



Craig D. Hardwick

Shareholder

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Practices & Industries

- Government & Regulatory
- Energy, Oil & Gas
- Transactions
- Retail, Food & Beverage

Overview

Craig Hardwick helps clients successfully meet a broad range of real estate needs. The Chairman of AlvaradoSmith's Real Estate and Land Use Transactions Department, he has managed and led a variety of real estate transactions over the course of his career: from acquisition to sale, and everything in between, including procurement of real estate development entitlements, construction, financing, and leasing.

Craig has handled such diverse transactions as the purchase and sale of office buildings, industrial parks, warehouses, factories, oil refineries, gas stations, hotels, radio stations, and high school campuses; the preparation of private placement offerings for the financing of a marina, restaurants and residential communities; and the coordination of leasing activities for regional malls, fast-food companies and major public utilities.

In addition, Craig has extensive experience successfully representing real property owners on a diverse range of regulatory and administrative matters, including in particular: analysis and application of City and County General Plans, Specific Plans and zoning ordinances; obtaining Conditional Use Permits and Zoning Variances; negotiating development agreements with Cities and Counties to protect ongoing construction projects against interference by changes in local laws; and reconfiguring property boundaries for sale and redevelopment through lot line adjustments and subdivisions.

A responsive and detail-oriented advocate, Craig partners closely with his clients to understand their short- and long-term objectives.

Craig is active in the real estate industry, and is a member of the Orange County Business Council, the National Association of Industrial and Office Properties, and Western Growers.

Memberships

- Orange County Bar Association
- Orange County Business Council
- National Association of Industrial and Office Properties
- Western Growers

Education / Admissions

Education:

- J.D., University of Southern California Gould School of Law, 1985
- B.A. in Economics, University of California at Los Angeles, 1981

Bar Admissions:

State Bar of California

Matters

Representative work includes:

- Representing a global oil and gas company in the \$1.3 billion sale of an oil refinery, which also involved the sale of hundreds of miles of related pipelines, several tank farms, a wharf used to receive crude oil from tanker ships, and the related sales of 250 gasoline service stations to dozens of individual retail operators in Southern California.
- Coordinating an international motorcycle manufacturing company's sale and leaseback of its corporate headquarters in Southern California, including drafting and negotiating hazardous material provisions to cover a complete paint shop, a motorcycle test track, and a 500-gallon fuel storage tank next to the office building.
- Representing a leading global technology and engineering company in the expedited sale of a former car battery manufacturing plant and subsequent leaseback of the property to allow for cleanup of possible contamination and pollution on the site.
- Advising a major US entertainment company with respect to leases and construction and buildout of its studio and office space.
- Acting as City Attorney for the City of South Gate on a broad range of matters, including: drafting ordinances, resolutions, agenda bills and contracts; advising City officials as to compliance with state laws pertaining to City administration, such as the Brown Act, the Public Records Act, and bidding requirements for public works projects; assisting with the analysis of contractor bids and the award of public works contracts; interpretation of zoning questions, modifications and disputes; and advising Planning Commissioners on a variety of issues which arise during City Planning Commission meetings and hearings.

Recent Publications / Presentations

- When the Inkwell Runs Dry: California's Uniform Electronic Transactions Act

Recent News

- AlvaradoSmith represents CalPERS Joint Venture in \$325 Million Acquisition of Apartment Complex and Marina
- Two AlvaradoSmith Attorneys on 2020 Southern California Super Lawyers List
- When the Inkwell Runs Dry: California's Uniform Electronic Transactions Act
- AlvaradoSmith Represents Energy Sector Client in \$1.2 Billion Sale of its California Oil Refinery
- A Month of Sundays: What exactly is a "Business Day" These Days?
- Q&A for Commercial Landlords and Tenants: Tips on Negotiating Leases & Addressing Lender Issues