EXECUTIVE SUMMARY - ENFORCEMENT MATTER

DOCKET NO.: 2010-1299-PST-E **TCEQ ID:** RN102038924 **CASE NO.:** 40171
RESPONDENT NAME: SAHIL VENTURES, INC. dba Paradise Food Mart

ORDER TYPE:		
X 1660 AGREED ORDER	__FINDINGS AGREED ORDER	__FINDINGS ORDER FOLLOWING SOAH HEARING
__FINDINGS DEFAULT ORDER	__SHUTDOWN ORDER	__IMMINENT AND SUBSTANTIAL ENDANGERMENT ORDER
__AMENDED ORDER	__EMERGENCY ORDER	
CASE TYPE:		
__AIR	__MULTI-MEDIA (check all that apply)	__INDUSTRIAL AND HAZARDOUS WASTE
__PUBLIC WATER SUPPLY	X PETROLEUM STORAGE TANKS	__OCCUPATIONAL CERTIFICATION
__WATER QUALITY	__SEWAGE SLUDGE	__UNDERGROUND INJECTION CONTROL
__MUNICIPAL SOLID WASTE	__RADIOACTIVE WASTE	__DRY CLEANER REGISTRATION

SITE WHERE VIOLATION(S) OCCURRED: Paradise Food Mart, 13796 Farm-to-Market Road 1314, Conroe, Montgomery County

TYPE OF OPERATION: Convenience store with retail sales of gasoline

SMALL BUSINESS: _X_ **Yes** ___ **No**

OTHER SIGNIFICANT MATTERS: There are no complaints. There is no record of additional pending enforcement actions regarding this facility location.

INTERESTED PARTIES: No one other than the ED and the Respondent has expressed an interest in this matter.

COMMENTS RECEIVED: The *Texas Register* comment period expired on May 16, 2011. No comments were received.

CONTACTS AND MAILING LIST:

TCEQ Attorney/SEP Coordinator: None
TCEQ Enforcement Coordinator: Mr. Philip Aldridge, Enforcement Division, Enforcement Team 7, MC 128, (512) 239-0855; Ms. Laurie Eaves, Enforcement Division, MC 219, (512) 239-4495
Respondent: Mr. Shamshuyyer Sadruddin, President, SAHIL VENTURES, INC., 18374 Highway 105 East, Cleveland, Texas 77327
Respondent's Attorney: Not represented by counsel on this enforcement matter

VIOLATION SUMMARY CHART:

VIOLATION INFORMATION	PENALTY CONSIDERATIONS	CORRECTIVE ACTIONS TAKEN/REQUIRED
Type of Investigation: __ Complaint _X_ Routine __ Enforcement Follow-up __ Records Review **Date(s) of Complaints Relating to this Case:** None **Date of Investigation Relating to this Case:** May 4, 2010 and May 12, 2010 **Date of NOV/NOE Relating to this Case:** July 26, 2010 (NOE) **Background Facts:** This was a routine investigation. **WASTE** 1) Failed to test the line leak detectors at least once per year for performance and operational reliability [30 TEX. ADMIN. CODE § 334.50(b)(2)(A)(i)(III) and TEX. WATER CODE § 26.3475(a)]. 2) Failed to provide a release detection method for the underground storage tank ("UST") by failing to conduct reconciliation of inventory control records at least once a month, in a manner sufficiently accurate to detect a release which equals or exceeds the sum of 1.0% of the total substance flow-through for the month plus 130 gallons [30 TEX. ADMIN. CODE § 334.50(d)(1)(B)(ii) and TEX. WATER CODE § 26.3475(c)(1)]. 3) Failed to inspect all sumps, manways, overspill containers or catchment basins associated with a UST system at least once every 60 days to assure that their sides, bottoms, and any penetration points are maintained liquid-tight and free of liquid or debris. Specifically, the spill buckets contained liquid and debris [[30 TEX. ADMIN. CODE § 334.42(i)]. 4) Failed to verify proper operation of the Stage II equipment at least once every twelve months. Specifically, the Stage II annual compliance testing was not conducted by the May 5, 2009 due date [30 TEX. ADMIN. CODE § 115.245(2)	**Total Assessed:** $5,353 **Total Deferred:** $1,070 _X_ Expedited Settlement __Financial Inability to Pay **SEP Conditional Offset:** $0 **Total Paid (Due) to General Revenue:** $153 (remaining $4,130 due in 35 monthly payments of $118 each) **Compliance History Classifications:** Person/CN - Average Site/RN - Average **Major Source:** __ Yes _X_ No **Applicable Penalty Policy:** September 2002	**Corrective Actions Taken:** The Executive Director recognizes that the Respondent has implemented the following corrective measures at the Station: a. Successfully conducted the required line leak detector testing on May 12, 2010; b. Submitted documentation on May 18, 2010 reflecting the proper removal and disposal of liquid and debris from the overspill and overfill containers and that bimonthly inspections are being conducted; c. Began proper inventory control and submitted reconciled inventory control records on May 18, 2010; and d. Successfully conducted Stage II system compliance testing on May 21, 2010.

and TEX. HEALTH & SAFETY CODE § 382.085(b)].		

