

Howard D. Coleman

Partner | Los Angeles

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Howard Coleman has more than 40 years of legal experience representing public and private project owners, developers, investors, and institutional lenders with respect to all types of real estate transactions. His practice focuses on issues relating to complex real estate legal and title issues, oil and gas, and tideland and coastal matters. Howard has also represented various clients in connection with obtaining interests in railroad properties.

He is the Past President of the Los Angeles Board of Transportation Commissioners and was on the Mayor's Special Task Force on Transportation.

Howard is also AV Preeminent[®] Peer Review Rated by Martindale-Hubbell.

EXPERIENCE

Alameda Corridor Transportation Authority. Overall team leader for Nossaman attorneys assisting ACTA in matters relating to right-of-way acquisition, environmental, legal and regulatory compliance, construction contracts, and utility relocation associated with development of the corridor. He is currently working on a three-party exchange of properties involving ACTA, the County and Union Pacific.

San Joaquin Hills Transportation Corridor Authority. Managed Nossaman's team in negotiating acquisition of properties for a 17-mile toll road. Most of the property acquired for this toll road was done by purchase agreements; and involved complex issues since the road was located near a sanitary landfill, subject to various contamination issues as well as environmental problems concerning wildlife. The team also provided advice on limitations of the use of the properties, based on the type of property rights obtained.

Foothill/Eastern Transportation Corridor Authority. In charge of the acquisition of properties for the 21-mile Eastern toll road and the 30-mile Foothill toll road as well as the option to acquire the Tesoro Extension roadway, including complex agreements with The Irvine Company and Rancho Santa Margarita and Rancho Mission Viejo involving acquisition of large tracts of land.

Bolsa Chica. Provided legal counsel on various matters relating to the Bolsa Chica lowlands, including contamination issues arising from the long-term oil and gas usage at the project. Nossaman represented the landowner in selling the lowlands and the lower bench of the mesa for environmental purposes to the State of California and is currently representing the landowner in resolving the contamination issues with the State and Federal regulators. In addition, in adjoining lands, which were subject to PCB contamination from unknown causes, Nossaman worked out a Consent Order with the California Department of Toxic Substances Control to provide for the orderly remediation of the property.

Vaquero Partners. Represented client in the multi-million dollar acquisition of two oil and gas leases in the South Belridge Oilfield, the fourth largest oilfield in the country. Advised client on oil and gas issues and helped resolve a complex oil and gas title defect.

Downtown Properties. Represented the purchasers of the Douglas, Rowan and El Dorado Buildings in downtown Los Angeles. Work included negotiating the purchase agreement, negotiating and drafting parking easements and covenants, due diligence and financing. Such properties will be completely renovated and are old buildings in downtown Los Angeles being adapted for residential use. Represented the company in acquisition, mezzanine and construction loans.

Pacific Lumber Company. Provided counsel to the company and related entities in the sale of the Headwaters Forest to the U.S. Government. Responsible for the real estate and environmental aspects of the recently closed Headwaters sale, resolving various issues involving state and federal agencies.

Casmalia Resources. Advised this Class I hazardous waste disposal facility on a myriad of environmental issues. Work included the strategic development of an unprecedented, creative solution in attempting to settle lengthy litigation.

INSIGHTS

SPEAKING ENGAGEMENTS

Moderator, "Climate Change, Sea Level Rise and Our Changing Coastline," Nossaman's 2013 California Coastal Law Conference, San Diego, CA, 10.08.2013

PUBLICATIONS

Author, "Attention Coastal Landowners," *Daily Journal*, 01.04.2010

Author, "Sea Level Rise and Coastal Boundary Lines – Consequences of Climate Change," *Nossaman eAlert*, 12.17.2009

HONORS & RECOGNITIONS

AV Preeminent® Peer Review Rated by Martindale-Hubbell

COMMUNITY & PROFESSIONAL

University of Southern California School of Law, Former Adjunct Professor on Coastal Zone Law
International Right of Way Association, Former Chair of Legal Committee of Chapter 1
California Independent Petroleum Association

PRACTICES

Real Estate

INDUSTRIES

Real Property
Energy & Utilities

EDUCATION

University of California, Berkeley School of Law, J.D., 1970
University of California, Berkeley, B.A., 1967

ADMISSIONS

California