

EXECUTIVE SUMMARY – ENFORCEMENT MATTER – CASE NO. 61045  
LKK Ventures LLC dba 24 Seven 27  
RN102424660  
Docket No. 2021-1090-PST-E

**Order Type:**  
Default Order

**Media:**  
PST

**Small Business:**  
Yes

**Location Where Violation Occurred:**  
1901 Port Neches Avenue, Port Neches, Jefferson County

**Type of Operation:**  
underground storage tank (“UST”) system and a convenience store with retail sales of gasoline

**Other Significant Matters:**  
Additional Pending Enforcement Actions: None  
Past-Due Penalties: None  
Other: None  
Interested Third Parties: None

**Texas Register Publication Date:** August 11, 2023

**Comments Received:** None

**Penalty Information**

**Total Penalty Assessed:** \$12,521

**Total Paid to General Revenue:** \$0

**Total Due to General Revenue:** \$12,521

**Compliance History Classifications:**  
Person/CN – Satisfactory  
Site/RN – Satisfactory

**Major Source:** No

**Statutory Limit Adjustment:** None

**Applicable Penalty Policy:** January 28, 2021

**Investigation Information**

**Complaint Date:** N/A

**Dates of Investigation:** May 14, 2021 through July 28, 2021

**Date of NOV:** N/A

**Date of NOE:** July 28, 2021

**Violation Information**

1. Failed to demonstrate acceptable financial assurance for taking corrective action and for compensating third parties for bodily injury and property damage caused by accidental releases arising from the operation of petroleum UST [30 TEX. ADMIN. CODE § 37.815(a) and (b)].
2. Failed to monitor a UST installed after January 1, 2009, in a manner which will detect a release at a frequency of at least once every 30 days using interstitial monitoring [TEX. WATER CODE § 26.3475(c)(1) and 30 TEX. ADMIN. CODE § 334.50(b)(1)(B)].
3. Failed to monitor UST piping installed on or after January 1, 2009, in a manner which will detect a release at a frequency of at least once every 30 days using interstitial monitoring in addition to the required annual line leak detector test [TEX. WATER CODE § 26.3475(a) and 30 TEX. ADMIN. CODE § 334.50(b)(2)(A)(iii)].
4. Failed to designate, train, and certify at least one named individual for each class of operator - Class A, Class B and Class C- for the Facility [30 TEX. ADMIN. CODE § 334.602(a)].
5. Failed to test the spill prevention equipment at least once every three years to ensure the equipment is liquid tight [TEX. WATER CODE § 26.3475(c)(2) and 30 TEX. ADMIN. CODE § 334.48(g)(1)(A)(ii) and (g)(2)(A)(i)].
6. Failed to inspect the overfill prevention equipment at least once every three years [TEX. WATER CODE § 26.3475(c)(2) and 30 TEX. ADMIN. CODE § 334.48(g)(1)(B) and (g)(2)(A)(i)].
7. Failed to assure that all UST recordkeeping requirements are met [30 TEX. ADMIN. CODE § 334.10(b)(2)].

**Corrective Actions/Technical Requirements**

**Corrective Action Completed:**

None

**Technical Requirements:**

Respondent no longer owns or operates Facility as of June 24, 2022.

**Litigation Information**

**Date Petitions Filed:** August 16, 2022; September 20, 2022; November 8, 2022  
**Dates of Service:** unclaimed; unclaimed; unclaimed  
**Secretary of State accepted Service:** March 31, 2023; April 12, 2023  
**Date Answer Filed:** N/A

**Contact Information**

**TCEQ Attorneys:** Marilyn Norrod, Litigation Division, (512) 239-3400  
Sheldon Wayne, Public Interest Counsel, (512) 239-6363

**TCEQ Litigation Agenda Coordinator:** Katherine McKenzie, Litigation Division, (512) 239-2575

**TCEQ Enforcement Coordinator:** Karolyn Kent, Enforcement Division, (512) 239-2536

**TCEQ Regional Contact:** Charlie Adams, Beaumont Regional Office, (409) 898-3838

**Respondent Contact:** Rashid Waheed Khokar, Manager; LKK Ventures LLC, 4007 Mount Vernon Avenue, Sugar Land, Texas 77479;  
Aktar Lakhani, Manager; LKK Ventures LLC, 11026 Broken Sky, Houston, Texas 77064

**Respondent's Attorney:** N/A



# Penalty Calculation Worksheet (PCW)

Policy Revision 5 (January 28, 2021)

PCW Revision February 11, 2021

<b>DATES</b>	<b>Assigned</b>	6-Jul-2021	<b>Screening</b>	14-Jul-2021	<b>EPA Due</b>	
	<b>PCW</b>	28-Apr-2022				

<b>RESPONDENT/FACILITY INFORMATION</b>	
<b>Respondent</b>	LKK Ventures LLC dba 24 Seven 27
<b>Reg. Ent. Ref. No.</b>	RN102424660
<b>Facility/Site Region</b>	10-Beaumont
<b>Major/Minor Source</b>	Minor

<b>CASE INFORMATION</b>			
<b>Enf./Case ID No.</b>	61045	<b>No. of Violations</b>	5
<b>Docket No.</b>	2021-1090-PST-E	<b>Order Type</b>	1660
<b>Media Program(s)</b>	Petroleum Storage Tank	<b>Government/Non-Profit</b>	No
<b>Multi-Media</b>		<b>Enf. Coordinator</b>	Tyler Richardson
		<b>EC's Team</b>	Enforcement Team 7
<b>Admin. Penalty \$ Limit Minimum</b>	\$0	<b>Maximum</b>	\$25,000

## Penalty Calculation Section

<b>TOTAL BASE PENALTY (Sum of violation base penalties)</b>	<b>Subtotal 1</b>	<b>\$8,500</b>
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### ADJUSTMENTS (+/-) TO SUBTOTAL 1

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

<b>Compliance History</b>	<b>20.0%</b>	Adjustment	<b>Subtotals 2, 3, &amp; 7</b>	<b>\$1,700</b>
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Notes: Enhancement for one Agreed Order containing a denial of liability.

