



Oregon

Tina Kotek, Governor

Department of Environmental Quality
Western Region Eugene Office
165 East 7th Avenue, Suite 100
Eugene, OR 97401
(541) 686-7838
FAX (541) 686-7551
TTY 711

July 2, 2025

Lutfi Thabet
Thabet Management Inc.
1700 Valley River Dr. STE400
Eugene, OR 97401

RE: UST Compliance Inspection
DEQ UST #9361, 9410, 8184, 959
Buy 2 Facilities – TM006, Buy2 20, Buy2 003,
Buy2 022
614 John Long Rd.
Oakland, OR 97462

To Mr. Thabet,

Please read this entire notice and contact the DEQ inspector if you have questions about the upcoming inspection.

The Oregon Department of Environmental Quality (DEQ) is conducting underground storage tank (UST) inspections throughout Oregon. The purpose of this letter is to inform you that your facility, among others, has been selected for inspection. A thorough inspection of your facility will be conducted to determine compliance with state and federal UST requirements. The date you receive this letter is the date that the inspection starts. If you have work done after that date, you will need to have the previous set of records available for evaluation in addition to the most recent records.

The compliance inspection for these facilities is scheduled for July 15, 2025 starting at approximately 0800 am at the Rice Hill station.

You must contact the inspector at least two (2) weeks prior to the date above to reschedule if you are unavailable at the stated time. Failure to reschedule within this timeframe may result in enforcement actions if equipment or records are not made available.

The inspection will require **uninterrupted participation** and attendance by you or a knowledgeable assistant. You should expect that you won't be able to attend to customers or vendors and should staff accordingly. For the inspection **you need to provide access** to tank sumps, under dispenser areas, cathodic protection rectifiers, and leak monitoring equipment. DEQ will not touch the equipment or lift lids. **If you are unable to assist with equipment access, please have your UST Service Provider there.** This inspection may also include review of Stage I Vapor Recovery.

The DEQ requests the following documentation be prepared and available on-site during the inspection

- Line and leak detector testing results (most recent (3) years)
- Monthly tank leak detection records (12 months),
- Annual tank gauge / release detection equipment certification (most recent 3 years)
- Spill prevention testing records (past (2) tests)
- Overfill Prevention Equipment testing (past (2) tests)
- Cathodic protection testing (if applicable | past (2) tests)
- Tank lining records (if applicable)
- Monthly walkthroughs (12 months)
- Annual walkthroughs (most recent (3) years)
- Class A, B, and C training documentation.
- Financial responsibility mechanism.

Any documents not available prior to or on-site during the inspection may result in a violation. Documents submitted after the inspection will only be evaluated as a corrective action and does not alter pursuit of enforcement action per guidance. Ie. Fines are not removed if documents are submitted AFTER the inspection.

For UST violations, enforcement usually begins with a field citation option, which is much like paying a traffic ticket and making corrections. Some enforcement situations, including repeat violations and significant compliance deficiencies, will go through a longer and more formal process through the Office of Compliance and Enforcement and can potentially lead to larger penalties.

As stated previously, DEQ will not touch any equipment and if you are unable to assist with equipment access, please have your UST Service Provider there to remove manway or sump lids. DEQ will need to observe what equipment is in the tank top sumps and under the dispensers. If ball floats are the primary overfill protection device, these will need to be verified during the inspection, please be able to locate and remove the ball floats.

Thank you for your cooperation. I can be reached at 541-215-2368 or dylan.eckert@deq.oregon.gov to answer any questions you may have and assist you in the preparation for your inspection.

Sincerely,

Dylan Eckert

Dylan Eckert
Natural Resource Specialist - Inspector
Underground Storage Tanks Program

