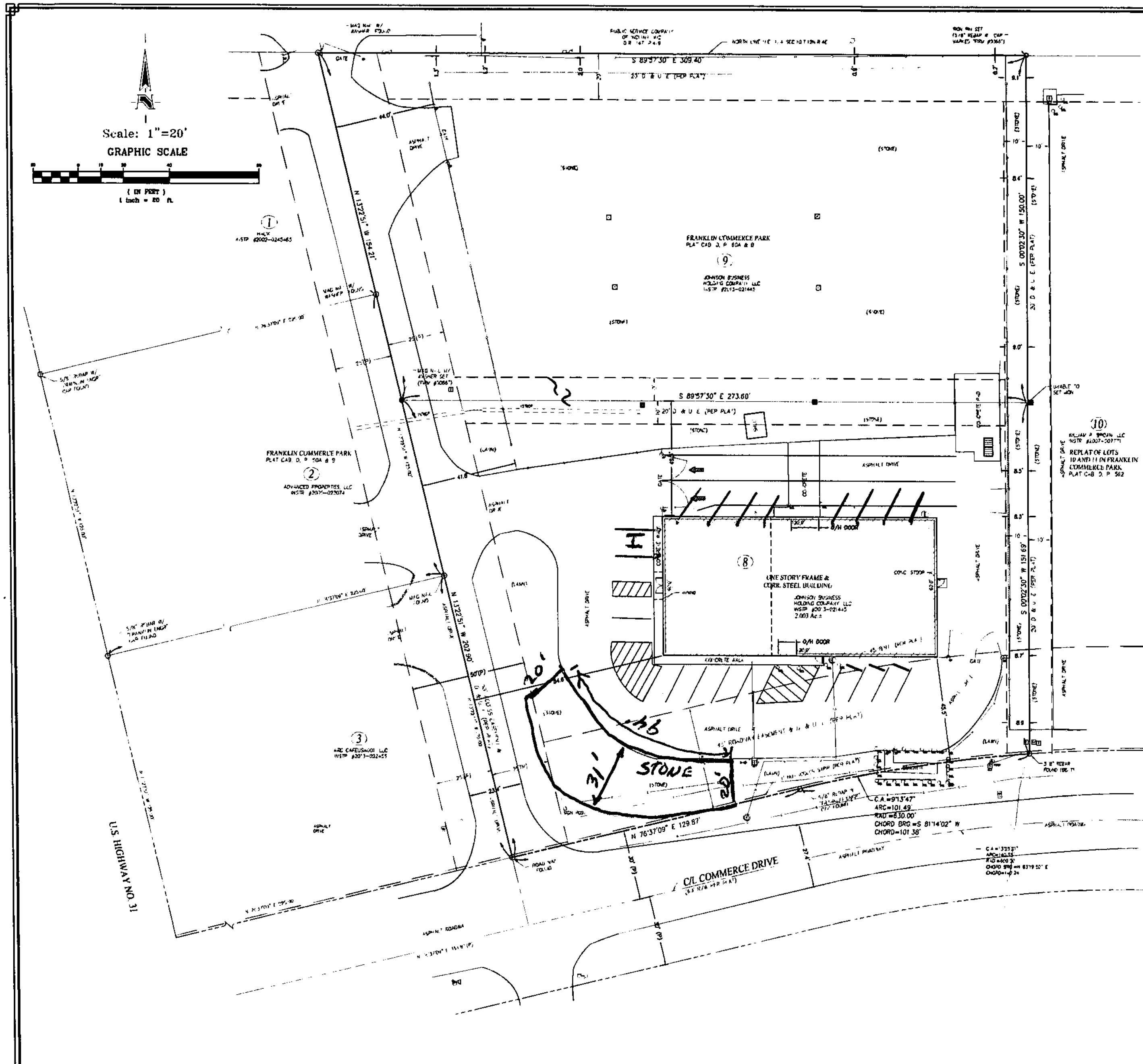
Exhibit B



LEGEND

Chain Link Fence	Electric Meter	Utility Pole	R/W Right of Way
Board Fence	Water Meter	Utility Pole w/ light	RCP Reinforced Concrete Pipe
Open Wire Fence	Telephone Junction Box	Utility Pole w/ trans.	CMP Corrugated Metal Pipe
Iron Fence	Electric Junction Box	Sign	CPP Corrugated Plastic Pipe
OHU Overhead Utility Line	Bollard	Light Standard	VCP Vitrified Clay Pipe
Flow line of ditch	Gate Post	Gas Valve	(P) Plat Dimension
G Buried Gas Line	Electric Manhole	Fire Hydrant	(M) Measured Dimension
W Buried Water Line	Traffic Manhole	Air Conditioner	(D) Deed Dimension
T Buried Telephone Line	Traffic Signal Pole	Gas Meter	(C) Calculated Dimension
E Buried Electric Line	Parking Meter	Water Valve	Fire Protection Valve
P.O.B. Point of Beginning	Fuel Filler Cap	Sprinkler Control Valve	Post Indicator Valve
Telephone Pedestal	Fuel Tank lid	Stand Pipe	B.L. Building Line (per plat)
Telephone Manhole	Monitoring Well	Fiber Optic Marker	U.E. Utility Easement (per plat)
Clean Out	Soil Boring Hole	Gas Line Marker	Iron Pin Set (5/8" Rebar w/ red cap marked "Firm #0066")
Inlet	Electric Transformer	Guy Wire	Mag Nail Set / Found
Storm Manhole	Cable Pedestal	Curb Inlet	5/8" Rebar found
Sanitary Manhole	Flag Pole	Mailbox	Cut "X" Set / Found
		Cleanout (Sanitary)	4" X 4" Concrete right of way marker
		Concrete parking barrier	
		Lot Number	

RECORD LEGAL DESCRIPTION (recited from Instrument #2103-021445)

Lots Numbered 8 & 9 in Franklin Commerce Park, an addition to the City of Franklin, as recorded in Plat Cabinet D, Page 60 A and B, in the Office of the Recorder of Johnson County, Indiana.

SURVEYOR'S CERTIFICATE

This survey was performed under the direction of the undersigned, and to the best of this surveyor's knowledge and belief was executed according to survey requirements in 865 IAC 1-12 for the State of Indiana and the field work was completed on February 2, 2016.

Dated February 8, 2016

Richard A. O'Brian, Registered Land Surveyor No. 80880017
State of Indiana

RICHARD A. O'BRIAN REGISTERED No. 80880017 STATE OF INDIANA LAND SURVEYOR

GENERAL NOTES

1.) This survey was performed without the benefit of a current land title insurance commitment which may have disclosed information that affects the surveyed tract.

