

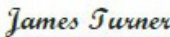
|                                   |   |                          |
|-----------------------------------|---|--------------------------|
| <b>In the Matter of:</b>          | ) |                          |
|                                   | ) |                          |
| WEHELP, LLC                       | ) |                          |
| t/a Lotus Wellness DC             | ) |                          |
|                                   | ) |                          |
|                                   | ) | License No.: ABRA-135555 |
| Medical Cannabis Retailer License | ) | Order No.: 2026-690      |
|                                   | ) |                          |
| at premises                       | ) |                          |
| 1430 Pennsylvania Ave. SE         | ) |                          |
| Washington, DC 20003              | ) |                          |
|                                   | ) |                          |

**PARTIES:** WEHELP. LLC t/a Lotus Wellness DC, Applicant

Karen Hughes, Advisory Neighborhood Commission (ANC)  
Representative, ANC 6B

The official records of the Alcoholic Beverage and Cannabis Board (Board) reflect that the parties identified above have entered into a Settlement Agreement (Agreement), dated August 19, 2026, 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. Accordingly, on this 2nd day of September 2026, it is **ORDERED** that:

1. The Settlement Agreement attached to this Order and submitted by the parties to govern the operations of the Applicant's establishment is **APPROVED** and **INCORPORATED** as part of this Order.
2. A Copy of this Order shall be sent to the Parties.

| <b>OFFICIAL VOTE OF THE<br/>DISTRICT OF COLUMBIA ALCOHOLIC BEVERAGE AND CANNABIS BOARD</b> |                 |                                                                                     |
|--------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------|
| <b>Board Members</b>                                                                       | <b>Decision</b> | <b>Signature</b>                                                                    |
| Donovan Anderson<br>(Chairperson)                                                          | Approve         |  |
| Silas Grant, Jr.                                                                           | Not Present     |   |
| Teri Janine Quinne                                                                         | Approve         |  |
| Ryan Jones                                                                                 | Approve         |  |
| David Meadows                                                                              | Approve         |   |
| James Turner                                                                               | Approve         |  |
| Additional Comments: N/A                                                                   |                 |                                                                                     |

#### **NOTICE**

Any party adversely affected may file a Motion for Reconsideration of this decision or other motion permitted by law within ten days of service of this Order. If a motion is filed, the opposing party may file a response within seven days. If a response is filed, the movant may file a reply within three days. All filings should be served on all parties to the matter and delivered to the Alcoholic Beverage and Cannabis Administration, 899 North Capitol Street NE, Suite 4200-B, Washington, DC 20002, or sent by email to [abca.legal@dc.gov](mailto:abca.legal@dc.gov). Parties are further advised that the failure to properly serve the other parties or to present all matters of record that have allegedly been erroneously decided in a motion for reconsideration may result in the waiver of those matters being considered by the Board. The Board also reserves the right to summarily deny or not consider multiple and repetitive motions.

In addition to filing a Motion for Reconsideration, pursuant to § 11 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, a party that is adversely affected may have the right to appeal this Order by filing a petition for review, within 30 days of the date of service of this Order, with the District of Columbia Court of Appeals, located at 430 E Street, N.W., Washington, D.C. 20001. Parties are advised that 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).

Parties are also advised that the Superior Court of the District of Columbia may have jurisdiction to hear appeals in non-contested cases or in matters where that court is specifically provided jurisdiction by law. Finally, advisory neighborhood commissions (ANCs) are advised that their right to appeal or challenge a decision of the Board may be limited by the laws governing ANCs. *See e.g.*, D.C. Code § 1-309.10(g).

**SETTLEMENT AGREEMENT BY AND BETWEEN  
ADVISORY NEIGHBORHOOD COMMISSION 6B  
and  
WEHELP, LLC, DBA Lotus Wellness DC**

Pursuant to DC Code § 25-446, this Settlement Agreement, (“Agreement”), between WEHELP, LLC, DBA Lotus Wellness DC (“Applicant”), and Advisory Neighborhood Commission 6B (“ANC 6B”), takes effect on the date of its approval by ANC 6B. This agreement covers the Applicant’s business at 1430 Pennsylvania Ave SE (“the Establishment”), Washington, District of Columbia (“DC”) 20003 (“Premises”).

