gonzales-Strength & Associates, updated March 21, 2002, certified March 27, 2002, Job No. 11618.

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Scriveners Affidavit-Continued

PARCEL TWO:

Commence at the Northeast corner of Section 27, Township 21 South, Range 1 West; thence run in a Southerly direction along the East line of Section 27 for a distance of 849.27 feet to a point on the Northwest right-of-way of Industrial Road; thence turn an angle to the right of 55 degrees 51 minutes 35 seconds and run in a Southwesterly direction along the Northwest right-of-way for a distance of 384.75 feet; thence turn an angle to the left of 90 degrees 00 minutes and run in a Southeasterly direction for a distance of 80.00 feet to a point on the Southeast right-of-way of Industrial Road, to the point of beginning; from said point of beginning thus obtained, thence turn an angle to the right of 90 degrees 00 minutes to the tangent of a curve to the left having a central angle of 45 degrees 24 minutes 53 seconds and a radius of 355.14 feet; thence run in a Southwesterly direction along the arc of said curve and the Southeast right-of-way of Industrial Road for a distance of 281.50 feet; thence turn an angle to the left from the tangent if extended to said curve of 44 degrees 35 minutes 10 seconds and run in a Southeasterly direction for a distance of 94.43 feet to a point at the intersection of the North right-of-way of Alabama Highway No. 70 and the Northwest right-of-way of the Southern Railroad right-of-way; thence turn an angle to the left of 90 degrees 00 minutes and run in a Northeasterly direction along the Northwest right-of-way of the Southern Railroad for distance of 523.87 feet; thence turn an angle to the left of 89 degrees 54 minutes 58 seconds and run in a Northwesterly direction for a distance of 200.26 feet to a point on the Southeast right-of-way of Industrial Road; thence turn and angle to the left of 90 degrees 04 minutes 59 seconds and run in a Southwesterly direction along the Southeast right-of-way of Industrial Road a distance of 271.23 feet to the point of beginning.

The true and correct Legal Description in said Continuing Collateral Mortgage and Security Agreement should have been described as follows:

Legal Description

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Situated in Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
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Scriveners Affidavit-Continued

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