2.) Based upon a scaled interpretation of the FLOOD INSURANCE RATE MAP PANEL 139 of 352, MAP NO. 18081C0139D for Johnson County, Indiana, dated August 2, 2007 (Community Number 180114) the within described real estate IS NOT located within a Special Flood Hazard Area inundated by 100-year flood as established by the Federal Emergency Management Agency for the National Flood Insurance Program. The within described real estate is located within (unshaded) Zone X (Areas determined to be outside the 0.2% chance floodplain). *Flood plain certification is restricted to a review of the Flood Insurance Rate Maps (FIRM), and shall not be construed as a confirmation or denial of flooding potential.*

3.) The zoning classification for the surveyed real estate, as established by governmental record, and it's corresponding setback requirements (except building setback lines which appear on a recorded plat) have not been shown on this survey. Building setback lines are shown based upon the recorded plat.

4.) The surveyed premises contains a total of 2.003 acres, more or less.

5.) The underground utilities depicted on the attached plat of survey have been located per utility location markings on the ground as provided by the Indiana Underground Plant Protection Service. The path of the utility lines shown on said plat of survey should be considered approximate until they are either relocated, by calling the Indiana Underground Plant Protection Service at 1-800-382-5544 or until they are excavated to verify the location and path of the utility lines.

6.) Possession lines referenced at monumented corners only. Possession lines may vary between said corners (Such as meandering fence lines).

7.) No warranty, either express or implied, is made as to the accuracy or completeness of information provided by governmental authorities and / or third parties, or as to its fitness for any particular purpose or use, including but not limited to information presented on underground utilities, flood hazard zones, floodway zones, wetlands, recording information, zoning, and regulated drains. In no event will Hahn Surveying Group, Inc., its employees, agents, and / or assigns be liable for any damages arising out of the furnishing and / or use of such information.

