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**THIS DOCUMENT PREPARED BY, AND
WHEN RECORDED RETURN TO:**

99084821

STATE OF INDIANA
LAKE COUNTY
FILED FOR RECORD

99 OCT 14 AM 11:12

Captac Financial Group, Inc.
24 Frank Lloyd Wright Drive
Lobby L, 4th Floor
Ann Arbor, MI 48106
Attn: Gary A. Bruder

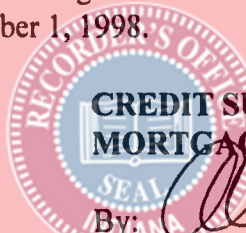
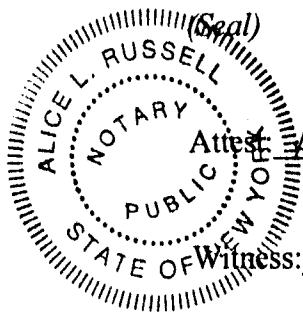
MONICA L. CARTER
RECORDER

Borrower: Chi-Co, Inc.
Contract No.: 6632

ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, CREDIT SUISSE FIRST BOSTON MORTGAGE CAPITAL, LLC does hereby irrevocably contribute, transfer, grant, bargain, sell, convey and assign to NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, as Indenture Trustee, on behalf of the holders of the Franchise Loan Trust, 1998-I, Franchise Loan Notes Series 1998-I, having an office at 11000 Broken Land Parkway, Columbia, Maryland 21044-3562, its successors and assigns, absolutely and not as collateral security, without recourse or warranty, expressed or implied, all of its right, title and interest in and to those certain instruments described in Exhibit "A" attached hereto, relating to the property described on Exhibit "B" attached hereto, together with the debt secured thereby, and all its right, title and interest in and to the property therein described (collectively, the "Assigned Instruments, Debt and Rights"), and further,

2 IN WITNESS WHEREOF, this assignment has been duly executed as of October 2, 1998, to be effective as of September 1, 1998.



**CREDIT SUISSE FIRST BOSTON
MORTGAGE CAPITAL, LLC**

By: [Signature]

Name: ALLAN BAUM

Title: Vice President

(Seal)

Attest: [Signature]
LYLE A. GARBILL

**NORWEST BANK MINNESOTA,
NATIONAL ASSOCIATION,
as Indenture Trustee**

By: [Signature]

Name: JACK A. ANI
Vice President

Witness: [Signature]
ANN MANN

Title: _____

Send American
→

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632841-032495

ACKNOWLEDGMENT

STATE OF NEW YORK

COUNTY OF New York

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Allen Sam, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of CREDIT SUISSE FIRST BOSTON MORTGAGE CAPITAL, LLC, a Delaware Limited Liability Company.



[Handwritten signature of Alice L. Russell]



Name: ALICE L. RUSSELL
Notary Public, State of New York
No. 01RU5081837
Qualified in Kings County
My Commission Expires July 14, 1999

ACKNOWLEDGMENT

STATE OF NEW YORK

COUNTY OF NEW YORK

**Document is
NOT OFFICIAL!**

**This Document is the property of
the Lake County Recorder!**

The foregoing instrument was acknowledged before me the 5th day of November, 1998 by Jack A. Aini as Vice President of Norwest Bank Minnesota, National Association, a national banking association, as Indenture Trustee.

STOP



Yariv Katz
Yariv Katz
Notary Public
New York County, New York
My Commission Expires 6-9-99

YARIV KATZ
NOTARY PUBLIC, State of New York
No. 01KA5079663
Qualified in New York County
Commission Expires June 9, 1999

Exhibit A

1. Mortgage/Deed of Trust, Security Agreement and Assignment of Leases and Rents recorded on 4/3/98, Recording number 98023776 in the County Clerk's Office of the County of Lake, State of IN together with the Assignment recorded on 4/3/98, Recording number 98023777 in the County Clerk's Office of the County of Lake, State of IN.