Submitted By: dylan.eckert_deq

Submitted Time: July 15, 2025 11:29 AM

Creation Time: August 14, 2025 7:25 AM

Date

July 15, 2025

Time

10:02

UST Facility ID

8,134

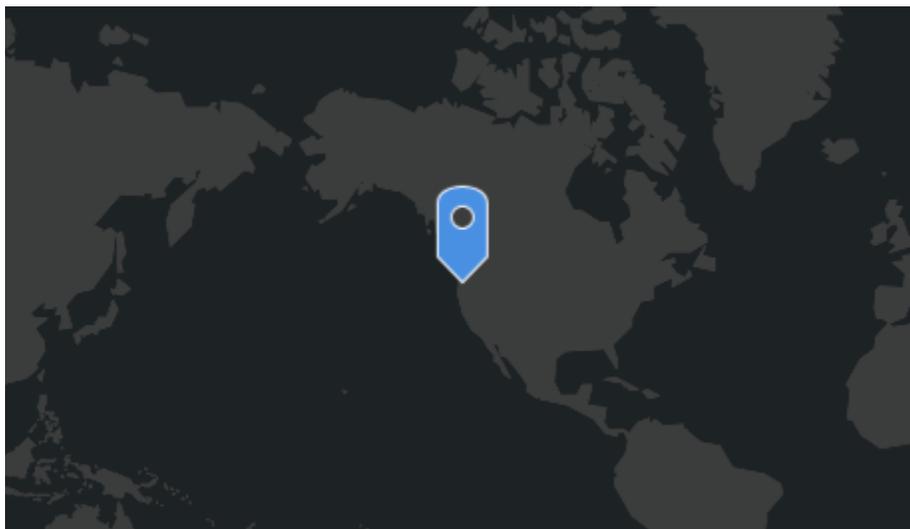
Inspector

Eckert

Type of Inspection

Full Compliance

Location



Esri, FAO, NOAA, USGS

Powered by Esri

Photograph











Level 3 - Restricted













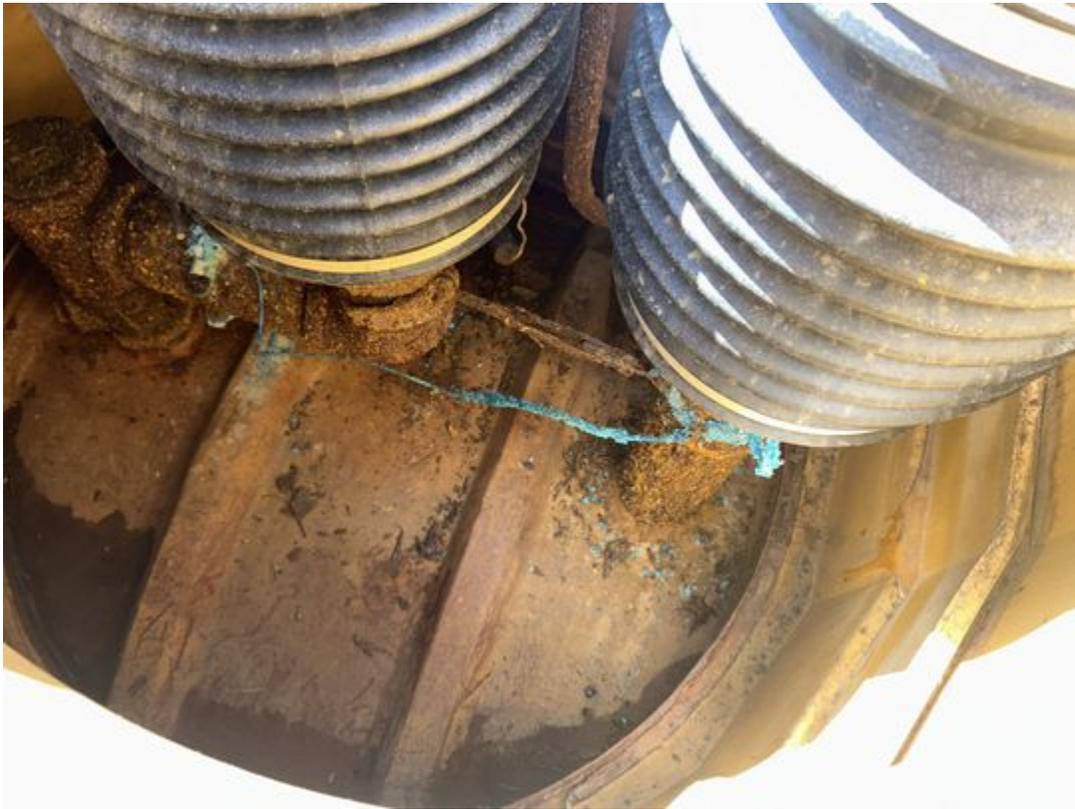


















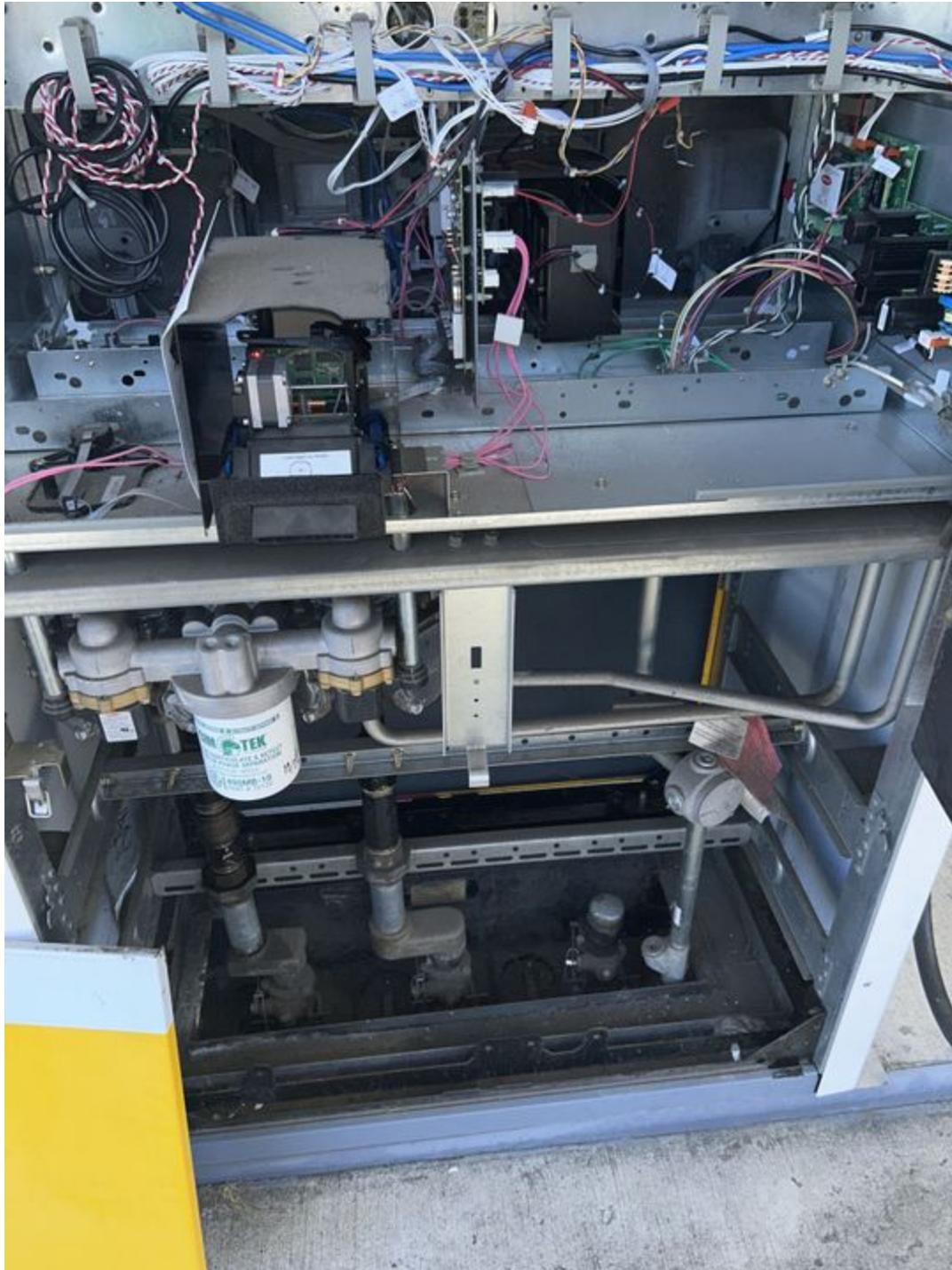
















LEAK MIN ANNUAL : 5%

212566 SHELL 121415
5737 Main Street
Springfield, OR

JUL 15, 2025 10:49

SYSTEM STATUS REPORT
ALL FUNCTIONS NORMAL
INVENTORY REPORT

REGULAR
VOLUME = 6916 GALS
ULLAGE = 2899 GALS
90% ULLAGE = 1917 GALS
TC VOLUME = 6879 GALS
HEIGHT = 59.29 INCHES
WATER VOL = 0 GALS
WATER TEMP = 0.00 INCHES
67.6 DEG F

T 2:CLR PREM
VOLUME = 2758 GALS
ULLAGE = 7057 GALS
90% ULLAGE = 6075 GALS
TC VOLUME = 2748 GALS
HEIGHT = 29.50 INCHES
WATER VOL = 0 GALS
WATER TEMP = 0.00 INCHES

Department of Environmental Quality
Physical Compliance Inspection -
3/6/2025 Time:

Permitter: SK
Organization:
Phone:

KCF AFKCF
10K 10K
Verzes F

Sign &

212666 SHELL 121415
5737 Main Street
Springfield, OR

JUL 15, 2025 10:49

SYSTEM STATUS REPORT

ALL FUNCTIONS NORMAL

INVENTORY REPORT

T 1:REGULAR
VOLUME = 6916 GALS
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HEIGHT = 59.29 INCHES
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TEMP = 67.6 DEG F

T 2:CLR PREM
VOLUME = 2758 GALS
ULLAGE = 7057 GALS
90% ULLAGE= 6075 GALS
TC VOLUME = 2748 GALS
HEIGHT = 29.50 INCHES
WATER VOL = 0 GALS
WATER = 0.00 INCHES
TEMP = 64.5 DEG F

T 3:PREMIUM
VOLUME = 3432 GALS
ULLAGE = 6383 GALS
90% ULLAGE= 5401 GALS
TC VOLUME = 3414 GALS
HEIGHT = 34.53 INCHES
WATER VOL = 0 GALS
WATER = 0.00 INCHES
TEMP = 67.4 DEG F