<b>Culpability</b>	No	<b>0.0%</b>	Enhancement	<b>Subtotal 4</b>	<b>\$0</b>
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Notes: The Respondent does not meet the culpability criteria.

<b>Good Faith Effort to Comply Total Adjustments</b>	<b>Subtotal 5</b>	<b>\$0</b>
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<b>Economic Benefit</b>	<b>0.0%</b>	Enhancement*	<b>Subtotal 6</b>	<b>\$0</b>
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Total EB Amounts	\$2,321
Estimated Cost of Compliance	\$2,264

\*Capped at the Total EB \$ Amount

<b>SUM OF SUBTOTALS 1-7</b>	<b>Final Subtotal</b>	<b>\$10,200</b>
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<b>OTHER FACTORS AS JUSTICE MAY REQUIRE</b>	<b>22.8%</b>	Adjustment	<b>\$2,321</b>
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Reduces or enhances the Final Subtotal by the indicated percentage.

Notes: Recommended enhancement to capture the avoided cost of compliance associated with Violation Nos. 1, 2, 3, 4, and 5.

<b>Final Penalty Amount</b>	<b>\$12,521</b>
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<b>STATUTORY LIMIT ADJUSTMENT</b>	<b>Final Assessed Penalty</b>	<b>\$12,521</b>
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<b>DEFERRAL</b>	<b>0.0%</b>	Reduction	<b>Adjustment</b>	<b>\$0</b>
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Reduces the Final Assessed Penalty by the indicated percentage.

Notes: Deferral not offered for non-expedited settlement.

<b>PAYABLE PENALTY</b>	<b>\$12,521</b>
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**Screening Date** 14-Jul-2021

**Docket No.** 2021-1090-PST-E

**PCW**

**Respondent** LKK Ventures LLC dba 24 Seven 27

*Policy Revision 5 (January 28, 2021)*

**Case ID No.** 61045

*PCW Revision February 11, 2021*

**Reg. Ent. Reference No.** RN102424660

**Media** Petroleum Storage Tank

**Enf. Coordinator** Tyler Richardson

### Compliance History Worksheet

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

Component	Number of...	Number	Adjust.
NOVs	Written notices of violation ("NOVs") with same or similar violations as those in the current enforcement action ( <i>number of NOVs meeting criteria</i> )	0	0%
	Other written NOVs	0	0%
Orders	Any agreed final enforcement orders containing a denial of liability ( <i>number of orders meeting criteria</i> )	1	20%
	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 ( <i>number of judgments or consent decrees meeting criteria</i> )	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 ( <i>number of counts</i> )	0	0%
Emissions	Chronic excessive emissions events ( <i>number of events</i> )	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 ( <i>number of audits for which notices were submitted</i> )	0	0%
	Disclosures of violations under the Texas Environmental, Health, and Safety Audit Privilege Act, 74th Legislature, 1995 ( <i>number of audits for which violations were disclosed</i> )	0	0%
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)** 20%

**>> Repeat Violator (Subtotal 3)**

No

**Adjustment Percentage (Subtotal 3)** 0%

**>> Compliance History Person Classification (Subtotal 7)**

Satisfactory Performer

**Adjustment Percentage (Subtotal 7)** 0%

**>> Compliance History Summary**

**Compliance History Notes**

Enhancement for one Agreed Order containing a denial of liability.

**Total Compliance History Adjustment Percentage (Subtotals 2, 3, & 7)** 20%

**>> Final Compliance History Adjustment**

**Final Adjustment Percentage \*capped at 100%** 20%

**Screening Date** 14-Jul-2021  
**Respondent** LKK Ventures LLC dba 24 Seven 27  
**Case ID No.** 61045  
**Reg. Ent. Reference No.** RN102424660  
**Media** Petroleum Storage Tank  
**Enf. Coordinator** Tyler Richardson

**Docket No.** 2021-1090-PST-E

**PCW**

*Policy Revision 5 (January 28, 2021)*

*PCW Revision February 11, 2021*

**Violation Number** 1

**Rule Cite(s)**

30 Tex. Admin. Code § 37.815(a) and (b)

**Violation Description**

Failed to demonstrate acceptable financial assurance for taking corrective action and for compensating third parties for bodily injury and property damage caused by accidental releases arising from the operation of petroleum underground storage tank ("UST"). Specifically, the previous financial assurance expired on October 29, 2020.

**Base Penalty** \$25,000

>> **Environmental, Property and Human Health Matrix**

OR	Release	Harm			Percent
		Major	Moderate	Minor	
	Actual				0.0%
	Potential				

>> **Programmatic Matrix**

	Falsification	Major	Moderate	Minor	Percent
		X			10.0%

Matrix Notes

100% of the rule requirement was not met.

**Adjustment** \$22,500

\$2,500

**Violation Events**

Number of Violation Events 1      219 Number of violation days

daily	
weekly	
monthly	
quarterly	
semiannual	
annual	
single event	X

**Violation Base Penalty** \$2,500

One single event is recommended.

**Good Faith Efforts to Comply**

0.0%

Reduction \$0

Before NOE/NOV    NOE/NOV to EDPRP/Settlement Offer

Extraordinary		
Ordinary		
N/A	X	

Notes

The Respondent does not meet the good faith criteria for this violation.

