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## Preface

### How To Use This Book

Several years ago, I was invited to attend a gathering of some of the brightest minds in environmental law. As I sat in the auditorium I looked around and noted the icons in the field: authors of textbooks, lawyers at the base of seminal court decisions, frequent writers and speakers on environmental law, everyone a household name to any environmental lawyer. I found myself wondering how I had been invited to participate with this group. I had hope that somewhere in my 35-plus year career I too had some influence in the field. I felt much the same way when the American Bar Association asked if I would be the lead editor for this book. Buoyed by the strength of the contributors I agreed to undertake the task, the ability to stand with these great masters in the field and authors of environmental law was an opportunity to be seized. Motivation in hand, I sought to create the fifth edition of a book of historic popularity.

All of the chapters have been updated and most significantly re-written. I have added seven new chapters and modified or combined several others. Using the book is simple. The book is divided in four parts. Part One is an overview of environmental liability issues that arise in real estate and commercial transactions. This section is not intended to be a comprehensive review of environmental law but rather to focus on only those areas of liability most often faced by transactional lawyers. Part Two is a comprehensive guide to issues that arise during transactional due diligence and the information-gathering stage of real estate and commercial matters. Part Three addresses matters related to transactional structures, tax and redevelopment posture. Part Four addresses various environmental laws that are not necessarily liability-focused but relate in some important manner to real estate development and commercial acquisitions.

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