

The second part of the book provides information on analytical methods in determining the levels of a number of toxicologically, ecotoxicologically and ecologically important elements in environmental and biological materials including information on the separation and quantification of chemical and organometallic species.

There are two general chapters in this section:

- (i) Analytical methods and instrumentation — a summary overview
- (ii) Chemical speciation and environmental mobility of heavy metals in sediments and soils

Following these two beginning chapters are separate chapters dealing with the analysis of specific heavy metals: cadmium, lead, mercury, arsenic, thallium, chromium, nickel, cobalt, aluminum, and selenium. The closing chapter treats quality assurance approaches and discusses the paramount importance of appropriate reference materials to avoid incorrect data (results).

GARY F. BENNETT

Environmental Due Diligence Handbook, 2nd edn., by W.J. Denton, D.L. Loos, L.M.A. Hamburg, S.H. Welman, J.C. McDonald and J.C. Mauch of Greg & Tucker (Law firm) and Environmental Audit, Inc. Government Institutes, Rockville, MD, 1991, ISBN 0-86587-245-7, 308 pp., \$74.00.

This book is intended for use as a basic guide to the developing process of due diligence, which can reasonably be described as a flexible use of processes and techniques intended to allow an interested party (lender, buyer, fiduciary, etc.) to evaluate the potential environmental risks associated with business transactions involving real estate.

The rapidly developing field of due diligence in the U.S. was spawned by the liability by CERCLA (Superfund), wherein parties who have no involvement with the hazardous substance contamination of the property may be found liable for every expensive cleanup of that property. In response, U.S. Congress provided some relief in SARA by providing an Innocent Landowner Defence which allows parties to avoid liability, if at the time of acquisition, they made every "reasonable" inquiry regarding the property.

The legal consequence of failure to conduct environmental due diligence is that the party acquiring the property cannot make a good faith claim of the innocent landowner defense if the property is later discovered to be contaminated. The practical problem is that the purchaser obtains property without making inquiry into its real value, i.e., is he paying more for the property than it is worth, given the contamination?

Actually the book goes beyond the limited, but important topic stated in its title giving the reader advice on how to assess the property's compliance with all environmental laws and an admonition to assess future environmental compliance problems.

The book contains a plethora of useful information, detailing first the laws affecting due diligence, the sources of information on a piece of property, and very practically how to go about getting that information. Even though the book appears to be written for lawyers, bankers and real estate people it contains much good advice, procedures to be followed and sources of information that will be of great use to environmental auditors.

Some indication of the scope of the book is given by the chapter titles:

1. Impact of Environmental Liability on Business Transactions
2. Sources of Legal Liability
3. What to Look for and Why
4. Public Records Review: What, Where and Why
5. Role of Environmental Assessments and Compliance Audits
6. Lender Risk Management
7. Purchase/Lease Risk Management
8. Fiduciary Risk Management
9. Real Estate Broker, Agent and Appraiser Liability Issue
10. Due Diligence and Contractor Selection

Approximately one-third of the book is devoted to appendices containing supplemental information on:

- A. The Weldon Bill – HR 2787 to amend CERCLA to provide specific requirements for the Innocent Landowner Defence.
- B. U.S. Environmental Protection Agency's Policy Statement (Fed. Reg. 51 (131) July 9, 1986, p. 25004.)
- C. Superfund *De minimis* Landowner Settlements
- D. Fannie Mae Procedures for Audits
- E. Thrift bulletin — Environmental Risk and Liability, Feb. 6, 1991.
- F. Owens Bill – HR 5927 to clarify the liability of lending institutions under CERCLA.

GARY F. BENNETT

Waste Management Guide: Laws, Issues, and Solutions, by D.H. Jessup, BNA Books, Washington, DC, 1992, ISBN 0-87179-713-5, 445 pp., \$52.00.

There is no more pervasive and complex law than RCRA (Resource Conservation and Recovery Act) that the U.S. Congress passed in 1976 to completely govern hazardous waste from its generation to its disposal (cradle-to-grave). The law and the comprehensive amendment passed in 1980 (called the Hazardous and Solid Waste Amendment) spawned a formidable body of detailed regulations. To comply with these rules is no simple task.

The book is well written, but in a different style from most texts I have read. I suspect because the author is a journalist formerly on BNA staff and not a scientist or engineer. She discusses aspects of the law but in a most readable style, not slavishly tied to the detailed regulations themselves.

Laws discussed in addition to RCRA, so far as they affect it, include: CERCLA, TSCA, (PCB regulations), Medical Waste Management, the Pollution