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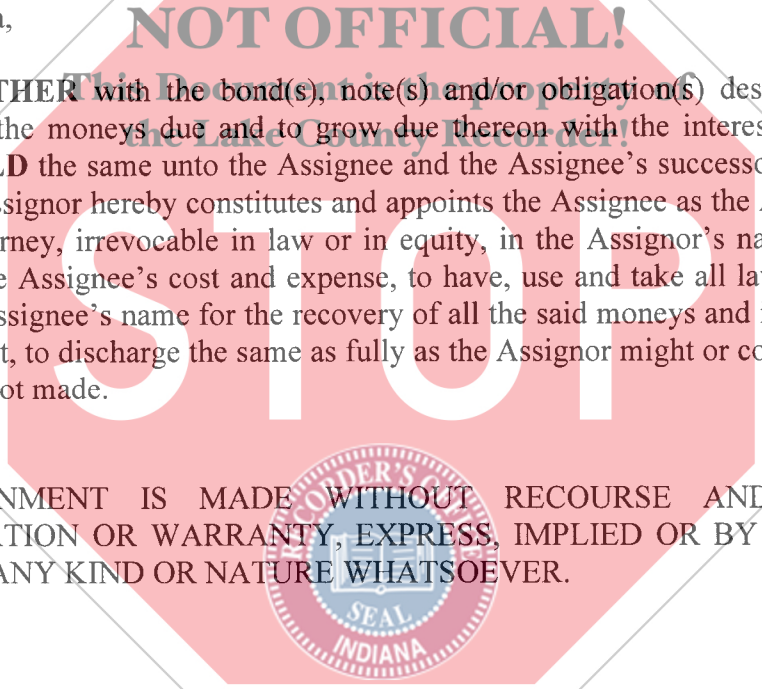
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ASSIGNMENT OF MORTGAGE

FOR VALUE RECEIVED, QUESTECH FINANCIAL LLC, having an address at 33 Mill Plain Road, Danbury, Connecticut 06811 ("**Assignor**"), hereby does hereby sell, assign, transfer, set over, endorse and deliver, without recourse, unto **PETROLEUM & FRANCHISE CAPITAL LLC**, having an address at 33 Mill Plain Road, Danbury, Connecticut 06811 (the "**Assignee**"), all of Assignor's right, title and interest in and to that certain real estate Mortgage made by Darshan's Indiana Stations One, Inc. to and in favor of QuesTech Financial LLC dated May 9, 2000 and recorded on June 14, 2000, as Document Number 2000-041867, in the Office of the Recorder of Lake County, Indiana,

TOGETHER with the bond(s), note(s) and/or obligation(s) described in said Mortgage and the moneys due and to grow due thereon with the interest; **TO HAVE AND TO HOLD** the same unto the Assignee and the Assignee's successors and assigns forever. The Assignor hereby constitutes and appoints the Assignee as the Assignor's true and lawful attorney, irrevocable in law or in equity, in the Assignor's name, place and stead, but at the Assignee's cost and expense, to have, use and take all lawful ways and means in the Assignee's name for the recovery of all the said moneys and interest; and in case of payment, to discharge the same as fully as the Assignor might or could do if these presents were not made.

THIS ASSIGNMENT IS MADE WITHOUT RECOURSE AND WITHOUT REPRESENTATION OR WARRANTY, EXPRESS, IMPLIED OR BY OPERATION OF LAW, OF ANY KIND OR NATURE WHATSOEVER.



