

THIS SPECIAL WARRANTY DEED

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DMJ

Made this 13th day of January 2005, by and between

ZAHARA INVESTMENT CORPORATION, a District of Columbia corporation

party of the first part, and

INSTILE ASSOCIATES, L.L.C., a Delaware limited liability company, having an address of c/o Venable LLP, 575 7th Street, NW, Washington, DC 20004, Attn: Philip M. Horowitz, Esq.

party of the second part:

WITNESSETH, that for and in consideration of the sum of Ten Dollars (\$10.00), receipt and sufficiency whereof is hereby acknowledged, the said party of the first part does grant unto the said party of the second part, in fee simple, as sole owner, title to the property situate, lying and being in the District of Columbia and described as follows, to wit:

SEE ATTACHED EXHIBIT A

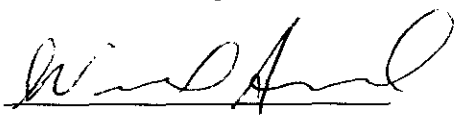
TOGETHER WITH all right, title and interest of the party of the first part, if any, in any land lying in the bed of any street, road, avenue or alley, open or closed, in front of or adjoining the land described on the attached Exhibit A, to the center line thereof; all easements and other rights appurtenant to the land.

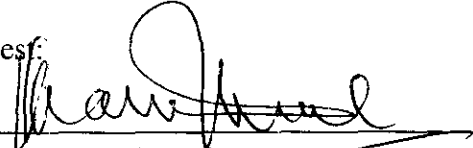
TO HAVE and to hold all of the aforesaid property unto the use and benefit of the party of the second part, his successors and assigns in fee simple forever.

AND the said party of the first part covenants that it will warrant specially the property hereby conveyed; and that it will execute such further assurances of said land as may be requisite.

IN WITNESS WHEREOF, Zahara Investment Corporation, a District of Columbia corporation, has caused this instrument to be executed by Nihad Awad, its Director, and does hereby appoint said Nihad Awad to be its attorney-in-fact to acknowledge these presents as its act and deed.

ZAHARA INVESTMENT CORPORATION, a District of Columbia corporation

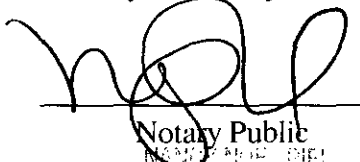
BY: 
Name: Nihad Awad
Title: Director

Attest: 
Khalid Iqbal

DISTRICT OF COLUMBIA, to wit:

I, Nancy Noel Piel, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Nihad Awad, who is personally well known to me as the person named as attorney-in-fact in the foregoing and annexed instrument, dated the 13th day of January 2005, to acknowledge the same, personally appeared before me in the jurisdiction aforesaid and as attorney-in-fact and by virtue of the authority vested in him by such instrument, acknowledged the same to be the act and deed of Zahara Investment Corporation, and that he delivered the same as such.

Witness my hand and official seal this 13th day of January 2005.


Notary Public
NANCY NOEL PIEL
NOTARY PUBLIC - DISTRICT OF COLUMBIA
My Commission Expires March 31, 2007

My commission expires:

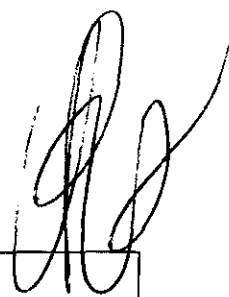

Return to:
Commercial Settlements, Inc.
1015 15th Street, N.W., Suite 300
Washington, DC 20005

Exhibit A
Legal Description

All that certain lot or parcel of land together with all improvements thereon located and being in the City of Washington in the District of Columbia and being more particularly described as follows:

Lot numbered Thirty-nine (39) in Square numbered Seven Hundred Fifty-two (752) in the subdivision made by Cahill Properties, as per plat recorded in the Office of the Surveyor for the District of Columbia in Liber 165 at folio 92.

Doc# 2005006994 Fees:\$15426.50
01/14/2005 1:59PM Pages 2
Filed & Recorded in Official Records of
WASH DC RECORDER OF DEEDS LARRY TODD

RECORDING	\$	20.00
SURCHARGE	\$	6.50
RECORDATION TAX FEE	\$	7,700.00
TRANSFER TAX FEE	\$	7,700.00



Commercial Services, Inc.
1015 ... NW
...
Washington, DC 20005