WHEREAS, on June 5, 2026, Applicant posted the ABCA Placard for license no. 135555 issued by the DC Alcoholic Beverage and Cannabis Administration (“ABCA”) for a new medical cannabis retailer license on approximately 850 square feet of space to sell cannabis flower, cannabis concentrates, and a line of edible products, including request for an educational tasting endorsement and a delivery endorsement to registered patients in Washington, DC;

WHEREAS, Applicant and ANC 6B seek to enter into a voluntary Agreement on the terms and conditions under which ANC 6B agrees to support Applicant's license application, conditioned on Applicant’s promise to operate to minimize the Establishment’s impact on (i) neighborhood peace, order, and quiet; (ii) pedestrian safety and vehicular traffic; (iii) real property values of nearby residential properties; (iv) residential parking; and (v) security and sanitation of the area around the Premises, including any alley adjacent to the Premises;

NOW, THEREFORE, Applicant and ANC 6B agree as follows:

**1. ANC 6B Promise.** Conditioned on the Applicant’s approval of, and fulfillment of its promises under, this Agreement, including the recitals above, ANC 6B agrees to support Applicant’s application before ABCA to secure a medical cannabis retailer’s license, with delivery and educational tasting endorsement.

**2. Nature of Business and Location of Sales.** Applicant shall own and operate a medical cannabis retail facility (“Retailer”) at 1430 Pennsylvania Ave SE, Washington, DC. Applicant shall permit registered qualifying patients and caregivers to purchase medical cannabis products only in the interior of the Premises or by home delivery to registered qualifying patients and caregivers in Washington, DC.

**3. Hours of Operation and Sales.** The Applicant’s hours of operation, sales, and home delivery shall not exceed the following:

Retailer Hours of Operation:

Sunday – Saturday: 9:00 am – 11:00 pm

Retailer hours of sales to the public within the Premises:

Sunday – Saturday: 10:00 am – 10:00 pm

Retailer Hours of home delivery:

Sunday – Saturday: 10:00 am – 11:00 pm

Applicant shall maintain visible signs at the Premises’ entrance clearly identifying the hours of medical cannabis retail sales.

**4. Verification.**

- a. On-Site Sales: Applicant shall institute and maintain a process, other than self-affirmation, to verify:
  - 1) The identity of any individual who enters the Premises;
  - 2) That any registered qualifying patient entering the Premises has a valid medical cannabis card; and
  - 3) That any adult accompanying a registered qualifying patient under 18 years old is actually the patient's parent, guardian, or caregiver.
- b. All Deliveries.
  - 1) Applicant shall institute and maintain a process, other than self-affirmation, to verify that the recipient of a medical cannabis home delivery is physically present at the residence and is the same person who placed the order.
  - 2) Pursuant to ABCA regulations, Applicant shall maintain a delivery manifest (using METRC) to track each delivery of cannabis, and document receipt of each delivery, in the METRC delivery manifest system immediately upon delivery.
  - 3) Registered Qualifying Patients under 18. For home deliveries to patients under 18 years old, Applicant shall institute and maintain a process, other than self-affirmation, to verify that delivery goes directly to the patient's actual adult parent, guardian, or caregiver.

