

**THE DISTRICT OF COLUMBIA  
ALCOHOLIC BEVERAGE AND CANNABIS BOARD**

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In the Matter of:	)	
	)	
CBT, LLC	)	Case No.: 24-ULC-00052
t/a CBT	)	License No.: N/A
	)	Order No.: 2025-042
Summary Closure	)	
	)	
at premises	)	
335 H Street, N.E.	)	
Washington, D.C. 20002	)	

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**BEFORE:** Donovan Anderson, Chairperson  
Silas Grant, Jr., Member  
Teri Janine Quinn, Member  
Ryan Jones, Member  
David Meadows, Member

**PARTIES:** CBT, LLC, t/a CBT, Respondent

Jamarius Gilmore, Designated Representative, on behalf of Respondent

H Street Development Group, LLC, Landlord Respondent

Abbas Fathi, Designated Representative, on behalf of the Landlord Respondent

Alycia Hogenmiller, Assistant Attorney General  
Office of the Attorney General for the District of Columbia

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**ORDER APPROVING THE OFFER-IN-COMPROMISE**

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The above-mentioned parties have petitioned the Alcoholic Beverage and Cannabis Board (Board) to approve an offer-in-compromise (OIC) to settle one or more violations of Title 7 of the D.C. Official Code (Title 7) and Title 22 of the D.C. Municipal Regulations (Title 22) in accordance with D.C. Official Code § 2-509(a).

## **ORDER**

Therefore, on this 15th day of January 2025, the Board **APPROVES** the OIC appended to this Order. The terms of the OIC are as follows:

1. The Respondents admit to violations of the statutes or regulations listed in the OIC attached to the Order.
2. The Respondents shall follow and abide by the terms and conditions of the attached OIC in accordance with D.C. Official Code §§ 2-509(a), and 22-C DCMR § 6213.
3. The Respondents waive all rights to notice or appearance before the Board.
4. The Respondents waive the right to a hearing, call witnesses, present evidence, and otherwise contest the charges as provided in Title 7 and Title 22.
5. The Respondents waive the right to judicial review or appeal of this Order. The Respondents further agree not to collaterally attack the disposition imposed by this Order.
6. The parties agree that the attached OIC constitutes the entire agreement of the parties.

The Summary Closure Hearing in this matter is cancelled. The Alcoholic Beverage and Cannabis Administration (ABCA) shall deliver copies of this Order to the Government and the Respondent.

District of Columbia  
Alcoholic Beverage and Cannabis Board

eSigned via BeamlessDocs.com  
*Donovan Anderson*  
Key: ac43cb0bc9d5f09e4b730069d1dccc8

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Donovan Anderson, Chairperson



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Silas Grant, Jr., Member

*Teri Janine Quinn*

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Teri Janine Quinn, Member



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Ryan Jones, Member



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David Meadows, Member

Pursuant to D.C. Official Code § 25-433(d)(1) (applicable to alcohol matters) or 22-C DCMR § 9720 (applicable to medical cannabis matters), any party adversely affected may file a Motion for Reconsideration of this decision within ten (10) days of service of this Order with the Alcoholic Beverage and Cannabis Administration, 2000 14<sup>th</sup> Street, N.W., Suite 400S, Washington, DC 20009.

Also, pursuant to section II of the District of Columbia Administrative Procedure Act, Pub. L. 90-614, 82 Stat. 1209, D.C. Official Code § 2-510 (2001), and Rule 15 of the District of Columbia Court of Appeals, any party adversely affected has the right to appeal this Order by filing a petition for review, within thirty days of the date of service of this Order, with the District of Columbia Court of Appeals, 430 E Street, N.W., Washington, D.C. 20001 (202/879- 1010). However, the timely filing of a Motion for Reconsideration stays the time for filing a petition for review in the District of Columbia Court of Appeals until the Board rules on the motion. *See* D.C. App. Rule 15(b) (2004).

