

EXHIBIT 8

Kuralt, Hamilton (DCRA)

From: Anthony [aekwenye@cityengineersinc.com]
Sent: Monday, April 05, 2010 9:07 AM
To: LeGrant, Matt (DCRA)
Subject: RE: B1002970 - 2127 Queenschapel Road, NE

Thanks Matt.
I will be there!!

Best regards,

Tony Ekwenye, P.E.
2404625820

From: LeGrant, Matt (DCRA) [mailto:matthew.legrant@dc.gov]
Sent: Monday, April 05, 2010 8:40 AM
To: 'Anthony'
Subject: RE: B1002970 - 2127 Queenschapel Road, NE

You can come in at 11:30 am and either I or one of my other staff will meet with you.

Best Regards,

Matthew Le Grant

Zoning Administrator
Dept of Consumer and Regulatory Affairs
Government of the District of Columbia
1100 4th St SW - Room 3100
Washington, DC 20024
Phone: 202 442-4652
FAX: 202 442-4871
Email: matt.legrant@dc.gov

Do you have 10 minutes for better schools, public transportation and healthcare?
Your **2010 Census Form** has arrived.
www.census.dc.gov

From: Anthony [mailto:aekwenye@cityengineersinc.com]
Sent: Monday, April 05, 2010 8:35 AM
To: LeGrant, Matt (DCRA)
Subject: B1002970 - 2127 Queenschapel Road, NE

Dear Mr. LeGrant:

Mr. Keith Forney had directed that I contact you to finalize the zoning review comments today.

10/7/2010

Kuralt, Hamilton (DCRA)

From: Anthony [aekwenye@cityengineersinc.com]
Sent: Monday, April 05, 2010 9:07 AM
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From: Anthony [mailto:aekwenye@cityengineersinc.com]
Sent: Monday, April 05, 2010 8:35 AM
To: LeGrant, Matt (DCRA)
Subject: B1002970 - 2127 Queens Chapel Road, NE

Dear Mr. LeGrant:

Mr. Keith Forney had directed that I contact you to finalize the zoning review comments today.

10/4/2010

Jeannette will not be in today and tomorrow. When do you want me to come in?

Thanks

Tony Ekwenye, P.E.
2404625820

DCRA has moved to a new location. Please visit us now at
1100 4th Street SW, Waterfront/SEU Metro Station.

No virus found in this incoming message.

Checked by AVG - www.avg.com

Version: 8.5.437 / Virus Database: 271.1.1/2791 - Release Date: 04/04/10 18:32:00

Kuralt, Hamilton (DCRA)

From: Bellow, Justin (DCRA) [justin.bellow@dc.gov]
Sent: Wednesday, April 14, 2010 10:59 AM
To: Davis, Thea (ABRA)
Cc: LeGrant, Matt (DCRA)
Subject: RE: Nude Dancing Establishment

Thea,

900 1st St SE is currently zoned C3C
2127 Queens Chapel Rd NE is currently zoned CM 2

Neither of these properties is located in the Central Business District.

Please let me know if you have any further questions or if you have problems getting in touch with Rick.

Best regards,

Justin Bellow
Government of the District of Columbia
Office of the Zoning Administrator | Department of Consumer and Regulatory Affairs
1100 4th St SW, 3rd Floor | Washington, DC 20024
W 202.442.4648 | F 202.442.4871 | justin.bellow@dc.gov

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From: Davis, Thea (ABRA)
Sent: Monday, April 12, 2010 2:34 PM
To: Bellow, Justin (DCRA); LeGrant, Matt (DCRA)
Subject: Nude Dancing Establishment

Hello Justin and Matt. Can you please provide me with some historical and current information about the following addresses? This is a time sensitive matter so your prompt response is greatly appreciated. If you have any questions, please let me know. As always, thank you.

1. 900 1st Street SE – is this currently zoned C-3-C? What was the previous zoning for this location and when did it change? Was or is this considered the Central Business District?
2. 2127 Queens Chapel Road NE – is this currently zoned CM-2? What was the previous zoning for this location and when did it change? Was or is this considered the Central Business District?