Additional ID No(s).: PST 38845

Penalty Calculation Worksheet (PCW)

Policy Revision 2 (September 2002) — *PCW Revision October 30, 2008*

TCEQ

DATES						
Assigned	2-Aug-2010					
PCW	14-Oct-2010	**Screening**	6-Aug-2010	**EPA Due**		

RESPONDENT/FACILITY INFORMATION

Respondent	SAHIL VENTURES, INC. dba Paradise Food Mart		
Reg. Ent. Ref. No.	RN102038924		
Facility/Site Region	12-Houston	**Major/Minor Source**	Minor

CASE INFORMATION

Enf./Case ID No.	40171	**No. of Violations**	3
Docket No.	2010-1299-PST-E	**Order Type**	1660
Media Program(s)	Petroleum Storage Tank	**Government/Non-Profit**	No
Multi-Media		**Enf. Coordinator**	Philip Aldridge
		EC's Team	Enforcement Team 7

Admin. Penalty $ Limit Minimum $0 Maximum $10,000

Penalty Calculation Section

TOTAL BASE PENALTY (Sum of violation base penalties) — *Subtotal 1*: **$6,000**

ADJUSTMENTS (+/-) TO SUBTOTAL 1

Subtotals 2-7 are obtained by multiplying the Total Base Penalty (Subtotal 1) by the indicated percentage.

Compliance History — **2.0%** Enhancement — *Subtotals 2, 3, & 7*: **$120**

Notes: Enhancement for one previous Notice of Violation with dissimilar violations.

Culpability No — **0.0%** Enhancement — *Subtotal 4*: **$0**

Notes: The Respondent does not meet the culpability criteria.

Good Faith Effort to Comply Total Adjustments — *Subtotal 5*: **$1,500**

Economic Benefit — **0.0%** Enhancement* — *Subtotal 6*: **$0**

Total EB Amounts $735
Approx. Cost of Compliance $2,170

**Capped at the Total EB $ Amount*

SUM OF SUBTOTALS 1-7 — *Final Subtotal*: **$4,620**

OTHER FACTORS AS JUSTICE MAY REQUIRE — **15.9%** — *Adjustment*: **$733**

Reduces or enhances the Final Subtotal by the indicated percentage.

Notes: Recommended enhancement to capture avoided costs associated with violation nos. 1, 2 and 3.

Final Penalty Amount: **$5,353**

STATUTORY LIMIT ADJUSTMENT — *Final Assessed Penalty*: **$5,353**

DEFERRAL — **20.0%** Reduction — *Adjustment*: **-$1,070**

Reduces the Final Assessed Penalty by the indicted percentage. *(Enter number only; e.g. 20 for 20% reduction.)*

Notes: Deferral offered for expedited settlement.

PAYABLE PENALTY: **$4,283**

Screening Date 6-Aug-2010 **Docket No.** 2010-1299-PST-E **PCW**

Respondent SAHIL VENTURES, INC. dba Paradise Food Mart *Policy Revision 2 (September 2002)*

Case ID No. 40171 *PCW Revision October 30, 2008*

Reg. Ent. Reference No. RN102038924

Media [Statute] Petroleum Storage Tank

Enf. Coordinator Philip Aldridge

Compliance History Worksheet

>> Compliance History *Site* Enhancement (Subtotal 2)

Component	Number of...	Enter Number Here	Adjust.
NOVs	Written notices of violation ("NOVs") with same or similar violations as those in the current enforcement action (*number of NOVs meeting criteria*)	0	0%
	Other written NOVs	1	2%
Orders	Any agreed final enforcement orders containing a denial of liability (*number of orders meeting criteria*)	0	0%
	Any adjudicated final enforcement orders, agreed final enforcement orders without a denial of liability, or default orders of this state or the federal government, or any final prohibitory emergency orders issued by the commission	0	0%
Judgments and Consent Decrees	Any non-adjudicated final court judgments or consent decrees containing a denial of liability of this state or the federal government (*number of judgements or consent decrees meeting criteria*)	0	0%
	Any adjudicated final court judgments and default judgments, or non-adjudicated final court judgments or consent decrees without a denial of liability, of this state or the federal government	0	0%
Convictions	Any criminal convictions of this state or the federal government (*number of counts*)	0	0%
Emissions	Chronic excessive emissions events (*number of events*)	0	0%
Audits	Letters notifying the executive director of an intended audit conducted under the Texas Environmental, Health, and Safety Audit Privilege Act, 74th Legislature, 1995 *(number of audits for which notices were submitted)*	0	0%
	Disclosures of violations under the Texas Environmental, Health, and Safety Audit Privilege Act, 74th Legislature, 1995 (*number of audits for which violations were disclosed*)	0	0%

