

Government of the District of Columbia
Department of Consumer and Regulatory Affairs

100 4th Street SW
Washington, DC 20024
(202) 442-4400
dc.gov

C O F O

CERTIFICATE OF OCCUPANCY

PERMIT NO: CO1101152

Issued Date: 06/24/2011

Address: 2127 QUEENS CHAPEL RD NE	Zoning: C-M2	Ward: 6	Square: 4258	Suffix:	Lot: 0034
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Description of Occupancy:

Restaurant with Nightclub with accessory parking (Not a Sexually Oriented Business Establishment). Maximum Occupancy Load 396, with 349 interior seats and a summer garden with 16 seats.

Permission is Hereby Granted To: The Stadium Group, LLC	Trading As: STADIUM CLUB	Floor(s) Occupied: 1ST FLOOR	Occupant Load: 396 No. of Seats:
Property Owner: RF Holdings, LLC	Address: 2127 QUEENS CHAPEL RD NE WASHINGTON, DC 20018-3605	BZAPUD Number:	Occupied Sq. Footage: 14200 PERMIT FEE: \$122.98
Building Permit Number (if applicable):	Type of Application: Load Change	Approved Building Code Use: Restaurants - A-2	Approved Zoning Code Use: Restaurant

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18114
EXHIBIT NO. 42

Conditions/Restrictions:

THIS CERTIFICATE MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS MAIN ENTRANCE, EXCEPT PLACES OF RELIGIOUS ASSEMBLY. Use complies with DCMR Title 11 (Zoning) and Title 12 (Construction).

As a condition precedent to the issuance of this Certificate, the owner agrees to conform with all conditions set forth herein, and to maintain this 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 (Code Official): Nicholas A. Majell	Permit Clerk: Erika King	Expiration Date:
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TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-321-1038

Board of Zoning Adjustment
District of Columbia
CASE NO. 18114
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COPY

CC 11C 1152

**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
BUILDING AND LAND REGULATION ADMINISTRATION
APPLICATION FOR CERTIFICATE OF OCCUPANCY**

Date 2/9/11

Receipt No. _____

Application Fee \$33.00 Non Refundable
Certificate Fee is Based on square footage

Cashier=s No. _____

INFORMATION ON PROPOSED BUSINESS	1. Premise Address <u>2127 Queens Chapel Road, N.E., Washington, DC</u> Suite/Room No. _____ 2. Business Telephone No. <u>(202) 289-4477</u> Fax No. _____ Lot <u>0034</u> Square <u>4258</u> 3. Trade Name of Business <u>Stadium Club</u> 4. Is Business Incorporated? Y/N <u>LLC</u> Partnership? Y/N _____ Sole Proprietor? Y/N _____ New/Existing _____ 5. Corporate Name <u>The Stadium Group LLC</u> 6. Managing Member <u>Keith Farney</u> Managing Member <u>James Fruit Redding</u> Secretary _____ 7. Sole Proprietor _____ 8. Business Owner=s Mailing Address <u>2127 Queens Chapel Road, NE, Washington, DC 20017</u> # (daytime) <u>(301) 343-8425</u>
INFORMATION ON OCCUPANCY	9. ☐ Ownership Change ☐ Partial Occupancy ☐ New Bldg. ☐ Use change ☒ Load Change ☐ B.Z.A. No. _____ 10. Proposed Use of Premises <u>Restaurant with nightclub with accessory parking (not a sexually oriented business establishment). Maximum Occupancy load 396 with 349 seats and summer garden with 15 seats.</u> 11. Prior Use of Premises <u>Restaurant with nightclub with accessory parking (not a sexually oriented business establishment).</u> 12. Proposed Occupancy Load <u>396</u> Square Feet Occupied <u>14,200</u> 13. Floors to be Occupied <u>First</u> Basement? ☐ Yes ☒ No 14. Is this Business Sexually Oriented according to the DC Zoning Regulations? ☐ Yes ☒ No
INFORMATION ON ENTIRE BUILDING	15. Building Owner <u>RF Holdings, LLC</u> Telephone No. <u>(301) 343-8425</u> 16. Building Owner=s Address: <u>2127 Queens Chapel Road, N.E., Washington, DC</u> 17. Square feet <u>14,200</u> Numbers of floors <u>One</u> Basement <u>No</u>
ATTESTATION & SIGNATURE	I certify that all of the statements on this application are true to the best of my knowledge and belief. I agree to comply with all applicable laws and regulations of the District of Columbia. 18. Owner of Business _____ Date <u>2/15/2011</u> Signature _____ If Authorized Agent for owner of Business (Attach Authorization) 19. Agent=s Name <u>Cris Flack</u> _____ Date _____ Print Clearly Signature _____ 20. Agent=s Address <u>2703 12th St, NE, WDC 20018</u>

