



HARTMAN
SIMONS



ENVIRONMENTAL LAW



MEETING CHALLENGES AND ENSURING LONG-TERM SUCCESS ON ENVIRONMENTAL ISSUES

As one of the first firms in the nation to recognize the importance of a comprehensive approach to the investigation and management of the economic, social and environmental impacts of site development and revitalization, Hartman Simons & Wood LLP is committed to helping clients find a workable solution to every environmental challenge. We are lawyers and project managers, with the legal experience and technical background, and we identify and understand potential obstacles without losing sight of your objectives. Our broad experience equips us with the knowledge and know-how to identify the key issues and simplifies the environmental process. From greenfields to brownfields to the most environmentally difficult and challenging sites, Hartman Simons & Wood LLP's and its environmental attorneys help projects succeed.

PROVEN EXPERTISE

From shopping centers and office complexes, to power plants and utility hubs, developers, tenants, property owners and lenders alike rely on our proven environmental expertise to maximize the value and use of their real estate. We take a proactive approach to your project, employing consulting firms, negotiating documents that allocate remediation responsibility and pursuing available liability protections.

OUR ENVIRONMENTAL SERVICES INCLUDE:

- Contract Negotiations
- Due Diligence
- Regulatory Affairs Counseling
- Remediation and Compliance



It is our responsibility to do more than just raise “red flags.” Our qualified team identifies creative, yet practical solutions, and works to deliver a site ready for development.

IN-DEPTH UNDERSTANDING OF ENVIRONMENTAL ISSUES

Hartman Simons & Wood LLP’s environmental practice focuses on legal matters related to the investigation, permitting and remediation of environmental concerns at commercial development and industrial sites throughout the United States. Our team is versed in the obligations under federal environmental laws and regulations, as well as each of the equivalent state and local statutes and related administrative and tort issues.

- Asbestos
- Brownfields
- Clean Water Act
- CERCLA
- Cultural resources
- Dry cleaner contamination
- FEMA
- NPDES permitting
- Phase I
- Phase II
- Protected species
- RCRA
- State regulatory programs
- TCSA
- Underground storage tanks
- Wetlands
- 404 permitting



ENVIRONMENTAL DEVELOPMENT

MAXIMIZING PROPERTY VALUE THROUGHOUT THE UNITED STATES

Hartman Simons & Wood LLP believes your property is an asset with benefits that should be fully realized. Whether you seek to add value through development or want to maintain value through the protection of property rights, our legal team works to establish a viable site that aligns with your objectives. Our attorneys' real-world experiences enable us to anticipate and respond to development challenges. In addition to identifying potential pitfalls, we are also equipped to provide creative, yet practical and legally sound solutions to land use challenges.

GETTING IT DONE FOR OUR CLIENTS

With an extensive regulatory and technical network, we know who to go to and how accomplish the following types of transactions:

- Rezone a site
- Pursue public funding
- Build on a landfill
- Negotiate a utility easement
- Ensure subdivision compliance
- Mitigate wetlands
- Contest a condemnation action
- Resolve a permitting issue
- Get an answer from a government official

Whatever the need, we are dedicated to protecting and advancing your rights in the most efficient and timely way.



COMPREHENSIVE SERVICES FROM OUR ATLANTA FIRM

Landowners, real estate developers of all sizes, retailers, businesses, tenants and landlords turn to our legal team for comprehensive services that include:

- Permitting and licensing
- Private property rights
- Public-private partnerships
- Regulatory affairs
- Zoning

Often, the solutions are not simple. However, we use our experience to simplify even the most complicated process. We craft the roadmap and get to work so that you can realize the full value of your investment.

ENVIRONMENTAL SERVICES

CONTRACT NEGOTIATIONS

There is no one-size-fits-all approach to address a site's environmental concerns. Hartman Simons & Wood LLP's attorneys craft specific contract or other agreement environmental provisions that address the particular complexities of each project. Our goal is to minimize costs and risks for buyers, sellers, developers and end-users, while maximizing the use and viability of each site.



Our team addresses and manages a wide scope of environmental issues, including:

- Cost recovery
- Cost sharing
- Due diligence inspections
- Liability protection
- Property valuation
- Remediation responsibility

Our detailed understanding of applicable state and federal environmental laws, as well as the regulators that enforce them, allow us to provide meaningful protection for our clients.

DUE DILIGENCE

Countless development teams have tapped into Hartman Simons & Wood LLP's expertise to facilitate environmental and other pre-development due diligence. From initial site identification, to final remediation planning, we help ensure your project will comply with applicable laws while remaining viable within your development vision. Our attorneys routinely manage the process for obtaining Phase I and Phase II environmental assessments for our clients, and our team navigates the appropriate course for obtaining brownfield and other liability protections. We interpret complex technical reports and the environmental glossary to help our clients move forward with confidence. In addition, we work closely with you to identify environmental and other due diligence consultants and engineers and to negotiate terms and conditions that protect your interests.

REGULATORY AFFAIRS

Hartman Simons & Wood LLP advises clients on permitting and compliance issues that arise as a result of local, state and federal environmental, health, safety and regulatory programs. Our experience with regulatory agencies enables us to assist clients in anticipating and responding appropriately to a wide-range of environmental issues, and we defend our clients in the event of an enforcement action. For more than 20 years, we have engaged in many facets of brownfield redevelopment under various state and USEPA programs, and our team routinely addresses various transfer act, dry cleaner and UST fund challenges.

REMEDIATION AND COMPLIANCE

Environmental remediation management and brownfield redevelopment are specialties at Hartman Simons & Wood LLP. With over 30 years of experience, we deliver sensible brownfield remediation strategies, from simple underground storage tank (UST) removals to complex multimillion dollar remediation programs. We recognize the value of transforming compromised sites into thriving enterprises. Our attorneys work hard to ensure the vitality of every deal and to capture available benefits and protections for revitalizing sites, such as tax incentives, limitations of liability and insurance. Our team quantifies costs, evaluates liabilities and coordinates all consultants and contractors throughout the remediation and development process to establish and maintain compliance through project completion.



BUSINESS SOLUTIONS FROM A TRUSTED PARTNER

Our clients value our attorneys' business acumen as much as their outstanding legal credentials, and they appreciate the attentive service our firm consistently provides. Access the power of a legal partner you can rely upon to understand your business objectives and help you get it done.

For more information on these services, contact us:
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