T 4:DIESEL
VOLUME = 2617 GALS
ULLAGE = 7198 GALS
90% ULLAGE= 6216 GALS
TC VOLUME = 2609 GALS
HEIGHT = 28.43 INCHES
WATER VOL = 0 GALS
WATER = 0.00 INCHES
TEMP = 66.7 DEG F

***** END *****

TANK SETUP

T 1:REGULAR
PRODUCT CODE : 1
THERMAL COEFF : 000700
TANK DIAMETER : 90.00
TANK PROFILE : 20 PTS
FULL VOL : 9815
82.5 INCH VOL : 9648
81.0 INCH VOL : 9336
75.5 INCH VOL : 8943
72.0 INCH VOL : 8483
67.5 INCH VOL : 7969
61.0 INCH VOL : 7399
55.5 INCH VOL : 6811
54.0 INCH VOL : 6199
45.5 INCH VOL : 5555
42.0 INCH VOL : 4920
40.5 INCH VOL : 4278
35.0 INCH VOL : 3634
31.5 INCH VOL : 3022
27.0 INCH VOL : 2433
22.5 INCH VOL : 1861
15.0 INCH VOL : 1347
11.5 INCH VOL : 885
5.0 INCH VOL : 490
4.5 INCH VOL : 174
METER DATA : NO

FLOAT SIZE: 4.0 IN.
WATER WARNING : 2.0
HIGH WATER LIMIT: 3.0
MAX OR LABEL VOL: 9815
OVERFILL LIMIT : 90%
HIGH PRODUCT : 8833
DELIVERY LIMIT : 9324
15%
1472
LOW PRODUCT : 400
LEAK ALARM LIMIT: 8
SUDDEN LOSS LIMIT: 25
TANK TILT : 0.00
PROBE OFFSET : 0.00

SIP-ON MANIFOLDED TANKS
TR: NONE
LINE MANIFOLDED TANKS
TR: NONE

LEAK MIN PERIODIC: 5%
490
LEAK MIN PERIODIC: 490

PERIODIC TEST TYPE STANDARD
ANNUAL TEST FAIL ALARM DISABLED
PERIODIC TEST FAIL ALARM DISABLED
GROSS TEST FAIL ALARM ENABLED
ANN TEST AVERAGING: OFF
PER TEST AVERAGING: OFF
TANK TEST NOTIFY: OFF
TANK TEST SIPHON BREAK: OFF
DELIVERY DELAY : 1 MIN
P.P.C. THRESHOLD : 10.00%

T 2:CLR PREM : 5
PRODUCT CODE : 000700
THERMAL COEFF : 90.00
TANK DIAMETER : 20 PPS
TANK PROFILE : 20 PPS
FULL VOL : 9815
85.5 INCH VOL : 9648
81.0 INCH VOL : 9336
75.5 INCH VOL : 8943
72.0 INCH VOL : 8483
67.5 INCH VOL : 7969
63.0 INCH VOL : 7399
58.5 INCH VOL : 6811
54.0 INCH VOL : 6199
49.5 INCH VOL : 5555
45.0 INCH VOL : 4920
40.5 INCH VOL : 4278
35.0 INCH VOL : 3634
31.5 INCH VOL : 3022
27.0 INCH VOL : 2433
22.5 INCH VOL : 1861
18.0 INCH VOL : 1347
13.5 INCH VOL : 885
9.0 INCH VOL : 490
4.5 INCH VOL : 174
METER DATA : NO

FLOPT SIZE: 4.0 IN.

WATER WARNING : 2.0
HIG- WATER LIMIT: 3.0

MAX OR LABEL VOL: 9815
OVERFILL LIMIT : 90%
HIG- PRODUCT : 8933
DELIVERY LIMIT : 95%
15%
1472

LOW PRODUCT : 400
LEAK ALARM LIMIT: 8
SJDEN LOSE LIMIT: 25
TANK TILT : 0.00
PROEE OFFSET : 0.00

SIP-ON MANIFOLDED TANKS
T#: NONE
LINE MANIFOLDED TANKS
T#: NONE

LEAK MIN PERIODIC: 5%
490
LEAK MIN ANNUAL : 5%
490

PERIODIC TEST TYPE
STANDARD

ANN.AL TEST FAIL
ALARM DISABLED

PERIODIC TEST FAIL
ALARM DISABLED

GROSS TEST FAIL
ALARM ENABLED

ANN TEST AVERAGING: OFF
PER TEST AVERAGING: OFF

TANK TEST NOTIFY: OFF

TANK TEST SIPHON BREAK: OFF

DELIVERY DELAY : 1 MIN
PUMP THRESHOLD : 10.00%

```

T 3:PREMIUM          : 3
PRODUCT CODE       : .000700
THERMAL COEFF      : 90.00
TANK DIAMETER      : 20 PTS
TANK PROFILE       : 9815
  FULL VOL         : 9648
85.5 INCH VOL     : 9336
81.0 INCH VOL     : 8943
75.5 INCH VOL     : 8483
72.0 INCH VOL     : 7969
67.5 INCH VOL     : 7399
63.0 INCH VOL     : 6811
55.5 INCH VOL     : 6199
54.0 INCH VOL     : 5555
45.5 INCH VOL     : 4920
45.0 INCH VOL     : 4278
40.5 INCH VOL     : 3634
35.0 INCH VOL     : 3022
31.5 INCH VOL     : 2433
27.0 INCH VOL     : 1861
22.5 INCH VOL     : 1347
18.0 INCH VOL     : 885
13.5 INCH VOL     : 490
9.0 INCH VOL      : 174
METER DATA       : NO

FLOAT SIZE:       4.0 IN.

WATER WARNING    : 2.0
HIG- WATER LIMIT : 3.0

MAX OR LABEL VOL : 9815
OVERFILL LIMIT   : 90%
                  : 8833
HIG- PRODUCT     : 95%
                  : 9324
DELIVERY LIMIT   : 15%

LOW PRODUCT      : 400
LEAK ALARM LIMIT : 8
SUDDEN LOSS LIMIT : 25
TANK TILT        : 0.00
PROBE OFFSET    : 0.00

BIP-ON MANIFOLDED TANKS
T#: NONE
LINE MANIFOLDED TANKS
T#: NONE

LEAK MIN PERIODIC : 5%
                  : 490
LEAK MIN ANNUAL   : 5%
                  : 490

PERIODIC TEST TYPE
                  : STANDARD
ANNUAL TEST FAIL
                  : ALARM DISABLED
PERIODIC TEST FAIL
                  : ALARM DISABLED
GROSS TEST FAIL
                  : ALARM ENABLED
ANN TEST AVERAGING : OFF
PER TEST AVERAGING : OFF
TANK TEST NOTIFY   : OFF
TANK TEST SIFNON BREAK : OFF
DELIVERY DELAY    : 1 MIN
PRESS THRESHOLD   : 10.00%

```

T 4:DIESEL : 4
 PRODUCT CODE : .000450
 THERMAL COEFF : 90.00
 TANK DIAMETER : 20 PTS
 TANK PROFILE : 9815
 FULL VOL : 9648
 82.5 INCH VOL : 9336
 81.0 INCH VOL : 8943
 72.5 INCH VOL : 8483
 72.0 INCH VOL : 7969
 67.5 INCH VOL : 7399
 62.0 INCH VOL : 6811
 52.5 INCH VOL : 6199
 42.5 INCH VOL : 5555
 42.0 INCH VOL : 4920
 40.5 INCH VOL : 4278
 32.0 INCH VOL : 3634
 31.5 INCH VOL : 3022
 27.0 INCH VOL : 2433
 22.5 INCH VOL : 1861
 12.0 INCH VOL : 1347
 12.5 INCH VOL : 885
 2.0 INCH VOL : 490
 4.5 INCH VOL : 174
 METER DATA : NO

FLOAT SIZE: 2.0 IN.