**GOVERNMENT OF THE DISTRICT OF COLUMBIA  
ALCOHOLIC BEVERAGE AND CANNABIS ADMINISTRATION  
ALCOHOLIC BEVERAGE AND CANNABIS BOARD**



<b>IN THE MATTER OF:</b>  <b>CBT, LLC/CBT</b>  <b>Respondent.</b>	<b>Case No. 24-ULC-00052</b>
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**GLOBAL OFFER IN COMPROMISE FOR BOARD APPROVAL**

The District of Columbia, jointly with the Respondent CBT, LLC (CBT) and Property Owner H Street Development Group (Landlord), submits this Offer in Compromise (OIC) to the Alcoholic Beverage and Cannabis Board (Board), as authorized by 22-C DCMR § 6213, for approval by the Board. Landlord is the owner of 335 H St., NE, Washington, DC 20002 (the Premises), in which CBT and another unlicensed establishment, Safe House, operated in violation of D.C. Code § 7-1671.08.

The Parties understand that if the Board approves the OIC, this case will conclude. CBT and Landlord will be obligated to abide by the terms of the OIC shown below. If the Board does not approve the OIC, litigation of this summary closure will continue and the summary closure will remain in effect.

CBT and Landlord have been advised that there is no obligation to accept an OIC. CBT and Landlord have been advised, through service of the Notice of Summary Closure, that at any summary closure hearing or other proceedings, CBT or Landlord may be represented by legal counsel, have subpoenas issued to require production of witnesses and evidence, produce

witnesses and evidence, cross-examine witnesses, and apply to the Board for a qualified interpreter.

OIC Terms for CBT:

- (1) CBT affirms that it has permanently vacated 335 H St., NE, Washington, DC 20002 and terminated its lease with H Street Development Group, LLC on November 1, 2024, as evidenced by Exs. B and C, attached.
- (2) CBT shall not operate as an unlicensed cannabis retailer selling cannabis and cannabis products either in-person or online or take any other actions that violate D.C. Code § 7-1671.08.
- (3) A violation of D.C. Code § 7-1671.08 shall be grounds for the Board to issue a subsequent Notice of Summary Closure.

OIC Terms for the Landlord:

- (4) Landlord affirms that Safe House and CBT, LLC have permanently vacated the Premises.
- (5) Landlord affirms that it has either (i) received affirmative confirmation from Safe House and CBT, LLC that each acknowledge the termination of its lease and has vacated the Premises, or (ii) have evicted Safe House and CBT, LLC from the Premises, as evidenced by Exs. A, B, and C, attached.
- (6) Landlord acknowledges that it is responsible for returning any property owned by Safe House and CBT, LLC that remains in the Premises and over which Safe House and CBT, LLC have a legal right of return.
- (7) Landlord affirms that it is not currently leasing the Premises to any unlicensed cannabis distributors.

- (8) Landlord agrees to not lease the Premises to Safe House; Safe House's successor companies; CBT, LLC; CBT, LLC's successor companies; or any unlicensed cannabis distributors at any time in the future.
- (9) Landlord agrees to notify ABCA when it has leased the Premises to a new tenant, to provide the identity of the new tenant, including the business name and owner, and permit ABCA to perform an inspection before the new tenant takes possession of the Premises and at any time thereafter.
- (10) Board Order No. 2024-568 remains in effect and continues to apply to Landlord.
- (11) Leasing to another unlicensed cannabis establishment that knowingly engages or attempts to engage in the purchase, sale, exchange, delivery, or another form of commercial transaction involving cannabis shall be a violation of D.C. Code §§ 7-1671.08 and 7-1675.01. A violation shall be grounds for the Board to issue a subsequent Notice of Summary Closure and issue Landlord fines up to \$10,000.
- (12) ABCA shall make the keys to the Premises available to Landlord for pickup at its offices, or at another mutually agreed upon date, time and location.

