

Exhibit 12

Declaration of Restrictions on Square 895, Lot 76
February 24, 1992

AFTER RECORDING, 6320000441
Stanley M. Barg, Esq.
Shaw, Pittman, Potts & Trowbridge
2300 N Street, N.W.
Washington, D.C. 20037

DECLARATION OF RESTRICTIONS

THIS DECLARATION OF RESTRICTIONS, made this 24th
day of February, 1992, by Capitol Hill Hospital,
a non-profit corporation incorporated under the provisions of the
District of Columbia Non-Profit Corporation Act ("Declarant"),

WITNESSETH:

WHEREAS, Declarant is the fee simple owner of certain
parcels of land located in the District of Columbia as more
particularly described and identified in Schedule A attached
hereto and made a part hereof, which said parcels, together with
the buildings and other improvements now or hereafter erected
thereon, and all appurtenances thereto, are hereinafter referred
to collectively as the "Premises"; and

WHEREAS, since 1905 the Declarant has owned and
operated an acute care hospital on the parcel known as Lot 76 in
Square 895 for the benefit of the Capitol Hill community; and

WHEREAS, the Declarant is no longer able to provide
such services to the community and has ceased operating said
hospital; and

WHEREAS, the Board of Directors of the Declarant is
concerned that any future use of the Premises will be compatible
with the residential character of the surrounding Capitol Hill
community; and

9200010632

92 MAR -3 PM 3:46

Handwritten signature

WHEREAS, in order to insure the foregoing, the Declarant desires to impose certain restrictions upon the future use of the Premises,

NOW, THEREFORE, Declarant does hereby impose and charge upon the Premises the following restrictions:

1. Use of Premises.

(a) The Premises shall not be used as a jail, detention center, correctional facility, half-way house or penal institution of any type or nature, nor as an institution for the criminally insane, whether operated by or under contract with the government of the District of Columbia or by any private person or party.

(b) The Premises shall not be used for the operation of a shelter or residential facility for homeless persons, whether operated by or under contract with the government of the District of Columbia or by any private person or party.

(c) The Premises shall not be used for the operation of a residential facility for substance abusers nor as an outpatient facility for the treatment of substance abusers; provided, however, that nothing contained herein shall prohibit a hospital, nursing care facility or private medical clinic from operating inpatient or outpatient substance abuse services on the Premises.

(d) The Premises shall not be used as a youth rehabilitation home, as a youth residential care home, nor as any other "corrections-related" facility, whether operated by or

under contract with the government of the District of Columbia or by any private person or party, unless such use is approved by a two-thirds (2/3) majority of the following community organizations, or any successor to them ("Community Organizations"), namely, The Stanton Park Neighborhood Association, Advisory Neighborhood Commission 6A, The Capitol Hill Restoration Society, Advisory Neighborhood Commission 6B, and The Capitol Hill Association of Merchants and Professionals.

2. Application. The restrictions herein set forth are for the benefit of the Capitol Hill community and shall not be removed, modified or waived, in whole or in part, by any person or party, including Declarant and any party taking through or under Declarant, without the consent of two-thirds (2/3) of the Community Organizations. The Premises, and any portion thereof, shall be held, sold and conveyed subject to the foregoing restrictions, all of which shall run with the land and shall be binding upon all grantees of the Premises, or any portion thereof, who acquire any right, title or interest in the Premises, and said restrictions and covenants shall be binding upon the heirs, successors and assigns of the Declarant and all grantees taking thereunder.

3. Enforcement. The restrictions contained herein may be enforced by any of the Community Organizations and by any property owner living within eight hundred (800) feet of any part or portion of the Premises. The failure to enforce any restriction herein on any occasion shall not be deemed a waiver

of the right of any said property owner or any of the Community Organizations to do so in the future. In the event of a breach or threatened breach of any of the restrictions herein contained, the party or parties seeking to enforce these restrictions shall be entitled to injunctive relief as well as any other legal and equitable remedies available in the circumstances, and they shall be entitled to recover their reasonable attorney's fees and costs.

4. Severability. The invalidation of any one of the restrictions herein by judgment or court order shall not invalidate any other restriction herein set forth, and the remaining restrictions shall continue in full force and effect.

IN WITNESS WHEREOF, Capitol Hill Hospital has caused these presents to be signed by William Meyer, its President, attested by Gregory Murad, its Secretary, and its corporate seal to be affixed on the date first hereinabove written, and does hereby appoint William Meyer, its true and lawful attorney-in-fact to acknowledge and deliver these presents as its act and deed, effective as of the date first hereinabove written.

Attest:

Gregory Murad
Secretary

CAPITOL HILL HOSPITAL

By: William Meyer
President

[Corporate Seal]

6 8 2 0 0 0 0 4 4 1

District of Columbia) ss:

I, Henrietta E. Young, a notary public in and for the District of Columbia, do hereby certify that William Meyer who is named as attorney-in-fact for Capitol Hill Hospital, the corporate declarant in the foregoing and attached instrument bearing the date of February 24, 1992, personally appeared before me in the District of Columbia and, being personally well known to me as the person named as attorney-in-fact in said instrument, acknowledged that the foregoing instrument is the act and deed of said corporation, and that he delivered the same as such.

Given under my hand and seal is 24th day of February, 1992.

(Notarial Seal)

Henrietta E. Young
Notary Public

My Commission Expires: 6-14-95

Lot numbered seventy-six (76) in a subdivision of Lots and Public Alleys closed made by Rogers Memorial Hospital in Square numbered Eight Hundred Ninety-Five (895) as per plat recorded in Liber 159 at Folio 183 in the Office of the Surveyor for the District of Columbia.

6 8 12 0 0 0 0 0 4 1

03-03(TUE)'92 3:49 PM
92000010632
1275MLN 35.00
TOTAL 35.00

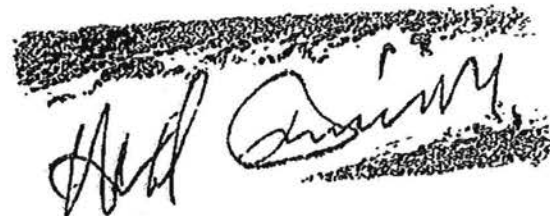
CHEQUE 35.00

PURCHASE 1
A02 # 2 R7500

FOR DEPOSIT ONLY
ENDORSMENT GUARANTEED

RECORDER OF DEEDS
BY D.C. TREASURER

03-03-92 A02# 2R7500 CHEQUE 35.00



9200010632

92MAR-3 PM 3:46