**Violation Subtotal** \$2,500

**Economic Benefit (EB) for this violation**

**Statutory Limit Test**

**Estimated EB Amount** \$412

**Violation Final Penalty Total** \$3,683

**This violation Final Assessed Penalty (adjusted for limits)** \$3,683

## Economic Benefit Worksheet

**Respondent** LKK Ventures LLC dba 24 Seven 27  
**Case ID No.** 61045  
**Reg. Ent. Reference No.** RN102424660  
**Media** Petroleum Storage Tank  
**Violation No.** 1

Percent Interest	Years of Depreciation
5.0	15

Item Description	Item Cost	Date Required	Final Date	Yrs	Interest Saved	Costs Saved	EB Amount
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### 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 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	\$660	29-Oct-2020	5-Jun-2021	0.60	\$16	\$396	\$412
ONE-TIME avoided costs				0.00	\$0	\$0	\$0
Other (as needed)				0.00	\$0	\$0	\$0

Notes for AVOIDED costs

Estimated avoided cost to provide financial assurance for the petroleum UST. The Date Required is the financial assurance expiration date and the Final Date is the compliance date.

Approx. Cost of Compliance \$396

**TOTAL** \$412

**Screening Date** 14-Jul-2021 **Docket No.** 2021-1090-PST-E **PCW**  
**Respondent** LKK Ventures LLC dba 24 Seven 27 *Policy Revision 5 (January 28, 2021)*  
**Case ID No.** 61045 *PCW Revision February 11, 2021*  
**Reg. Ent. Reference No.** RN102424660  
**Media** Petroleum Storage Tank  
**Enf. Coordinator** Tyler Richardson

**Violation Number** 2  
**Rule Cite(s)** 30 Tex. Admin. Code § 334.50(b)(1)(B) and (b)(2)(A)(iii) and Tex. Water Code § 26.3475(a) and (c)(1)  
**Violation Description** Failed to monitor a UST installed after January 1, 2009 in a manner which will detect a release at a frequency of at least once every 30 days using interstitial monitoring. Specifically, the tank was installed on March 27, 2016 and was not monitored for releases using interstitial monitoring. Also, failed to monitor UST piping installed on or after January 1, 2009 in a manner which will detect a release at a frequency of at least once every 30 days using interstitial monitoring in addition to the required annual line leak detector test. Specifically, the Respondent was not monitoring the piping using interstitial monitoring and had not conducted the annual line leak detector test.

**Base Penalty** \$25,000

**>> Environmental, Property and Human Health Matrix**

OR	Release	Harm			Percent
		Major	Moderate	Minor	
	Actual				15.0%
	Potential	X			

**>> Programmatic Matrix**

	Falsification	Major	Moderate	Minor	Percent
					0.0%

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

**Adjustment** \$21,250

\$3,750

**Violation Events**

Number of Violation Events 1 61 Number of violation days

daily	
weekly	
monthly	
quarterly	X
semiannual	
annual	
single event	

**Violation Base Penalty** \$3,750

One quarterly event is recommended from the May 14, 2021 investigation date to the July 14, 2021 screening date.

**Good Faith Efforts to Comply** 0.0% Reduction \$0

	Before NOE/NOV	NOE/NOV to EDPRP/Settlement Offer
Extraordinary		
Ordinary		
N/A	X	

**Notes** The Respondent does not meet the good faith criteria for this violation.

**Violation Subtotal** \$3,750

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

**Estimated EB Amount** \$1,650 **Violation Final Penalty Total** \$5,524

**This violation Final Assessed Penalty (adjusted for limits)** \$5,524

## Economic Benefit Worksheet

**Respondent** LKK Ventures LLC dba 24 Seven 27  
**Case ID No.** 61045  
**Reg. Ent. Reference No.** RN102424660  
**Media** Petroleum Storage Tank  
**Violation No.** 2

Percent Interest	Years of Depreciation
5.0	15

Item Description	Item Cost	Date Required	Final Date	Yrs	Interest Saved	Costs Saved	EB Amount
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### 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 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				0.00	\$0	\$0	\$0
Other (as needed)	\$118	14-May-2021	8-Oct-2021	0.40	\$2	\$118	\$120
Other (as needed)	\$1,500	14-May-2021	8-Oct-2021	0.40	\$30	\$1,500	\$1,530

Notes for AVOIDED costs

Estimated avoided cost to conduct the annual line leak detector and piping tightness tests (\$118).  
 Estimated avoided cost (\$1,500) to implement interstitial monitoring for the UST at the Facility. The Dates Required are the investigation date and the Final Dates are the change of operator date.

Approx. Cost of Compliance \$1,618

**TOTAL** \$1,650



**Screening Date** 14-Jul-2021 **Docket No.** 2021-1090-PST-E **PCW**  
**Respondent** LKK Ventures LLC dba 24 Seven 27 *Policy Revision 5 (January 28, 2021)*  
**Case ID No.** 61045 *PCW Revision February 11, 2021*  
**Reg. Ent. Reference No.** RN102424660  
**Media** Petroleum Storage Tank  
**Enf. Coordinator** Tyler Richardson

**Violation Number**

**Rule Cite(s)**

**Violation Description** Failed to designate, train, and certify at least one named individual for each class of operator – Class A, Class B, and Class C – for the Facility. Specifically, the Facility did not have a Class C Operator.