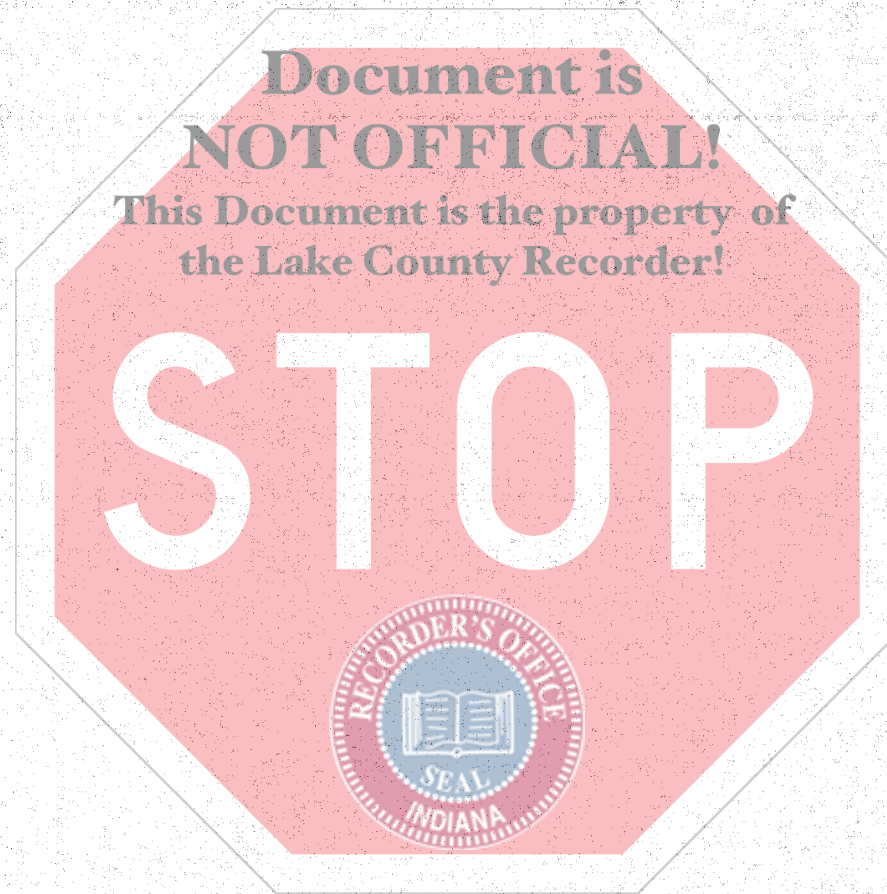
2. Uniform Commercial Code financing statements recorded as follows:

- a. ~~Uniform Commercial Code Financing Statement filed on _____ as Financing Statement No. _____ recorded with the _____ Secretary of State;~~
- b. Uniform Commercial Code Financing Statement filed on 4-3-98 as Financing Statement No. 98001135 recorded with the Recorder's Office of the County of Lake, State of Indiana.



Exhibit B

Legal Description



(60632)

SCHEDULE A

THIS SCHEDULE ATTACHED TO AND MADE A PART OF THE CERTAIN MORTGAGE AND ASSIGNMENT OF LEASES AND RENTS, EXECUTED BY CHI-CO, INC. FOR THE BENEFIT OF CAPTEC FINANCIAL GROUP FUNDING CORPORATION.

Land in Lake County, Indiana, described as:

Lot 4 in North Ridge Center, as per plat thereof, recorded November 2, 1988 in Plat Book 65 Page 13, in the office of the Recorder of Lake County, Indiana, except therefrom that part described as: Beginning at the southeast corner of said lot; thence north 89 degrees 52 minutes 57 seconds west 205.78 feet along the south line of said lot; thence north 0 degrees 01 minute 03 seconds east 6.17 feet; thence south 89 degrees 58 minutes 57 seconds east 204.81 feet to the eastern line of said lot; thence south 8 degrees 28 minutes 15 seconds east 6.60 feet along said eastern line to the point of beginning.

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