		Please Enter Yes or No	
Other	Environmental management systems in place for one year or more	No	0%
	Voluntary on-site compliance assessments conducted by the executive director under a special assistance program	No	0%
	Participation in a voluntary pollution reduction program	No	0%
	Early compliance with, or offer of a product that meets future state or federal government environmental requirements	No	0%

Adjustment Percentage (Subtotal 2) 2%

>> Repeat Violator (Subtotal 3)

No

Adjustment Percentage (Subtotal 3) 0%

>> Compliance History Person Classification (Subtotal 7)

Average Performer

Adjustment Percentage (Subtotal 7) 0%

>> Compliance History Summary

Compliance History Notes

Enhancement for one previous Notice of Violation with dissimilar violations.

Total Adjustment Percentage (Subtotals 2, 3, & 7) 2%

Screening Date 6-Aug-2010 **Docket No.** 2010-1299-PST-E **PCW**

Respondent SAHIL VENTURES, INC. dba Paradise Food Mart *Policy Revision 2 (September 2002)*

Case ID No. 40171 *PCW Revision October 30, 2008*

Reg. Ent. Reference No. RN102038924

Media [Statute] Petroleum Storage Tank

Enf. Coordinator Philip Aldridge

Violation Number 1

Rule Cite(s) 30 Tex. Admin. Code § 334.50(b)(2)(A)(i)(III) and (d)(1)(B)(ii) and Tex. Water Code § 26.3475(a) and (c)(1)

Violation Description Failed to test the line leak detectors at least once per year for performance and operational reliability. Failed to provide a release detection method for the underground storage tanks ("USTs") by failing to conduct reconciliation of inventory control records at least once a month, in a manner sufficiently accurate to detect a release which equals or exceeds the sum of 1.0% of the total substance flow-through for the month plus 130 gallons.

Base Penalty $10,000

>> Environmental, Property and Human Health Matrix

OR	Release	Harm: Major	Moderate	Minor
	Actual			
	Potential	x		

Percent 25%

>>Programmatic Matrix

Falsification	Major	Moderate	Minor

Percent 0%

Matrix Notes: Human health or the environment will or could be exposed to pollutants which would exceed levels that are protective of human health or environmental receptors as a result of the violation.

Adjustment $7,500

$2,500

Violation Events

Number of Violation Events: 1 — 86 Number of violation days

mark only one with an x

daily	
weekly	
monthly	
quarterly	x
semiannual	
annual	
single event	

Violation Base Penalty $2,500

One quarterly event is recommended based on documentation of the violation during the May 12, 2010 investigation to the August 6, 2010 screening date.

Good Faith Efforts to Comply

25.0% Reduction $625

	Before NOV	NOV to EDPRP/Settlement Offer
Extraordinary		
Ordinary	x	
N/A		(mark with x)

Notes: The Respondent came into compliance on May 18, 2010, prior to the Notice of Enforcement ("NOE") dated July 26, 2010.

Violation Subtotal $1,875

Economic Benefit (EB) for this violation — Statutory Limit Test

Estimated EB Amount $131 **Violation Final Penalty Total** $2,230

This violation Final Assessed Penalty (adjusted for limits) $2,230

Economic Benefit Worksheet

Respondent SAHIL VENTURES, INC. dba Paradise Food Mart
Case ID No. 40171
Reg. Ent. Reference No. RN102038924
Media Petroleum Storage Tank
Violation No. 1