**Base Penalty**

**>> Environmental, Property and Human Health Matrix**

OR	Release	Harm			Percent
		Major	Moderate	Minor	
	Actual	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="3.0%"/>
	Potential	<input type="text"/>	<input type="text"/>	<input checked="" type="checkbox"/>	

**>> Programmatic Matrix**

	Falsification	Major	Moderate	Minor	Percent
	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="0.0%"/>

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

**Adjustment**

**Violation Events**

Number of Violation Events   Number of violation days

daily	<input type="text"/>
weekly	<input type="text"/>
monthly	<input type="text"/>
quarterly	<input type="text"/>
semiannual	<input type="text"/>
annual	<input type="text"/>
single event	<input checked="" type="checkbox"/>

**Violation Base Penalty**

**Good Faith Efforts to Comply**  Reduction

	Before NOE/NOV	NOE/NOV to EDRP/Settlement Offer
Extraordinary	<input type="text"/>	<input type="text"/>
Ordinary	<input type="text"/>	<input type="text"/>
N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Notes** The Respondent does not meet the good faith criteria for this violation.

**Violation Subtotal**

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

**Estimated EB Amount**  **Violation Final Penalty Total**

**This violation Final Assessed Penalty (adjusted for limits)**

## Economic Benefit Worksheet

**Respondent** LKK Ventures LLC dba 24 Seven 27  
**Case ID No.** 61045  
**Reg. Ent. Reference No.** RN102424660  
**Media** Petroleum Storage Tank  
**Violation No.** 3

Percent Interest	Years of Depreciation
5.0	15

Item Description	Item Cost	Date Required	Final Date	Yrs	Interest Saved	Costs Saved	EB Amount
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### 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 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				0.00	\$0	\$0	\$0
ONE-TIME avoided costs				0.00	\$0	\$0	\$0
Other (as needed)	\$10	14-May-2021	8-Oct-2021	0.40	\$0	\$10	\$10

Notes for AVOIDED costs

Estimated avoided cost to designate, train, and certify one named individual as Class C Operator for the Facility. The Date Required is the investigation date and the Final Date is the change of operator date.

Approx. Cost of Compliance

\$10

**TOTAL**

\$10

**Screening Date** 14-Jul-2021 **Docket No.** 2021-1090-PST-E **PCW**  
**Respondent** LKK Ventures LLC dba 24 Seven 27 *Policy Revision 5 (January 28, 2021)*  
**Case ID No.** 61045 *PCW Revision February 11, 2021*  
**Reg. Ent. Reference No.** RN102424660  
**Media** Petroleum Storage Tank  
**Enf. Coordinator** Tyler Richardson

**Violation Number**

**Rule Cite(s)** 30 Tex. Admin. Code § 334.48(g)(1)(A)(ii), (g)(1)(B), and (g)(2)(A)(i), and Tex. Water Code § 26.3475(c)(2)

**Violation Description** Failed to test the spill prevention equipment at least once every three years to ensure the equipment is liquid tight. Specifically, the Respondent had not conducted the triennial testing of the spill buckets. Also, failed to inspect the overflow prevention equipment at least once every three years. Specifically, the Respondent had not conducted the triennial inspection of the ball floats.

**Base Penalty**

**>> Environmental, Property and Human Health Matrix**

OR	Release	Harm			Percent
		Major	Moderate	Minor	
		Actual	<input type="text"/>	<input type="text"/>	
Potential	<input type="text"/>	X	<input type="text"/>		

**>> Programmatic Matrix**

Falsification	Major	Moderate	Minor	Percent
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text" value="0.0%"/>

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

**Adjustment**

**Violation Events**

Number of Violation Events   Number of violation days

daily	<input type="text"/>
weekly	<input type="text"/>
monthly	<input type="text"/>
quarterly	<input type="text"/>
semiannual	<input type="text"/>
annual	<input type="text"/>
single event	X

**Violation Base Penalty**

One single event is recommended.

**Good Faith Efforts to Comply**  Reduction

	Before NOE/NOV	NOE/NOV to EDPRP/Settlement Offer
Extraordinary	<input type="text"/>	<input type="text"/>
Ordinary	<input type="text"/>	<input type="text"/>
N/A	X	

**Notes** The Respondent does not meet the good faith criteria for this violation.

**Violation Subtotal**

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

**Estimated EB Amount**  **Violation Final Penalty Total**

**This violation Final Assessed Penalty (adjusted for limits)**

## Economic Benefit Worksheet

**Respondent** LKK Ventures LLC dba 24 Seven 27  
**Case ID No.** 61045  
**Reg. Ent. Reference No.** RN102424660  
**Media** Petroleum Storage Tank  
**Violation No.** 4

Percent Interest	Years of Depreciation
5.0	15

Item Description	Item Cost	Date Required	Final Date	Yrs	Interest Saved	Costs Saved	EB Amount
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### 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 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				0.00	\$0	\$0	\$0
Other (as needed)	\$100	1-Jan-2021	8-Oct-2021	0.77	\$4	\$100	\$104
Other (as needed)	\$95	1-Jan-2021	8-Oct-2021	0.77	\$4	\$95	\$99

Notes for AVOIDED costs

Estimated avoided cost to conduct the triennial overfill prevention equipment inspection (\$100) and the triennial spill bucket testing (\$95). The Dates Required are the inspection and testing due date and the Final Dates are the change of operator date.

Approx. Cost of Compliance

\$195

**TOTAL**

\$203

**Screening Date** 14-Jul-2021 **Docket No.** 2021-1090-PST-E **PCW**  
**Respondent** LKK Ventures LLC dba 24 Seven 27 *Policy Revision 5 (January 28, 2021)*  
**Case ID No.** 61045 *PCW Revision February 11, 2021*  
**Reg. Ent. Reference No.** RN102424660  
**Media** Petroleum Storage Tank  
**Enf. Coordinator** Tyler Richardson

**Violation Number** 5

**Rule Cite(s)** 30 Tex. Admin. Code § 334.10(b)(2)

**Violation Description** Failed to assure that all UST recordkeeping requirements are met. Specifically, 30-day inspection records for spill prevention equipment were not available at the time of the investigation.

