

Jonathan Z. Pearlson

Director

jpearlson@goulstonstorrs.com

Boston: +1 617 574 3556



Jonathan Pearlson is an environmental lawyer. He represents public and privately-held corporations, private equity firms, real estate owners and developers, REITs, lenders, tenants, and educational and healthcare institutions.

Jonathan has extensive experience with environmental due diligence, compliance and auditing, Brownfields matters (acquisition, redevelopment, and disposition), enforcement actions, environmental risk management, PRP counseling (information request responses, PRP representation, and Superfund litigation), and asbestos and mold management, remediation and claims handling.

He often helps clients to prevent problems, and resolves issues that may have gotten away from them. In addition to being a leading lawyer, he is a savvy business person who blends legal experience with business acumen to tackle environmental matters in a practical, sensible way.

Having presented before many administrative agencies, such as the EPA and DEP, Jonathan has built deep credibility with a wide range of federal and state governmental agencies.

Chambers USA remarks that "Jonathan is a driving force behind policy in environmental insurance." Their resources comment that "Jonathan's work is fantastic, covering every base." As a significant portion of his practice, Jonathan reviews, negotiates and assists clients with the placement of environmental insurance policies, and successfully pursues claims on their behalf.

Accolades

- *Chambers USA*, Environment, Massachusetts, 2023-2024 (Band 3)
- The Lawdragon Green 500: Leaders in Environmental Law, 2023-2024
- "America's Leading Business Lawyers," *Chambers USA*
- *Best Lawyers in America*® (2008-2025): Environmental Law, Litigation – Environmental
- Massachusetts Super Lawyers, 2004 - 2016, 2019-2021

Affiliations

- Member, International Society of Hospitality Consultants

Admissions

- Massachusetts

Education

- Tufts University (B.A., 1989)
- Northeastern University School of Law (J.D., 1993)

Representative Matters

M&M Transport's Sale to Schneider

Representation of M&M Transport Services, a dedicated contract carrier that provides specialty solutions for the retail and manufacturing verticals, on its sale to Schneider National, Inc., a premier multimodal provider of transportation, intermodal, and logistics services. The sale further complements Schneider's Dedicated organic growth success and places Schneider on a glidepath toward \$1.5 billion in annual Dedicated contract revenues and 6,500 Dedicated tractors in service to their valued customer base.

Sale of Romanow Container to SupplyOne, Inc.

Represented Romanow Container, a leading independent corrugated and protective packaging supplier, in its sale to SupplyOne, Inc., a portfolio company of Wellspring Capital Management.

Audax Group Acquisition

We represented Audax Group, a leading private equity firm, and its portfolio company AI Fire, LLC, in the sale of the company to Snow Phipps Group, LLC.

MSPCA Financing with TD Bank

Representation of MSPCA Angell on their financing with TD Bank in connection with the MSPCA's new Cape Cod Adoption Center.

Provincetown Commons: A Home for Creativity and Innovation

Representation of Provincetown Commons, Inc., in connection with corporate formation, governance, obtaining tax exempt status, lease/contract review and negotiation, and obtaining local permits and approvals.

Provincetown Commons is renovating, adapting and programming a nearly century-old community center located in the heart of Provincetown, MA, for use by the local community. The revitalized community center will provide year-round working space and professional support to area artists,

other members of the local creative economy, and start-up businesses, and will serve as a gathering space for educational and community initiatives, as well as for the Outer Cape Cod community at large. Aiming to contribute to strengthening Provincetown's year-round economy, the Provincetown Commons will serve as a nexus for creativity, collaboration, and new economic opportunity.

As general counsel to Provincetown Commons, Goulston & Storrs attorneys created formation documents, registered the corporation with the Secretary of the Commonwealth and Massachusetts Attorney General, and obtained 501(c)(3) tax exempt status from the IRS. We worked closely with Provincetown Commons on all aspects of the re-development process, including negotiation of the lease and related documents with the Town of Provincetown, obtaining local permits and approvals and negotiating the construction contract with the contractor. Provincetown Commons had its grand opening in late 2018, and we continue to provide legal support and counsel to the transformative community center.

Provincetown Commons pre-renovation



Provincetown Commons post-renovation



Photos courtesy of Provincetown Commons

\$150M Redevelopment of Contaminated Properties

Counsel to a developer in connection with the \$150M redevelopment of contaminated properties. Representation included risk management, cleanup matters, insurance, asbestos and regulatory issues. Continue to handle the processing of the client's Brownfields tax credits from this property.

Airline Industry Corporation in Inappropriate Handling of Jet Fuel

Defend airline industry corporation in enforcement action concerning the inappropriate transportation and disposal of jet fuel.

Chemical Manufacturer with Multi-Billion Dollar Superfund Site

Represent chemical manufacturer in connection with multi-billion dollar Superfund site.

Environmental Due Diligence on \$500M Portfolio

Handling of expansive environmental due diligence on behalf of the purchaser of a \$500M retail property portfolio.

Environmental Due Diligence, Contracting, Insurance, and Risk Management of 50 Million Square Feet of Commercial Real Estate

Represent a real estate developer in connection with more than 50 million square feet of commercial real estate over many years. Most recently assisted this long-term client in a wide variety of environmental due diligence, contracting, insurance and management of environmental risk related to property acquisitions, dispositions, developments and regulatory matters. The properties are used for a wide range of purposes, including retail, hospitality, medical, educational and marina uses.

International Data Transmission and Storage Company on Contamination Matters

Providing advice to international data transmission and storage company in connection with environmental permitting and contamination matters.

Negotiate Environmental and Insurance Claims to Top Educational Institutions

Providing advice to a number of the world's most foremost educational institutions in connection with the negotiation of claims concerning the appropriate environmental insurance coverage needed for these institutions.

Private Equity Company in Acquisition of National Light Industrial Company

Representation of private equity company with respect to the environmental aspects of the acquisition of a light industrial company with a nationwide footprint. Also represent this client in connection with the acquisition and disposition of dozens of platform companies across the industrial, retail, manufacturing and service industries.

Public Drinking Water Contamination and Litigation

Advise company alleged to be responsible for contamination of public drinking water wells and associated manage associated litigation and remediation.

Railroad Network Acquisition

Representation of client in connection with environmental issues associated with the acquisition of a network of railroad lines and rail yards.

Redevelopment of Properties for Biotechnology Use

Representation of a real estate developer in connection with the full range of environmental due diligence required for the acquisition and redevelopment of multiple properties to be redeveloped for biotechnology use.

Represent Major City before EPA

Represent a major city in connection with clean water enforcement action before the EPA.

Wastewater, Air, Manufacturing, Permitting, and Environmental Auditing

Providing advice to client with facilities throughout the United States in connection with wastewater, air, and other permitting issues across the country, and assist company in the design and implementation of environmental auditing program. Recently represented a chemical manufacturer in connection with a clean air act enforcement action.

WS Development Seaport Environmental and Development Matters

Representation of WS Development in connection with a wide range of environmental advice prior to the acquisition and vast redevelopment of the Seaport district in Boston, MA. Handled all of the due diligence, contracting, risk management, and insurance matters related to one of the city's largest redevelopment projects.