MILLER STARR REGALIA



Anthony Leones

Shareholder

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Tony has over 25 years of experience representing his clients in litigation and land use matters, with an emphasis in eminent domain/inverse condemnation, commercial lease disputes; zoning, planning, permitting, local, state and federal regulatory and code compliance matters; easements; and general business and commercial litigation.

Tony has successfully resolved numerous matters for Fortune 500 companies, corporations, limited liability companies, partnerships, media and advertising companies, developers, property owners, retailers, financial institutions, and construction companies before administrative agencies and state and federal courts.

Practice Areas

- Administrative Law & Hearings
- Arbitration & Alternative Dispute Resolution
- Commercial & Business Litigation
- Commercial Lease Disputes
- Eminent Domain & Inverse Condemnation
- Land Disputes, Easements & Lien Priority Claims

Education

J.D., University of the Pacific, McGeorge School of Law (1996)

- International Moot Court Honors Board
- Honors in Trial and Oral Advocacy

B.A., University of California, Davis (1993)

Representative Matters

Litigation

- Represent business owners, property owners, and tenants in eminent domain and inverse condemnation actions involving transportation, utility, and other public projects throughout the state of California
- Represent an international media company in disputes involving lease agreements and property rights
- Represent local, regional and national landlords and tenants in various commercial lease disputes

Land Use

- Represent an international media company in the permitting process, and in various state and local zoning, planning, and regulatory proceedings
- Represent various clients in matters involving alleged violations and enforcement of local municipal codes and regulations

Press & Media

“Off the rails: Why high-speed train service has failed to gain traction in the US,” Construction Dive, By Kim Slowey, July 14, 2016

“The 4 Biggest Questions Facing Managing Partners,” *Law360*, By Matthew Bultman, March 15, 2016

"Law firm Miller Starr Regalia opens in San Francisco," *San Francisco Business Times*, *Upstart Business Journal*, By Eric Young, November 12, 2013

“High-Speed Rail Land Acquisition Moving Slowly,” *TBJ now*, By Juliet Williams, November 12, 2013

“Bullet Train Land Acquisition Moving Slowly,” *Manteca Bulletin*, November 10, 2013

“Real Estate Law Firm Opens San Francisco Office With New Hire,” *Bloomberg*, By Elizabeth Amon, November 7, 2013

“Miller Starr Regalia Opens San Francisco Office; Gale Connor Joins as Shareholder,” *The Registry*, November 4, 2013

“Miller Starr Regalia Opens Shop in San Francisco,” *Daily Journal*, By Joshua Sebold, November 5, 2013

“Miller Star Regalia Establishes San Francisco Office,” *GlobeSt.com*, November 5, 2013

“Nothing Simple About Property Buys for High-Speed Rail Route,” Fresno Bee Newsroom Blog, By Tim Sheehan, September 3, 2013

Associations

Contra Costa County Bar Association

The Elios Society

Hellenic Law Society

Outdoor Advertising Association of America

State Bar of California

Awards & Recognition

Martindale-Hubbell – AV Preeminent Rated (2011–2019)

American Lawyer Media – “San Francisco’s Top Rated Lawyers” (2013)

Publications

Chapters 15, “Easements”; Chapter 17, “Adjoining Landowners”; and Chapter 18 “Adverse Possession” of *Miller & Starr, California Real Estate, 4th Edition* (update-author)

Chapter 30A, “Eminent Domain,” *Miller & Starr, California Real Estate, 4th Edition* (co-author)

“California High-Speed Rail – What You Need To Know,” *Miller Starr Regalia Legal Update*, February 2013 (co-author)

“Legal Corner: Individual States Have Authority to Regulate Digital Billboards in Accordance with Their Federal/State Agreements,” *Outdoor Advertising Magazine*, July / August 2008

“Legal Corner: Valuation is Key,” *Outdoor Advertising Magazine*, February 2, 2008

"All Wet; U.S. Supreme Court Sends Migratory Bird Rule South,” *California Real Estate Journal*, March 2001 (co-author)

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