

**U.S. ENVIRONMENTAL PROTECTION AGENCY, REGION 5**  
**77 West Jackson Boulevard (ECR-17J), Chicago, Illinois 60604**  
**UNDERGROUND STORAGE TANK (UST) FIELD CITATION FOR EXPEDITED SETTLEMENT NO. RUST-05-2025-0027**

**Part I: INSPECTION SUMMARY**

On 04/08/2025 Time 12:55 pm  
(Date of Violation) (a.m. or p.m.)

At Perry Gas & Mart  
(Name of Facility)

Address: 1144 N Perry St  
Pontiac, MI 48340

Jeff Rubin  
(Name of On site Representative if not the Owner or Operator)

Name and address of the UST ☐ Owner or ☐ Operator

Name: Jeff Rubin

Address: 3943 Airport Rd  
Waterford, MI 48329

A duly designated officer, employee, or representative of the EPA or a duly designated officer or employee of the State or Tribe inspected this facility. EPA has reviewed the inspection report and other relevant materials and has identified the following violation(s) of the UST regulations promulgated or approved by EPA under Subtitle I of the Resource Conservation and Recovery Act (RCRA) (42 U.S.C. § 6991 et seq.).

1. Violation: Failure to comply with the temporary closure requirements for a tank system for 3 or more months.

Cite: 40 CFR §280.70(b) Proposed Penalty: \$ 572  
Multiplier: \_\_\_\_\_  
Subtotal: \$ 572

2. Violation: Failure to meet temporary closure requirements for an empty tank.

Cite: 40 CFR §280.70(a) Proposed Penalty: \$ 815  
Multiplier: \_\_\_\_\_  
Subtotal: \$ 815

3. Violation: \_\_\_\_\_

Cite: 40 CFR Proposed Penalty: \_\_\_\_\_  
Multiplier: \_\_\_\_\_  
Subtotal: \_\_\_\_\_

4. Violation: \_\_\_\_\_

Cite: 40 CFR Proposed Penalty: \_\_\_\_\_  
x Tanks Multiplier: \_\_\_\_\_  
Subtotal: \_\_\_\_\_

**TOTAL PROPOSED PENALTY: \$ 1,387**

EPA finds the Owner or Operator in violation of the above referenced UST regulations.

**CHARLES  
HOLADA**

Digitally signed by  
CHARLES HOLADA  
Date: 2025.06.03  
09:30:17 -05'00'

Date: 6/3/25

(Signature of EPA Inspector)

**Part II: SETTLEMENT AGREEMENT/COMPLIANCE ORDER**

**A. Settlement Agreement:** The Owner or Operator by signing this Settlement Agreement (or by having an authorized representative sign it) agrees to settle the violations identified in Part I, subject to the following terms and conditions:


The Owner or Operator certifies, subject to civil and criminal penalties for making a false submission to the U. S. Government, that he or she has corrected the violations, submitted true and accurate documentation of their correction, and submitted payment to the U.S. Treasury for the amount of \$ 1,387 in payment of the full proposed penalty amount, as described in Part I of this Form.

The Owner or Operator agrees to comply with the terms of the Compliance Order in Part II.B. Without admitting liability for the violations cited in Part I, the Owner or Operator signing below waives any objections to EPA's jurisdiction with respect to the Compliance Order and this Settlement Agreement, and consents to EPA's final approval of this Settlement Agreement without further notice. The Owner or Operator waives the opportunity for a public hearing pursuant to RCRA section 9006. By signing this Settlement Agreement, the Owner or Operator waives any rights or defenses that the Owner or Operator has or may have for this matter to be resolved in federal court, including but not limited to any right to a jury trial, and waives any right to challenge the lawfulness of the Compliance Order.

Once EPA signs the Settlement Agreement, EPA will take no further enforcement action against the Owner or Operator for the civil violations described in Part I, provided the violations have been timely corrected and the penalty has been paid. EPA does not waive its right to enforce against the Owner or Operator for any other violations not described in Part I and violations of the UST requirements or other requirements listed in Part I that were not corrected in a timely manner.

This Settlement Agreement and Compliance Order will become effective once signed by EPA and is binding on EPA and the Owner or Operator upon signature by both parties. Final approval of the Settlement Agreement and Compliance Order is in the sole discretion of the Regional Administrator, Region 5, EPA, or his or her authorized delegate. Upon final approval, EPA shall mail a copy of this document to the Owner or Operator signing below.

**SIGNATURE BY OWNER, OPERATOR, OR AUTHORIZED REPRESENTATIVE:**

Name (Print): Jeff Rubin  
Title (Print): Vice President  
Signature  Date: 7/8/25

**B. Compliance Order:** This Compliance Order is issued under the authority of RCRA section 9006 to resolve the civil violations identified in Part I. The Owner or Operator is ordered to correct the violations, submit true and accurate documentation that the violations were corrected, and pay the total penalty amount listed in Part I of this Form. This Compliance Order shall become final and enforceable only upon signature by an EPA official with the authority to sign this document.

**SIGNATURE BY EPA APPROVING THE SETTLEMENT AGREEMENT AND COMPLIANCE ORDER:**

Name (Print): Julie Morris  
Title (Print): Branch Manager, LECAB  
Signature \_\_\_\_\_ Date: \_\_\_\_\_