Dated: January 9, 2025

Respectfully submitted,

BRIAN L. SCHWALB  
Attorney General for the District of Columbia

STEPHANIE E. LITOS  
Deputy Attorney General  
Civil Litigation Division

/s/ Kimberly M. Johnson  
KIMBERLY M. JOHNSON [435163]  
Chief, Civil Enforcement Section

/s/ Kerslyn D. Featherstone  
KERSLYN D. FEATHERSTONE [478758]  
Assistant Chief, Civil Enforcement Section

*/s/ Alycia K. Hogenmiller* \_\_\_\_\_  
ALYCIA K. HOGENMILLER [90004316]  
SOPHIA MIETUS [90010617]  
Assistant Attorneys General  
400 6th Street, N.W.  
Washington, D.C. 20001  
(202) 256-9692  
(202) 741-8936 (fax)  
Alycia.Hogenmiller@dc.gov

ATTORNEYS FOR THE DISTRICT OF COLUMBIA

**CONSENT OF CBT, LLC**

By signing this Offer in Compromise, I agree to accept and perform its terms. I acknowledge the validity of the OIC and waive a hearing to which I would have a right under D.C. Code § 7-1671.08(h). I also recognize that I am waiving any right to appeal an adverse ruling of the Board that might have followed any such hearing. By this settlement, I waive all such rights. I sign this OIC without reservation, and I fully understand its meaning and my rights.

/s/Jamarius Gilmore

\_\_\_\_\_  
Jamarius Gilmore  
Managing Member of CBT, LLC

01 / 14 / 2025

\_\_\_\_\_  
DATE



**CONSENT OF LANDLORD**

By signing this Offer in Compromise, I agree to accept and perform its terms. I acknowledge the validity of the OIC and waive further litigation including a hearing. I also recognize that I am waiving any right to appeal an adverse ruling of the Board that might have followed any such hearing. By this settlement, I waive all such rights. I sign this OIC without reservation, and I fully understand its meaning and my rights.



January 13/2025

\_\_\_\_\_  
Abbas Fathi, Authorized Representative  
H Street Development Group, LLC, Property Owner  
Landlord

DATE

**CERTIFICATE OF SERVICE**

On January 14, 2025, I served the foregoing Offer in Compromise for Board

Approval by email to:

Jacobie K. Whitley, Counsel  
1455 Pennsylvania Avenue, NW, Suite 400  
Washington, DC 20004  
jwhitley@lawofficeofjkw.com

*Counsel for CBT, LLC and Landlord Abbas Fathi, H Street Development Group, LLC*

Jonathan Berman  
Assistant General Counsel, ABCA  
899 North Capitol Street, NE  
Suite 4200-B  
Washington, DC 20002  
Jonathan.Berman@dc.gov

*Counsel for ABC Board*

/s/ Alycia K. Hogenmiller  
Alycia K. Hogenmiller  
Assistant Attorney General

The Safe House, LLC  
335 H Street N.W., Unit A  
Washington, D.C. 20002

H Street Development Group, LLC  
9417 Falls Road  
Potomac, Maryland 20854

August 8, 2024

**Re: Notice of Intent to Terminate Lease Immediately**

Dear H Street Development Group, LLC:

This letter is our written notice of The Safe House, LLC's intent to terminate its lease with H Street Development Group, LLC. The company's licensing status has changed and must relocate, so the company has been forced to make the difficult decision to terminate this lease immediately. We will work to expeditiously remove all fixtures, property, and effects from 335 H Street N.W., so that the unit can be re-rented and to help mitigate any losses to H Street Development Group, LLC.

Regards,

The Safe House, LLC



AFFIDAVIT

I, CBT, LLC, being duly sworn, depose and say:

1. The Managing-Member it has permanently vacated premises at 335 H Street, N.E., Unit 1, Washington, D.C. 20002 on or about November 1, 2024.

4. CBT, LLC affirms that its lease between it and H Street Development Group, LLC has been terminated as of November 1, 2024.