WATER WARNING : 2.0
 HIGH WATER LIMIT : 3.0

MAX OR LABEL VOL : 9815
 OVERFILL LIMIT : 90%

HIGH PRODUCT : 8833
 : 95%

DELIVERY LIMIT : 15%
 : 1472

LOW PRODUCT : 400
 LEAK ALARM LIMIT : 8

SUDDEN LOSS LIMIT : 25
 TANK TILT : 1.00
 PROSE OFFSET : -0.79

SIP-ON MANIFOLDED TANKS
 TR: NONE
 LINE MANIFOLDED TANKS
 TR: NONE

LEAK MIN PERIODIC : 5%
 : 490

LEAK MIN ANNUAL : 5%
 : 490

PERIODIC TEST TYPE

STANDARD

ANNUAL TEST FAIL

ALARM DISABLED

PERIODIC TEST FAIL

ALARM DISABLED

QUICK TEST FAIL

ALARM DISABLED

AVG TEST AVERAGING: OFF

PER TEST AVERAGING: OFF

TANK TEST NOTIFY: OFF

TANK TEST SILENCE BREAK: OFF

DELIVERY DELAY : 1 MIN

P.P.S. THRESHOLD : 10.00%

LEAK TEST METHOD

TEST CSLD : ALL TANK
PJ * 99%
CLIMATE FACTOR: MODERATE

REPORT ONLY:
DISABLED

TST EARLY STOP: DISABLED

LEAK TEST REPORT FORMAT
NORMAL

LIQUID SENEOR SETUP

L 1: REGULAR FILL SUMP
TRI-STATE (SINGLE FLOAT)
CATEGORY : PIPING SUMP

L 2: CLRPRFILL SUMP
TRI-STATE (SINGLE FLOAT)
CATEGORY : PIPING SUMP

L 3: V-POWER FILL SUMP
TRI-STATE (SINGLE FLOAT)
CATEGORY : PIPING SUMP

L 4: DIESEL FILL SUMP
TRI-STATE (SINGLE FLOAT)
CATEGORY : STP SUMP

L 5: REGULAR STP SUMP
DJAL FLT. DISCRIMINATING
CATEGORY : STP SUMP

L 6: CLPRSTP SUMP
DJAL FLT. DISCRIMINATING
CATEGORY : STP SUMP

L 7: V-POWER STP SUMP
DJAL FLT. DISCRIMINATING
CATEGORY : STP SUMP

L 8: DIESEL STP SUMP
DJAL FLT. DISCRIMINATING
CATEGORY : STP SUMP

OUTPUT RELAY SETUP

OUTPUT RELAY SETUP

R 1:OVERFILL ALARM
TYPE:
STANDARD
NORMALLY OPEN

IN-TANK ALARMS
ALL:OVERFILL ALARM
ALL:HIGH PRODUCT ALARM

RECONCILIATION SETUP

AUTOMATIC DAILY CLOSING
TIME: 6:00 AM

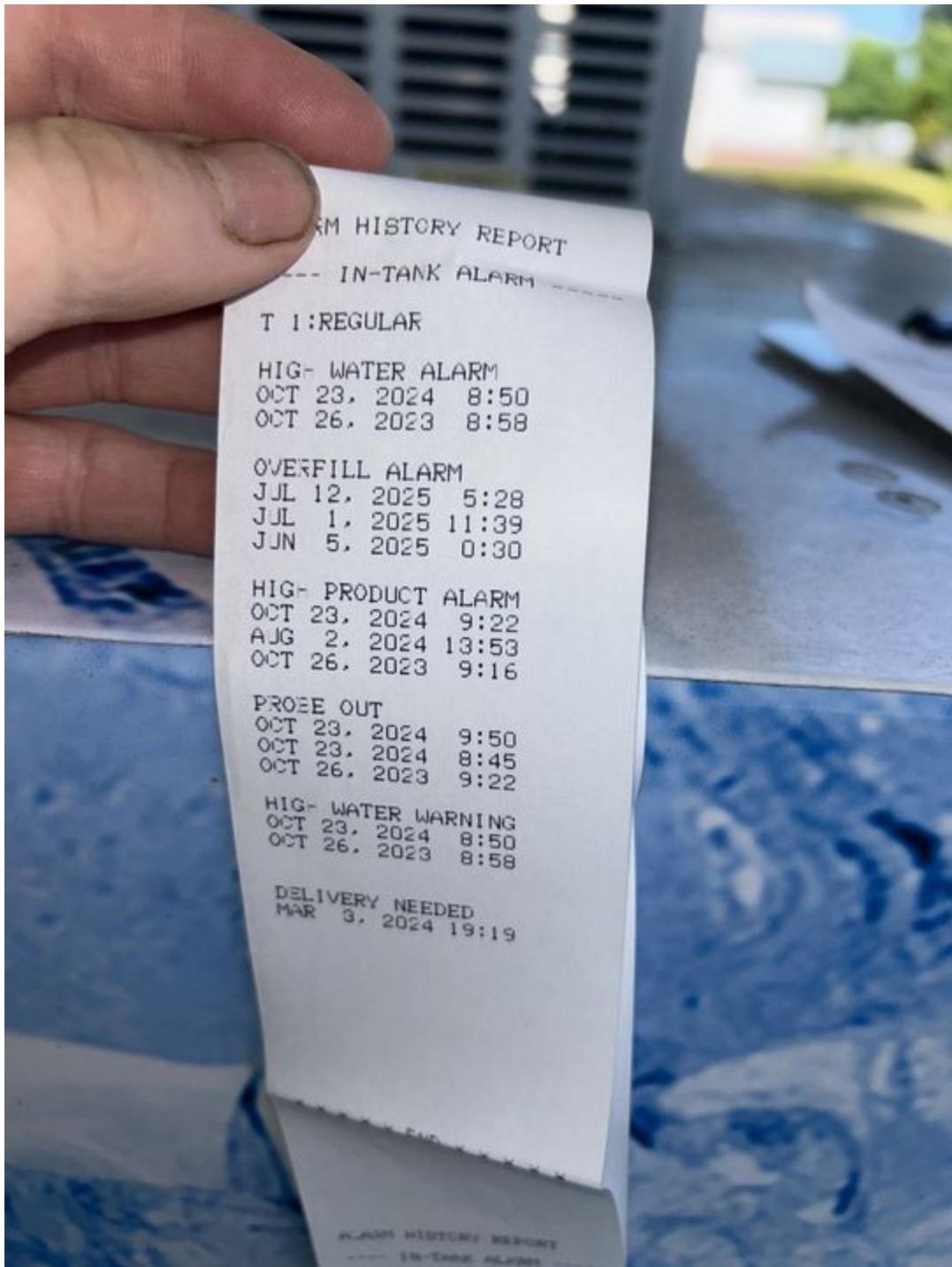
AJTC SHIFT #1 CLOSING
TIME: 11:15 PM

AJTC SHIFT #2 CLOSING
TIME: DISABLED

AJTC SHIFT #3 CLOSING
TIME: DISABLED

AJTC SHIFT #4 CLOSING
TIME: 6:00 AM

AJTC RECONCILIATION
MONTHLY
ENABLED



ALARM HISTORY REPORT

---- IN-TANK ALARM ----

T 2:CLR PREM

HIG- WATER ALARM
OCT 23. 2024 8:50
OCT 26. 2023 8:59

OVERFILL ALARM
OCT 23. 2024 9:20
OCT 26. 2023 9:14
JUL 13. 2023 20:05

LOW PRODUCT ALARM
MAY 23. 2024 10:00
OCT 26. 2023 9:21
OCT 24. 2023 13:53

HIG- PRODUCT ALARM
OCT 23. 2024 9:21
OCT 26. 2023 9:15

INVALID FUEL LEVEL
OCT 23. 2024 9:49
MAY 20. 2024 16:11
OCT 26. 2023 9:21

PROBE OUT
OCT 23. 2024 9:48
OCT 23. 2024 8:43
OCT 26. 2023 9:20

HIG- WATER WARNING
OCT 23. 2024 8:50
OCT 26. 2023 8:59

DELIVERY NEEDED
JUN 5. 2025 15:51
APR 16. 2025 17:07
OCT 23. 2024 8:43

PER TST NEEDED WRN
DEC 12. 2023 0:00

PER TST NEEDED ALM
DEC 19. 2023 0:00

***** END *****

ARM HISTORY REPORT

----- IN-TANK ALARM -----

T 3:PREMIUM

HIG- WATER ALARM
OCT 23, 2024 8:50
OCT 26, 2023 9:00

OVERFILL ALARM
OCT 23, 2024 9:19
OCT 26, 2023 9:13

HIG- PRODUCT ALARM
OCT 23, 2024 9:19
OCT 26, 2023 9:14

INVALID FUEL LEVEL
OCT 23, 2024 9:45

PROEE OUT
OCT 23, 2024 9:44
OCT 23, 2024 8:41
OCT 26, 2023 9:19

HIG- WATER WARNING
OCT 23, 2024 8:50
