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## LOBBYING REPORT

Lobbying Disclosure Act of 1995 (Section 5) -All Filers Are Required to Complete This Page

|  |  |                                  |                                  |
|--|--|----------------------------------|----------------------------------|
| 1. Registrant Name<br><b>Carmen Group, Inc.</b>  |  |                                  |                                  |
| 2. Registrant Address <input checked="" type="checkbox"/> Check if different than previously reported<br>Address <b>1301 K Street, NW</b> Suite <b>800 East</b><br>City <b>Washington</b> State/Zip (or Country) <b>DC 20005</b> |  |                                  |                                  |
| 3. Principal Place of Business (if different from line 2)<br>City _____ State/Zip (or Country) _____   |  |                                  |                                  |
| 4. Contact Name<br><b>Michael E. Russell</b>   |  | Telephone<br><b>202-785-0500</b> | E-mail (optional)<br>_____       |
| 5. Senate ID #<br><b>8316-1496</b>   |  |                                  | 6. House ID #<br><b>32029104</b> |
| 7. Client Name <input type="checkbox"/> Self<br><b>Guardian Realty Management, Inc.</b>  |  |                                  |                                  |

**TYPE OF REPORT** 8. Year 2003 Midyear (January 1-June 30)  OR Year End (July 1-De

9. Check if this filing amends a previously filed version of this report

10. Check if this is a Termination Report  >> Termination Date \_\_\_\_\_ 11. No Lobby

### INCOME OR EXPENSES - Complete Either Line 12 OR Line 13

| 12. Lobbying Firms   | 13. Organizations   |
|--|---|
| <p><b>INCOME</b> relating to lobbying activities for this reporting period was:</p> <p>Less than \$10,000 <input type="checkbox"/></p> <p>\$10,000 or more <input checked="" type="checkbox"/> &gt;&gt; \$ <u>\$80,000.00</u><br/>Income (nearest \$20,000)</p> <p>Provide a good faith estimate, rounded to the nearest \$20,000 of all lobbying related income from the client (including all payments to the registrant by any other entity for lobbying activities on behalf of the client).</p> | <p><b>EXPENSES</b> relating to lobbying activities for this reporting period were:</p> <p>Less than \$10,000 <input type="checkbox"/></p> <p>\$10,000 or more <input type="checkbox"/> &gt;&gt; \$ _____<br/>Expenses (nearest \$20,000)</p> <p><b>14. REPORTING METHOD.</b> Check box to indicate accounting method. See instructions for description of</p> <p><input type="checkbox"/> <b>Method A.</b> Reporting amounts using LDA definition</p> <p><input type="checkbox"/> <b>Method B.</b> Reporting amounts under section 603 of the Internal Revenue Code</p> <p><input type="checkbox"/> <b>Method C.</b> Reporting amounts under section 162 of the Internal Revenue Code</p> |

Signature  Date 2/13/2004

Printed Name and Title Michael E. Russell - Chief Financial Officer Pa

Registrant Name: Carmen Group, Inc.

Client Name: Guardian Realty Management, Inc.

**LOBBYING ACTIVITY.** Select as many codes as necessary to reflect the general issue areas in which the registrant engaged in lobbying on behalf of the client during the reporting period. Using a separate page for each code, provide information as requested. Attach additional page(s) as needed.

15. General issue area code RES (one per page)

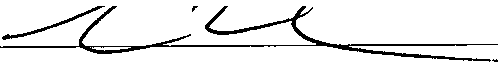
16. Specific Lobbying issues  
**Real Estate Leases**

17. House(s) of Congress and Federal agencies contacted  Check if None  
**Department of Health and Human Services  
General Services Administration  
House of Representatives  
National Institutes of Health**

18. Name of each individual who acted as a lobbyist in this issue area

| Name                    | Covered Official Position (if applicable)         |
|-------------------------|---|
| <b>Carmen, David</b>    |   |
| <b>Carmen, Gerald</b>   |   |
| <b>Outhier, William</b> | <b>Repub. Chief Counsel, Sen. Comte Gov. Aff.</b> |
|                         |   |
|                         |   |
|                         |   |
|                         |   |
|                         |   |

19. Interest of each foreign entity in the specific issues listed on line 16 above  Check if None

Signature  Date 2/13/2004

Printed Name and Title Michael E. Russell - Chief Financial Officer Page