MILLER STARR REGALIA



Michael Di Geronimo

Shareholder

Walnut Creek, CA
925.202.7415

michael.digeronimo@msrlegal.com

Mike is shareholder in Miller Starr Regalia's Walnut Creek office. His practice focuses on representing property owners, developers, retailers, and financial institutions.

Mike has over thirty years of experience representing property owners, developers, and financial institutions in a variety of office, retail, and other commercial projects, and in loan transactions.

Mike's practice has a special emphasis on negotiating and preparing retail leases and project documents for real property owners, developers, and well-known retailers. He is also regularly retained to assist clients to obtain land use entitlements for retail and other commercial projects, as well as to negotiate disposition and development agreements. In addition, Mike has significant experience in representing financial institutions in dealing with troubled assets and disputes arising out of real property secured loans.

Mike has been retained as an expert witness in both federal and state court.

Before Mike's practice focused on transactional, land use, and financing matters, he was a litigation attorney who obtained judgments, jury verdicts, and arbitration awards for his clients in cases primarily concerning real property disputes and lender liability claims.

Practice Areas

- Acquisitions & Dispositions
- Commercial & Residential Development
- Common Interest Development
- Environmental
- Real Estate Finance
- Leasing
- Land Use - Entitlement
- Land Use - Litigation

- Land Use - Transactional
- General Corporate Transactions, Entity Formations & Joint Ventures

Education

J.D., University of California, Los Angeles School of Law (1986)

- Chief Article Editor, *Federal Communications Law Journal*

B.A., University of California, Berkeley, History and Economics (1983)

- Phi Beta Kappa

Associations

American Bar Association

California Bankers Association

City of San Ramon Planning Commission – Former Commissioner and Chairperson

Contra Costa County Bar Association

International Council of Shopping Centers – Northern California Program Planning Committee

Publications

Books

- *From Here to Attorney: The Ultimate Guide to Excelling in Law School and Starting a Legal Career,* 1993 (co-authored with Robert Arnett II and Arthur Coon)

Articles

- "The Case Against Formula Retail Ordinances: Understanding the Problem and Crafting Solutions," *Shopping Center Law & Strategy*, October 2017 (co-author)
- "Considerations When Developing Outparcels In Retail Projects," *International Council of Shopping Centers: Retail Law Strategist – The problem-Solving Tool for Retail Law*, Summer 2013
- “Contractual Obligations May Remain After Transfer of Property” (co-author)
- “Why Your Ground Lease Should Be Financeable,” *Financial Executive*, November 2003
- “Act Now; Don’t Wait,” *San Francisco Daily Journal*, May 2003
- “Lessees Should Try to Negotiate a Ground Lease That Is 'Financeable',” *San Francisco Daily Journal*, May 2003
- “Privity Policy,” *San Francisco Daily Journal*, September 2001 (co-author)

- “Clearing Up The Confusion About Mixed Collateral: A Comprehensive Analysis of California Commercial Code Section 9501(4),” *USF Law Review,* 1988
- “Protecting Wireless Communications: A Detailed Look at Section 605 of the Communications Act,” *Federal Communications Law Journal,* 1987

Speeches & Presentations

Mike has spoken regularly on a variety of issues related to real property law, land use matters and leasing for the Continuing Education of the Bar, the State Bar of California, and the International Council of Shopping Centers. He has also chaired several panels coaching developers on how to obtain land use approvals. Some of his speaking engagements and educational seminars include:

- “Commonly Negotiated Lease Provisions” ICSC + U.S. Law Panel, October 25,2023
- “A Comprehensive Look at Retail Property Purchase and Sale Agreements: Are You Buying What We are Selling?”, ICSC U.S. Shopping Center Law Conference, October 26, 2022 (Co-Panelist)
- “Just Dropped In (to See What Condition My Commission Was In): Structuring Listing Agreements, Commission Agreements, and Property Management Agreements,” ICSC U.S. Shopping Center Law Conference, 2020 (Virtual, Co-Panelist)
- “Outparcel Development Fundamentals,” Lorman Speaker Group, January 23, 2018 (webinar speaker)
- “The ABCs of Old REAs and CC&Rs,” ICSC U.S. Shopping Center Law Conference, 2016
- “Think Smaller: Small Project Development,” ICSC California Retail Leasing Symposium, 2013
- “Acquiring And Developing Outlots Within Existing Shopping Centers Or Retail Projects,” ICSC U.S. Shopping Center Law Conference, 2012
- “Broker, Management and Leasing Agreements,” ICSC California Retail Leasing Symposium, 2011
- “Letters of Intent and Construction Work Issues,” ICSC Northern California Program 2006
- “Real Property Remedies,” CEB, 2005 – 2011
- “Hot Shopping Center and Legal Issues,” Monterey ICSC Idea Exchange, 2004
- “Everything You Wanted To Know About Negotiating Key Retail Lease Clauses,” 22nd Annual Retreat of the Real Property Law Section of the State Bar of California, 2003
- “Legal Eagles: Negotiation of Key Lease Clauses,” Monterey ICSC Idea Exchange, 2002

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