Percent Interest	Years of Depreciation
5.0	15

	Item Cost	Date Required	Final Date	Yrs	Interest Saved	Onetime Costs	EB Amount
Item Description	No commas or $						
Delayed Costs							
Equipment				0.00	$0	$0	$0
Buildings				0.00	$0	$0	$0
Other (as needed)				0.00	$0	$0	$0
Engineering/construction				0.00	$0	$0	$0
Land				0.00	$0	n/a	$0
Record Keeping System				0.00	$0	n/a	$0
Training/Sampling				0.00	$0	n/a	$0
Remediation/Disposal				0.00	$0	n/a	$0
Permit Costs				0.00	$0	n/a	$0
Other (as needed)	$1,500	12-May-2010	18-May-2010	0.02	$1	n/a	$1
Notes for DELAYED costs	Estimated cost to monitor the UST for releases including volume measurement and monthly reconciliation of inventory control records. The Date Required is the investigation date and the Final Date is the date of compliance.						
Avoided Costs	ANNUALIZE [1] avoided costs before entering item (except for one-time avoided costs)						
Disposal				0.00	$0	$0	$0
Personnel				0.00	$0	$0	$0
Inspection/Reporting/Sampling				0.00	$0	$0	$0
Supplies/equipment				0.00	$0	$0	$0
Financial Assurance [2]				0.00	$0	$0	$0
ONE-TIME avoided costs [3]	$118	4-May-2009	12-May-2010	1.94	$11	$118	$129
Other (as needed)				0.00	$0	$0	$0
Notes for AVOIDED costs	Estimated avoided cost to conduct the required annual line leak detector tests. The Date Required is one year prior to the investigation date and the Final Date is the date of compliance.						

Approx. Cost of Compliance $1,618

TOTAL $131

Screening Date 6-Aug-2010 **Docket No.** 2010-1299-PST-E **PCW**

Respondent SAHIL VENTURES, INC. dba Paradise Food Mart *Policy Revision 2 (September 2002)*

Case ID No. 40171 *PCW Revision October 30, 2008*

Reg. Ent. Reference No. RN102038924

Media [Statute] Petroleum Storage Tank

Enf. Coordinator Philip Aldridge

Violation Number 2

Rule Cite(s) 30 Tex. Admin. Code § 334.42(i)

Violation Description Failed to inspect all sumps, manways, overspill containers or catchment basins associated with a UST system at least once every 60 days to assure that their sides, bottoms, and any penetration points are maintained liquid-tight and free of liquid or debris. Specifically, the spill buckets contained liquid and debris.

Base Penalty $10,000

>> Environmental, Property and Human Health Matrix

OR

Release	Harm: Major	Moderate	Minor
Actual			
Potential		x	

Percent 10%

>>Programmatic Matrix

Falsification	Major	Moderate	Minor

Percent 0%

Matrix Notes: Human health or the environment will or could be exposed to significant amounts of pollutants which would not exceed levels that are protective of human health or environmental receptors as a result of the violation.

Adjustment $9,000

$1,000

Violation Events

Number of Violation Events 1 — 14 Number of violation days

mark only one with an x

daily	
weekly	
monthly	
quarterly	x
semiannual	
annual	
single event	

Violation Base Penalty $1,000

One quarterly event is recommended based on documentation of the violation during the May 4, 2010 investigation to the May 18, 2010 date of compliance.

Good Faith Efforts to Comply

25.0% Reduction — $250

	Before NOV	NOV to EDPRP/Settlement Offer
Extraordinary		
Ordinary	x	
N/A		(mark with x)

Notes: The Respondent came into compliance on May 18, 2010, prior to the NOE dated July 26, 2010.

Violation Subtotal $750

Economic Benefit (EB) for this violation

Estimated EB Amount $55

Statutory Limit Test

Violation Final Penalty Total $892

This violation Final Assessed Penalty (adjusted for limits) $892

Economic Benefit Worksheet

Respondent SAHIL VENTURES, INC. dba Paradise Food Mart
Case ID No. 40171
Reg. Ent. Reference No. RN102038924
Media Petroleum Storage Tank
Violation No. 2

Percent Interest	Years of Depreciation
5.0	15

	Item Cost	Date Required	Final Date	Yrs	Interest Saved	Onetime Costs	EB Amount
Item Description	No commas or $						
Delayed Costs							
Equipment				0.00	$0	$0	$0
Buildings				0.00	$0	$0	$0
Other (as needed)				0.00	$0	$0	$0
Engineering/construction				0.00	$0	$0	$0
Land				0.00	$0	n/a	$0
Record Keeping System				0.00	$0	n/a	$0
Training/Sampling				0.00	$0	n/a	$0
Remediation/Disposal				0.00	$0	n/a	$0
Permit Costs				0.00	$0	n/a	$0
Other (as needed)				0.00	$0	n/a	$0
Notes for DELAYED costs							
Avoided Costs	ANNUALIZE [1] avoided costs before entering item (except for one-time avoided costs)						
Disposal				0.00	$0	$0	$0
Personnel				0.00	$0	$0	$0
Inspection/Reporting/Sampling				0.00	$0	$0	$0
Supplies/equipment				0.00	$0	$0	$0
Financial Assurance [2]				0.00	$0	$0	$0
ONE-TIME avoided costs [3]	$52	5-Mar-2010	18-May-2010	1.12	$3	$52	$55
Other (as needed)				0.00	$0	$0	$0
Notes for AVOIDED costs	Actual avoided cost for conducting inspections of the sumps, manways, overspill containers or catchment basins and properly remove and dispose of liquid and debris, per receipt submitted by the Respondent. The Date Required is 60 days prior to the investigation and the Final Date is the date of compliance.						