SURVEYOR'S REPORT

Client: Tim Oesterman (Meineke Car Care Center)
Job Number: 160115
Type of Survey: Boundary Retracement Survey
Class of Survey: Urban Survey (865 IAC 1-12)
Field Work Completed: February 2, 2016
Location of Survey: 110 Commerce Drive, Franklin, IN

In accordance with Title 865, Article 1, Chapter 12 (Rule 12) of the Indiana Administrative Code (IAC), the following observations and opinions are submitted regarding the uncertainty in the position of the lines and corners established and or reestablished on this survey as a result of:

1) Availability and condition of reference monuments,
2) Clarity and/or ambiguity of the record description(s) used and/or the adjoiner's descriptions; and
3) Occupation or possession lines.
4) Measurements (Relative Positional Accuracy)

Note: There may exist unwritten rights associated with these uncertainties.

1) Availability and condition of reference monuments

Monuments which control the lines and corners of the surveyed property are as follows.

1.) 5/8" rebars with caps marked Franklin Engr", mag nails with washers and a road nail were found in good condition at various corners of Lots 2, 3, 8 and 9 in said Franklin Commerce Park, checked for position, and utilized for the within Boundary Survey of the surveyed premises as referenced on the plat of survey.

The maximum positional variance associated with reference monuments as it affects the surveyed property is +/- 0.2 feet.

Unless noted otherwise, monuments set this survey are 5/8" diameter x 24" long rebar with red cap stamped FIRM #0066 placed at ground level.

2) Clarity and/or ambiguity of the record description(s)

The record descriptions for the adjoining real estate were obtained from the Johnson County Recorder's Office and mathematically retraced in an effort to disclose possible gaps and/or overlaps between the lines of the surveyed tract and those of the adjoiners. It is this surveyor's professional opinion that there are no uncertainties in the lines of the surveyed real estate and those of the adjoiners due to discrepancies in the record descriptions.

3) Occupation or possession lines

At the time the field work was completed, physical evidence of the lines and or encroachments as the lines of occupation of the surveyed tract consisted of the following.

1.) A North-South chain link fence is located from 8.5 feet to 9.1 feet (varies) West of the East line of the surveyed premises as indicated on the attached plat of survey. A stone area is situated East of and adjacent to said fence and it appears that said stone area is being utilized by the East adjoining property.

2.) An East-West chain link fence is located from 0.2 feet North to 2.0 feet South (varies) South of the North line of the surveyed premises as indicated on the attached plat of survey.

(The client should assume there is an amount of uncertainty along any line equal in magnitude to the discrepancy in the location of the lines of possession from the surveyed lines.)

4) Measurements (Relative Positional Accuracy)

The Relative Positional Accuracy of the corners of the subject tract established for this survey is within the specifications for an Urban survey (+/- 0.07 foot plus 50 parts per million) as defined in 865 IAC 1-12-8, effective May 4, 2006. ("Relative Positional Accuracy" means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the 95 percent confidence level.)

As a result of the above observations, it is this surveyor's professional opinion that the uncertainties in the locations of the lines and corners found along the perimeter of the surveyed tract established on this survey are as follows.

1) Due to Variances in reference monuments: Concerning record / title corners: +/- 0.2 feet
2) Due to Discrepancies in the record descriptions: None
3) Due to Inconsistencies in lines of occupation: concerning physical evidence. See above
4) Due to Measurements (Relative Positional Accuracy): See above

Theory of Location

The perimeter of the surveyed tract was reestablished based upon the courses and distances shown on the plat of Franklin Commerce Park, an addition to the City of Franklin, as recorded in Plat Cabinet D, Page 60 A and B, in the Office of the Recorder of Johnson County, Indiana as prepared by the Franklin Engineering Company and recorded July 15, 1997. Monuments consisting of 5/8" rebars with caps marked Franklin Engr", mag nails with washers and a road nail found in good condition at various corners of Lots 2, 3, 8 and 9 in said Franklin Commerce Park. Said monuments were located, checked for position, and utilized to establish the boundary lines of the surveyed premises as referenced on the plat of survey (See Availability and condition of reference monuments above).

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BOUNDARY RETRACEMENT SURVEY
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SHEET 1 OF 1
160115
DWG. BY: JLE
CK. BY: R.O.

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