

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

In the Matter of:)
)
SK Quality Services-US Corp.)
t/a Cannabliss)
)
Applicant to Renew a)
Medical Cannabis Retailer License)
)
at premises)
4721 Sheriff Road, N.E.)
Washington, D.C. 20019)
)

License No.: ABRA-127801
Order No.: 2024-430

BEFORE: Donovan Anderson, Chairperson
James Short, Member
Silas Grant, Jr., Member

ALSO PRESENT: SK Quality Services-US Corp., t/a Cannabliss, Applicant

Michael S. Rothman, Designated Representative, on behalf of the Applicant

Antawan Holmes, Chairperson, Advisory Neighborhood Commission (ANC) 7C, Protestant

Martha Jenkins, General Counsel
Alcoholic Beverage and Cannabis Administration

ORDER ON SETTLEMENT AGREEMENT

The official records of the Alcoholic Beverage and Cannabis Board (Board) reflect that SK Quality Services-US Corp., t/a Cannabliss (Applicant), Applicant to Renew a Medical Cannabis Retailer License and Advisory Neighborhood Commission (ANC) 7C have entered into a Settlement Agreement (Agreement), dated May 2, 2024, that governs the operations of the Applicant’s establishment.

The Agreement has been reduced to writing and has been properly executed and filed with the Board. The Applicant and Chairperson Antawan Holmes, on behalf of ANC 7C, are signatories to the Agreement.

Accordingly, it is this 12th day of June 2024, **ORDERED** that:

1. The Application filed by SK Quality Services-US Corp., t/a Cannabliss, to renew a Medical Cannabis Retailer's License, located at 4721 Sheriff Road, N.E., Washington, D.C. 20019, is **GRANTED**;
2. The above-referenced Settlement Agreement submitted by the Parties to govern operations of the Applicant's establishment is **APPROVED** and **INCORPORATED** as part of this Order; and
3. Copies of this Order shall be sent to the Parties.

District of Columbia
Alcoholic Beverage and Cannabis Board

eSigned via SeamlessDocx.com
Donovan Anderson
Key: ac432b99b59d5f0e4d730693d1dccc8

Donovan Anderson, Chairperson

eSigned via SeamlessDocx.com
James Short
Key: 547ae373822de6ac8e1b332d22948e

James Short, Member



Silas Grant, Jr., 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 14th 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).

Terms of Settlement Agreement

THIS AGREEMENT (“Agreement”) is made on the day of April 21, 2024 by and between SK Quality Services-US Corp Trade Name Cannabliss (“Applicant”), the Deanwood Citizens Association (“DCA”) and Advisory Neighborhood Commission 7C (“ANC7C”), (collectively, the “Parties”).

PREAMBLE

Through this agreement, both Parties aim to create an environment whereby Applicant may operate as a viable, contributing business to the ANC7C community, while concurrently curtailing any adverse effects on the surrounding neighborhood. This agreement applies to a medical cannabis license permitting the operator to sell and deliver medical cannabis and medical cannabis products. Applicant agrees to work regularly with ANC7C, the DCA, and local residents to ensure the business operations do not adversely affect the surrounding neighborhood. All parties believe the statements and provisions contained in this agreement are reasonable and will become integrated into the day-to-day operations of the Applicant.

WITNESSETH

WHEREAS, Applicant has applied for a medical cannabis license retailer’s license ABCA-127801 for a business establishment located at 4721 Sheriff Road NE, WASHINGTON, DC 20019 (the “Premises”);

WHEREAS, the Parties desire to enter into an agreement governing certain requirements and understandings regarding the issuance of a Medical Cannabis Retailer License (“License”) at

the subject premises; and,

WHEREAS the Parties wish to state their mutual intention and commitment to promote the success, peace, order, and quiet of the community. Both Parties recognize the importance of commercial districts (and limited commercial operations within residential districts) and their adjacent neighborhoods that are safe, clean, and pedestrian-friendly,

NOW, THEREFORE, The Parties agree as follows:

1. Public Space Cleanliness, Maintenance and Parking: Applicant will maintain the public space (minimally the front sidewalk up to and including the gutter in front of the subject premises, and the street facing 47th Place NE on the subject premises) adjacent to the establishment in a clean and litter-free conditions by:

- a. Picking up the trash, including beverage bottles and cans, and all other trash a minimum of twice -daily (immediately before business hours and once between 5:00 p.m. and 10:00 p.m.).
- b. Maintaining weekly trash and garbage removal service, removing trash from the trash/dumpster area, and seeing that the trash and dumpster area remain clean.
- c. Maintaining local control of parking on the premises and public street parking on the commercial corridor of Sheriff Rd. and 47th Place NE so as to not disturb the flow of traffic and abutting property and across or near the premises.