OCT 26, 2023 9:00

DELIVERY NEEDED
JUL 11, 2025 21:24
JUN 19, 2025 16:02
JUN 4, 2025 18:35

LOW TEMP WARNING
OCT 26, 2023 9:20

ALARM HISTORY REPORT

----- IN-TANK ALARM -----

T 4:DIESEL

HIG- WATER ALARM
OCT 23, 2024 8:49
OCT 26, 2023 9:01

OVERFILL ALARM
OCT 23, 2024 9:17
OCT 26, 2023 9:11

LOW PRODUCT ALARM
JAN 1, 1996 8:05

HIG- PRODUCT ALARM
OCT 23, 2024 9:18
OCT 26, 2023 9:12

PROBE OUT
OCT 23, 2024 9:35
OCT 23, 2024 8:39
OCT 26, 2023 9:18

HIG- WATER WARNING
OCT 23, 2024 8:49
OCT 26, 2023 9:01

DELIVERY NEEDED
JUN 4, 2025 13:18
APR 22, 2025 19:04
MAR 18, 2025 8:03

PER TST NEEDED WRN
JUL 5, 2023 0:00

LOW TEMP WARNING
OCT 23, 2024 9:36
JAN 1, 1996 8:05

ALARM HISTORY REPORT

----- SENSOR ALARM -----
L 2:CLRPRFILL SUMP
PIPING SUMP
FUEL ALARM
APR 9, 2025 14:12

FUEL ALARM
OCT 23, 2024 9:43

FUEL ALARM
OCT 23, 2024 9:00

* * * * * END * * * * *

ALARM HISTORY REPORT

----- SENSOR ALARM -----
L 3:V-POWER FILL SUMP
PIPING SUMP
FUEL ALARM
OCT 23, 2024 9:00

FUEL ALARM
JAN 29, 2024 14:04

* * * * * END * * * * *

ALARM HISTORY REPORT

----- SENSOR ALARM -----
L 4:DIESEL FILL SUMP
STP SUMP
FUEL ALARM
MAR 15, 2025 12:46

FUEL ALARM
DEC 27, 2024 4:50

FUEL ALARM
DEC 16, 2024 23:33

* * * * * END * * * * *

ALARM HISTORY REPORT

----- SENSOR ALARM -----
L 5:REGULAR STP SUMP
STP SUMP
HIG- LIQUID ALARM
OCT 23, 2024 8:57

LIG.ID WARNING
OCT 23, 2024 8:54

LIG.ID WARNING
JUN 27, 2024 9:26

* * * * * END * * * * *

030 12' 50
L 7E' WTRM
030 51' 50
L 7E' WTRM
048 12' 50
L 7E' WTRM
S10 800
F 4: DIESEL
----- SENSOR

ALARM HISTORY REPORT

----- SENSOR ALARM -----
L 7:V-POWER STP SUMP
STP SUMP
FUEL ALARM
APR 5, 2025 17:41

LIQUID WARNING
OCT 23, 2024 9:41

LIQUID WARNING
OCT 23, 2024 9:40

***** END *****

030 12' 50
L 7E' WTRM

ALARM HISTORY REPORT

----- SENSOR ALARM -----
L 8:DIESEL STP SUMP
STP SUMP
FUEL ALARM
OCT 23, 2024 8:51

FUEL ALARM
OCT 26, 2023 8:44

***** END *****

030 12' 50
L 7E' WTRM

ALARM HISTORY REPORT

----- SENSOR ALARM -----
L 1: DIESEL FILL SUMP
FILLING SUMP
FUEL ALARM
OCT 15, 2025 8:14

FUEL ALARM
OCT 4, 2025 12:47

FUEL ALARM
OCT 2, 2025 1:40

Oregon Department of Environmental Quality - Underground Storage Tank Program
 Technical Compliance Inspection - UST Inspection Report

Inspector: DJE Date: 15 Jul 2025 Time: _____ Facility: 8134

I. Site Information		
Facility Name: <u>Buy 2 020</u>	Permittee: <u>Buy 2</u>	Contact
Site Address: <u>5737 Main St.</u>	Organization: <u>Buy 2</u>	Phone
City: <u>Springfield</u>	Phone:	

II. Tank Information				
DEQ Permit #	<u>AFKCE</u>	<u>AFKCF</u>	<u>AFKCE</u>	<u>AFKCH</u>
Estimated Gallons	<u>10k</u>	<u>10k</u>	<u>10k</u>	<u>10k</u>
Substance	<u>D</u>	<u>F</u>	<u>F</u>	<u>F</u>
Tank Material	<u>SW FRP / Xerxes</u>			
Tank Install Date	<u>87</u>			
Pipe Material	<u>SW FRP</u>			
Pipe Type	<u>Pressure</u>			
Pipe Install Date				
Overfill Device	<u>HLA</u>			

