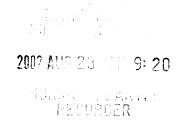
Prepared by and Return to: 2002 075450

Prepared by and Return to: Sue Yagmin DCR Fund I, LLC 770 Second Avenue South St. Petersburg, FL 33701



ASSIGNMENT OF MORTGAGE AND OTHER DOCUMENTS

BANK ONE, INDIANA, N.A., a banking corporation, successor to Bank One, Merrillville, NA, whose address is 1717 Main Street, 4th Floor, Dallas, Texas 75201, Attn. Dwight Boles (the "Assignor"), is the owner and holder of a certain Commercial Real Estate Mortgage and Assignment of Leases and Rents (the "Mortgage") which encumbers certain real property located in Lake County, in the State of Indiana, executed September 12, 1994, by EUGENE L. HALLER and BROADWAY LUMBER & SUPPLY CORPORATION d/b/a MILLER BEACH LUMBER & BUILDING CENTER (the "Mortgagor") to BANK ONE, MERRILLVILLE, NA and recorded as Instrument No. 94056399, in the Lake County Recorder, State of Indiana, and which Mortgage, among all other things, secures the payment of a Commercial Promissory Note ("Note") to the Mortgagor dated September 12, 1994, in the original principal amount of \$453,800.00 and all extensions and modifications thereof. BANK ONE, INDIANA, N.A. HEREBY ASSIGNS TO DCR FUND I, LLC, whose address is 770 Second Avenue South, St. Petersburg, FL 33701, the Mortgage and all the moneys due and to become due thereon, together with all right, title and interest of Assignor under the Note or any assignment of rents, financing statements, guaranty agreements, collateral assignments, security agreements, or any other document given to secure the Note, "AS IS", "WHERE IS", "WITH ALL FAULTS" AND WITHOUT RECOURSE AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXCEPT AS CONTAINED IN THAT CERTAIN LOAN SALE AGREEMENT DATED JULY 10, 2002.

WITNESSES:

the Lake County BANK ONE, INDIANA, N.A., SUCCESSOR TO BANK ONE, MERRILLVILLE, NA

Power of Attorney, attached herewith

Print Name: KATHLEEN CHORSOPH

Print Name: SUANIVE X. YAGMIN

by: DCR Fund I, LLC, a Florida Limited
Liability Company, as authorized by Limited

Name: John W. Savage

Pitle: Portfolio Manager

STATE OF FLORIDA: COUNTY OF PINELLAS:

My Commission Expires:

002-0091

Notary Public

Suanne K. Yagmin
Commission # DD 049632
Expires Sep. 23, 2005
Bonded Thru
Atlantic Bonding Co., Inc.

12° KM

LIMITED POWER OF ATTORNEY

Portfolio Offering #020710

Reference is made to that certain Loan Sale Agreement #020710 (the "Agreement") effective as of July 10, 2002, by and between Bank One, Indiana, NA, having a notice address of 1717 Main Street, 4th Floor, Dallas, TX 75201, Attn. Dwight Boles ("Seller") and DCR Fund I, LLC, a Limited Liability Company organized under the laws of the state of Florida, with a notice address of 770 Second Avenue South, St. Petersburg FL 33701, Attention: John W. Savage ("Buyer").

In accordance with the Agreement, Seller hereby makes, constitutes, appoints and confers upon Buyer, its successors and assigns, Seller's irrevocable, limited power of attorney to endorse Seller's name and collect any checks or other forms of payment received from Obligors, under the related Evidence of Indebtedness sold by Seller to Buyer under the Agreement; and to endorse and sign any documents necessary to assign or transfer any Asset under the Agreement to Buyer; provided, however, any endorsement of a check or other negotiable instrument shall be endorsed without recourse, and any document assigning or transferring an interest in an Asset must specifically contain language noting that the assignment or transfer is "AS IS", "WHERE IS", "WITH ALL FAULTS" AND WITHOUT RECOURSE AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES, EXCEPT AS CONTAINED IN THAT CERTAIN LOAN SALE AGREEMENT DATED JULY 10, 2002.

This Limited Power of Attorney shall expire 180 days from the date of execution hereof.

The capitalized terms shall have the same meaning as in the Agreement.

IN WITNESS WHEREOF, Seller has caused its name to be subscribed hereto by its duly authorized officer this 24th day of July, 2002.

Bank One, Indiana, NA

This Document is the property of
the Lake County Recorder

By:
Title: Vice President

STATE OF OKLAHOMA

COUNTY OF OKLAHOMA

I CERTIFY that on July 24, 2002, Dwight P. Boles personally came before me and this person acknowledged under oath, to my satisfaction, that: (a) this person signed, sealed and delivered the attached document as Vice President of Bank One, Indiana, NA named in this document; and (b) this document was signed and made by Bank One, Indiana, NA as its voluntary act and deed by virtue of authority from its Board of Directors.

(NOTARIAL SEAL)

Bride of Andersus

My Commission Expires: 5-39-04