Return acknowledgment to:



Capitol Services, Inc.
P.O. Box 6300 Albany, NY 12206
800/662-0171

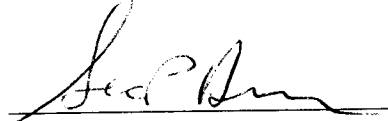
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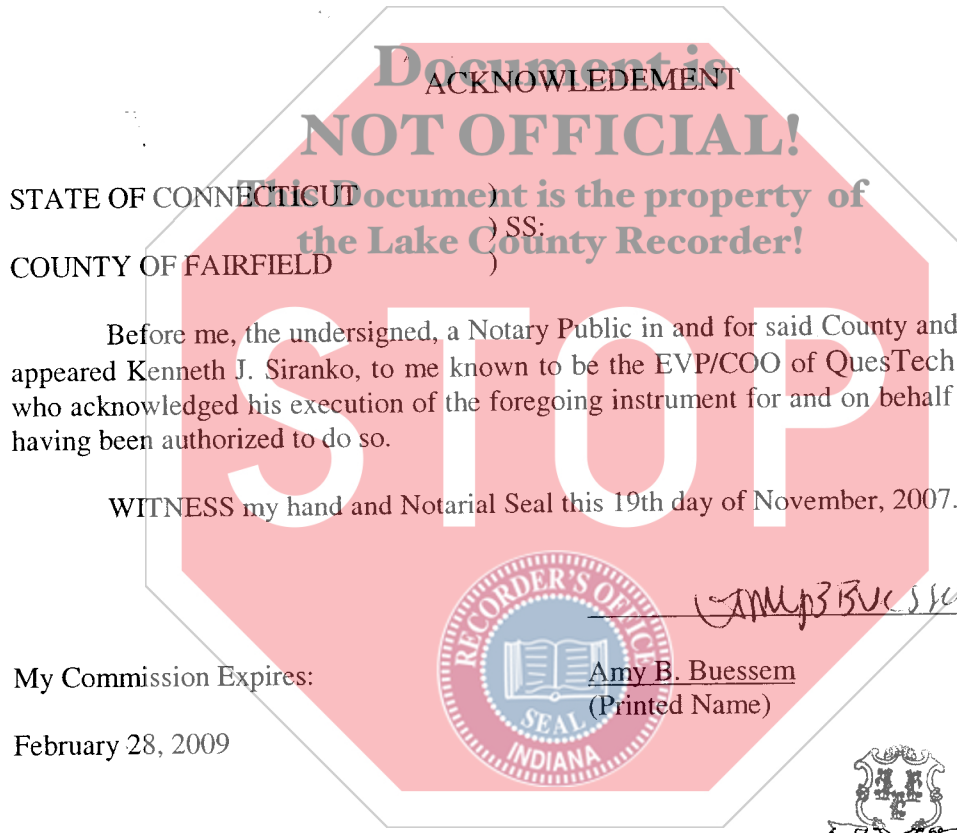
IN WITNESS WHEREOF, the Assignor has duly executed this Assignment as of this 19th day of November, 2007.

WITNESS:

QUESTECH FINANCIAL LLC


Name: Sean P. Dunn

By: 
Name: Kenneth J. Siranko
Title: EVP/COO



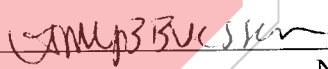
STATE OF CONNECTICUT)
COUNTY OF FAIRFIELD) SS:


Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Kenneth J. Siranko, to me known to be the EVP/COO of QuesTech Financial LLC, who acknowledged his execution of the foregoing instrument for and on behalf of said company, having been authorized to do so.

WITNESS my hand and Notarial Seal this 19th day of November, 2007.

My Commission Expires:
February 28, 2009




Notary Public
Amy B. Buessem
(Printed Name)


AMY B. BUESSEM
Notary Public
State of Connecticut
My Commission Expires
February 28, 2009

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by Law.



Name Printed: Michael H. Levison



Schedule A

Property Description

All that tract or parcel of land and all improvements now or hereafter thereon situate, lying and being located at 1601 W. Ridge Road, Gary, Indiana, and more particularly described:

Lots 1 to 6, both inclusive, and the South 75 feet of Lot 7 in Block 1, Lohman's First Addition to Gary, as per plat thereof, recorded in Plat Book 20 page 42, in the Office of the Recorder of Lake County, Indiana.

