



GRETCHEN WHITMER
GOVERNOR

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



LIESL EICHLER CLARK
DIRECTOR

June 11, 2021

CERTIFIED MAIL

Mr. Ran Nizan
Yofi Investments, LLC
53 Miry Brook Road
Danbury, Connecticut 06810

Mr. Ran Nizan
Lake Huron Self Storage
53 Miry Brook Road
Danbury, Connecticut 06810

SRN: U822102076, Saint Clair County

Dear Mr. Nizan:

VIOLATION NOTICE

On May 26, 2021, the Department of Environment, Great Lakes, and Energy (EGLE), Air Quality Division (AQD), conducted a complaint investigation at the commercial property located at 1608 Dove St., Port Huron. 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 Yofi Investments LLC owns the property and Lake Huron Self Storage LLC performed the renovation activities at the property. The NESHAP for Asbestos holds both the owner and operator equally liable for violations.

During the inspection, EGLE staff observed the following: A commercial building undergoing renovations. Miscellaneous building materials had been removed from the office area and disposed of in an off-site dumpster. EGLE staff collected several bulk asbestos samples and all tested negative for asbestos. The property owner stated that no pre-renovation asbestos survey had taken place as required by 40 CFR 61.145(a).

Process Description	Section Violated	Comments
Renovation activities occurred in a commercial building prior to conducting the required thorough asbestos survey.	40 CFR 61.145(a)	Failure to thoroughly inspect for the presence of asbestos containing materials prior to demolition/renovation.

Mr. Ran Nizan, Yofi Investments, LLC and Lake Huron Self Storage

Page 2

June 11, 2021

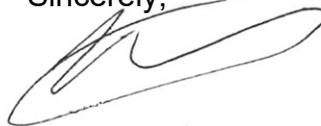
Please initiate actions necessary to correct the cited violation and submit a signed written response to this Violation Notice by July 2, 2021 (which coincides with 21 calendar days from the date of this letter). The response should include: the dates the violation occurred; an explanation of the causes and duration of the violation; whether the violation is ongoing; 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. **If a thorough asbestos survey and/or abatement activities were conducted at this property, please provide corroborating documentation in your response.**

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 Mr. Jason Wolf, Enforcement Unit at EGLE, AQD, P.O. Box 30260, Lansing, Michigan 48909-7760 or wolfj2@michigan.gov.

If you believe 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
Environmental Quality Analyst
Air Quality Division
313-618-0372

Enclosures: NESHAP Fact Sheet & Asbestos bulk sample results

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