Best regards,

Thea D. Davis
Assistant Attorney General
Office of the General Counsel
Alcoholic Beverage Regulation Administration
1250 U Street, N.W., 3rd Floor

10/4/2010

Washington D.C. 20009
Main: 202/442-4423
Direct: 202/442-4353
Fax: 202/442-9563
Email: Thea.Davis@dc.gov

Confidentiality Notice

This message is being sent by or on behalf of a lawyer. It is intended exclusively for the individual or entity to which it is addressed. This communication may contain information that is proprietary, privileged or confidential or otherwise legally exempt from disclosure. If you are not the named addressee, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately by e-mail and delete all copies of the message.

Are you making DC Count? You still have time to make a difference for your community.
Be sure to fill out and mail back your **2010 Census Form**.
www.census.dc.gov or for additional assistance call 1-866-872-6868.

DCRA has moved to a new location. Please visit us now at
1100 4th Street SW, Waterfront/SEU Metro Station.

Kuralt, Hamilton (DCRA)

From: Majett, Nicholas (DCRA) [Nicholas.Majett@dc.gov]
Sent: Monday, June 07, 2010 1:44 PM
To: LeGrant, Matt (DCRA)
Subject: FW: Stadium Group Certificate of Occupancy

How should I respond to this?

Nicholas A. Majett
Deputy Director For
Communications & Customer Service
DCRA
1100 4th Street, S.W.
Washington, D.C. 20024
202-442-8937
nicholas.majett@dc.gov

From: Don Padou [mailto:don.padou@yahoo.com]
Sent: Monday, June 07, 2010 1:36 PM
To: Majett, Nicholas (DCRA)
Subject: RE: Stadium Group Certificate of Occupancy

Dear Mr. Majett,

Thank you very much for getting back to me so quickly.

Can you tell me where I can find the rules that define a sexually oriented business (e.g. the 18" and three foot rules). I looked in the DCMR, but could not locate them. Perhaps I am looking in the wrong title.

Sincerely,
Don Padou

--- On Mon, 6/7/10, Majett, Nicholas (DCRA) <nicholas.majett@dc.gov> wrote:

From: Majett, Nicholas (DCRA) <nicholas.majett@dc.gov>
Subject: RE: Stadium Group Certificate of Occupancy
To: "Don Padou" <don.padou@yahoo.com>
Cc: "Argo, Linda (DCRA)" <linda.argo@dc.gov>, "Byrd, Jill (DCRA)" <jill.byrd@dc.gov>
Date: Monday, June 7, 2010, 1:23 PM

I am responding on behalf of Director Argo to your inquiry regarding the Stadium club located at 2127 Queens Chapel Rd. N.E.

The Stadium Club is operating within the scope of its existing nightclub and restaurant certificate of occupancy and not considered "sexually oriented" so long as its performers are at least 18 inches off the floor, at least three feet from and not touching the customers.

Nicholas A. Majett

10/4/2010

Deputy Director For
Communications & Customer Service
DCRA
1100 4th Street, S.W.
Washington , D.C. 20024
202-442-8937
nicholas.majett@dc.gov

Have you heard the knock at your door?
U.S. Census workers are here to assist you with filling out the 2010 Census Form.
www.census.dc.gov

From: Don Padou [mailto:don.padou@yahoo.com]
Sent: Monday, June 07, 2010 9:19 AM
To: Argo, Linda (DCRA)
Cc: Majett, Nicholas (DCRA)
Subject: Stadium Group Certificate of Occupancy

Dear Ms. Argo,

I am writing to follow up on a complaint I filed a couple of weeks ago regarding the Stadium Club located at 2127 Queens Chapel Rd NE.

The club is currently operating under a temporary Certificate of Occupancy that expires on June 21, 2010. The Certificate is for a "restaurant, non-sexually oriented business."

As I explained in my complaint, the Stadium Club offers nude dancing and is, therefore, a sexually oriented business.

Can you tell me the status of DCRA's investigation?

