

EXHIBIT K
411-429 NORFOLK STREET CONDOMINIUM

EXPLANATION OF DEED RESTRICTION FOR STUDIO UNITS

In the spirit of maintaining some units at Union Place as affordable for people who are being/may be forced from the city due to the escalating cost of real estate, a deed restriction will be imposed on certain studio units by the Developer. The Unit you are purchasing is one of those units. This restriction will provide as follows:

1. The term of the restriction shall be 99years.
2. The restriction will require that the unit be owner occupied.
3. The restriction will allow that the Owner can lease the unit for a defined period of time only (no more than 3 years in a 15 year period and/or no more than 3 consecutive years); that the Owner must notify management of their intention to lease. Any failure to notify the management that the unit will be leased will result in financial penalty of \$500.00/month for each month the unit is rented without notification of the management.
4. The restriction will provide that if the owner sells the unit within ten years of purchase, the sales price cannot be greater than the purchase price plus 2% for each year of ownership; provided that the amount of the down payment and any improvements made to the unit can appreciate at 7% per year of ownership, both compounded annually.
5. It will also be provided that if Buyer occupies the unit for an uninterrupted period of 10 years or 12 years out of a consecutive 15 year period, the Deed Restriction is lifted and Buyer may sell the unit for any amount that the BUYER desires. However, the 99 year Deed Restriction will then apply to the next owner with the base price being the amount the next owner paid for the unit.

Buyer's signature

Date

Seller's signature

Date