

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

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|---------------------------|---|------------------------|
| In the Matter of: |) | |
| |) | |
| Kae, LLC |) | Case No.: 24-ULC-00055 |
| t/a Kae/Green Dept Weed |) | License No.: N/A |
| |) | Order No.: 2025-075 |
| Summary Closure |) | |
| |) | |
| at premises |) | |
| 2720 Georgia Avenue, N.W. |) | |
| Washington, D.C. 20001 |) | |

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

PARTIES: Kae, LLC, t/a Kae/Green Dept Weed, Respondent

Sanjeev Preet, Designated Representative, on behalf of Landlord Respondent

Scott H. Rome, Counsel, on behalf of the Landlord Respondent

Anthony P. Celo, Assistant Attorney General
Office of the Attorney General for the District of Columbia

ORDER APPROVING THE OFFER-IN-COMPROMISE

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 5th day of February 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

Donovan Anderson, Chairperson



Silas Grant, Jr., Member

Teri Janine Quinn

Teri Janine Quinn, Member



Ryan Jones, Member



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 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).

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



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| IN THE MATTER OF: KAE, LLC t/a KAE/GREEN DEPT WEED Respondent. | Case No. 24-ULC-00055 License No.: N/A Retailer Class: N/A |
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OFFER IN COMPROMISE FOR BOARD APPROVAL

The District of Columbia, jointly with Property Owner, 2720, LLC (Landlord), submits this Offer in Compromise (OIC) to the Alcoholic Beverage and Cannabis Board (Board), as authorized by D.C. Code § 7-1671.08 and 22-C DCMR § 9700 *et. seq.*, for approval by the Board. This case arose from violations arising out of D.C. Code and the illegal sale of cannabis on Landlord’s real property and resulted in a summary closure of that property. Landlord is the owner of 2720 Georgia Ave., NW, Washington, DC 20001 (the Premises), in which Green Dept Weed (Unlicensed Establishment) operated in violation of D.C. Code § 7-1671.08.

Landlord understands that if the Board approves the OIC, Landlord will be obligated to abide by the terms of the OIC shown below. If the Board does not approve the OIC, the summary closure will remain in effect.

Landlord has been advised that there is no obligation to accept an OIC. Landlord has been advised that it may be represented by legal counsel and apply to the Board for a qualified interpreter.

The OIC terms, containing Landlord’s remediation plan, are as follows.

1. Landlord affirms that the Unlicensed Establishment has permanently vacated the Premises.

2. Landlord affirms that it has either (i) received affirmative confirmation from the Unlicensed Establishment that it acknowledges the termination of its lease and has vacated the Premises, or (ii) has evicted Unlicensed Establishment from the Premises, as evidenced by Ex. A, attached.

3. Landlord acknowledges that it is responsible for returning any property owned by the Unlicensed Establishment that remains in the Premises and over which the Unlicensed Establishment has a legal right of return.

4. Landlord agrees to not lease the Premises to any unlicensed cannabis distributors at any time in the future.

5. Landlord agrees to notify ABCA when it has leased the Premises to a new tenant and to provide all identifying information regarding the new tenant, including the name of the business and owner.

6. The Cease-and-Desist Order remains in effect and continue to apply to Landlord.

7. 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: February 4, 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/ Anthony P. Celo
ANTHONY P. CELO [90000653]
Assistant Attorney General
400 6th Street, N.W.
Washington, D.C. 20001
(202) 735-7559
(202) 741-8936 (fax)
Anthony.Celo@dc.gov

ATTORNEYS FOR THE DISTRICT OF COLUMBIA

CONSENT OF LANDLORD

By 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 motion of reconsideration. 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/ ID fnmLxAtMjTWE55sV11sFKCJt
Sanjeev Preet, Authorized Representative
2720, LLC, Property Owner
Landlord

1/4/2025

DATE

CERTIFICATE OF SERVICE

On February 4, 2025, I served the foregoing Offer in Compromise for Board Approval by

email to:

Scott H. Rome
Veritas Law Firm
1225 19th St., NW, Suite 320
Washington, DC 20036
SRome@theveritasfirm.com
Counsel for Landlord, 2720, LLC

Jonathan Berman
Acting General Counsel, ABCA
2000 14th Street, N.W.
Suite 400 South
Washington, D.C. 20009
Jonathan.Berman@dc.gov

/s/ Anthony P. Celo

Anthony P. Celo
Assistant Attorney General

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



IN THE MATTER OF:

KAE, LLC t/a KAE/
GREEN DEPT WEED

Respondent.

Case No. 24-ULC-00049

OFFER IN COMPROMISE FOR BOARD APPROVAL

The District of Columbia, jointly with Green Dept Weed (Respondent), submits this Offer in Compromise (OIC) to the Alcoholic Beverage and Cannabis Board (Board), as authorized by D.C. Code § 7-1671.08 and 22-C DCMR § 9700 *et. seq.*, for approval by the Board. This case arose from violations of D.C. Code § 7-1671.08 by Respondent at 2720 Georgia Avenue NW, Washington, DC 20001 (the Premises).

Respondent understands that if the Board approves the OIC, Respondent 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.

Respondent has been advised that there is no obligation to accept an OIC. Respondent has been advised, through service of the Notice of Summary Closure, that at any summary closure hearing or other proceedings, Respondent 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.

The OIC terms are as follows:

1. Respondent agrees to vacate the Premises and agrees that, with the exception of retrieving any personal or business property from its landlord, it has no rights to occupy the Premises.

2. Respondent affirms that it has ceased all unlicensed cannabis sales on the Premises and online.

3. Respondent agrees to not sell cannabis and cannabis products at the Premises, online, or at any other location in the District of Columbia without a medical cannabis retail license.

4. Respondent is not precluded from proceeding with its pending medical cannabis retail license applications, but the summary closure may be considered by the Board.

5. If Respondent does not issue a medical cannabis retailer license or internet retailer license, the summary closure shall remain in effect as to Respondent.

Dated: January 28, 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/ Anthony P. Celso
ANTHONY P. CELO [90000653]
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400 6th Street, N.W.

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(202) 735-7559
(202) 741-8936 (fax)
Anthony.Celo@dc.gov

ATTORNEYS FOR THE DISTRICT OF COLUMBIA

CONSENT OF RESPONDENT

By 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.



Kelvi Escano, Owner
KAE, LLC t/a KAE/Green Dept Weed

1/30/25
DATE

CERTIFICATE OF SERVICE

On January 28, 2025, I served the foregoing Offer in Compromise for Board Approval by email to:

Yutong Zhou, Esq.
Sinoberg Raft
yutong@sinobergraft.com

Counsel for Respondent

Jonathan Berman
Assistant General Counsel, ABCA
899 North Capitol Street, NE
Suite 4200-B
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/s/ Alycia K. Hogenmiller

Alycia K. Hogenmiller
Assistant Attorney General