Sincerely,
Don Padou
1335 Lawrence Street NE
Washington , DC 20017
202-832-4038

DCRA has moved to a new location. Please visit us now at
1100 4th Street SW, Waterfront/SEU Metro Station.

Kuralt, Hamilton (DCRA)

From: Argo, Linda (DCRA) [Linda.Argo@dc.gov]
Sent: Monday, June 07, 2010 1:37 PM
To: Majett, Nicholas (DCRA)
Cc: Argo, Linda (DCRA); LeGrant, Matt (DCRA); Byrd, Jill (DCRA); Bolling, Melinda (DCRA); Dickey, LaShawn (DCRA)
Subject: RE: Stadium Group Certificate of Occupancy

Nick:

Please handle response.

Thanks.

Jill Byrd
Staff Assistant
Office of the Director
Department of Consumer and Regulatory Affairs
Dept. of Consumer and Regulatory Affairs
1100 4th Street, SW
5th Floor
Washington, DC 20024
Office: (202) 442-7898
jill.byrd@dc.gov
www.dcrd.dc.gov

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10/4/2010

Kuralt, Hamilton (DCRA)

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To: Majett, Nicholas (DCRA)
Cc: Argo, Linda (DCRA); LeGrant, Matt (DCRA); Byrd, Jill (DCRA); Bolling, Melinda (DCRA); Dickey, LaShawn (DCRA)
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Jill Byrd
Staff Assistant
Office of the Director
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1100 4th Street, SW
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10/4/2010

Sincerely,
Don Padou
1335 Lawrence Street NE
Washington, DC 20017
202-832-4038

DCRA has moved to a new location. Please visit us now at
1100 4th Street SW, Waterfront/SEU Metro Station.

Kuralt, Hamilton (DCRA)

From: Keith Forney [keith@forneyant.com]
Sent: Wednesday, June 23, 2010 3:24 PM
To: LeGrant, Matt (DCRA)
Cc: Stephen J. O'Brien
Subject: Stadium Club Permanent C of O
Attachments: C of O docs.pdf; Final C of O.pdf

Matt

I received a note for our attorney who is responsible for obtaining our liquor license from ABBRA. He informed that somehow when DCRA issued the permanent C of O in the block marked "Permission is hereby granted to" was left blank when it should have read "Stadium Group LLC" just like it did on the last temporary C of O your office issued, I have attached both copies for your review. Because of his standing with the board they allowed gave us the permanent liquor license; however, he promised to have a new C of O to them today. Unfortunately I just got back to my office and am reading his email so I'm sending you this note a little late in the day; nonetheless we are requesting your office reprint the C of O with the missing information so that we may deliver it to ABBRA today. Please let me know if you can reprint a revised certificate so that we can pick it up and deliver it to ABBRA today as promised, one of his assistant will pick it up when ready, your assistant is greatly appreciated.

Keith Forney

Department of Consumer and Regulatory Affairs

Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel: (202) 442-4559 Fax: (202) 442-4382

TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442-9557

C O F O

CERTIFICATE OF OCCUPANCY

THIS CERTIFICATE MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS MAIN ENTRANCE

PERMIT NO. CO1001838

Date: 04/24/2010

Address of Use: 2127 QUEENS CHAPEL RD NE		Zone: C-M-2	Ward: 6	Square: 4258	Surf: 0034
Description of Occupancy: Temporary Conditional Certificate: Restaurant with Nightclub with accessory parking. Not a Sexually Oriented Business Establishment. Maximum Occupancy Load 398; with 349 seats. Subject to the following conditions: 1. An executed covenant shall be recorded or a lot consolidation subdivision encompassing the two subject lots shall be applied for. 2. Unless revised or resubmitted this Certificate shall expire on May 21, 2010.					
Permission is hereby granted To: The Stadium Group LLC		Trading As: STADIUM	Floor(s) Occupied: 1ST FLOOR	PERMIT FEE: \$72.00	
Property Owner: WFL LLC		Previous Use(s): Night Club - A-2	Occupant Load: 398	BZA Number:	
Type of Application: Load Change		Occupied Sq. Footage: 14000	Approved Use(1): Night Club - A-2		
Conditions/Restrictions: As a condition precedent to the issuance of this Certificate, the owner agrees to conform with all conditions set forth herein, and to maintain the use authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all spaces whose use is authorized by this Certificate and to require any changes which may be necessary to ensure compliance with all the applicable regulations of the District of Columbia.					
Director: Linda K. Argo		Permit Clerk: Stacie Williams	Expiration Date:		
TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL CALL THE DC INSPECTOR GENERAL AT 1-800-521-3139 FOR CONSTRUCTION INSPECTION INQUIRIES CALL (202) 442-9557 TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442-9557					

