*Ameri*Title, Inc

5100 Wisconsin Avenue NW #520
Washington, DC 20016-4119

INDIVIDUAL OWNER AFFIDAVIT

Case No.: 03-5199

RE: 3304 Cleveland Ave NW, Washington, DC 20008-3455

I/We, the undersigned, being duly sworn, do hereby depose and affirm:

A. There are ____/are not X tenants in possession of the above-referenced property, including tenants under unrecorded leases, tenants on month-to-month written or verbal leases, tenants by sufferance, unauthorized tenants (such as "squatters"), or roomers.

B. The property is X/is not ____ owner-occupied.

C. There are no outstanding judgements against me/us; that I/we have never been subject to any Mental Health Proceedings.

D. I/We am/are not currently a party(ies) to any law suits in this jurisdiction; that no local, state or federal tax liens are currently filed against me/us; and that no liens, encumbrances or matters adverse to title affect the property other than those set forth in FIRST AMERICAN TITLE INSURANCE COMPANY'S Commitment to Insure Numbered 03-5199.

E. Marital Status:

( ) That I/we have never been a party to a divorce proceeding in this or any other jurisdiction.
( ) That I was a party to a divorce proceeding in which a Final Order of Absolute Divorce was granted by a Court of competent jurisdiction and I have not remarried.
( ) That I am a party to a divorce proceeding in which a Final Order of Absolute Divorce has not yet been granted (state jurisdiction and current status of case).
(X) That I am unmarried.
( ) That we, the undersigned, are married to each other.

I/We hereby certify that all prior and current real estate taxes on the above referenced property have been paid in full through 2/21/03; that there are no past, pending or open special assessments against said property; and that there have been no improvements made to the above-referenced property within the last ninety (90) days preceding the date hereof.

THIS AFFIDAVIT is given to induce AMERITITLE, INC. to complete settlement and issue its policy(ies) of Title Insurance insuring the interest in real estate created by this transaction without exception to possible unfiled mechanic's liens, judgements, tax liens, adjudications or parties in possession (if any). I/We hereby indemnify and hold harmless AMERITITLE, INC. form all loss or damage which it may sustain by reliance on this Affidavit.

Affiant
T. Michael Dompas

Affiant
Howard Roland Griffin

Subscribed and sworn to before me this 1st day of July, 2003.

Notary Public
Matthew R.W. Lewis

My Commission Expires: 01/14/05

DISTRICT OF COLUMBIA NOTARY PUBLIC

BZA
Case No. 17230
Exhibit No. 12

Board of Zoning Adjustment
District of Columbia
CASE NO. 17230
EXHIBIT NO. 12