NOTICE

TO REPORT WASTE, FRAUD OR ABUSE BY ANY D. C. GOVERNMENT OFFICE OR OFFICIAL,
CALL THE INSPECTOR GENERAL AT 1 - 800 - 521 - 1639. ALL CALLS ARE CONFIDENTIAL

OFFICE USE ONLY

ADDRESS	Premise Address <u>2127 Queens Chapel Rd NE</u> Suite/Room No _____
ZONING DIVISION	Zone <u>C-M-2</u> Overlay District <u>Y / N</u> B.Z.A. No: _____ B.Z.A. approved date _____ Prior Use <u>Restaurant with Night club</u> Date of Last Certificate <u>6/22/10</u> Last Certificate No. <u>C07002471</u> Prior B.Z.A. No _____ Accepted for filing by <u>m22</u> Date <u>2/15/11</u>
EXAMINERS USE	Use Change ☐ Yes ☒ No Inspections Required ☐ Yes ☒ No By <u>m22</u> Date <u>2/15/11</u> Building Permit Required ☐ Yes ☐ No By _____ Date _____ Inspection Fee \$ _____ Issuance Fee \$ _____ By _____ Date <u>6/23/11</u> Approved for issuance by <u>m22</u> Date _____
C of O INSPECTION	Date of scheduled Certificate of Occupancy inspection _____ Inspection Status ☐ Approved ☒ Disapproved By _____ Branch _____ Date _____ Inspector's Signature _____ Printed Name _____ Reason for Disapproval _____
C of O APPROVAL	☒ Approved ☐ Denied ☐ Canceled By <u>m22</u> Reason for Denial/Cancellation _____ If Approved, Certificate of Occupancy No. <u>C01101152</u> Date of Issuance <u>6/23/11</u> Bldg _____ Electric _____ Plumbing _____ Fire _____ Zoning _____

Department of Consumer and Regulatory Affairs
Office of the Zoning Administrator
Enforcement Division

INVESTIGATIVE REPORT

CASE ASSIGNMENT DATE : 3/24/2011
INVESTIGATOR : Justin Bellow

COMPLAINANT

Name : DCRA
Address : 1100 4th St SW, WDC 20014
Telephone : (202) 442-4400

RESPONDANT

Name : Stadium Club, LLC
Address : 2127 Queens Chapel Rd NE, WDC 20018
Telephone : (202) 269-4477

INVESTIGATION SUMMARY

The purpose of this investigation was to gain insight on whether Stadium Club, LLC was conforming to their Certificate of Occupancy classification as a "Non Sexually Oriented Business Establishment."

INVESTIGATION

On March 24 2011, I arrived at Stadium Club at approximately 11:30pm. Upon paying the cover charge and gaining entry into the establishment, I initially stationed myself at the main bar to observe the dancers' behavior and later moved around to observe all publically accessible areas of the club.

Approximately 12 dancers appeared on the 3 stages during the 40 minutes spent at the establishment. Dancers entered the performance area clothed in either a bikini or lingerie, and then they proceeded to disrobe while performing. Dancers used a pole mounted at the center of the stage to perform various maneuvers during their allotted performance time.

In addition to the dancers on the feature stages, dancers also performed table dances for patrons in the seating area. This setup afforded minimal interaction between dancers and patrons, as dancers performed on tables while the patrons remained seated. Security guards were present, and there were no incidents between dancers and patrons that required the intervention of security while I was on site.

There were instances where a dancer would momentarily touch her breast and/or buttock, but these instances lasted for no more than a second and in my opinion did not rise to the level of fondling.

I did not witness any of the dancers engaging in any acts of human masturbation, sexual intercourse, sexual stimulation or arousal, sodomy, or bestiality during my time at the establishment.

I left the establishment at approximately 12:25am.



