



GRETCHEN WHITMER  
GOVERNOR

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



LIESL EICHLER CLARK  
DIRECTOR

February 4, 2022

Ms. Erika Fillmore  
Prestigious Penguin Properties LLC  
31390 Fromm Court  
Bingham Farms, MI 48025

Ms. Erika Fillmore  
Prestigious Penguin Properties LLC  
31100 Telegraph Rd.  
Bingham Farms, MI 48025

Mr. Lubab Mansour  
DKI International, Inc.  
6775 Daly Road, Suite101  
West Bloomfield, MI. 48322

Mr. Joseph Bruz  
Milford Contracting LLC  
1525 Hunter's Run Drive  
Grand Blanc, MI 48439

SRN: U632200370, Oakland County

Dear Ms. Fillmore, Mr. Mansour, & Mr. Bruz:

**VIOLATION NOTICE**

On January 4, 2022, the Department of Environment, Great Lakes, and Energy (EGLE), Air Quality Division (AQD), conducted an inspection of the commercial property located at 30777 Telegraph Road, Franklin. 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, Prestigious Penguin Properties LLC owns the facility and Milford Contracting LLC performed the canopy demolition activities as a sub-contractor of DKI International Inc. The NESHAP for Asbestos holds both the owner and operators equally liable for violations.

Ms. Erika Fillmore, Prestigious Penguin Properties LLC  
Mr. Lubab Mansour, DKI International, Inc.  
Mr. Joseph Bruz, Milford Contracting LLC  
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During the inspection, staff observed the following: A vacant commercial property undergoing renovations. The building is a former bank and the drive-thru banking canopy had been demolished. A 10-day notification of intent was not submitted prior to demolition of the structure. An asbestos survey from 2008 was provided to EGLE staff but that survey did not include the drive-up banking canopy.

<b>Process Description</b>	<b>Section Violated</b>	<b>Comments</b>
Renovation and partial demolition of a commercial structure.	40 CFR 61.145(a)	Failure to thoroughly inspect for the presence of asbestos containing materials prior to demolition.
Partial demolition of a commercial structure without a Notification of Intent to Demolish.	40 CFR 61.145(b)(1)	Failure to provide 10 working day notification prior to demolition.

Please initiate actions necessary to correct the cited violations and submit a signed written response to this Violation Notice by February 25, 2022 (which coincides with 21 calendar days from the date of this letter). The response should include: the dates the violations occurred; an explanation of the causes and duration of the violations; whether the violations are ongoing; a summary of the actions that have been taken and are proposed to be taken to correct the violations and the dates by which these actions will take place; and what steps are being taken to prevent a reoccurrence.

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](mailto:benyaj@michigan.gov) and submit a copy to Mr. Jason Wolf, Enforcement Unit at EGLE, AQD, P.O. Box 30260, Lansing, Michigan 48909-7760 or [wolfj2@michigan.gov](mailto: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.

Ms. Erika Fillmore, Prestigious Penguin Properties LLC

Mr. Lubab Mansour, DKI International, Inc.

Mr. Joseph Bruz, Milford Contracting LLC

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Sincerely,

A handwritten signature in black ink, appearing to read "Jeff Benya". The signature is fluid and cursive, with a large loop at the end.

Jeff Benya

Environmental Quality Analyst

Air Quality Division

313-618-0372

Enclosures: NESHAP Fact Sheet

cc: Ms. Mary Ann Dolehanty, EGLE

Dr. Eduardo Olaguer, EGLE

Ms. Jenine Camilleri, EGLE

Mr. Christopher Ethridge, EGLE

Ms. Karen Kajiya-Mills, EGLE

Mr. Jason Wolf, EGLE

Ms. Joyce Zhu, EGLE