Approx. Cost of Compliance $52

TOTAL $55

Screening Date 6-Aug-2010 **Docket No.** 2010-1299-PST-E **PCW**

Respondent SAHIL VENTURES, INC. dba Paradise Food Mart *Policy Revision 2 (September 2002)*

Case ID No. 40171 *PCW Revision October 30, 2008*

Reg. Ent. Reference No. RN102038924

Media [Statute] Petroleum Storage Tank

Enf. Coordinator Philip Aldridge

Violation Number 3

Rule Cite(s) 30 Tex. Admin. Code § 115.245(2) and Tex. Health & Safety Code § 382.085(b)

Violation Description Failed to verify proper operation of the Stage II equipment at least once every twelve months. Specifically, the Stage II annual compliance testing was not conducted by the May 5, 2009 due date.

Base Penalty $10,000

>> Environmental, Property and Human Health Matrix

OR	Harm			
Release	Major	Moderate	Minor	
Actual				
Potential	x			

Percent 25%

>>Programmatic Matrix

Falsification	Major	Moderate	Minor

Percent 0%

Matrix Notes: Human health or the environment will or could be exposed to pollutants which would exceed levels that are protective of human health or environmental receptors as a result of the violation.

Adjustment $7,500

$2,500

Violation Events

Number of Violation Events: 1 — 338 Number of violation days

mark only one with an x

daily	
weekly	
monthly	
quarterly	
semiannual	
annual	x
single event	

Violation Base Penalty $2,500

One annual event is recommended for the period preceding the May 4, 2010 investigation.

Good Faith Efforts to Comply

25.0% Reduction — $625

	Before NOV	NOV to EDPRP/Settlement Offer
Extraordinary		
Ordinary	x	
N/A		(mark with x)

Notes: The Respondent came into compliance on May 21, 2010, prior to the NOE dated July 26, 2010.

Violation Subtotal $1,875

Economic Benefit (EB) for this violation

Estimated EB Amount $549

Statutory Limit Test

Violation Final Penalty Total $2,230

This violation Final Assessed Penalty (adjusted for limits) $2,230

Economic Benefit Worksheet

Respondent SAHIL VENTURES, INC. dba Paradise Food Mart
Case ID No. 40171
Reg. Ent. Reference No. RN102038924
Media Petroleum Storage Tank
Violation No. 3

Percent Interest	Years of Depreciation
5.0	15

	Item Cost	Date Required	Final Date	Yrs	Interest Saved	Onetime Costs	EB Amount
Item Description	No commas or $						
Delayed Costs							
Equipment				0.00	$0	$0	$0
Buildings				0.00	$0	$0	$0
Other (as needed)				0.00	$0	$0	$0
Engineering/construction				0.00	$0	$0	$0
Land				0.00	$0	n/a	$0
Record Keeping System				0.00	$0	n/a	$0
Training/Sampling				0.00	$0	n/a	$0
Remediation/Disposal				0.00	$0	n/a	$0
Permit Costs				0.00	$0	n/a	$0
Other (as needed)				0.00	$0	n/a	$0
Notes for DELAYED costs							
Avoided Costs	ANNUALIZE [1] avoided costs before entering item (except for one-time avoided costs)						
Disposal				0.00	$0	$0	$0
Personnel				0.00	$0	$0	$0
Inspection/Reporting/Sampling				0.00	$0	$0	$0
Supplies/equipment				0.00	$0	$0	$0
Financial Assurance [2]				0.00	$0	$0	$0
ONE-TIME avoided costs [3]	$500	5-May-2009	21-May-2010	1.96	$49	$500	$549
Other (as needed)				0.00	$0	$0	$0
Notes for AVOIDED costs	Estimated avoided cost for annual testing to verify proper operation of the Stage II equipment. The Date Required is the date the test was due and the Final Date is the date of compliance.						

