



Aaron S. Mapes

Partner

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A seasoned environmental attorney, Aaron counsels clients on a broad range of matters involving transactions, litigation and regulatory compliance.

Aaron's practice focuses on providing environmental due diligence for single- and multi-property transactions across the United States. His clients include real estate private equity funds, energy and commercial-industrial businesses, civic institutions and municipalities. He has experience managing and advising clients on the environmental aspects of acquiring, financing, leasing and selling real estate, including:

- Retaining technical consultants under preferred terms and conditions
- Reviewing and commenting on environmental reports
- Analyzing and assessing environmental risk and available risk mitigation options
- Drafting environmental indemnity, remediation and access agreements
- Negotiating environmental provisions in purchase and sale agreements, loan documents and leases
- Procuring and negotiating environmental insurance policies
- Complying with the environmental protocols of lenders and other financial institutions
- Advising on remediation scopes and strategies

Aaron regularly assists clients with issues that arise during brownfields redevelopment and building renovations. He helps businesses navigate complex regulatory schemes and develop cost-effective remediation, abatement and waste management strategies. He also negotiates administrative penalties, facilitates the procurement of environmental permits and pursues cost recovery and environmental insurance claims.

Finally, when environmental litigation arises, Aaron is a forceful advocate who pursues and defends lawsuits on behalf of clients. He guides businesses through all stages of complex environmental litigation filed in state and federal courts and in appeals before administrative agencies.

Services

- Environmental
- Real Estate
- Mergers & Acquisitions
- Environmental, Social & Governance (ESG)
- Transactional Risk

Before Fox Rothschild

Prior to joining Fox Rothschild, Aaron practiced environmental law at a regional law firm. He previously served as a law clerk within the Environmental Protection Agency.

Bar Admissions

- Pennsylvania

Court Admissions

- U.S. District Court, Middle District of Pennsylvania

Education

- University of Maryland School of Law (J.D., 2011)
- University of Pittsburgh (B.S., 2007)

Memberships

- Delaware Valley Environmental Inn of Court, 2010-present
- Pennsylvania Bar Association
- Philadelphia Bar Association

Honors & Awards

- Included in a list of "Rising Stars" by *Super Lawyers* (2019- 2021)
- Selected to the "Best Lawyers in America - Environmental" list by *Best Lawyers* (2022-2026)

Representative Matters

- Represented a private equity client as environmental counsel in their successful acquisition of over 100 manufactured housing communities across the United States. Managed the retention and selection of the environmental consultant and the review, production, and timely delivery of the Phase I Environmental Site Assessment (ESA) and Property Condition Assessment (PCA) reports for each community. Worked with government-backed lenders to ensure the Phase I ESA and PCA reports complied with lender protocols.
- Managed environmental diligence process and environmental contract negotiations related to a private equity client's acquisition of property in the state of Washington with known environmental impacts. Negotiated agreement with seller assigning post-closing obligations and rights to both parties; worked with insurance consultants to obtain environmental insurance coverage; led communications with lender regarding various environmental matters; and retained technical consultants to navigate and document environmental conditions and risks.
- Defended a third-party administrative appeal brought against an energy client challenging the Pennsylvania Department of Environmental Protection's issuance of Chapter 105 and Chapter 102 permits for a linear pipeline project. The appellants alleged, among other things, that wetlands were not properly delineated and classified and that the permittee did not conduct a sufficient Alternatives Analysis.
- Filed and pursued an administrative appeal on behalf of a large hotel owner-operator challenging an NPDES construction stormwater permit issued to an adjacent developer by the Pennsylvania Department of Environmental Protection. Appeal resulted in a favorable settlement and significant modifications to the developer's stormwater management plan.
- Served as environmental counsel for a private equity client on the acquisition of a mixed-use redevelopment property in California with various known and potential environmental issues. Negotiated with seller to allow a pre-acquisition Phase II environmental investigation. Reviewed and commented on Phase I and Phase II reports and evaluated potential environmental risks and liabilities. Oversaw and advised on the installation and permitting of a vapor mitigation system post-closing.
- Served as counsel to a building owner pursuing an environmental insurance claim to recover costs incurred addressing mold issue discovered during redevelopment. Coordinated with redevelopment team and environmental insurance

consultants to organize and document costs and obtain broadest possible coverage for claim. Counseled developer client regarding laws and proper protocols applicable to demolition and disposal of building materials containing lead-based paint in connection with a redevelopment project in California.

- Defended private college in federal lawsuit alleging adverse impacts to wetlands, where the presence of wetlands was disputed. Legal defense led to dismissal of the allegation on summary judgment.
- Member of a multidisciplinary team that evaluated environmental risks in connection with a proposed wind energy project being evaluated by an energy client. Analyzed and evaluated risks associated with wetland impacts, threatened and endangered species impacts, cultural and historical resource impacts and visual impacts, among others.
- Served as defense counsel in several lawsuits filed in the Philadelphia Court of Common Pleas alleging exposure to asbestos-containing products. Legal defense led to dismissals of claims on summary judgment or favorable settlements.

Publications

March 6, 2025

Reading Tea Leaves Regarding EPA's PFAS Agenda Under Administrator Zeldin

Finishing & Coating