



GRETCHEN WHITMER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF
ENVIRONMENT, GREAT LAKES, AND ENERGY
DETROIT DISTRICT OFFICE



LIESL EICHLER CLARK
DIRECTOR

June 6, 2022

Peter Lombardo
Lombardo's Properties LLC
774 Palmer Drive
Pontiac, MI. 48342

SRN: U632202594, Oakland County

Dear Peter Lombardo:

VIOLATION NOTICE

On May 11, 2022, the Department of Environment, Great Lakes, and Energy (EGLE), Air Quality Division (AQD), conducted a complaint investigation at the condominium complex located on Rosshire Court, Pontiac. The purpose of this inspection was to determine compliance with the requirements of Title 40 of the Code of Federal Regulations (CFR), Part 61, National Emission Standards for Hazardous Air Pollutants (NESHAP), Subpart M and Rule 942 of the administrative rules promulgated under Part 55, Air Pollution Control of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

According to our investigation, Lombardo's Properties LLC owns the facility and unknown contractors performed the renovation activities at the site. The NESHAP for Asbestos holds both the owner and operators equally liable for violations.

During the inspection, staff observed the following: Vacant condominiums under various stages of renovation. Peter Lombardo indicated that renovations were complete in the seven (7) Lombardo's Properties LLC owned units of the center building. He also indicated that the required thorough asbestos survey was not conducted prior to the commencement of renovation activities. Renovation of condominiums which exceed four dwelling units are subject to the NESHAP regulation.

Process Description	Section Violated	Comments
Renovation of multiple (greater than four) condominium units in three adjacent buildings.	40 CFR 61.145(a)	Failure to thoroughly inspect for the presence of asbestos containing materials prior to demolition.

Please initiate actions necessary to correct the cited violation and submit a signed written response to this Violation Notice by June 27, 2022 (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

Peter Lombardo, Lombardo's Properties LLC

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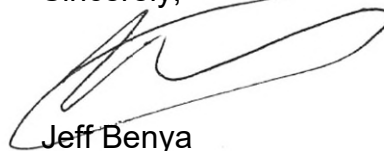
the violation is ongoing; a summary of the actions that have been taken and are proposed to be taken to correct the violation and the dates by which these actions will take place; and what steps are being taken to prevent a reoccurrence. **Please include contact information for any contractors that performed renovation work at these properties.**

Please submit the written response to Jeff Benya at EGLE, AQD 3058 West Grand Boulevard, Suite 2-300, Detroit, Michigan 48202 or benyaj@michigan.gov and submit a copy to Jason Wolf, Enforcement Unit at EGLE, AQD, P.O. Box 30260, Lansing, Michigan 48909-7760 or wolfj2@michigan.gov.

If either party believes the above observations or statements are inaccurate or do not constitute violations of the applicable legal requirements cited, please provide factual information to explain your position.

Thank you for your attention to resolving the violations cited above and for the cooperation that was extended to me during my inspection of the listed property. 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,



Jeff Benya

Senior Environmental Quality Analyst

Air Quality Division

313-618-0372

Enclosure: NESHAP Fact Sheet

cc: Mary Ann Dolehanty, EGLE

Dr. Eduardo Olaguer, EGLE

Jenine Camilleri, EGLE

Christopher Ethridge, EGLE

Tammy Bell, EGLE

Jason Wolf, EGLE

Joyce Zhu, EGLE