

**SCHEDULE 7
RESTRICTIONS ON USE**

2. Commercial Units:

Except as provided below, the Commercial Units and Limited Common Elements may be used for any uses permitted under applicable City of Seattle ordinances.

Section 11.1.2 (a) of the Declaration provides that the Commercial Units shall not be used for: restaurant (other than a deli, coffee or tea house, which are permitted provided they do not have a grill or other facilities which may be expected to generate odors to which the Residential Units would be exposed); beauty salon; medical laboratory; food processing; manufacturing activities; wholesale or retail sales of pornographic literature, photographs or movies; card room; dance hall, pool hall; video arcade or other similar form of amusement center; musical school or studio; adult motion picture theater; massage parlor; laundry; dry-cleaning (other than a drop off or pick up facility, which is permitted), dyeing or rug cleaning plant; jail; hotel, apartment hotel and motel; bar or tavern; state-controlled liquor store (a wine store is permitted); taxidermy shop; retail pet shop or animal clinic; work release center, drug rehabilitation center or social service agency. In addition, unless the Board requires otherwise, the Commercial Units shall maintain hours of operation no earlier than 6:00 AM and no later than 11:00 PM.

Section 11.1.2 (b) of the Declaration provides that the delivery or shipment of merchandise, supplies, and fixtures to and from the Commercial Unit shall be accomplished in a manner that shall not unreasonably interfere with the quiet enjoyment or the security of the Residential Units.

Section 11.1.2 (c) of the Declaration provides that the Owners of any Commercial Unit shall not allow or permit any continuing vibration ("Vibration") or any offensive or obnoxious and continuing noise ("Noise") or any offensive or obnoxious and continuing odor ("Odor") to emanate from the Commercial Units into the Residential Units, nor shall the Owner allow or permit any machine or other installation therein to constitute a nuisance or otherwise to unreasonably interfere with the safety or comfort of any of the Owners of other Units. Upon the failure of the Owners of any Commercial Unit to remedy Noise, Vibration, or Odor after Notice and Opportunity to be Heard and any mediation or arbitration pursuant to Section 23 of the Declaration, then the Board may at its option either: (1) cure such condition at the Owner's cost and expense; or (2) pursue any other available legal or equitable remedy.

Section 11.1.2 (d) of the Declaration provides that the Owners of any Commercial Unit shall not use or occupy the Unit or do or permit anything to be done thereon in any manner which shall: (i) make it impossible for the Association to carry any insurance required or reasonably deemed to be necessary; (ii) invalidate or unreasonably increase the cost of such insurance; (iii) cause structural injury to the building; or (iv) constitute a public or private nuisance; or (v) violate any laws, regulations, ordinances or requirements of the federal, state or local governments or of any other governmental authorities having jurisdictions over the property.

Section 11.1.2 (e) of the Declaration provides that the Owners of any Commercial Unit shall bear the expenses relating to any changes in electrical, water or other utility service necessitated by the use of the Unit.

Section 11.1.2 (f) of the Declaration provides that the Owners of any Commercial Unit shall comply with all applicable City of Seattle ordinances.

Section 11.1.2 (g) of the Declaration provides that the Owner of any Commercial Unit may, with appropriate permits from the City, use the sidewalk adjacent to the Unit for outdoor seating, sidewalk sales, or similar uses relating to the business conducted at the Unit. The Owner shall be responsible for complying with all requirements of the City with regard to its use, and shall perform any clean up required by its use. Provided, however, no outdoor seating may be located within 22 feet of the axis of the revolving main entry door.

Section 11.1.2 (h) of the Declaration provides that the Owner of any Commercial Unit may use signage only in those areas identified in Section 11.8 or Exhibit C of the Declaration, and shall comply with City of Seattle signage ordinances and any signage design criteria adopted by Declarant.