**5. Security Plan, Access Control, and Prohibited Activities.** Applicant shall develop, file with ABCA, and follow a security plan to control access to the Premises and its limited-access areas. The security plan shall include procedures that cover the following conditions:

- a. Registered Qualifying-Patient Verification. A process for verifying registered qualifying patients as set forth in Section 4.
- b. Exclusion of Minors. Applicant shall prohibit entry to those under the age of 18 who cannot prove they are registered qualifying patients accompanied by a parent, guardian, or caregiver. Applicant shall post a sign at the Premises' entrance that "Persons under the age of 18 are prohibited from entering the Premises unless they are registered qualifying patients accompanied by a parent, guardian, or caregiver."
- c. Consistent with the educational tasting endorsement, the Applicant may host limited educational activities, such as edible product tastings and cooking demonstrations for registered qualifying patients over 21 years within the Premises. The educational tasting endorsement does not authorize general on-site cannabis consumption or the smoking or inhalation of cannabis products
- d. Notice and Enforcement of Ban on On-Premises or Public Consumption. Applicant shall not permit anyone, including registered qualifying patients or caregivers, to consume medical cannabis products in any public space adjacent to the Premises, including any alley adjacent to the Premises. Applicant shall post the following sign at the Premises' entrance: "Smoking, ingesting, or consuming medical cannabis on the Premises or in public is strictly prohibited." Further, prior to completion of any sale, Applicant shall orally warn registered qualifying patients, and if the patient is under 18 that patient's parent, guardian, or caregiver, that cannabis consumption beyond that which is authorized under the educational tasting endorsement is prohibited inside the Premises and on streets, sidewalks, or other public places, and that violation shall cause permanent exclusion from the Premises. If Applicant witnesses a violation by a registered qualifying patient, parent, guardian, or caregiver, the Applicant, to the extent permitted by law, shall take reasonable steps to prevent the registered qualifying patient or the patient's parent, guardian, or caregiver from entering the Premises.
- e. Loitering and the Use of Illegal Drugs. Applicant shall discourage loitering inside or immediately outside the Premises. Applicant shall use reasonable efforts to monitor and prevent the sale or use of

illegal substances inside or near the Premises, and cooperate with ABCA, the Metropolitan Police Department (“MPD”), and other DC agencies investigating suspected illegal activities. Applicants shall also take reasonable steps to ensure that customers do not block the sidewalk in front of the Premises.

- f. No Live Entertainment; Noise Mitigation. Applicant shall not provide live entertainment within the Premises, shall not install speakers on the exterior of the Premises, and shall not play music or emit sound or noise audible beyond the Premises’ entrance except when individuals are entering or exiting the Premises.
- g. Security Camera and Video Monitoring. Applicant shall install security cameras of sufficient video quality to clearly monitor activity immediately outside all entrances into the Premises, including any adjacent public alley. Applicant shall store video footage from these cameras for at least seven (7) days and, on request, provide access to that footage to MPD, ABCA, and other DC agencies.

**7. Public-Space Maintenance and Trash Management.** This section covers disposal of cannabis products and byproducts, trash, garbage, recyclables, and the sanitary maintenance of public space.

- a. Public-Space Maintenance. Applicant shall regularly inspect and clean the area between the width of the Premises’ storefront and the street, and keep that area free of trash, garbage, ice, snow, smoking materials, and other debris.
- b. Indoor Trash and Waste Storage. Applicant shall store, inside the Premises, all trash, garbage, recyclables, cannabis waste, cannabis byproducts, and all other waste, and shall not use any exterior space for this purpose. However, on days scheduled for waste collection, Applicant may transfer waste to rodent-resistant receptacles outside the Premises. Regarding any cannabis waste or byproducts brought outside for disposal, Applicant shall, before bringing it outside, render such waste or byproducts unusable, with the same effect on its potential use as mixing it with cat litter.
- c. Trash and Waste Collection. Applicant shall contract with one or more waste-management and recycling vendors to collect all recyclable and non-recyclable waste a minimum of 1 day per week, more frequently if necessary to prevent garbage, trash, or recycling receptacles from exceeding their capacity. Applicant’s contract with any waste-management vendor shall limit collection to between 9:00 a.m. and 8:00 p.m.
- d. Waste Spills. Using industry practices such as solvents and power washing, Applicant shall pick up or hose down any garbage, recycling, or other waste spills remaining, after waste collection, in any alley adjacent to the Premises.
- e. Pest-Control Contract. Applicant shall enter into and maintain a contract for a regular plan of pest control, including baiting or similar rodent-abatement measures. Upon request from the ABC Board, Applicant shall provide proof of its rat and vermin-control contract.
- f. Rodent-Resistant Receptacles. Applicant shall use and maintain, in good repair and in safe and sanitary condition, rodent-resistant garbage, trash, and recycling receptacles with tight-fitting lids, with sufficient capacity to store all trash, garbage, recyclables, and other waste. Applicant shall promptly replace any garbage, trash, and recycling receptacles sufficiently damaged, so they are no longer rodent-resistant.

