

THIS DOCUMENT PREPARED BY, AND
WHEN RECORDED RETURN TO:

99084822

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

STATE OF INDIAN
LAKE COUNTY
FILED FOR RECORD

99 OCT 14 AM 11:12

MORRIS W. CARTER
RECORDER

Borrower: Chi-Co, Inc.
Contract No.: 6504

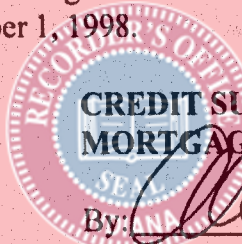
ASSIGNMENT OF MORTGAGE

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,

IN WITNESS WHEREOF, this assignment has been duly executed as of October 22, 1998, to be effective as of September 1, 1998.

(Seal)

ALICE L. RUSSELL
NOTARY PUBLIC
STATE OF INDIANA
Attest: Heidi Davis
HEIDI DAVIS
Witness: Alice L. Russell
ALICE L. RUSSELL



CREDIT SUISSE FIRST BOSTON
MORTGAGE CAPITAL, LLC

By: [Signature]

Name: ALAN BAUM

Title: Vice President

NORWEST BANK MINNESOTA,
NATIONAL ASSOCIATION,
as Indenture Trustee

By: [Signature]

Name: JACK A. AINI

Title: Vice President

Attest: Lyle A. Garbill
LYLE A. GARBILL

Witness: Ann Mann
ANN MANN

Send American

22.00
032495
032841

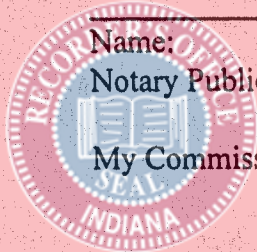
ACKNOWLEDGMENT

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.

Allen Sam



Name: ALICE L. RUSSELL
Notary Public, State of New York
No. 01RU5081837
Qualified in Kings County
My Commission Expires July 14, 19 99

ACKNOWLEDGMENT

STATE OF NEW YORK

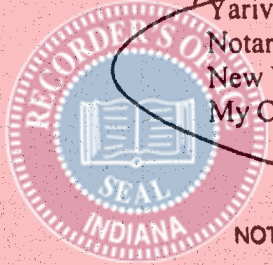
COUNTY OF NEW YORK

**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
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 98023785 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 98023786 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. 98001137 recorded with the Recorder's Office of the County of Lake, State of Indiana.

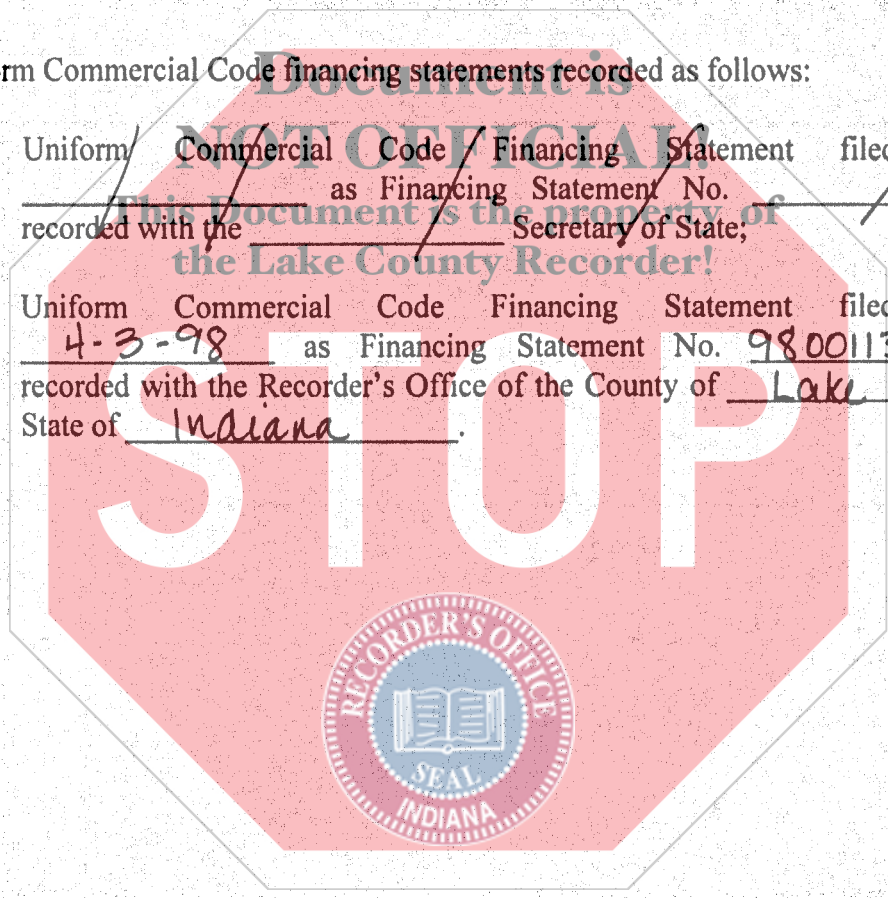
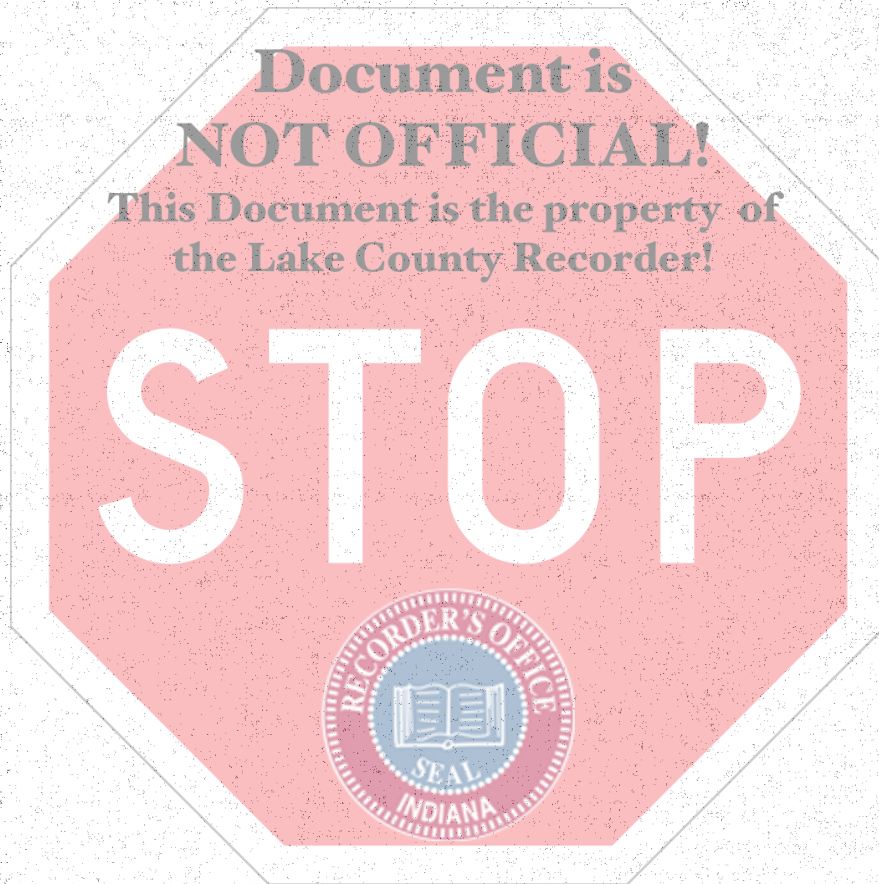


