

**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-05-2025-0009**

**Part I: INSPECTION SUMMARY**

On 12/04/2024 Time 11:02 am  
(Date of Violation) (a.m. or p.m.)

At Ramzi Gas Market  
(Name of Facility)

Address: 2910 Venoy Rd  
Wayne, MI 48184

Ali Gharara  
(Name of On site Representative if not the Owner or Operator)

Name and address of the UST ☐ Owner or ☒ Operator

Name: Dani Jaber

Address: 2910 Venoy Rd  
Wayne, MI 48184

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 operate and maintain release detection method and annually test components in accordance with manufacturer instructions, acceptable code of practice or other requirements.

Cite: 40 CFR §280.40(a)(3) Proposed Penalty: \$ 815  
Multiplier: \_\_\_\_\_  
Subtotal: \$ 815

2. Violation: Failure to maintain records verifying training or retraining of designated operators.

Cite: 40 CFR §280.245(b) Proposed Penalty: \$ 131  
Multiplier: \_\_\_\_\_  
Subtotal: \$ 131

3. Violation: Failure to monitor tanks every 30 days, if appropriate.

Cite: 40 CFR §280.41(a) Proposed Penalty: \$ 815  
Multiplier: \_\_\_\_\_  
Subtotal: \$ 815

4. Violation: Failure to monitor underground piping for releases.

Cite: 40 CFR §280.41(b) Proposed Penalty: \$ 815  
Multiplier: \_\_\_\_\_  
Subtotal: \$ 815

**TOTAL PROPOSED PENALTY:** \$ 2,576

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

**CHARLES HOLADA** Digitally signed by CHARLES  
HOLADA  
Date: 2025.02.06 14:14:55 -06'00' Date: 2/6/25  
(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 \$ 2,576 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): Daniel Jaber

Title (Print): A/E Operator

Signature [Signature] Date: 3-13-25

**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: 03/31/2025