

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

In the Matter of:

Proper Exotic, LLC
t/a Proper Exotic

Applicant for a New
Medical Cannabis Retailer License

at premises
313 8th Street N.E.
Washington, D.C. 20003

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) Case No.: 25-PRO-00009
) License No.: ABRA-128697
) Order No.: 2025-695
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BEFORE: Donovan Anderson, Chairperson
Silas Grant, Jr., Member
Teri Janine Quinn, Member
Ryan Jones, Member
David Meadows, Member

ALSO PRESENT: Proper Exotic, LLC t/a Proper Exotic, Applicant

John McGowan and Meredith Kinner, Counsel on behalf of the Applicant

Mike Velasquez, Commissioner, on behalf of Advisory Neighborhood
Commission (ANC) 6A, Protestant

ORDER GRANTING AMENDED MOTION TO REINSTATE ITS APPLICATION

Proper Exotic, LLC, t/a Proper Exotic (Applicant) filed an amended Motion on May 9, 2025, to reinstate its application for a Medical Cannabis Retailer License.

Exhibit 1 of the Applicant's Motion to Reinstate its Application shows that Proper Exotic's license application identifies Mr. Musa Al Najah and Mr. Cesar Fernandez as equal co-owners of Proper Exotic and lists Mr. Al Najah, individually, as the point of contact. *Amended Mot. For Reinstatement*, at Exhibit No. 1.

The Board approved Proper Exotic's conditional social equity retailer license on June 26, 2024. On October 6, 2024, Mr. Al Najah executed a three-year commercial lease agreement at the premises on behalf of Proper Exotic. *Amended Mot. For Reinstatement*, at Exhibit No. 2. The

lease identifies Mr. Al Najah as an owner of Proper Exotic and names him as the personal guarantor. *Id.*

Proper Exotic's proposed location was approved for placarding on December 27, 2024. *Notice of Public Hearing.* The Notice of Public Hearing lists Mr. Al Najah, individually, as the point of contact for Proper Exotic. *Id.*

The Board credits the contention of the Applicant that on January 24, 2025, Mr. Fernandez, without Mr. Al Najah's knowledge, sent a letter to ABCA withdrawing his application. *Cesar Fernandez Withdrawal Request.* On January 29, 2025, the Board approved Mr. Fernandez's request and withdrew Proper Exotic's application all together. *Br. Order 2025-121.*

On February 12, 2025, ABCA sent a letter addressed to Mr. Al Najah and Mr. Fernandez informing them that the Board approved Mr. Fernandez's request to withdraw Proper Exotic's application and that the placard for 313 8th Street N.E. was rescinded and must be removed immediately.

The Board agrees with the Applicant that Mr. Al Najah should have been contacted when Mr. Fernandez, unbeknownst to the Applicant, submitted his withdrawal of the application. *Amended Mot. For Reinstatement.* Mr. Al Najah was listed as a co-owner and as the primary contact on the application. Therefore, it may be error to approve the withdrawal request filed by Mr. Fernandez without the knowledge of the primary point of contact. Upon consideration of the Amended Motion to Reinstatement the Application, the Board finds the Applicant's arguments persuasive.

ORDER

For these reasons, the Board, on this 4th day of June 2025, hereby **GRANTS** the reinstatement of Proper Exotic LLC, t/a Proper Exotic's Medical Cannabis Retailer Application. Proper Exotic shall resume the licensing process to include a new protest period.

IT IS FURTHER ORDERED that the Applicant shall file all paperwork needed to update the ownership and contact information related to the application.

IT IS FURTHER ORDERED that the remaining matters contained in the motion are deemed moot.

IT IS FURTHER ORDERED that the oral arguments scheduled in this matter are no longer necessary and are hereby cancelled.

The ABCA shall deliver a copy of this order to the Parties.

District of Columbia
Alcoholic Beverage and Cannabis Board

eSigned via SeamlessDocs.com
Donovan Anderson
Key: ac43cb06b69d5f09e4b730003d1dccc8

Donovan Anderson, Chairperson



Silas Grant, Jr., Member

Teri Janine Quinn

Teri Janine Quinn, Member



Ryan Jones, Member

David Meadows

David Meadows, Member

Pursuant to D.C. Official Code § 25-433(d)(1), 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, 899 North Capitol Street, N.E., Suite 4200-A, Washington, D.C. 20002.

Also, pursuant to section 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, any party adversely affected has the right to appeal this Order by filing a petition for review, within thirty (30) 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 pursuant to 23 DCMR § 1719.1 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).