Notes and Comments from the UST database: Check file before conducting inspection

Significant corrosion & sump decay @ penetrations

If tanks are manifolded, which tanks: Compliance Yes No

III. Operating Certificate Compliance Yes No

Current Accurate Posted for delivery drive to observe

IV. Operator Training Compliance Yes No

Class A/B Operator Yes No Name: _____ Date: _____

Class C Operator Yes No Cardlock Compliance Yes No

V. Financial Responsibility Compliance Yes No

Type of coverage: _____ Begin Date: _____ End Date: _____

Coverage amount correct: Compliance Yes No

Financial responsibility could also be in the form of self insurance, bonds, local government, trust fund, and or guarantee

VI. Walkthrough Requirements Compliance Yes No

Spill prevention and release detection equipment checked monthly? Yes No

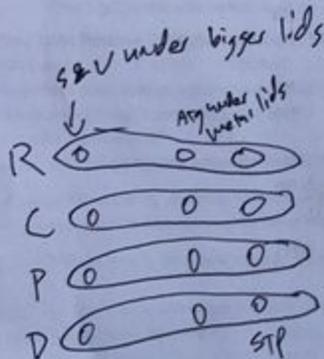
Stank top sumps checked annually? Yes No

- Tank top and transition sumps: If direct bury turbines check to make sure metal piping is not in contact with soil. If interstitial monitoring of piping check sumps for water intrusion, placement of sensors, and piping interstice is open to sump. Check to ensure MLLDs are on turbine manifold. If manifolded tanks check to ensure siphon line is not in contact with soil. Check sump for product
- Under dispenser containment (UDC): If UDC is not present make sure metal flex lines are not in contact with soil. If interstitial monitoring of piping check UDC for water intrusion and placement of sensors. Check any satellite lines to ensure proper placement of solenoid valves. Check UDC for product
- Spill buckets: Check for holes, also observe any wear and tear. Verify spill buckets are dry and free of debris
- If overfill alarm: Verify alarm can be seen or heard at the point of delivery
- If flapper: Check drop tube for obstructions
- If ball float: Verify ball float and cage are present. Ensure ball moves freely.
- If impressed current from a galvanic system: Verify that rectifier is operational

XI. General notes from inspection

Representative onsite: _____ email: _____

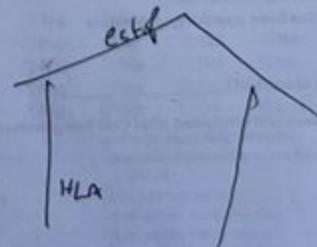
23 Oct 2021



7.11 barro d'op.
biano boxes

CTD	3H
5/6	7/8
1/2	3/7

Vats



Notes



This section for DEQ use only

State of Oregon
Department of
Environmental
Quality

Department of Environmental Quality
Underground Storage Tank Program

Field Citation
For UST Violations

DEQ Information		UST Facility Information	
Inspection Date:	07/15/2025	Facility ID#:	8134
Inspector:	Dylan ECKERT	Facility Name:	buy2 020
DEQ Office:	165 E 7th Ave 100	Facility Address:	5737 MAIN ST, SPRINGFIELD, Oregon 97477
Phone #:	541-686-7517	County:	Lane

Oregon DEQ inspected the facility listed above and identified the UST violations listed on page 3 of this Field Citation.

Field Citation Issued:	<input type="checkbox"/> In Person	<input checked="" type="checkbox"/> By Email	<input type="checkbox"/> Both	Date Issued: 08/14/2025
Facility Representative Present During Inspection:				<input type="checkbox"/> Permittee <input type="checkbox"/> Owner <input type="checkbox"/> Other
Name of Permittee or Owner:	Buy 2 020			
Mailing Address:	1700 Valley River Dr Ste 400 , Eugene Oregon 97401			

Field Citation Penalty – See Page 3 for detailed listing of each violation. \$ 900

Check payable to: DEQ Financial Services LBX3615; P.O. Box 3615; Portland OR 97208-3615

Or pay online through your YDO account

This Field Citation is issued in accordance with the requirements for the expedited enforcement of underground storage tank (UST) violations, OAR 340-150-0250.

Owner or Permittee should select Option 1 or Option 2 below and return a signed copy of this for to DEQ by the following date:

09/14/2025

DEQ Revenue Section
700 NE Multnomah St. #600
Portland, Oregon 97232

Check one option

- Option 1** - I acknowledge that the listed violation(s) have occurred and I am remitting the listed field citation penalty.
- Option 2** - I do not want to participate in the expedited enforcement process and understand that my file will be referred to the Department's Office of Compliance and Enforcement for formal enforcement action.

Name:	Owner / Permittee
Signature:	Date:

Important

Read pages 2 and 3 for more information about your options and a detailed listing of violations and compliance requirements.

Field Citation Requirements

The permittee or owner should select Option 1 or Option 2 and return a signed copy of Page 1 of the Field Citation form within thirty (30) days of issuance of the Field Citation. If the permittee or owner fails to sign and send Page 1 of the Field Citation form back or pay the penalty within thirty days, Option 1 expires, the Field Citation will serve as a Pre-Enforcement Notice (PEN) and the permittee and owner will be subject to formal enforcement including the imposition of civil penalties in accordance with OAR Chapter 340, Division 12.

The permittee or owner must complete the actions required to correct the violations listed on the Field Citation by the date specified to prevent further enforcement action by DEQ.

Option 1:

By checking Option 1 the permittee or owner acknowledges that the violations listed on Page 3 of this Field Citation have occurred and agrees to pay the established penalty.

By submitting payment of the penalty amount, the responding permittee or owner agrees to accept the field citation as a final order of the Environmental Quality Commission (commission) and waives any and all rights and objections to the form, content, manner of service and timeliness of the Field Citation; to a contested case hearing and judicial review of the Field Citation [OAR 340-150-0250(6)]; and to service of a copy of this Final Order (*i.e.*, no other copy will be provided).

Upon the Department's receipt of payment of the penalty amount set forth in the Field Citation, the Field Citation becomes a Final Order of the Commission that:

1. Imposes upon the permittee or owner a civil penalty in the amount listed on Page 1 of this Field Citation; and
2. Requires the permittee or owner to satisfactorily complete the requirements and actions necessary to correct the violations documented by the dates set forth on Page 3 of this Field Citation.

Failure by the permittee or owner to complete the actions set forth on Page 3 of the Field Citation by the specified date violates the Commission Order and subjects the permittee and owner to a formal enforcement action including the imposition of additional civil penalties.

Option 2:

The permittee or owner may deny that the violations as listed on Page 3 of this Field Citation have occurred or contest the Field Citation process by checking Option 2 and submitting to the Department a signed copy of Page 1 of the Field Citation. In that event, the Field Citation will serve as a Pre-Enforcement Notice (PEN) and the permittee and owner will be subject to formal enforcement for those violations set forth in the Field Citation, including the imposition of civil penalties in accordance with OAR Chapter 340, Division 12. Civil penalties that will be imposed by the formal enforcement process will exceed the Field Citation penalties for the same violation(s).

The Department appreciates your cooperation and efforts to comply with the regulations for underground storage tank systems.

