



MILLER STARR
REGALIA

Ahva Aflatooni

Associate



📍 Walnut Creek, CA
📞 925.935.9400
✉️ ahva.aflatooni@msrlegal.com

PRACTICE AREAS

Commercial & Business Litigation

Commercial Lease Disputes

Land Disputes, Easements & Lien
Priority Claims

As a litigation associate, Ahva's practice focuses on business disputes in the area of contracts, commercial leasing, unlawful detainer, and real estate transactions. Ahva is a Phi Beta Kappa graduate of the University of California, Berkeley and earned honors recognition at the University of California, Davis, School of Law.

Ahva is a litigation associate in Miller Starr Regalia's Walnut Creek office. Her practice focuses primarily on business disputes in the area of contracts, commercial leasing, unlawful detainer, and real estate transactions. Ahva also represents clients in a variety of other litigation matters, including quiet title and eminent domain proceedings. She also has experience in land use matters and has assisted clients in compliance with local building and zoning laws. Ahva's clients include property owners, developers, and managers, national retailers, and tenants, among others.

Prior to joining Miller Starr Regalia, Ahva received her J.D. from the University of California, Davis, School of Law, where she graduated in the top 5% of her class. She earned her B.A. in Sociology from the University of California, Berkeley, and graduated with highest honors (*summa cum laude*).

EDUCATION

J.D., with Honors, University of California, Davis, School of Law (2015)

- Graduated in top 5% of class
- Order of the Coif
- Recipient of Witkin Awards for the following courses: Property Law, Business Associations, Constitutional Law II, Law and Rural Livelihoods
- Moot Court
- Honor Society of Phi Kappa Phi

B.A., Sociology, *summa cum laude*, University of California, Berkeley (2010)

- Dean's Honor List, College of Letters and Science
- Phi Beta Kappa Society
- Golden Key International Honor Society
- Alpha Kappa Delta International Sociology Honor Society
- National Society of Collegiate Scholars



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PUBLICATIONS

“San Jose Shows the Way: Inclusionary Housing Ordinance Survives Facial Challenge,” *Miller & Starr, California Real Estate Newsalert*, Vol. 26, No. 6, July 2016