**Base Penalty** \$25,000

**>> Environmental, Property and Human Health Matrix**

Release	Harm			Percent
	Major	Moderate	Minor	
Actual				0.0%
Potential				

**>> Programmatic Matrix**

Falsification	Harm			Percent
	Major	Moderate	Minor	
			X	1.0%

**Matrix Notes** Less than 30% of the rule requirement was not met.

**Adjustment** \$24,750

\$250

**Violation Events**

Number of Violation Events 1 61 Number of violation days

daily	
weekly	
monthly	
quarterly	
semiannual	
annual	
single event	X

**Violation Base Penalty** \$250

One single event is recommended.

**Good Faith Efforts to Comply** 0.0% Reduction \$0

	Before NOE/NOV	NOE/NOV to EDRP/ Settlement Offer
Extraordinary		
Ordinary		
N/A	X	

**Notes** The Respondent does not meet the good faith criteria for this violation.

**Violation Subtotal** \$250

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

**Estimated EB Amount** \$46 **Violation Final Penalty Total** \$368

**This violation Final Assessed Penalty (adjusted for limits)** \$368

## Economic Benefit Worksheet

**Respondent** LKK Ventures LLC dba 24 Seven 27  
**Case ID No.** 61045  
**Reg. Ent. Reference No.** RN102424660  
**Media** Petroleum Storage Tank  
**Violation No.** 5

Percent Interest	Years of Depreciation
5.0	15

Item Description	Item Cost	Date Required	Final Date	Yrs	Interest Saved	Costs Saved	EB Amount
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### 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 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				0.00	\$0	\$0	\$0
ONE-TIME avoided costs				0.00	\$0	\$0	\$0
Other (as needed)	\$45	14-May-2021	8-Oct-2021	0.40	\$1	\$45	\$46
Notes for AVOIDED costs	Estimated avoided cost to maintain spill and overfill control records. The Date Required is the investigation date and the Final Date is the change of operator date.						

Approx. Cost of Compliance \$45

**TOTAL** \$46



# Compliance History Report

Compliance History Report for CN605613074, RN102424660, Rating Year 2021 which includes Compliance History (CH) components from September 1, 2016, through August 31, 2021.

<b>Customer, Respondent, or Owner/Operator:</b>	CN605613074, LKK Ventures LLC	<b>Classification:</b>	SATISFACTORY	<b>Rating:</b>	46.67
<b>Regulated Entity:</b>	RN102424660, 24 Seven 27	<b>Classification:</b>	SATISFACTORY	<b>Rating:</b>	46.67
<b>Complexity Points:</b>	3	<b>Repeat Violator:</b>	NO		
<b>CH Group:</b>	14 - Other				
<b>Location:</b>	1901 Port Neches Avenue in Port Neches, Jefferson County, Texas				
<b>TCEQ Region:</b>	REGION 10 - BEAUMONT				
<b>ID Number(s):</b>					
<b>PETROLEUM STORAGE TANK REGISTRATION REGISTRATION</b>	8286	<b>PETROLEUM STORAGE TANK NON REGISTERED ID NUMBER</b>	8286		
<b>PETROLEUM STORAGE TANK NON REGISTERED ACCOUNT NUMBER</b>	8286				
<b>Compliance History Period:</b>	September 01, 2016 to August 31, 2021	<b>Rating Year:</b>	2021	<b>Rating Date:</b>	09/01/2021
<b>Date Compliance History Report Prepared:</b>	January 31, 2022				
<b>Agency Decision Requiring Compliance History:</b>	Enforcement				
<b>Component Period Selected:</b>	January 31, 2017 to January 31, 2022				
<b>TCEQ Staff Member to Contact for Additional Information Regarding This Compliance History.</b>					
<b>Name:</b>	Tyler Richardson			<b>Phone:</b>	(512) 239-4872

## Site and Owner/Operator History:

- 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) Who is the current owner/operator?  
Port Neches Fortune, LLC OWNER OPERATOR since 2/25/2015  
Darby Oil Co OWNER since 1/1/1800  
Aleena & Kabir Inc. OWNER OPERATOR since 10/8/2021
- 4) Who was/were the prior owner(s)/operator(s)?  
NECHES, LLC, OPERATOR, 8/27/2017 to 8/31/2018  
RFK Enterprises, Inc., OWNER OPERATOR, 2/18/2009 to 8/26/2017

## Components (Multimedia) for the Site Are Listed in Sections A - J

### A. Final Orders, court judgments, and consent decrees:

1 Effective Date: 03/05/2020 ADMINORDER 2018-1215-PST-E (1660 Order-Agreed Order With Denial)

Classification: Major

Citation: 30 TAC Chapter 334, SubChapter A 334.7(d)(1)(D)  
30 TAC Chapter 334, SubChapter A 334.7(d)(3)  
30 TAC Chapter 334, SubChapter A 334.8(c)(4)(A)(vii)  
30 TAC Chapter 334, SubChapter A 334.8(c)(5)(B)(ii)

Description: Failed to renew a previously issued UST delivery certificate by submitting a properly completed UST registration and self-certification within 30 days of the installation of a tank, in violation of 30 TEX. ADMIN. CODE §§334.7(d)(1)(D) and (d)(3) and 334.8(c)(4)(C). Specifically, the Respondent did not timely submit an UST registration and self-certification form after the tank installation on March 27, 2015.