Approx. Cost of Compliance $500

TOTAL $549

Compliance History Report

Customer/Respondent/Owner-Operator:	CN603571274	SAHIL VENTURES, INC.	Classification: AVERAGE	Rating: 1.50
Regulated Entity:	RN102038924	Paradise Food Mart	Classification: AVERAGE	Site Rating: 1.50

ID Number(s):

PETROLEUM STORAGE TANK REGISTRATION	REGISTRATION	38845
AIR NEW SOURCE PERMITS	REGISTRATION	47727
AIR NEW SOURCE PERMITS	ACCOUNT NUMBER	947727U
PUBLIC WATER SYSTEM/SUPPLY	REGISTRATION	1700725

Location: 13796 Farm-to-Market Road 1314, Conroe, Texas 77302

TCEQ Region: REGION 12 - HOUSTON

Date Compliance History Prepared: August 26, 2010

Agency Decision Requiring Compliance History: Enforcement

Compliance Period: August 06, 2005 to August 06, 2010

TCEQ Staff Member to Contact for Additional Information Regarding this Compliance History

Name: Philip Aldridge Phone: (512) 239-0855

Site Compliance History Components

1. Has the site been in existence and/or operation for the full five year compliance period? Yes
2. Has there been a (known) change in ownership/operator of the site during the compliance period? Yes
3. If Yes, who is the current owner/operator? OWNOPR SAHIL VENTURES, INC.
4. If Yes, who was/were the prior owner(s)/operator(s)? OPR ZP Mart
5. When did the change(s) in owner or operator occur? 07/01/2008 OPR ZP Mart
6. Rating Date: 9/1/2009 Repeat Violator: NO

Components (Multimedia) for the Site :

A. Final Enforcement Orders, court judgments, and consent decrees of the State of Texas and the federal government.

N/A

B. Any criminal convictions of the state of Texas and the federal government.

N/A

C. Chronic excessive emissions events.

N/A

D. The approval dates of investigations. (CCEDS Inv. Track. No.)

1 08/30/2005 (381136)
2 07/26/2010 (801486)

E. Written notices of violations (NOV). (CCEDS Inv. Track. No.)

Date: 08/30/2005 (381136) CN603571274
Self Report? NO Classification: Moderate
Citation: 30 TAC Chapter 115, SubChapter C 115.246(4)
5C THSC Chapter 382 382.085(b)
Description: 30 Tex. Admin. Code Section 115.246 (4) - Failure to maintain proof of attendance and completion of training as specified in 115.248 (state approved Stage II training course) and documentation of all Stage II training for each employee.

F. Environmental audits.

N/A

G. Type of environmental management systems (EMSs).

N/A

H. Voluntary on-site compliance assessment dates.

N/A

I. Participation in a voluntary pollution reduction program.

N/A

J. Early compliance.

N/A

Sites Outside of Texas

N/A

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

IN THE MATTER OF AN	**§**	**BEFORE THE**
ENFORCEMENT ACTION	**§**	
CONCERNING	**§**	**TEXAS COMMISSION ON**
SAHIL VENTURES, INC. DBA	**§**	
PARADISE FOOD MART	**§**	
RN102038924	**§**	**ENVIRONMENTAL QUALITY**

AGREED ORDER
DOCKET NO. 2010-1299-PST-E

I. JURISDICTION AND STIPULATIONS

At its _____ agenda, the Texas Commission on Environmental Quality ("the Commission" or "TCEQ") considered this agreement of the parties, resolving an enforcement action regarding SAHIL VENTURES, INC. dba Paradise Food Mart ("the Respondent") under the authority of TEX. HEALTH & SAFETY CODE ch. 382 and TEX. WATER CODE chs. 7 and 26. The Executive Director of the TCEQ, through the Enforcement Division, and the Respondent appear before the Commission and together stipulate that:

1. The Respondent owns and operates a convenience store with retail sales of gasoline at 13796 Farm-to-Market Road 1314 in Conroe, Montgomery County, Texas (the "Station").

2. The Respondent's two underground storage tanks ("USTs") are not exempt or excluded from regulation under the Texas Water Code or the rules of the Commission. The Station consists of one or more sources as defined in TEX. HEALTH & SAFETY CODE § 382.003(12).

3. The Commission and the Respondent agree that the Commission has jurisdiction to enter this Agreed Order, and that the Respondent is subject to the Commission's jurisdiction.

4. The Respondent received notice of the violations alleged in Section II ("Allegations") on or about July 31, 2010.

5. The occurrence of any violation is in dispute and the entry of this Agreed Order shall not constitute an admission by the Respondent of any violation alleged in Section II ("Allegations"), nor of any statute or rule.