STADIUM CLUB RULES and REGULATIONS FOR DANCERS

(**Stadium Club Rules and Regulations Are Subject To Change At Anytime**)

- Things must be worn while on the floor between stage performances.
- You Can Always Work on Days Not Scheduled
- ALL Tips On Rooms Are For the Front Door, Server, and Floor Man that helped set it up
- Must Submit Your Schedule Request For The Following Week By Thursday... Text It To House Mom Or Fill Out Sheet We'll Have In Dressing Room For You and Give To HouseMom
(NOTE: the week begins on Monday and ends Sunday)
- Your desired Schedule Must Be Turned In By Thursday So The HouseMoms Will Have It Posted In The Dressing Room By Friday Evening
- If You Would Like To Pick Up A Shift That Night Then Text or Call HouseMoms
- **Clean Up Your Dressing Room After Yourself...** Don't Leave Hot Irons, Equipment Plugged In To Ruin Countertops, Start Fires, etc... Don't Track Makeup All over the Place, Walls, Countertops, Chairs, etc... Clean Your Plates and Glasses So We Don't Get Bugs, etc... If You Don't Take Pride In Picking Up After Yourself Then We'll accept donations from you Based On The Feedback Provided...
 - 1st time ~ \$50
 - 2nd time ~ \$100
 - 3rd time ~ suspended
- **Make Sure You Ask Your Customer First And That You Are VERY CLEAR About The Cost Involved To Our Customers Per Song Per Table Dance (\$20 per song)**
- **CONDUCT: ALL DANCERS MUST ADHERE STRICTLY TO THE FOLLOWING PERFORMANCE RULES. FAILURE TO FOLLOW THESE RULES OF CONDUCT WILL RESULT IN IMMEDIATE VOIDING OF OUR SPACE RENTAL AGREEMENT:**

THERE SHALL BE NO PHYSICAL CONTACT BETWEEN DANCERS AND CUSTOMERS, OR BETWEEN TWO OR MORE DANCERS, DURING PERFORMANCES. ALL DANCING MUST BE ON DESIGNATED STAGES OR ON TABLES AT LEAST 3 FEET DISTANT FROM CUSTOMERS.

NO FLOOR WORK IS PERMITTED ON TABLES (BOTH FEET MUST BE FLAT ON THE TABLE AT ALL TIMES). FLOORWORK WHILE ON STAGE SHALL BE LIMITED TO 3 SECONDS DURATION.

DANCERS SHALL NOT FONDLE OR TOUCH THEIR GENITALS, PUBIC REGION, BUTTOCKS OR BREASTS IN A SUGGESTIVE OR EROTIC MANNER. DANCERS SHALL NOT SIMULATE (OR PERFORM) ANY ACTS OF INTERCOURSE, MASTURBATION, SODOMY, BESTIALITY OR OTHER ACTS INTENDED TO STIMULATE OR AROUSE.

- Do Not Go Through The Restaurant With Your "Stuff" As You Arrive and Leave... You Should Only Enter The Restaurant For Any Reason When You Are Dining With A Guest!!!!

- If You Have Dinner With A Customer(s), Make Sure You Dress Correctly For The Dining Room
- This Is an Upscale Gentleman's Club So It Is Important We Keep It That Way... It Is Not an Escort Service So Do Not Use It As Such... No Leaving or Meeting Up With Customers After You Get Off Work... Call Girls Will Be Terminated Immediately
- Do Not Give Customers False Hopes
- **DO NOT EVER DISCUSS PERSONAL ISSUES WITH OUR CUSTOMERS...** if we hear you complaining to customers about needing money for anything personal you will be disciplined heavily and eventually terminated...
 - 1st time ~ \$100
 - 2nd time ~ suspended
 - 3rd time ~ terminated
- All Fees MUST Be Paid in Full Nightly to The HouseMom By 1am
- Must start heading to Dressing Room IMMEDIATELY once the lights come on at the end of the night
- All Dancers Must Wait In The Dressing Room After We Close So We Can Clear The Club, The Front Door and The Parking Lot... Manager Will Let HouseMom Know When It Is OK For All Girls To Leave Together (usually 20 to 30mins after we close)
- You Can Only Cash In Your Stadium Dollars from Previous Shift(s) Between 6-8pm The Next Shift
- Respect ALL Our Customers Even If They Prefer Someone Other Than You... There Is Plenty Of Money To Go Around So Simply Find A Guest That Likes Your Company
- Respect The Entire Staff, Your HouseMom, DJ, and Management because Anything Else Will Not Be Tolerated...

****Please make sure you've read, understand, and agree to follow all the rules above and please sign****

Legal Name (print) _____ Signature _____

Dancer Name _____ Date _____

Witness _____