
Summary of Contents

Acknowledgments	xxi
About the Editor	xxiii
About the Contributors	xxv
Introduction	xxxv
Part I: An Overview of Environmental Liability	
1 Federal Environmental Liability	3
<i>Laurence S. Kirsch and Rachel S. Rosenthal</i>	
2 Common Law Causes of Action for Environmental Claims	31
<i>James B. Witkin</i>	
3 Transaction-Triggered Environmental Laws	57
<i>David B. Farer</i>	
4 Lender and Fiduciary Liability Issues	75
<i>Abbi L. Cohen, Ivan DeVoren, and John M. Ix</i>	
5 Environmental Release Reporting Obligations	111
<i>David J. Freeman</i>	
6 Criminal Liability for Environmental Matters	127
<i>Judson W. Starr and Gregory S. Braker</i>	
Part II: Environmental Due Diligence in Real Estate and Commercial Transactions	
7 The Due Diligence Dilemma: How Much Is Enough?.	155
<i>Eva Fromm O'Brien</i>	
8 Environmental Consultants	173
<i>Eva Fromm O'Brien</i>	
9 Understanding Environmental Reports and Risk-Based Cleanups: Science Issues for Transactional Lawyers	195
<i>John W. Watson</i>	
Part III: The Transaction: Structural, Tax, and Other Business Issues and Implications	
10 Structuring the Transaction to Allocate Environmental Liability	219
<i>Gerard A. Caron and Gregory A. Bibler</i>	
11 Brownfields Redevelopment: Creative Solutions to Historical Environmental Liabilities	253
<i>Todd S. Davis</i>	
12 An Overview of Institutional Controls	271
<i>Amy L. Edwards</i>	
13 Tax Aspects of Environmental Matters	293
<i>Stefan F. Tucker and Tammara F. Langlieb</i>	
14 Environmental Disclosure Requirements under Securities Laws	321
<i>Jeffrey A. Smith</i>	

15	Treatment of Environmental Liabilities in Bankruptcy	341
	<i>Milissa A. Murray and Sandra Franco</i>	
16	Environmental Issues in the Landlord-Tenant Context.	369
	<i>Donald I. Berger</i>	
17	Current Insurance Policies for Insuring against Environmental Risks	395
	<i>Ann M. Waeger</i>	
Part IV: What the Audit Revealed: Dealing with Specific Substances and Situations		
18	Underground Storage Tanks	425
	<i>Walter G. Wright Jr.</i>	
19	Asbestos	451
	<i>Sheila H. Deely and Sasha M. Reyes</i>	
20	Lead-Based Paint	471
	<i>Catherine A. Potthast</i>	
21	Indoor Air Quality/Vapor Intrusion	495
	<i>Laurence S. Kirsch and Shailesh R. Sabay</i>	
22	Mold	531
	<i>Walter G. Wright Jr.</i>	
Part V: Environmental Issues Affecting Real Estate Development		
23	Regulatory Takings: What Does It Take to Make a Take?	573
	<i>John J. Delaney</i>	
24	Wetlands: Taming the Swamp Monster	589
	<i>Margaret N. Strand and Lowell Rothschild</i>	
25	The Endangered Species Act	625
	<i>J. B. Rubl</i>	
26	Environmental Justice and Transactions.	653
	<i>Michael B. Gerrard</i>	
27	Conservation Easements	669
	<i>David J. Dietrich</i>	
28	Brownfields Redevelopment at Closed Military Bases	697
	<i>Gordon E. Hart and Jill E. C. Yung</i>	
29	Smart Growth and Sustainability	731
	<i>Jonathan Weiss and Girair Simon</i>	
	Table of Cases.	743
	Index.	771