

EXHIBIT C

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

1100 4th Street SW
Washington DC 20024
(202) 442 - 4400
dcra.dc.gov



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CERTIFICATE OF OCCUPANCY

PERMIT NO. CO1303141

Issued Date: 08/28/2013

Address: 1810 16TH ST NW		Zone: R-5-D	Ward: 2	Square: 0177	Suffix:	Lot: 0802
Description of Occupancy: THEATER -- 75 SEATS (BASEMENT) AS PER BZA ORDER NO. 18471.						
Permission Is Hereby Granted To: SPOOKY ACTION THEATER COMPANY		Trading As: SPOOKY ACTION THEATER		Floor(s) Occupied BASEMENT		Occupant Load: 100 No. of Seats
Property Owner: UNIVERSALIST NATIONAL MEMORIAL CHURCH		Address: 1810 16TH ST NW WASHINGTON, DC 20009-3304		BZA/PUD Number: 18471		Occupied Sq. Footage: 7400 PERMIT FEE: \$94.16
Building Permit Number (if applicable)		Type of Application: Partial Occupancy		Approved Building Code Use Theaters Performing Arts - A-1: Approved Zoning Code Use: Theater, including motion picture or performing arts		
Conditions/ Restrictions: 1. This approval shall be for a period of THREE (3) YEARS beginning on the date upon which the order became final. 2. The total number of "performances" by the residential theater shall be limited to 48 per year. 3. For outside residential theater performances, seating shall be limited to 75. For further conditions regarding the type of performance, please see BZA order. 4. The current residential theater, Spooky Action Theater, or any subsequent residential theater, shall not sublet this space to other theaters or organizations. Such restriction shall be included in the lease between the Applicant and the residential theater. 5. Public access to the theater for the general public, staff and performers shall be limited to the main entrance to the Church on 16th Street. Access from the alley shall be limited for ADA purposes and service activities. 6. For Friday and Saturday night performances, the residential theater shall seek to make arrangements for off-street parking for staff, performers, and patrons. 7. During the times of residential theater performances, the Applicant shall ensure that the gathering of people outside the premises of the Church during pre-performance waiting, intermissions, smoke-breaks, or post-performance socializing shall not disturb the peace, order or quiet of the residential neighborhood. 8. The Applicant shall remove any trash associated with the residential theater performances no later than the day after the performance. 9. The Church shall meet with the ANC annually to discuss any concerns and the need to implement any new mitigation measures. 10. The Church shall create a mission for charitable and educational activity in which the rental theater shall be a participant. 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 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 (Code Official): Nicholas A. Majett 		Permit Clerk Justin Bellow 		Expiration Date: 08/27/2016		
8/28/2013 TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639						