Department of Consumer and Regulatory Affairs

Permit Operations Division

1100 4th Street SW

Washington DC 20024

Tel: (202) 442-4553

Fax: (202) 442-4552

C of O

CERTIFICATE OF OCCUPANCY

THIS CERTIFICATE MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS MAIN ENTRANCE

PERMIT NO. CO1002471

Date: 06/22/2010

Address of Use: 2127 QUEENS CHAPEL RD NE		Zone: C-M-2	Ward: 5	Square: 4253	Sum: 	Lot: 0034
Description of Occupancy: Restaurant with Nightclub with accessory parking (Not a Sexually Oriented Business Establishment) Maximum Occupancy Load 395 with 349 seats.						
Permission is hereby Granted To: Trading Ass. STADIUM CLUB		Floor(s) Occupied First	PERMIT FEE \$122.10			
Property Owner: VMI LLC		Permitted Use(s): Restaurants - A-2	Occupant Load: 395		BZA Number:	
Type of Application: Ownership Change	Occupied Sq. Footage: 14000	Approved Use(s): Restaurants - A-2				
Conditions/Restrictions: Subject to easement for access over the property line As a condition precedent to the issuance of this Certificate, the owner agrees to conform with all conditions set forth herein, and to maintain the use authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all spaces whose use is authorized by this Certificate and to require any changes which may be necessary to ensure compliance with all the applicable regulations of the District of Columbia.						
Director: Linda K. Argo	Permit Clerk: [Signature]	Expiration Date:				
TO REPORT VIOLATION, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-421-1551 FOR CONSTRUCTION INSPECTION (INQUIRIES CALL (202) 442-9657 TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442-9657.						

Kuralt, Hamilton (DCRA)

From: Keith Forney [keith@forneyent.com]
Sent: Wednesday, June 23, 2010 5:30 PM
To: LeGrant, Matt (DCRA) ,
Cc: Stephen J. O'Brien; Olivette Graham
Subject: RE: Stadium Club Permanent C of O

Matt

Thanks again for your assistance. I believe Ms. Graham will come by tomorrow to pick it up since you are about to close, but if I find out differently I will let you know.

Keith

From: LeGrant, Matt (DCRA) [mailto:matt.legrant@dc.gov]
Sent: Wednesday, June 23, 2010 3:14 PM
To: 'keith@forneyent.com'
Cc: 'Stephen J. O'Brien'
Subject: RE: Stadium Club Permanent C of O
Importance: High

Keith – OK it is fixed and ready to be picked up call me if needed.

Best Regards,

Matthew Le Grant

Zoning Administrator
Dept of Consumer and Regulatory Affairs
Government of the District of Columbia
1100 4th St SW - Room 3100
Washington, DC 20024
Phone: 202 442-4652
FAX: 202 442-4871
Email: matt.legrant@dc.gov

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Sent: Wednesday, June 23, 2010 3:24 PM
To: LeGrant, Matt (DCRA)
Cc: 'Stephen J. O'Brien'
Subject: Stadium Club Permanent C of O

10/4/2010

43

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Keith Forney

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1100 4th Street SW, Waterfront/SEU Metro Station.

10/4/2010

44

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Keith Forney

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Kuralt, Hamilton (DCRA)

From: Washington, Ramon (DCRA) [ramon.washington@dc.gov]
Sent: Tuesday, June 22, 2010 11:42 AM
To: LeGrant, Matt (DCRA)
Subject: RE: Stadium Club

Matt,

Forney has been informed.

