

ANDY BESHEAR  
GOVERNOR



REBECCA W. GOODMAN  
SECRETARY

**ENERGY AND ENVIRONMENT CABINET**  
**DEPARTMENT FOR ENVIRONMENTAL PROTECTION**

ANTHONY R. HATTON  
COMMISSIONER

300 SOWER BOULEVARD  
FRANKFORT, KENTUCKY 40601

September 25, 2025

JJK PROPERTIES LLC  
2011 RAMBLER RD STE 1  
LEXINGTON KY 40503

Re: UST No Further Action with Facility Restoration  
Agency Interest Number (AI #): 62143 UST ID #: 1040034  
Dixons Service Center Inc  
220 Southland Dr  
Lexington, KY 40503  
Fayette County  
Applicable Regulation(s): 2019 Regulations  
UST System(s): Removal Date: March 8, 2022  
Incident #: 2495768 PSTEAF Application #: 105805 – 11.00 & 12.00  
Tank Number: Tank 1 - 8,000 gallon Gasoline (STOR000000001)  
Tank 2 - 8,000 gallon Gasoline (STOR000000002)  
Tank 3 - 8,000 gallon Diesel (STOR000000003)  
Tank 4 - 500 gallon Used Oil (STOR000000004)

Dear Underground Storage Tank Owner:

The Underground Storage Tank (UST) Branch has reviewed the site-specific information received to date for the referenced UST facility. The historical data and analyses reviewed by the UST Branch sufficiently demonstrate that the requirements of Kentucky Revised Statutes Chapter 224 Subchapter 60 and 401 Kentucky Administrative Regulations Chapter 42 applicable to site investigation have been satisfied. Therefore, no further action is required, at this time.

The UST Branch has based this determination on information submitted by Shield Environmental Associates, Inc and reserves all rights to require additional monitoring, testing, or other actions necessary to protect public health and the environment if the UST Branch determines there is need for further investigation.

It is the responsibility of the owner, operator, or representative to notify the current on-site property owner and all off-site property owners, where access was granted as part of the investigation, of the issuance of the no further action letter.

All monitoring wells shall be properly abandoned in accordance with 401 KAR 6:350 within thirty (30) days from the date of determination that the monitoring wells are unsuitable for use as monitoring wells or within thirty (30) days of receiving a no further action letter from the cabinet. If you have monitoring wells that are required for another investigation that is ongoing, then you may contact the UST Branch to apply for a variance to this monitoring well abandonment requirement.

Pursuant to 401 KAR 42:250, all claims shall be submitted within two (2) years after the date of this letter if reimbursement is being sought. For facility restoration actions that have not been included in this letter, eligible applicants shall submit an obligation request in accordance with Section 10 of 401 KAR 42:250 in order to acquire preapproval for further facility restoration.



The UST Branch directs the following Facility Restoration actions:

**Technical Requirements:**

1. **Notification:** At least two (2) weeks prior to the initiation of fieldwork associated with this directive, notify Darlene Murphy at 502-782-6422 or Darlene.Murphy@ky.gov so that a representative may have the opportunity to visit the site during field activities.
2. **Surface Replacement:** The UST Branch has approved **\$7,508.20** to cover the costs of asphalt replacement. The total reimbursement for the performance of asphalt replacement will not exceed the amount approved.
3. **Monitoring Well Abandonment:** In accordance with Section 5.3.3 of the UST Corrective Action Manual, abandon the wells identified in the following table. In addition, complete a Uniform Kentucky Well Maintenance and Plugging Record for each directed monitoring well which cannot be located and are reported to be lost or destroyed. Include comments or an attached narrative describing the circumstances for the lost or destroyed status. The final reimbursable amount for well abandonment will be adjusted based on the number of monitoring wells properly abandoned.

MW ID	Type of Well	AKGWA Number	Well Depth (feet)
MW-5	Overburden	80079785	7.25
MW-6	Overburden	80079786	7.85
MW-7	Overburden	80081357	8.2
MW-8	Overburden	80081358	9.8
MW-9	Overburden	80081687	7.9
MW-10	Overburden	80081688	7.4
MW-11	Overburden	80081689	7.1
MW-12	Overburden	80081690	7.1
MW-13	Overburden	80081691	7.4
MW-14	Overburden	80081692	7.6
MW-15	Overburden	80081693	7.6
MW-16	Overburden	80081694	7.2
<b>TOTAL Number of MW Abandonments</b>		<b>12</b>	

4. **Reporting Requirements:** Provide a report detailing the:

- Surface Replacement includes, before and after photos of the area replaced and a map to scale including the dimensions of the area replaced.
- Monitoring Well Abandonment that includes, at a minimum, the required information as described in Section 5.3.3 of the UST Corrective Action Manual.

In accordance with Section 1.0 of the UST Corrective Action Manual, the cabinet reserves the right to require additional data or information. If the submitted information is not technically sufficient to comply with the request of this directive, the owner/operator will be contacted, in writing, by the cabinet if more information is required or if modification to this report is needed. The UST Branch shall have final authority to determine all reimbursable actions.

The owner/operator/contractor/consultant bears the responsibility of exploring, identifying and addressing all potential safety hazards during field activities.

Submit the requested item(s) by **December 25, 2025**. All documents may be submitted electronically (preferred) using our website or by mail at the address below. Always refer to the appropriate site AI # when contacting the UST Branch, and include the AI # on all documents submitted.

**Division of Waste Management  
Underground Storage Tank Branch  
300 Sower Boulevard, Second Floor  
Frankfort KY 40601**

[www.eec.ky.gov/Environmental-Protection/Waste/underground-storage-tank](http://www.eec.ky.gov/Environmental-Protection/Waste/underground-storage-tank)

**PSTEAF Provisions:**

Refer to 401 KAR 42:250 for forms and other requirements necessary for reimbursement.

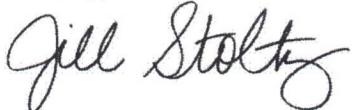
The actions required by this written directive letter have a reimbursable amount of **\$16,071.80**, as calculated on the attached **NFA Monitoring Abandonment** itemization (dated September 16, 2025) and indicated on the attached UST Claim Request for Directed Actions (DWM 4286). Payment of this reimbursable amount is contingent upon a determination by the UST Branch that the submitted information is technically complete and addresses all requirements of this written directive. Final reimbursement may be subject to deduction of the entry level established in KRS 224.60-120. The established reimbursable amount will be adjusted for corrective actions as identified in 401 KAR 42:250, Section 7(6) if applicable.

If the contract with the eligible company or partnership designated on a written directive is terminated prior to the commencement of reimbursable activities in response to the written directive, the obligation and guarantee of payment of the reimbursable amount, made in accordance with KRS 224.60-140(5), will be null and void.

All eligible tank owners and operators seeking reimbursement from the PSTEAF must follow the eligible company or partnership and laboratory certification requirements outlined in 401 KAR 42:250.

More information including UST regulations, outlines, forms and updates can be found on our website. If you have any questions regarding this letter, please contact Cameron Gaines on their direct line at (502)-782-4374 or email at [cameron.gaines@ky.gov](mailto:cameron.gaines@ky.gov)

Sincerely,



UST Branch Manager

Enclosure: UST Claim Request for Directed Actions (DWM 4286)  
Itemization of the Reimbursable Amount

Cc:

SHIELD ENVIRONMENTAL ASSOCIATES INC  
948 FLOYD DRIVE  
LEXINGTON KY 40505