

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

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<b>In the Matter of:</b>	)		
	)		
	)		
	)	Case No.:	25-ULC-00057
Sky's the Limit, LLC	)	License No.:	N/A
t/a Sky's the Limit	)	Order No.:	2026-285
	)		
Summary Closure	)		
	)		
at premises	)		
1325 Connecticut Ave., NW	)		
Washington, D.C. 20036	)		

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

**PARTIES:** Sky's the Limit, LLC t/a Sky's the Limit, Respondent  
  
Monika Ensey, Agent for Property Owner, Respondent  
  
Neil Goldman, Counsel for Property Owner, Respondent  
  
Sophia Mietus, 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 Chapter 16B of Title 7 of the D.C. Official Code or Title 22-C of the D.C. Municipal Regulations in accordance with D.C. Official Code § 2-509(a). The Parties filed an offer-in-compromise with the Board, which concluded this matter.

**ORDER**

Therefore, the Board, on this 18th day of March 2026, **APPROVES** the OIC appended to this Order.

1. The parties agree that the attached OIC constitutes the entire agreement of the parties;
2. The Respondent agrees to the conditions, terms, penalties, and violations described in the OIC; and
3. The Respondent agrees that it understands the charges filed against it and the basis for those charges. The Respondent waives the right to contest liability, the right to a hearing, the right to present evidence and argument, the right to confront witnesses and evidence, and the right to appeal and have judicial review related to this matter. The Respondent understands that his or her decision to enter into this OIC permanently waives these rights in this matter.

ABCA shall deliver copies of this Order to the Government and the Respondent.

District of Columbia  
Alcoholic Beverage and Cannabis Board

eSigned via SeamlessDocs.com  
*Donovan Anderson*  
Key: ac430b06c9d5f0e4b790003d1dccc8

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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

*David Meadows*

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David Meadows, Member

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, N.E., Suite 4200-A, Washington, D.C. 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

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



<p><b>IN THE MATTER OF:</b></p> <p><b>SKY’S THE LIMIT, LLC t/a SKY’S THE LIMIT,</b></p> <p><b>Respondent.</b></p>	<p><b>Case No. 25-ULC-00057</b></p>
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**OFFER IN COMPROMISE FOR BOARD APPROVAL**

The District of Columbia, jointly with Monika Ensey, agent for the owners of 1325 Connecticut Avenue, N.W., Washington, D.C. 20036 (“Property Owners”), 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. This case arose from violations of D.C. Code § 7-1671.08 by Respondent at a portion of the property known as 1325 Connecticut Avenue, NW, Washington, DC 20036 (the Premises), which was leased by Respondent from Property Owners.

The Parties understand that if the Board approves the OIC, the case will conclude. Property Owners 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.

Property Owners have been advised that there is no obligation to accept the OIC. Property Owners have been advised, through service of the Notice of Summary Closure, that at any Summary Closure Hearing, or other proceedings, Property Owners may be represented by legal counsel, have subpoenas issued to require the production of witnesses and evidence,

Initial  
A rectangular box containing the word "Initial" above a handwritten signature in black ink.

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

The OIC terms are as follows:

- (1) Property Owners affirm that they have received affirmative confirmation from Sky's the Limit, LLC acknowledging the termination of its lease and intention to vacate the Premises as evidenced by Exhibit A.
- (2) Property Owners acknowledge that they will provide reasonable cooperation to Respondent to permit Respondent to recover any personal property owned by Respondent that remains in the Premises.
- (3) Property Owners agree to not lease the Premises to Sky's the Limit, LLC, nor to lease the Premises to: (i) any successor company to Sky's the Limit, or (ii) to any unlicensed cannabis establishment for purposes for which a license is required by District law or regulations, at any time in the future.
- (4) Property Owner 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 of the Premises before the new tenant takes possession of the Premises and thereafter during those hours, if any, that the Premises are open to the public.
- (5) Property Owners agree that if a future tenant at the Premises, which has not filed an accepted and pending application with the ABC Board, knowingly engages or attempts to engage in the purchase, sale, exchange, delivery, or another form of commercial transaction involving cannabis for which a license is required by District law or regulations, it shall be grounds for the Board to issue a subsequent Notice of

Summary Closure and issue Landlord such fines as may be authorized by law.

Property Owner agrees to waive the notice requirement set forth in D.C. Code § 7-1675.01(a) with respect to the instant matter, 2025-ULC-0005.

- (6) The current summary closure shall remain in effect until ABCA makes the keys to the Premises available to Property Owner for pickup at its offices, or at another mutually agreed upon date, time and location.

**CONSENT OF PROPERTY OWNER**

By this Offer in Compromise, the undersigned, as agent for the Owners of 1325 Connecticut Avenue, N.W. Washington, DC, 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.