Thanks,
Ray

From: LeGrant, Matt (DCRA)
Sent: Tuesday, June 22, 2010 11:35 AM
To: Washington, Ramon (DCRA)
Subject: Re: Stadium Club

10 minutes

From: Washington, Ramon (DCRA)
To: LeGrant, Matt (DCRA)
Sent: Tue Jun 22 11:27:35 2010
Subject: Stadium Club

Matt,

Keith Forney is here...

Ramon Washington, Program Support Assistant

Department of Consumer and Regulatory Affairs

Office of the Zoning Administrator

1100 4th Street, SW - 3rd Floor

Wash., DC 20024

(202) 442-4576 ph.

(202) 442-4871 fax.

ramon.washington@dc.gov

10/4/2010

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1100 4th Street SW, Waterfront/SEU Metro Station.

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www.census.dc.gov

Kuralt, Hamilton (DCRA)

From: Balmelle, Danielle (ABRA) [danielle.balmelle@dc.gov]
Sent: Monday, June 21, 2010 3:46 PM
To: LeGrant, Matt (DCRA)
Subject: 2127 Queens Chapel Road, NE

Is a permanent Certificate of Occupancy being issued for Stadium today? We have been advised by their attorney that it should be issued soon as the license that we issued for the establishment expires today.

Thank you,

Danielle Balmelle
Program Manager, Licensing
Alcoholic Beverage Regulation Administration (ABRA)
1250 U Street, N.W., 3rd Floor
Washington, D.C. 20009
202-442-4359
danielle.balmelle@dc.gov

Kuralt, Hamilton (DCRA)

From: Balmelle, Danielle (ABRA) [danielle.balmelle@dc.gov]

Sent: Monday, June 21, 2010 3:46 PM

To: LeGrant, Matt (DCRA)

Subject: 2127 Queens Chapel Road, NE

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Thank you,

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1250 U Street, N.W., 3rd Floor
Washington, D.C. 20009
202-442-4359
danielle.balmelle@dc.gov

Kuralt, Hamilton (DCRA)

From: Keith Forney [keith@forneyent.com]
Sent: Friday, June 18, 2010 5:25 PM
To: LeGrant, Matt (DCRA)
Cc: Sabbakhan, Rabbiah A. (DCRA); jtr@jtrconstruction.com
Subject: RE: 2127 Queens Chapel Rd - Stadium Club

Great, we come by your office at 9, have a good weekend

From: LeGrant, Matt (DCRA) [mailto:matthew.legrant@dc.gov]
Sent: Friday, June 18, 2010 3:20 PM
To: 'keith@forneyent.com'
Cc: Sabbakhan, Rabbiah A. (DCRA)
Subject: RE: 2127 Queens Chapel Rd - Stadium Club
Importance: High

Keith Forney -

Yes I have been informed that the easement is legally sufficient. I can meet you or your representative at 9 am Monday morning for the application submission and the issuance of the Final C of O.

Can you or your representative make that time?

Best Regards,

Matthew Le Grant

Zoning Administrator
Dept of Consumer and Regulatory Affairs
Government of the District of Columbia
1100 4th St SW - Room 3100
Washington, DC 20024
Phone: 202 442-4652
FAX: 202 442-4871
Email: matt.legrant@dc.gov

From: Keith Forney [mailto:keith@forneyent.com]
Sent: Friday, June 18, 2010 4:50 PM
To: LeGrant, Matt (DCRA)
Cc: Sabbakhan, Rabbiah A. (DCRA); 'Tru Redding'; 'Stephen J. O'Brien'
Subject: RE: Covenant for Queens Chapel Rd

Mr. LeGrant,

You should be in receipt of the easement along with the receipt from our filing. I am going to send a representative on Monday to pick up our final C & O. If for any reason there is a problem please let me know. Thanks for your help

Keith

DCRA has moved to a new location. Please visit us now at 1100 4th Street SW, Waterfront/SEU Metro Station.

10/4/2010