DATE ISSUED: 08/14/2025

PROGRAM ENFORCEMENT No.: 2025-FC-9965

FACILITY ID: 8134

Page 3 of 3

Violation #1:
***TCR:** Failure to perform annual line tightness test on pressurized piping or test cannot detect a 0.1 gph leak rate at 1.5 times operating pressure

Corrective Action: Clear Premium product line tested and passed on 08May2024. No further corrective actions requested.

Rule Citation: OAR 340-150-0410(3)	Penalty Amount: \$ 300	Correct Violation by: n/a	Date Violation Corrected: 05/08/2024
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Violation #2:
***TCR:** Failure to perform an annual test of operation of line leak detector or annual test has not been conducted in accordance with manufacturer standards.

Corrective Action: Clear Premium product line tested and passed on 08May2024. No further corrective actions requested.

Rule Citation: OAR 340-150-0410(2)(c)	Penalty Amount: \$ 300	Correct Violation by: n/a	Date Violation Corrected: 05/08/2024
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Violation #3:
***TCR:** Failure to maintain adequate records of ATG monitoring and testing results.

Corrective Action: Clear Premium product line tested and passed on 08May2024. No further corrective actions requested.

Rule Citation: OAR 340-150-0450(5)	Penalty Amount: \$ 300	Correct Violation by: n/a	Date Violation Corrected: 05/08/2024
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Violation #4:
***TCR:**

Corrective Action:

Rule Citation: OAR	Penalty Amount: \$	Correct Violation by:	Date Violation Corrected:
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Violation #5:
***TCR:**

Corrective Action:

Rule Citation: OAR	Penalty Amount: \$	Correct Violation by:	Date Violation Corrected:
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Violation #6:
***TCR:**

Corrective Action:

Rule Citation: OAR	Penalty Amount: \$	Correct Violation by:	Date Violation Corrected:
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Total Penalty Amount	900
(This Page): \$	

YOU MUST CORRECT THE VIOLATIONS AS REQUIRED, SIGN THE STATEMENT BELOW AND RETURN THIS FORM TO THE DEQ INSPECTOR LISTED ON PAGE 1 ON OR BEFORE: 09/14/2025

Retain a copy of this form and all documentation of corrective actions for your records.

I hereby certify that the UST violations noted above have been corrected: _____ / _____
 Permittee/Owner Signature Date

Re: 8134 - Buy2 020 - Facility Inspection Follow-up

From UST Duty Officer * DEQ <UST.DutyOfficer@DEQ.oregon.gov>

Date Mon 9/29/2025 4:08 PM

To TMI Fuel <TMI-Fuel@buy2stores.com>; UST Duty Officer * DEQ <UST.DutyOfficer@DEQ.oregon.gov>

Payment of the \$900 penalty was process on 9/26/25.

The UST inspection for DEQ facility 8134 Buy2 020 located at 5737 Main St Springfield is **officially CLOSED and COMPLETE.**

Thank you for the communication throughout this process and keeping your facility in compliance with Oregon rules and regulations.



Emily Litke (she/her)

Duty Officer, Underground Storage Tanks

DEQ Headquarters, Land Quality Division

700 NE Multnomah Street, Suite 600

Portland OR 97232-4100

503-806-9516

Emily.LITKE@deq.oregon.gov

From: TMI Fuel <TMI-Fuel@buy2stores.com>

Sent: Thursday, September 18, 2025 3:06 PM

To: LITKE Emily * DEQ <Emily.LITKE@deq.oregon.gov>; UST Duty Officer * DEQ <UST.DutyOfficer@DEQ.oregon.gov>

Subject: Re: 8134 - Buy2 020 - Facility Inspection Follow-up

Hi Emily,

Please note that our Accounting department has processed the payment. Your Accounting department should receive a notification showing the status of the payment.

Best,
Ali Kulaib

Fuel Director
Thabet Management Inc
O: (+1) 541-565-4472
M: (+1) 541-914-1026
E: tmi-fuel@buy2stores.com
Address: 1700 Valley River Dr. 2nd Floor
Eugene, OR 97401

From: LITKE Emily * DEQ <Emily.LITKE@deq.oregon.gov>
Sent: Wednesday, September 17, 2025 5:43 PM
To: UST Duty Officer * DEQ <UST.DutyOfficer@DEQ.oregon.gov>; TMI Fuel <TMI-Fuel@buy2stores.com>
Subject: Re: 8134 - Buy2 020 - Facility Inspection Follow-up

Good afternoon,
UST facility 8134 Buy2 #020 located at 5737 Main St Springfield, OR

The deadline for payment of the \$900 penalty was 9/14/25 - please provide an update. Payment can be made online or by check.

As soon as payment of the penalty is received, then this UST inspection can be closed.



Emily Litke (she/her)
Duty Officer, Underground Storage Tanks
DEQ Headquarters, Land Quality Division
700 NE Multnomah Street, Suite 600
Portland OR 97232-4100
503-806-9516
Emily.LITKE@deq.oregon.gov

From: UST Duty Officer * DEQ <UST.DutyOfficer@DEQ.oregon.gov>
Sent: Thursday, August 14, 2025 6:34 PM
To: UST Duty Officer * DEQ <UST.DutyOfficer@DEQ.oregon.gov>; TMI Fuel <tmi-fuel@buy2stores.com>
Subject: Re: 8134 - Buy2 020 - Facility Inspection Follow-up

Good Evening,
UST facility 8134 Buy2 #020 located at 5737 Main St Springfield, OR

Please review the attached field citation. The deadline for payment of the \$900 penalty is 9/14/25. The corrective actions are already completed.

Payment of Field Citation Penalty Instructions

Payment can be made either through **check** or **online** through Your DEQ Online – follow the link below to create an account.

[PaymentsforEEOs.pdf](#) – step by step instructions for submitting payments online

Questions about online payments and submittals can be directed to the Help Desk at

itservicedesk@deq.oregon.gov or

[Your DEQ Online Helpdesk - Jira Service Management](#) –



Emily Litke (she/her)

Duty Officer, Underground Storage Tanks

DEQ Headquarters, Land Quality Division

700 NE Multnomah Street, Suite 600

Portland OR 97232-4100

503-806-9516

Emily.LITKE@deq.oregon.gov

From: UST Duty Officer * DEQ <UST.DutyOfficer@DEQ.oregon.gov>

Sent: Thursday, August 14, 2025 10:21 AM

To: TMI Fuel <tmi-fuel@buy2stores.com>

Cc: FOSS Diana * DEQ <Diana.FOSS@deq.oregon.gov>; UST Duty Officer * DEQ <UST.DutyOfficer@DEQ.oregon.gov>

Subject: 8134 - Buy2 020 - Facility Inspection Follow-up

Hello Mr. Thabet -

Thank you for allowing me to inspect your facility located at 5737 Main St .Springfield, OR on 15Jul2025. Alex and the local manager were on-site during the inspection to provide access to equipment... records were provided electronically.

Notes:

This facility appears to be owned by Jacksons Energy which performs the compliance testing out there and you folks manage it and operate the facility.

The facility operates fiberlite composite manhole lids. Several of the lids were in nearly failed condition.



Piping penetration fittings are deteriorating in a noticeable and consistent manner. This is a typical picture of how all the sumps look..