Classification: Moderate

Citation: 30 TAC Chapter 37, SubChapter I 37.815(a)  
30 TAC Chapter 37, SubChapter I 37.815(b)

Description: Failed to demonstrate acceptable financial assurance for taking corrective action and for compensating third parties for bodily injury and property damage caused by accidental releases arising from the operation of a petroleum UST system, in violation of 30 TEX. ADMIN. CODE §37.815(a) and (b).

Classification: Minor

Citation: 2D TWC Chapter 26, SubChapter A 26.3467(a)  
30 TAC Chapter 334, SubChapter A 334.8(c)(5)(A)(i)

Description: Failed to make available to a common carrier a valid, current TCEQ delivery certificate before accepting delivery of a regulated substance into the UST system, in violation of 30 TEX. ADMIN. CODE §334.8(c)(5)(A)(i) and TEX. WATER CODE §26.3467(a). Specifically, 44 fuel deliveries were accepted during an eleven-month period without a valid delivery certificate.

**B. Criminal convictions:**

N/A

**C. Chronic excessive emissions events:**

N/A

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

N/A

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

A notice of violation represents a written allegation of a violation of a specific regulatory requirement from the commission to a regulated entity. A notice of violation is not a final enforcement action, nor proof that a violation has actually occurred.

N/A

**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  
ENFORCEMENT ACTION  
CONCERNING  
LKK VENTURES LLC DBA 24  
SEVEN 27;  
RN102424660

§  
§  
§  
§  
§  
§

BEFORE THE  
  
TEXAS COMMISSION ON  
  
ENVIRONMENTAL QUALITY

## DEFAULT ORDER

DOCKET NO. 2021-1090-PST-E

On \_\_\_\_\_, the Texas Commission on Environmental Quality (“Commission” or “TCEQ”) considered the Executive Director’s Preliminary Report and Petition, filed pursuant to TEX. WATER CODE chs. 7 and 26 and the rules of the TCEQ, which requests appropriate relief, including the imposition of an administrative penalty. The respondent made the subject of this Order is LKK Ventures LLC dba 24 Seven 27 (“Respondent”).

The Commission makes the following Findings of Fact and Conclusions of Law:

### FINDINGS OF FACT

1. Respondent owned and operated, as defined in 30 TEX. ADMIN. CODE § 334.2(78) and (75), a UST system and a convenience store with retail sales of gasoline located at 1901 Port Neches Avenue in Port Neches, Jefferson County, Texas (Facility ID No. 8286) (the “Facility”). The USTs at the Facility are not exempt or excluded from regulation under the Texas Water Code or the rules of the TCEQ, and contain a regulated petroleum substance as defined in the rules of the TCEQ.
2. During an investigation conducted on May 14, 2021, through July 28, 2021, an investigator documented that Respondent:
  - a. Failed to demonstrate acceptable financial assurance for taking corrective action and for compensating third parties for bodily injury and property damage caused by accidental releases arising from the operation of petroleum UST. Specifically, the previous financial assurance expired on October 29, 2020.
  - b. Failed to monitor a UST installed after January 1, 2009, in a manner which will detect a release at a frequency of at least once every 30 days using interstitial monitoring. Specifically, the tank was installed on March 27, 2016, and was not monitored for releases using interstitial monitoring.
  - c. Failed to monitor UST piping installed on or after January 1, 2009, in a manner which will detect a release at a frequency of at least once every 30 days using interstitial monitoring in addition to the required annual line leak detector test. Specifically, Respondent was not monitoring the piping using interstitial monitoring and had not conducted the annual line leak detector test.
  - d. Failed to designate, train and certify at least one named individual for each class of operator-Class A, Class B and Class C-for the Facility. Specifically, the Facility did not have a Class C Operator.
  - e. Failed to test the spill prevention equipment at least once every three years to ensure the equipment is liquid tight. Specifically, Respondent had not conducted the triennial testing of the spill buckets.

- f. Failed to inspect the overflow prevention equipment at least once every three years. Specifically, Respondent had not conducted the triennial inspection of the ball floats.
  - g. Failed to assure that all UST recordkeeping requirements are met. Specifically, the 30-day inspection records for spill prevention equipment were not available at the time of the investigation.
5. The Executive Director recognizes that Respondent no longer owns or operates the Facility as of June 24, 2022.
  6. The Executive Director filed the "Executive Director's Preliminary Report and Petition Recommending that the Texas Commission on Environmental Quality Enter an Enforcement Order Assessing an Administrative Penalty Against and Requiring Certain Actions of LKK Ventures LLC dba 24 Seven 27" (the "EDPRP") in the TCEQ Chief Clerk's office on August 16, 2022.
  7. The EDPRP was mailed to Respondent's agents last known addresses on August 16, 2022, and on September 20, 2022, via certified mail, return receipt requested, postage prepaid. The United States Postal Service returned the EDPRP sent by certified mail as "unclaimed."
  8. The Executive Director re-filed the EDPRP in the TCEQ Chief Clerk's office on November 8, 2022.
  9. By letter dated, November 8, 2022, sent to Respondent's agents last known addresses via certified mail, return receipt requested, and via first class mail, postage prepaid, the Executive Director served Respondent with notice of the EDPRP. United States Postal Service returned the EDPRP sent by certified mail as "unclaimed." The first-class mail to both of Respondent's agents was returned with the notation: "return to sender, attempted-not known, unable to forward."
  10. By letter to the Secretary of the State sent January 10, 2023, the Executive Director requested service on Respondent of the EDPRP. The Secretary of State accepted service on March 31, 2023, and April 12, 2023, for both agents of Respondent.
  11. More than 20 days have elapsed since Respondent received notice of the EDPRP. Respondent failed to file an answer and failed to request a hearing.