2. Exercising due diligence to prevent and/or rid vermin infestation in and around the establishment, including following, minimally, the recommendations and guidelines of the Vector

Control Division of the Department of Public Works.

- a. Assisting in maintenance of the curbs in front of the establishment to keep them free of trash, removing snow and ice from the sidewalk, and complying with all applicable D.C. laws and regulation in these respects.
3. Signage/Loitering/Illegal Activity:
- a. Applicant will not directly or indirectly sell or deliver products to any intoxicated person, or to any person of intemperate habits, or to any person who appears to be intoxicated, or under the influence of any illegal drugs or narcotics A person of intemperate habits shall be defined as any person arrested or cited by the Metropolitan Police Department for any alcohol-related crime three times or more in-any one year and who has been so identified to the licensee by the Metropolitan Police Department by giving a photo and name to the licensee.
 - b. Applicant shall post a notice kept in good repair and visible from point of entry a sign, which states:
 - i. The minimum age requirement for purchase of Medical Cannabis,
 - ii. The obligation of the patron to produce a valid identification document in order to purchase Medical Cannabis,
 - iii. Prohibitions against selling to minors,
 - iv. No panhandling, and
 - v. No loitering.

c. Applicant shall make every effort to prohibit and prevent loitering and criminal activity on or in front of the establishment premises, to include:

- i. Posting a sign kept in good repair requesting customers to not contribute to panhandlers,
- ii. Calling the Metropolitan Police Department if illegal activity is observed,
- iii. Keeping a written record of dates and times (a "call log") when the MPD is called for assistance.
- iv. Upon request of the Parties, Applicant's call log shall be provided to the Parties; during meetings or hearings involving future renewals or contested proceedings involving Applicant's license.
- v. Applicant agrees to work with designated MPD personnel and the DC Office of the Attorney General (OAG) to issue barring notices to problem individuals as needed and submit copies of all barring notices to MPD and OAG within one (1) week of issuance.

d. As the Applicant is a Medical Cannabis Retailer the expectation is that signage for alcohol and tobacco products will not be displayed on premises and window space.

e. Applicant will install and maintain lights on the exterior of its premises so as to fully light any abutting alleyway from dusk until dawn.

f. Applicant will consider enrollment in the MPD Capital Shield camera monitoring program and increase its cameras and angles of view to cover the 180 degrees around the front of the store. This is important to break up the loitering activity that may occur on the corner and in the rear alley.

g. Applicant will consider installing monitoring cameras in the retail interior and exterior for safety and security reasons.

4. Cooperation with ANC 7C and DCA: Applicant agrees to work on resolving issues preventing Applicant from fulfilling its obligations under this Agreement with all of the following: the DCA, the Single Member District (SMD), ANC Commissioner within whose boundaries the establishment is located, the Chair(s) of the ANC, and other Commissioners whose SMDs are adjacent to the location of the establishment.
5. Participation in the Community:
 - a. Applicant will work with the DCA and 7C ANC individually to address the above-mentioned issues
 - b. We want the retailers to be highly communicative with us regarding issues of safety and well-being as well as send both the DCA and ANC updates on events the business has for the community of Deanwood to enjoy and participate such as community outreach events, hiring events, informational events and promotions.
 - c. Applicant will operate in compliance with all applicable laws and regulations. Any reference to specific laws and regulations in this Settlement Agreement is meant for informational purposes only. The parties do not intend for a violation of any DC law or regulation to also be considered a violation of this Settlement Agreement.
6. Notice and Opportunity to Cure:
 - a. The parties agree to enter into this Agreement. If Applicant should breach the conditions of this Agreement, it is understood by all parties that ANC 7C and or the DCA may immediately file a complaint with the Board, which will be investigated by ABCA's Enforcement Division, and may subject Applicant to a Show Cause proceeding or any other penalty available to the Board under the law.

IN WITNESS WHEREOF, the Parties have affixed hereto their hands and seals.

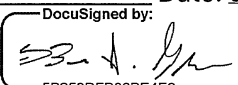
Applicant:

By: Michael S. Rothman Date: 04/20/24

Signature: Michael Rothman

Deanwood Citizens Association Representative:

By: Brian Glover Date: 04/21/224

Signature: 5B253DFB06BF4E3

Advisory Neighborhood Commission 7C Representative:

By: Antawan Holmes Date: 04/29/2024

Signature: Antawan E Holmes