Signed by:  
  
 202206E30F73E41C...  
 \_\_\_\_\_  
 Monika Ensey  
 Agent for the Owners of  
 1325 Connecticut Avenue, N.W.  
 Washington, DC

3/11/2026  
 \_\_\_\_\_  
 Date

# EXHIBIT A

**LEASE TERMINATION AND MUTUAL RELEASE AGREEMENT**

This Agreement is made this 10 day of February, 2026 by and between Monika M. Ensey as agent for the owners of 1325 Connecticut Avenue, N.W. Washington, D.C. (the "Owners") on one side, and Sky's the Limit, LLC, a District of Columbia limited liability company ("Tenant") and Omar Farooq, ("Guarantor")(Tenant and Guarantor are referred to as the "Tenant Parties").

WITNESSETH:

WHEREAS, Owners' predecessor in title entered into a valid and binding commercial lease on June 23, 2022 (the "Original Lease"), for the rental of space on the First Floor, Mezzanine and Basement of the Building known as 1325 Connecticut Avenue, N.W., Washington, D.C., (the "Premises") and a subsequent Lease Addendum dated July 17, 2024 (the Original Lease as modified by the Lease Addendum is referred to as the "Lease") between Monika M. Ensey and Maya M. Saujet, t/a Embassy Properties (the "Owners") and Tenant; and

WHEREAS, the parties desire to terminate the Original Lease and the Lease upon the terms set forth herein; and

WHEREAS, the parties desire to mutually release the other party from all claims related to the Original Lease, the Lease, the Guaranty, the Tenants' occupancy of the Premises, and the Premises;

WHEREAS, the Tenant Parties immediately and unconditionally surrender the Premises to Owner.

WHEREAS, the Owners immediately and unconditionally accept the Tenant Parties' surrender of the Premises and all Tenant Parties' personal property within the Premises.

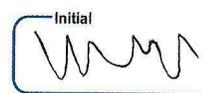
WHEREAS, that within seven (7) days of Tenant Parties notification from the Owners that Owners have received keys to the Premises from ABCA, Owners will arrange to allow Tenant Parties to remove their personal property from the Premises;

WHEREAS, the parties desire to settle all disputes between them with this Lease Termination Agreement (this "Agreement").

NOW THEREFORE, the parties agree as follows:

1. Subject to the lifting of the summary closure of the Premises by the District of Columbia Alcoholic Beverage & Cannabis Administration (the "ABCA"), ABCA shall return to Owners all keys to the Premises, and Owners shall provide reasonable cooperation to Tenant Parties to permit Tenant Parties to recover any personal property belonging to Tenant Parties and located in the Premises, provided such property is recovered by Tenant within seven (7) days after notice from Owners

Initial Initial  



2. Upon the execution of this Agreement, Tenant Parties agree to surrender the Premises to Owners. In order to leave the Premises in the condition required by paragraph 15 of the Original Lease, except for water damage and other damage, that has occurred since the Summary Closure of the Premises that was not caused by an the operation of Tenant's business, Owners will allow Tenant access to the Premises to remove their personal property from the Premises within seven (7) after Owners provides Tenant Parties with notice of its attainment of the keys to Premises from ABCA.

Upon the execution of this agreement the Original Lease, the Lease, and the Guaranty shall be deemed terminated and the parties shall be deemed to have fully released and discharged each other of and from their respective obligations under the Original Lease and the Lease.

3. Upon execution of this agreement the Parties mutually agree to release each other from any all claims known and unknown, arising out of or related to the Original Lease, the Lease, the Guaranty, the ABCA Summary Closure, Tenants' occupancy of the Premises, or the Premise itself.

WHEREFORE, the parties have executed this Agreement this 10<sup>th</sup> day of February 2026 and bind themselves to its terms and conditions.

THE TENANT PARTIES:

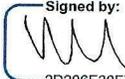
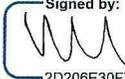
SKY'S THE LIMIT, LLC

Signed by:  3/10/2026  
By: \_\_\_\_\_  
7B328C7BA2B04DA...  
Omar Farooq, Managing Member

GUARANTOR:

Signed by:  \_\_\_\_\_  
7B328C7BA2B04DA...  
Omar Farooq, an individual

OWNERS:

Signed by:  Signed by:   
2D206E30F73E41C... 2D206E30F73E41C...  
Monika M. Ensey  
Agent for the Owners of  
1325 Connecticut Avenue, N.W.  
Washington, DC

**CERTIFICATE OF SERVICE**

On March 12, 2026 the foregoing Offer in Compromise for Board Approval was served

by electronic mail to:

Neil Goldman, Counsel  
Goldman & Van Beek, P.C.  
510 King Street, Suite 416  
Alexandria, VA 22314  
ngoldman@goldmanvanbeek.com

*Counsel for Property Owner*

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

*Counsel for ABC Board*

/s/ Sophia Mietus  
Sophia Mietus  
Assistant Attorney General