#### CONCLUSIONS OF LAW

1. As evidenced by Finding of Fact No. 1, Respondent is subject to the jurisdiction of the TCEQ pursuant to TEX. WATER CODE ch. 26 and the rules of the TCEQ.
2. As evidenced by Finding of Fact No. 2.a., Respondent failed to demonstrate acceptable financial assurance for taking corrective action and for compensating third parties for bodily injury and property damage caused by accidental releases arising from the operation of petroleum UST, in violation of 30 TEX. ADMIN. CODE § 37.815(a) and (b).
3. As evidenced by Finding of Fact No. 2.b., Respondent failed to monitor a UST installed after January 1, 2009, in a manner which will detect a release at a frequency of at least once every 30 days using interstitial monitoring, in violation of TEX. WATER CODE § 26.3475(c)(1) and 30 TEX. ADMIN. CODE § 334.50(b)(1)(B).
4. As evidenced by Finding of Fact No. 2.c., Respondent failed to monitor UST piping installed on or after January 1, 2009, in a manner which will detect a release at a frequency of at least once every 30 days using interstitial monitoring in addition to the required annual line leak detector test, in violation of and TEX. WATER CODE § 26.3475(a) and 30 TEX. ADMIN. CODE § 334.50(b)(2)(A)(iii).
5. As evidenced by Finding of Fact No. 2.d., Respondent failed to designate, train and certify at least one named individual for each class of operator - Class A, Class B and Class C- for the Facility, in violation of 30 TEX. ADMIN. CODE § 334.602(a).

6. As evidenced by Finding of Fact No. 2.e., Respondent failed to test the spill prevention equipment at least once every three years to ensure the equipment is liquid tight, in violation of TEX. WATER CODE § 26.3475(c)(2) and 30 TEX. ADMIN. CODE § 334.48(g)(1)(A)(ii) and (g)(2)(A)(i).
7. As evidenced by Finding of Fact No. 2. f., Respondent failed to inspect the overflow prevention equipment at least once every three years, in violation of TEX. WATER CODE § 26.3475(c)(2) and 30 TEX. ADMIN. CODE § 334.48(g)(1)(B) and (g)(2)(A)(i).
8. As evidenced by Finding of Fact No. 2.g., Respondent failed to assure that all UST recordkeeping requirements are met, in violation of 30 TEX. ADMIN. CODE § 334.10(b)(2).
9. As evidenced by Findings of Fact Nos. 6 through 10, the Executive Director timely served Respondent with proper notice of the EDPRP, as required by TEX. WATER CODE § 7.055 and 30 TEX. ADMIN. CODE § 70.104(c)(2).
10. As evidenced by Finding of Fact No. 11, Respondent failed to file a timely answer as required by TEX. WATER CODE § 7.056 and 30 TEX. ADMIN. CODE § 70.105. Pursuant to TEX. WATER CODE § 7.057 and 30 TEX. ADMIN. CODE § 70.106, the Commission may enter a Default Order against Respondent and assess the penalty recommended by the Executive Director.
11. Pursuant to TEX. WATER CODE § 7.051, the Commission has the authority to assess an administrative penalty against Respondent for violations of state statutes within TCEQ's jurisdiction, for violations of rules adopted under such statutes, or for violations of orders or permits issued under such statutes.
12. An administrative penalty in the amount of twelve thousand five hundred twenty-one dollars (\$12,521.00) is justified by the facts recited in this Order and considered in light of the factors set forth in TEX. WATER CODE § 7.053.
13. TEX. WATER CODE §§ 5.102 and 7.002 authorize the Commission to issue orders and make determinations necessary to effectuate the purposes of the statutes within its jurisdiction.

#### **ORDERING PROVISIONS**

NOW, THEREFORE, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY ORDERS THAT:

1. Respondent is assessed an administrative penalty in the amount of twelve thousand five hundred twenty-one dollars (\$12,521.00) for violations of state statutes and rules of the TCEQ. The payment of this penalty and Respondent's compliance with all the requirements set forth in this Order resolve only the matters set forth by this Order in this action. The Commission shall not be constrained in any manner from requiring corrective actions or penalties for violations which are not raised here.
2. The penalty assessed by this Order shall be paid within 30 days after the effective date of this Order. All checks submitted to pay the penalty imposed by this Order shall be made out to TCEQ and shall be sent with the notation "Re: LKK Ventures LLC dba 24 Seven 27; Docket No. 2021-1090-PST-E" to:  

Financial Administration Division  
Revenue Operations Section  
Texas Commission on Environmental Quality  
Attention: Cashier's Office, MC 214  
P.O. Box 13088  
Austin, Texas 78711-3088
3. All relief not expressly granted in this Order is denied.
4. The provisions of this Order shall apply to and be binding upon Respondent.