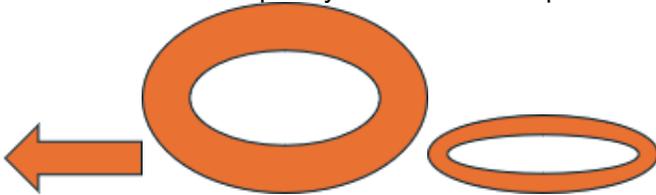
Significant vapors are deteriorating equipment... and some sensors (not required for piping release detection) are not functioning or placed properly.



The facility had a few compliance issues which need to be addressed and will be discussed below.

Records / Testing

R1 – The inspection / testing of the lines and leak detectors did not include the clear premium tank. This system was active/not in temporary closed and is required to be tested.



Customer Name: Jacksons Food Stores **Facility ID:** 8134
Site Name: 5027
Site Address: 5737 Main Street, Springfield
Job Number: 118963
Ticket / PO#:
Date Of Service: 10/26/2023

Testing Company: Northwest Tank & Environmental Services, Inc.
 Primary Technician: Kevin Frisbee
 Address: 21120 Hwy 9 SE
 City/State/Zip: Woodinville, WA 98072
 PH: (800) 742-9620

Start Time: 7:59 AM	End Time: 11:06 AM	Number of Technicians: 1
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Scope of work scheduled:

Annual Walk Through Inspection
 Flex Line Checklist
 Leak Detector Test Annual (when tested with lines)
 Overfill Inspection HLA - Annual - (1-3 tanks)
 Line Test Annual (1-3 lines)
 Spill Bucket Testing (1-3) - 3 Year
 Tank Monitor Certification and ATG Probe Inspection

Site Representative Upon

Checkin:

Signature: _____

Monitoring System Issues Observed Upon Arrival:

Dispenser and UST System Issues Observed Upon Arrival:

Dispatch Notes:

Technician Comments:

- On arrival, Clear Premium was not operational, Invalid Fuel Level 345 gallons.

- Return visit needed for testing on CLEAR PREMIUM leak detector and line.

-----Leak Detector-----

Comments - - Clear Premium was not tested, not enough fuel 345 gallons.

-----Line Test-----

Comments - - Clear Premium line was not tested, no operating pressure. Invalid fuel level, turbine turns on but has no line pressure.

SITE: State ID # Owner 5027 Facility Jacksons Food #5027

DATE: 05/08/2024

JACKSON FOOD ST
5737 Main Street
Springfield OR
97478

CONTACT: ANDREW MARVIN
PHONE: 208-888-6061
JOB #: NW1-2370880

Test Number	1			
Sump Pump #	2			
Product	CLEAR			
Manufacturer	ACURITE			
Isolation (pump)	BALL VALVE			
Isolation (disp.)	IMPACT			
Test Pressure	50			
Initial Cyl. Level	0.100			



LDT 5000 Field Test Apparatus
Line Leak Detector Test

Work Order: 2373176 D
Site Name / ID: Jacksons Food #5027 / 5027
Address: 5737 Main Street
City: Springfield S

Tank ID	T2			
Product	Gasoline			
Product Line	1			
Tested From				
Existing/New	Existing			
Mechanical/Electronic	Mechanical			
Manufacturer/Model	Vaporless LD-2000			
Serial No.				
Pump Operating Pressure (psi)	25.00			
Calibrated Leak (ml/min)	189.3			
Calibrated Leak (gph)	3.00			
Holding PSI <i>*N/A for Electronic LD's</i>	25.00			
Resiliency (ml) <i>*N/A for Electronic LD's</i>	100.00			
Metering PSI <i>*N/A for Electronic LD's</i>	18			
Opening Time (sec) <i>*N/A for Electronic LD's</i>	1			
Test Results	Pass			

Technician Comments: TECH TESTED LD'S ON CLEAR PREM

R2 – CSLD results for the last 12 months were presented and confirming passing release detection... however, through the documentation with the inability to test the clear tank due to volume levels, CSLD (tank release detection) could not be performed. https://neiwppc.org/nwglde-files/evals/Veeder_Root_zx.html A minimum of 15% volume is required to obtain leak detection records and it is indicated that the volume was significantly less than that for several months during that period.

Tank Capacity Maximum of 58,752 gallons for the leak thresholds shown above.
Maximum tank capacity listed is for single tanks and up to 3 tanks manifolded together.
The minimum product level required to a test is 15% full.

This email has two intended recipients: you (permittee) and our enforcement/follow-up team. Because of this split audience, there might be some jargon used which is for DEQ internal purposes. I'll be asking for paperwork/documentation by a specific time and will state the violation/corrective action.

Alleged Violations:

1. Failure to test all lines for release detection at least once per year since previous test. (H2.7)
2. Failure to test all line leak detectors for functionality at least once per year since previous test. (H2.9)
3. Failure to maintain 12 consecutive months of passing leak detection records for tank leak detection. (J5.7a)

Corrective Action:

1. Clear Premium product line tested and passed on 08May2024. No further corrective actions requested.
2. Clear Premium mechanical leak detector tested and passed on 01Jul2024. No further corrective actions requested.
3. 2024 and 2025 CSLD records presented and showed passing results. No further corrective actions requested.

Next Steps :

Please direct your responses to ust.dutyofficer@deq.oregon.gov This team will work with me on documents you submit or corrective actions completed to ensure the work is sufficient to close the inspection. These violations will fit into the field citation guidance and that team will issue enforcement based off a preset calculation matrix.

Dylan Eckert
Inspector, Underground Storage Tanks
DEQ - Eugene, Land Quality Division
165 E. 7th Ave Suite 100
Eugene, OR 97401-3049
C 541-215-2368

Messages to and from this e-mail address may be available to the public under Oregon Public Records Law.

Sign-up for UST Program Updates:

https://service.govdelivery.com/accounts/ORDEQ/subscriber/new?topic_id=ORDEQ_546

The UST Program. 60-Minute story: <https://www.youtube.com/watch?v=leYoLtsQ2WQ>

Fee	-	Paid	=	Due
\$ 900.00		\$ 900.00		\$ 0.00

Penalty

▶ 2025-fc-9965 \$ 900.00

ⓘ UST - Field Citation

1 Results

+ Add Penalty ↔ Send to FIMS

Payment

▼ **Check by Mail** 9915141688-2 \$ 900.00

📅 9/26/2025

ⓘ 55724

Type	Amount
Check by Mail ▼	900
E-Payment Confirmation#	E-Payment Settle Date
<input type="text"/>	mm/dd/yyyy 📅
Ref#	Payment Date
55724	09/26/2025 📅
Comments	
2025-FC-9953	
(Remaining Length: 3988)	

Site Info

buy2 020 🔗



📍 5737 MAIN ST, SPRINGFIELD, OR 97477

ⓘ 11879 ✓

ⓘ 221585

ⓘ CEM_FacilityIdentifier=9187 UST (8134)

📁 Stationary

Inspection Info

10608 Completed 🔗

☰ UST

📁 Full Compliance Inspection (FCI) TCR only

📅 Start Date 7/15/2025

📅 End Date 7/15/2025

Created & Updated Info ▼