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## *Real Estate and Corporate Transactions*

### Energy, Environment and Natural Resources

Real estate and corporate transactions often implicate environmental liabilities. Clients consistently look to our energy and environmental lawyers to identify, manage and mitigate environmental risks related to regulatory requirements, third-party liability, health and safety, and project development. Our deep understanding of potential environmental liabilities and costs enables us to focus due diligence efforts and address risks strategically and efficiently to ensure clients achieve their business objectives. Clients also benefit from our federal, state and local regulatory experience with agencies such as the US Environmental Protection Agency (EPA) and Occupational Safety and Health Administration (OSHA). We have a keen understanding of deal dynamics, and work closely with environmental consultants and colleagues in the firm's Real Estate and colleagues experienced in corporate law to provide our clients with cohesive and comprehensive counseling.

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### *Key Contacts*



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## *Experience*

- Representing two of the world's largest retail companies in the permitting and development of more than 200 new stores, expansions and conversion projects throughout New England and the mid-Atlantic region, including conducting environmental due diligence, providing strategic advice on environmental risk management, representing the companies in permitting and administrative proceedings and litigation, and negotiating access and settlement agreements regarding site cleanups.
- Providing strategic advice to a real estate developer regarding ongoing consultation with the US Fish and Wildlife Service and the development of a Habitat Conservation Plan under the Endangered Species Act related to a proposed residential development site in Florida.
- Advising a real estate investment trust company on environmental permitting, environmental risk management and energy issues related to the acquisition, entitlement, development, financing and leasing of 1,700,000 square feet of laboratory, office and residential space in Massachusetts.
- Representing a convenience store and gas station chain in the sale of its wholesale fuel distribution business to a private equity firm, advising on environmental permitting requirements, and negotiating environmental representations, warranties, and other provisions of purchase and sale agreements. We also represented a gasoline retailer in the acquisition of nine retail gasoline stations.
- Assisting a private equity firm in the development and rollout of a community solar generation program, including reviewing the company's commercial contracts from a regulatory and consumer protection perspective.
- Advising a specialty construction and infrastructure company regarding a proposed agreement for the development of water transmission and water treatment infrastructure systems that would deliver water to municipalities and industrial users in Colorado.
- Advising a global instrument manufacturer on environmental risks and permitting requirements arising from the acquisition of a leading technology company in a transaction valued at nearly \$1 billion.
- Advising a multinational venture capital conglomerate on environmental, health and safety issues in connection with an investment in a company developing a high-speed transportation system.

- Evaluating and providing advice on the management of potential environmental liabilities in connection with a \$90 million financing agreement for a leading paper manufacturer.
- Representing a solid waste management company in connection with the expansion of a transfer station in vigorously contested state and local permit proceedings and the subsequent sale of the facility.
- Counseling in connection with brownfield redevelopments, including a World War II-era steel manufacturing facility, on matters of regulatory compliance, environmental insurance and brownfield tax credits.
- Representing an auto salvage and recycling company in connection with the sale of its business and real estate assets.
- Counseling and performing environmental due diligence on acquisitions implicating energy facilities and products, including those involving biogas, solar photovoltaic, and toxic and hazardous gases.
- Negotiating a complex surface use agreement for a high-profile commercial and residential real estate development prior to acquisition of the property with a severed mineral estate in Colorado.