5. The Executive Director may grant an extension of any deadline in this Order or in any plan, report, or other document submitted pursuant to this Order, upon a written and substantiated showing of good cause. All requests for extensions by Respondent shall be made in writing to the Executive Director. Extensions are not effective until Respondent receives written approval from the Executive Director. The determination of what constitutes good cause rests solely with the Executive Director.
6. If Respondent fails to comply with any of the Ordering Provisions in this Order within the prescribed schedules, and that failure is caused solely by an act of God, war, strike, riot, or other catastrophe, Respondent's failure to comply is not a violation of this Order. Respondent shall have the burden of establishing to the Executive Director's satisfaction that such an event has occurred. Respondent shall notify the Executive Director within seven days after Respondent becomes aware of a delaying event and shall take all reasonable measures to mitigate and minimize any delay.
7. The Executive Director may refer this matter to the Office of the Attorney General of the State of Texas ("OAG") for further enforcement proceedings without notice to Respondent if the Executive Director determines that Respondent has not complied with one or more of the terms or conditions in this Order.
8. The provisions of this Order are deemed severable, and, if a court of competent jurisdiction or other appropriate authority deems any provision of this Order unenforceable, the remaining provisions shall be valid and enforceable.
9. This Order shall terminate five years from its effective date or upon compliance with all the terms and conditions set forth in this Order, whichever is later.
10. The Chief Clerk shall provide a copy of this fully executed Order to each of the parties. By law, the effective date of this Order shall be the date the Order is final, as provided by 30 TEX. ADMIN. CODE § 70.106(d) and TEX. GOV'T CODE § 2001.144.

SIGNATURE PAGE

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

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For the Commission

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Date

# TEXAS COMMISSION ON ENVIRONMENTAL QUALITY



## UNSWORN DECLARATION OF MARILYN NORROD

“On behalf of the Executive Director of the Texas Commission on Environmental Quality, the ‘Executive Director’s Preliminary Report and Petition Recommending that the Texas Commission on Environmental Quality Enter an Enforcement Order Assessing an Administrative Penalty Against LKK Ventures LLC dba 24 Seven 27’ (the “EDPRP”) was filed in the TCEQ Chief Clerk’s office on August 16, 2022, September 20, 2022, and November 8, 2022.

On August 16, 2022, the Executive Director of the Texas Commission on Environmental Quality attempted to serve LKK Ventures, LLC dba 24 Seven 27 via Certified Mail, Return Receipt Requested with the “Executive Director’s Preliminary Report and Petition Recommending that the Texas Commission on Environmental Quality Enter an Enforcement Order Assessing an Administrative Penalty and Requiring Certain Actions of LKK Ventures, LLC dba 24 Seven 27.” (EDPRP). The EDPRP was sent to the following addresses obtained from the Texas Secretary of State website, and the results of each mailing are noted in bold:

**RASHID WAHEED KHOKAR, MANAGER AND REGISTERED AGENT**

**LKK VENTURES LLC DBA 24 SEVEN 27**

**4007 MT. VERNON AVENUE**

**SUGAR LAND, TEXAS 77479**

**RETURN TO SENDER, UNCLAIMED, UNABLE TO FORWARD**

On September 20, 2022, the Executive Director of the Texas Commission on Environmental Quality attempted to serve LKK Ventures, LLC dba 24 Seven 27 via Certified Mail, Return Receipt Requested with the “Executive Director’s Preliminary Report and Petition Recommending that the Texas Commission on Environmental Quality Enter an Enforcement Order Assessing an Administrative Penalty and Requiring Certain Actions of LKK Ventures, LLC dba 24 Seven 27.” (EDPRP). The EDPRP was sent to the following addresses obtained from the Texas Secretary of State website, and the results of each mailing are noted in bold:

**AKTAR LAKHANI, MANAGER**

**LKK VENTURES LLC DBA 24 SEVEN 27**

**11026 BROKEN SKY**

**HOUSTON, TEXAS 77064**

**RETURN TO SENDER, NOT DELIVERABLE AS ADDRESSED, UNABLE TO FORWARD**

On November 8, 2022, the Executive Director of the Texas Commission on Environmental Quality attempted to serve LKK Ventures, LLC dba 24 Seven 27. via Certified Mail, Return Receipt Requested, and via First Class mail, with the “Executive Director’s Preliminary Report and Petition Recommending that the Texas Commission on Environmental Quality Enter an Enforcement Order Assessing an Administrative Penalty and Requiring Certain Actions of Fontenot’s Trucking, Dirt Yard & Construction, Inc.” (EDPRP). The EDPRP was sent to the following addresses obtained from the Texas Secretary of State website, and the results of each mailing are noted in bold:

**RASHID WAHEED KHOKAR, MANAGER AND REGISTERED AGENT**

**LKK VENTURES LLC DBA 24 SEVEN 27**

**4007 MT. VERNON AVENUE**

**SUGAR LAND, TEXAS 77479**

**CERTIFIED: RETURN TO SENDER, ATTEMPTED-NOT KNOWN, UNABLE TO FORWARD**

**First class: Return to sender, attempted-not known, unable to forward**

**AKTAR LAKHANI, MANAGER**

**LKK VENTURES LLC DBA 24 SEVEN 27**

**11026 BROKEN SKY**

**HOUSTON, TEXAS 77064**

**CERTIFIED: RETURN TO SENDER, NO MAIL RECEPTACLE, UNABLE TO FORWARD FIRST CLASS:  
RETURN TO SENDER, NO SUCH NUMBER, UNABLE TO FORWARD**

By letter to the Secretary of the State sent January 10, 2023, the Executive Director requested service on Respondent of the EDPRP. The Secretary of State accepted service on March 31, 2023, and April 12, 2023, for both agents of Respondent.

More than 20 days have elapsed since Respondent received notice of the EDPRP. Respondent failed to file an answer and failed to request a hearing.”

"My name is Marilyn A. Norrod, and I am an employee of the following governmental agency: Texas Commission on Environmental Quality. I am executing this declaration as part of my assigned duties and responsibilities. I declare under penalty of perjury that the foregoing is true and correct.”

Executed in Travis County,

State of Texas,

on the 21<sup>st</sup> day of July, 2023



\_\_\_\_\_  
Declarant