6. An administrative penalty in the amount of Five Thousand Three Hundred Fifty-Three Dollars ($5,353) is assessed by the Commission in settlement of the violations alleged in Section II ("Allegations"). The Respondent has paid One Hundred Fifty-Three Dollars ($153) of the administrative penalty and One Thousand Seventy Dollars ($1,070) is deferred contingent upon the Respondent's timely and satisfactory compliance with all the terms of this Agreed Order. If the Respondent fails to timely and satisfactorily comply with all requirements of this Agreed Order, including the payment schedule, the Executive Director may require the Respondent to pay all or part of the deferred penalty.

   The remaining amount of Four Thousand One Hundred Thirty Dollars ($4,130) of the administrative penalty shall be payable in 35 monthly payments of One Hundred Eighteen Dollars ($118) each. The next monthly payment shall be paid within 30 days after the effective date of this Agreed Order. The subsequent payments shall each be paid not later than 30 days following the due date of the previous payment until paid in full. If the Respondent fails to timely and satisfactorily comply with the payment requirements of this Agreed Order, the Executive Director may, at the Executive Director's option, accelerate the maturity of the remaining installments, in which event the unpaid balance shall become immediately due and payable without demand or notice. In addition, the failure of the Respondent to meet the payment schedule of this Agreed Order constitutes the failure by the Respondent to timely and satisfactorily comply with all the terms of this Agreed Order.

7. Any notice and procedures, which might otherwise be authorized or required in this action, are waived in the interest of a more timely resolution of the matter.

8. The Executive Director of the TCEQ and the Respondent have agreed on a settlement of the matters alleged in this enforcement action, subject to the approval of the Commission.

9. The Executive Director recognizes that the Respondent has implemented the following corrective measures at the Station:

   a. Successfully conducted the required line leak detector testing on May 12, 2010;

   b. Submitted documentation on May 18, 2010 reflecting the proper removal and disposal of liquid and debris from the overspill and overfill containers and that bimonthly inspections are being conducted;

   c. Began proper inventory control and submitted reconciled inventory control records on May 18, 2010; and

   d. Successfully conducted Stage II system compliance testing on May 21, 2010.

10. The Executive Director may, without further notice or hearing, refer this matter to the Office of the Attorney General of the State of Texas ("OAG") for further enforcement proceedings if the Executive Director determines that the Respondent has not complied with one or more of the terms or conditions in this Agreed Order.

11. This Agreed Order shall terminate five years from its effective date or upon compliance with all the terms and conditions set forth in this Agreed Order, whichever is later.

12. The provisions of this Agreed Order are deemed severable and, if a court of competent jurisdiction or other appropriate authority deems any provision of this Agreed Order unenforceable, the remaining provisions shall be valid and enforceable.

II. ALLEGATIONS

As owner and operator of the Station, the Respondent is alleged to have:

1. Failed to test the line leak detectors at least once per year for performance and operational reliability, in violation of 30 TEX. ADMIN. CODE § 334.50(b)(2)(A)(i)(III) and TEX. WATER CODE § 26.3475(a), as documented during an investigation conducted on May 4, 2010.

2. Failed to provide a release detection method for the UST by failing to conduct reconciliation of inventory control records at least once a month, in a manner sufficiently accurate to detect a release which equals or exceeds the sum of 1.0% of the total substance flow-through for the month plus 130 gallons, in violation of 30 TEX. ADMIN. CODE § 334.50(d)(1)(B)(ii) and TEX. WATER CODE § 26.3475(c)(1), as documented during an investigation conducted on May 12, 2010.

3. Failed to inspect all sumps, manways, overspill containers or catchment basins associated with a UST system at least once every 60 days to assure that their sides, bottoms, and any penetration points are maintained liquid-tight and free of liquid or debris, in violation of 30 TEX. ADMIN. CODE § 334.42(i), as documented during an investigation conducted on May 4, 2010. Specifically, the spill buckets contained liquid and debris.

4. Failed to verify proper operation of the Stage II equipment at least once every twelve months, in violation of 30 TEX. ADMIN. CODE § 115.245(2) and TEX. HEALTH & SAFETY CODE § 382.085(b), as documented during an investigation conducted on May 4, 2010. Specifically, the Stage II annual compliance testing was not conducted by the May 5, 2009 due date.

III. DENIALS

The Respondent generally denies each allegation in Section II ("Allegations").

