



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
AIR QUALITY DIVISION



PHILLIP D. ROOS
DIRECTOR

December 4, 2024

VIA E-MAIL

Mohamad Zahreddine
Pegasus Limited, LLC
241 North Evangeline Street
Dearborn, Michigan 48127

Fawzi Algahim
IBB Petroleum Services, Inc.
21350 Ryan Road
Warren, Michigan 48091

SRN/ID: U632406686; Oakland County

Dear Mohamad Zahreddine and Fawzi Algahim:

VIOLATION NOTICE

On November 26, 2024, the Department of Environment, Great Lakes, and Energy (EGLE), Air Quality Division (AQD) conducted an inspection at the commercial property located at 3004 Union Lake, Commerce Township, Oakland County. The purpose of this inspection was to determine compliance with the requirements of Title 40 of the Code of Federal Regulations (40 CFR), Part 61, Subpart M (National Emission Standard for Asbestos), and Rule 942 of Part 55, Air Pollution Control of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

According to our investigation, Pegasus Limited, LLC owns the property and IBB Petroleum Services, Inc. conducted the demolition activities. The National Emission Standard for Asbestos holds both the owner and operator equally liable for violations.

During the inspection, AQD staff noted an active demolition site. The building formerly at the site was a subject commercial building (gas station). A copy of the required asbestos survey was provided for review. A notification of intent to demolish had not been filed.

Process Description	Section Violated	Comments
Demolition of a subject commercial building.	40 CFR 61.145(b)(1)	Failure to provide 10 working day notification prior to demolition.

Please initiate actions necessary to correct the cited violation and submit a signed written response to this Violation Notice by December 25, 2024 (which coincides with 21 calendar days from the date of this letter). The response should include:

- The dates the violation occurred;
- An explanation of the causes and duration of the violation;
- Whether the violation is ongoing;

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- A summary of the actions that have been taken and are proposed to be taken to correct the violation and the dates by which these actions will take place;
- What steps are being taken to prevent a reoccurrence; and
- Acknowledgement of receipt, and understanding of, the attached "Understanding NESHAP" fact sheet.

The signed written response from the owner and operator to this violation notice may be submitted by mail and directed to the attention of Jeff Benya, Senior Environmental Quality Analyst, Asbestos Unit, at EGLE, AQD, P.O. Box 30260, Lansing, Michigan 48909-7760 and must include a copy to Jason Wolf, Enforcement Unit at the same address. The response may be scanned and e-mailed to BenyaJ@Michigan.gov and WolfJ2@michigan.gov.

If the listed parties believe the above observations or statements are inaccurate or do not constitute violation(s) of the applicable legal requirements cited, please provide appropriate factual information to explain your position.

Thank you for your attention to resolving the violation cited. If you have any questions regarding the violation or the actions necessary to bring this facility into compliance, please contact me at the number listed below.

Sincerely,



Jeffrey Benya
Senior Environmental Quality Analyst
Air Quality Division
313-618-0372

Attachment: Asbestos NESHAP Fact Sheet

cc: Annette Switzer, EGLE
Christopher Ethridge, EGLE
Brad Myott, EGLE
Joyce Zhu, EGLE
Tammy Bell, EGLE
Jason Wolf, EGLE