5. CBT, LLC affirms that it has not attempted to enter premises at 335 H Street, Unit 1, Washington, D.C. 20002, since October 30, 2024, and has not tampered with nor attempted to remove the lock placed on the premises at 335 H Street, Unit 1, Washington, D.C. 20002 by ABCA.

I declare under penalty of perjury that the foregoing is true and correct.

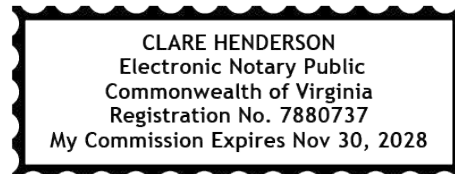
*Jamarious Gilmore*

\_\_\_\_\_  
CBT, LLC  
Jamarious Gilmore - Managing-Member  
Date: December 30, 2024

Sworn to and subscribed before me on this 30th day of December 2024

Electronic Notary

*Clare Henderson*  
\_\_\_\_\_  
Clare Henderson  
Electronic Notary Public, Virginia  
My Commission Expires: 11/30/2028



Title	Hello
File name	CBT_Summary_Closure_Affidavit.pdf
Document ID	59a5a90d6adb3281d23f29fb58488110cd9440b2
Audit trail date format	MM / DD / YYYY
Status	● Signed

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### Document History



SENT

**12 / 24 / 2024**

20:04:39 UTC

Sent for signature to Jamarious Gilmore (cbtllcdc@gmail.com) from [jwhitley@lawofficeofjkw.com](mailto:jwhitley@lawofficeofjkw.com)  
IP: 104.28.76.232



VIEWED

**12 / 24 / 2024**

20:12:24 UTC

Viewed by Jamarious Gilmore (cbtllcdc@gmail.com)  
IP: 108.147.2.28



SIGNED

**12 / 30 / 2024**

19:51:40 UTC

Signed by Jamarious Gilmore (cbtllcdc@gmail.com)  
IP: 108.147.2.99



COMPLETED

**12 / 30 / 2024**

19:51:40 UTC

The document has been completed.

# H Street Development Group LLC



CBT, LLC  
Last Known Address:  
335 H Street, N.E.,  
Washington, D.C. 20004

Dear CBT, LLC:

Please be advised of H Street Development Group, LLC's immediate termination of its lease of 335 H Street, N.E., Washington, D.C. 20004 with CBT, LLC due to the receipt of a summary closure on October 30, 2024 related to all activities that are alleged to have occurred on October 21, 2024 at 335 H Street, N.E., Washington, D.C. 20004. The building has been locked by ABCA.

Please be advised that H Street Development Group, LLC is providing you notice to vacate the property and terminate the lease immediately within receipt of this letter.

Regards,

A handwritten signature in black ink, appearing to read "J. L. B. B.", written over a horizontal line.

H Street Development Group, LLC

November 1st, 2024

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File name	Partial_Signed_20...ement_final-2.pdf
Document ID	ea423d0cbe7ff7edf628038fb307c6a56806995d
Audit trail date format	MM / DD / YYYY
Status	● Signed

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## Document History



SENT

**01 / 13 / 2025**

19:15:50 UTC

Sent for signature to Jamarious Gilmore (cbtllcdc@gmail.com) from [jwhitley@lawofficeofjkw.com](mailto:jwhitley@lawofficeofjkw.com)  
IP: 104.28.78.230



VIEWED

**01 / 14 / 2025**

15:43:19 UTC

Viewed by Jamarious Gilmore (cbtllcdc@gmail.com)  
IP: 108.147.2.18



SIGNED

**01 / 14 / 2025**

15:57:52 UTC

Signed by Jamarious Gilmore (cbtllcdc@gmail.com)  
IP: 108.147.2.18



COMPLETED

**01 / 14 / 2025**

15:57:52 UTC

The document has been completed.