IV. ORDERING PROVISIONS

1. It is, therefore, ordered by the TCEQ that the Respondent pay an administrative penalty as set forth in Section I, Paragraph 6 above. The payment of this administrative penalty and the Respondent's compliance with all the terms and conditions set forth in this Agreed Order resolve only the allegations in Section II. The Commission shall not be constrained in any manner from requiring corrective action or penalties for violations which are not raised here. Administrative penalty payments shall be made payable to "TCEQ" and shall be sent with the notation "Re: SAHIL VENTURES, INC. dba Paradise Food Mart, Docket No. 2010-1299-PST-E" to:

   Financial Administration Division, Revenues Section
   Attention: Cashier's Office, MC 214
   Texas Commission on Environmental Quality
   P.O. Box 13088
   Austin, Texas 78711-3088

2. The provisions of this Agreed Order shall apply to and be binding upon the Respondent. The Respondent is ordered to give notice of the Agreed Order to personnel who maintain day-to-day control over the Station operations referenced in this Agreed Order.

3. If the Respondent fails to comply with any of the Ordering Provisions in this Agreed Order within the prescribed schedules, and that failure is caused solely by an act of God, war, strike, riot, or other catastrophe, the Respondent's failure to comply is not a violation of this Agreed Order. The Respondent shall have the burden of establishing to the Executive Director's satisfaction that such an event has occurred. The Respondent shall notify the Executive Director within seven days after the Respondent becomes aware of a delaying event and shall take all reasonable measures to mitigate and minimize any delay.

4. The Executive Director may grant an extension of any deadline in this Agreed Order or in any plan, report, or other document submitted pursuant to this Agreed Order, upon a written and substantiated showing of good cause. All requests for extensions by the Respondent shall be made in writing to the Executive Director. Extensions are not effective until the Respondent receives written approval from the Executive Director. The determination of what constitutes good cause rests solely with the Executive Director.

5. This Agreed Order, issued by the Commission, shall not be admissible against the Respondent in a civil proceeding, unless the proceeding is brought by the OAG to: (1) enforce the terms of this Agreed Order; or (2) pursue violations of a statute within the Commission's jurisdiction, or of a rule adopted or an order or permit issued by the Commission under such a statute.

6. This Agreed Order may be executed in separate and multiple counterparts, which together shall constitute a single instrument. Any page of this Agreed Order may be copied, scanned, digitized, converted to electronic portable document format ("pdf"), or otherwise reproduced and may be transmitted by digital or electronic transmission, including but not limited to facsimile transmission and electronic mail. Any signature affixed to this Agreed Order shall constitute an original signature for all purposes and

may be used, filed, substituted, or issued for any purpose for which an original signature could be used. The term "signature" shall include manual signatures and true and accurate reproductions of manual signatures created, executed, endorsed, adopted, or authorized by the person or persons to whom the signatures are attributable. Signatures may be copied or reproduced digitally, electronically, by photocopying, engraving, imprinting, lithographing, electronic mail, facsimile transmission, stamping, or any other means or process which the Executive Director deems acceptable. In this paragraph exclusively, the terms "electronic transmission", "owner", "person", "writing" and "written" shall have the meanings assigned to them under TEX. BUS. ORG. CODE § 1.002.

7. Under 30 TEX. ADMIN. CODE § 70.10(b), the effective date is the date of hand-delivery of the Order to the Respondent, or three days after the date on which the Commission mails notice of the Order to the Respondent, whichever is earlier. The Chief Clerk shall provide a copy of this Agreed Order to each of the parties.

SAHIL VE URES, INC. dba Paradise Food Mart
DOCKET I . 2010-1299-PST-E
Page 6

SIGNATURE PAGE

TEXAS CC MISSION ON ENVIRONMENTAL QUALITY

For the Cc mission

For the E: utive Director

4.14.2011
Date

I, the und signed, have read and understand the attached Agreed Order. I am authorized to agree to t attached Agreed Order on behalf of the entity indicated below my signature, and I do agree the terms and conditions specified therein. I further acknowledge that the TCEQ, in accepting yment for the penalty amount, is materially relying on such representation.

I also un rstand that failure to comply with the Ordering Provisions, if any, in this order and/or fa re to timely pay the penalty amount, may result in:

- A gative impact on compliance history;
- G ter scrutiny of any permit applications submitted;
- R rral of this case to the Attorney General's Office for contempt, injunctive relief, at tional penalties, and/or attorney fees, or to a collection agency;
- In eased penalties in any future enforcement actions;
- A omatic referral to the Attorney General's Office of any future enforcement actions;
- a
- T Q seeking other relief as authorized by law.

In additi , any falsification of any compliance documents may result in criminal prosecution.

Signatu

03/8/2011
Date

Sham Shuja

Name (P nted or typed)

President
Title

Authori l Representative of
SAHIL ' NTURES, INC. dba Paradise Food Mart

Instruct ns: Send the original, signed Agreed Order with penalty payment to the Financial Administration Division, venues Section at the address in Section IV, Paragraph 1 of this Agreed Order.