Exhibit B

Legal Description



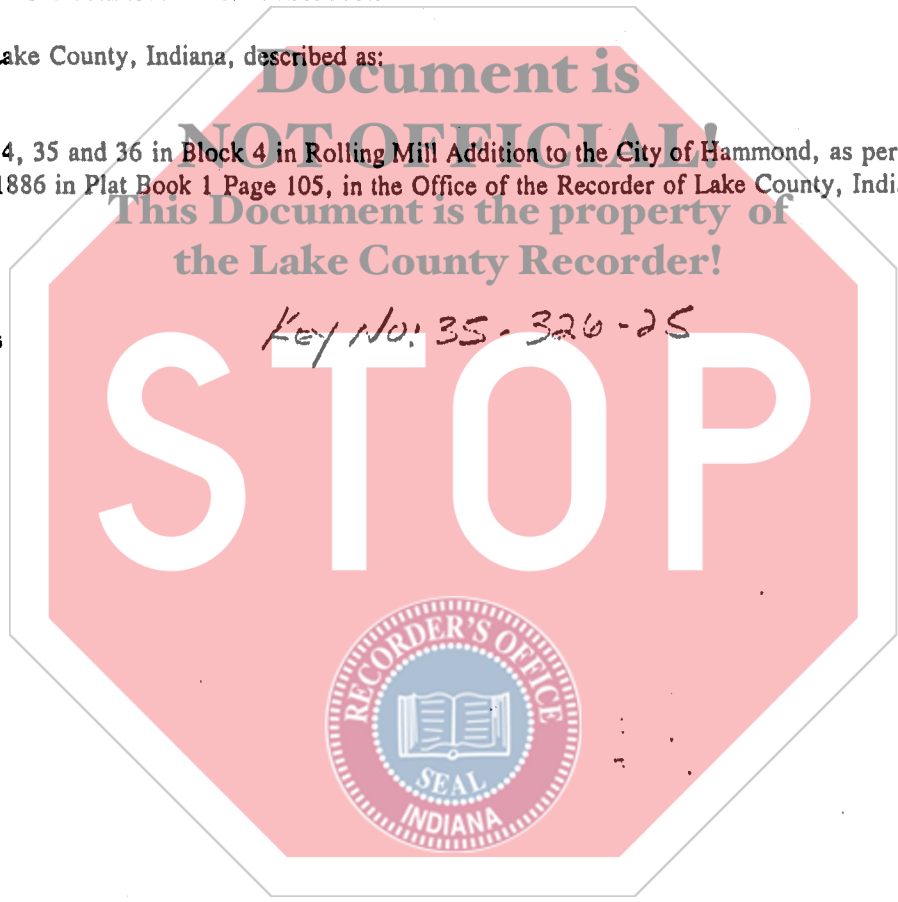
6504

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:

Lots 31, 32, 33, 34, 35 and 36 in Block 4 in Rolling Mill Addition to the City of Hammond, as per plat thereof, recorded June 9, 1886 in Plat Book 1 Page 105, in the Office of the Recorder of Lake County, Indiana.



AAFS1124333.2-014194-00076