**8. Deliveries and Parking.**

- a. At the Premises. Applicant shall encourage vendors, staff, registered qualifying patients and their parents, guardians, and caregivers to access the Premises by foot, rail, bus, or bicycle. Applicant shall encourage all vendors who drive to park in designated commercial loading zones and to make deliveries through the front entrance of the Premises on Pennsylvania Ave SE. Applicant shall advise employees, vendors, registered qualifying patients and their parents, guardians, and caregivers that parking, even temporarily, in dedicated bus lanes outside the Premises on Pennsylvania Ave, or in any manner that blocks vehicular traffic near the Premises, is strictly prohibited, could result in the vehicle’s getting

towed, and that repeated violation shall cause Applicant to terminate their commercial or professional relationship and to prohibit their entry into the Premises.

- b. Home Deliveries. Applicant shall require anyone making home deliveries on the Applicant's behalf to abide by DC parking regulations, and shall prohibit the parking of vehicles used for home delivery in any manner that blocks vehicle traffic lanes, dedicated bicycle lanes, or bus lanes.

**9. Notice to Cure.** If ANC 6B considers Applicant in breach of this Agreement, before ANC 6B seeks intervention by another DC government entity, and unless the breach is of an emergency nature or a repetition of a prior breach, ANC 6B shall give Applicant at least 10 calendar days' notice and opportunity to cure. ANC 6B shall notify Stacey Eloudihi or Ismail Ahmad (co-owners) via electronic mail [rulish.enterprises@gmail.com] of any alleged violations. If Applicant refuses or fails to begin or pursue a cure during those 10 days, such refusal or failure shall constitute cause for ANC 6B to file a complaint with ABCA, to request a formal ABCA investigation, or to take other actions allowed by the ABC Board. If a breach reasonably requires more than 10 days to cure, Applicant shall notify the ANC with a timeline for commencing the cure and addressing the breach.

**10. Entire Agreement.** This Agreement replaces, in full, any previous agreements between Applicant and ANC 6B.

**11. Changes to Agreement.** This Agreement may only be modified by written agreement of all the parties or their successors.

**12. Counterpart and Facsimile Signature.** This Agreement may be executed in two or more counterparts which together shall constitute a single agreement. Execution of this Agreement may be made by any electronically transmitted signature, which shall constitute an original signature.

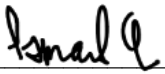
**13. Access to Agreement.** Applicant shall make copies of this Agreement available at the Premises at all times and shall ensure that its employees and delivery staff understand the terms of this Agreement.

IN WITNESS WHEREOF, the parties have affixed hereunto their signatures.

**APPLICANT:**

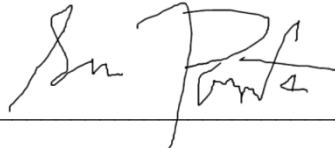
Stacee Eloudihi (Owner)  
Ismail Ahmad (Co-owner)  
Co-owners of WEHELP , LLC, DBA Lotus Wellness DC  
Business Address: 1430 Pennsylvania Ave SE, Washington, DC 20003  
rulish.enterprises@gmail.com  
Phone: (202) 313-7490

Signature 1:  Date: 08/19/2026

Signature 2:  Date: 08/19/2026

**ANC 6B:**

Samuel Pastore, Chairperson  
Advisory Neighborhood Commission 6B  
700 Pennsylvania Avenue, SE, Suite 2032  
Washington, DC 20003  
6b@anc.dc.gov

Signature:  Date: Aug. 19, 2026