Cordon T. Baesel

Counsel

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OVERVIEW

Cordon's practice focuses on environmental compliance, real estate transactions, retailer operations/risk management, and consumer product issues. Cordon regularly advises companies on a wide range of environmental issues including compliance, disclosures and management of environmental contamination and remediation, including representation of *Fortune* 500 companies and joint defense groups. He works with his clients to develop operational protocols for environmentally impacted sites, strategic data collection approaches to evaluate environmental claims, and legal analysis to support client transactions, public disclosures and consumer product warnings required under state and federal laws. He also has significant experience with analysis, evaluation and management of environmental risks in business transactions and product-sourcing, including development and/or disposition of impacted properties. He also identifies strategies for compliance with sustainability metrics, energy use, and environmental impacts from commercial operations. For consumer products, Cordon advises companies on compliance with California's regulatory schemes, including Proposition 65 and California's Safer Consumer Product Program (aka "Green Chemistry").

For real estate matters, Cordon focuses on environmental challenges, appropriate documentation and regulatory compliance for commercial and residential development, leasing and purchases/sale transactions. He also provides ongoing operational advice for large, national businesses and retailers. He has a long history of expertise advising clients on renovation, rehabilitation and retrofit of older commercial and residential buildings to ensure compliance with current environmental laws and regulations. Many of his real estate clients have relied on his advice for 10-20 years. He also advises clients on marketing, leasing and selling parcels for renewable energy projects.

Cordon has exceptional analytical and research skills related to federal, state and local statutes, regulations, common law, guidance documents, private metrics and other sources of pertinent compliance information. He works closely with his well-established professional contacts at a wide range of sophisticated, environmental consulting firms to ensure clients receive legal advice based on sound and strategic technical insight and analysis.

REPRESENTATIVE MATTERS

- Represented numerous confidential residential and commercial clients in evaluating all manner of environmental and operational issues, creating strategic project documentation and transactional support to achieve client objectives.
- Advised confidential residential and commercial clients on renovation projects, successful defense of

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enforcement investigation/actions by regulatory agencies, and management/allocation of environmental risks.

- Advised confidential sellers/lessors of contaminated real property with respect to environmental disclosures, risk allocation, and successful transactional approaches to close deals.
- Represented diverse manufacturers to develop data-collection protocols, evaluation strategies for product composition, and defensible compliance approaches.
- Defended developers and manufacturers in environmental litigation, agency enforcement actions, and Superfund investigations/cleanups at third-party properties.

TOP AREAS OF FOCUS

- Chemicals, Pesticides + Product Regulation
- Environmental + Natural Resources
- Real Estate

ALL AREAS OF FOCUS

- Chemicals, Pesticides + Product Regulation
- Contaminated Sites + Waste Management
- Environmental + Natural Resources
- Environmental Due Diligence
- Environmental Litigation + Enforcement Defense
- Investment, Acquisition + Disposition
- Land Use + Zoning
- Litigation + Trial
- Real Estate
- Real Estate Joint Ventures + Investments
- Real Estate Leasing
- Release Reporting
- Renewable Energy
- Water Quality + Water Resources

PROFESSIONAL/COMMUNITY INVOLVEMENT

- The Maritime Alliance, Secretary – Board of Directors
- American Bar Association
- San Diego County Bar Association – Environment / Land Use Section
- Surf Industry Manufacturers Association
- Windansea Surf Club Director

EDUCATION AND CERTIFICATIONS

EDUCATION

- University of California, Los Angeles School of Law, J.D., 1990
- University of California, San Diego, B.A., *cum laude, Phi Beta Kappa, Honors of Highest Distinction*, 1984

BAR ADMISSIONS

- California

CLERKSHIPS

- Hon. James Burns, Hawaii State Appellate Court, 1989

PUBLICATIONS

- "California Sets Stage to Improve Hazardous Waste Management," *Environmental Law and Policy Monitor*, March 20, 2025.
- "Staging Modern Sports Experiences in Nontraditional Settings," *Shop-Eat-Surf*, July 28, 2014.
- "California Consumer Products Targeted for Safety Review: What Can We Learn from DTSC's Initial Priority Product List?" March 19, 2014.
- "Transparency Gone Wild: The Risks of Trade Secret Exposure Under California's Safer Consumer Products Regulations," September 30, 2013.
- "California Safer Consumer Products Regulations: Dropping October 1, 2013," *Shot-eat-surf.com*, September 10, 2013.
- "Proposition 65: Will Proposed Changes Provide Any Relief?" *Shop-eat-surf.com*, August 13, 2013.
- "How to Stage Modern Sports Experience in Nontraditional Setting," *Sports Business Journal,* May 20, 2013.
- "Ask the Expert: California Supreme Court Takes Stand to Protect Consumers and Online Retailers," *Transworld Business*, February 13, 2013.
- "Protecting Consumers from Their Own Devices," *Transworld Business*, August 2012.
- "Right-To-Sell: Keep the Regulators Happy…Wherever They Are," *Transworld Business*, April 2012.
- "Product-Sourcing: Protecting Yourself From Bounty Hunters," *Transworld Business*, April 2012.
- "The Fine Print Matters: How to Not Get Burned When Writing Paper," *Transworld Business*, December 2011.
- "Proposition 65: A Deceptively Simple Law with Costly Consequences," December 2011.
- "California's Proposition 65: Private Bounty Hunters and Facility Compliance in the Wild, Wild West," *Today's Facility Manager*, October 2011.
- "Social Media and the Workplace: Virtual Worlds and Legal Realities in 2011," *Transworld Business*, October 2011.
- "Make Green Change Happen, but Keep Chicken Little at Bay," *Carlsbad Business Journal*, April 2011.
- "How California's Green Chemistry Regulations Will Affect Your Business," *Transworld Business*, September 2010.
- "CYA & Assets From Former Employees and Damaging Information," *Transworld Business*, April 2010.
- "Who Decides How Safe Is Safe?" *Shop-Eat-Surf Executive Roundtable,* December 2009.