



**MILLER STARR
REGALIA**

Tara Narayanan

Shareholder



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PRACTICE AREAS

Common Interest Development
Title Insurance

Tara has over twenty years of experience helping clients operate and maintain common interest developments through the preparation of associated documents. As a shareholder, she works closely with clients to help them resolve title insurance, escrow handling, and other real property issues.

As a shareholder in Miller Starr Regalia's Common Interest Development and Title Industry Practice Groups, Tara Narayanan has twenty years of experience representing clients, including developers, builders, owners, title companies, and insurers, in both state and federal jurisdictions. Tara helps clients operate and maintain residential, commercial, and mixed-use common interest developments by preparing covenants, conditions, and restrictions, land-sharing agreements, easements, bylaws, articles of incorporation, and related documents. She provides builder and developer clients with purchase documents and assists them in obtaining Final Subdivision Public Reports from the California Department of Real Estate for residential and mixed-use developments. She also helps resolve clients' title insurance, escrow handling, and other real property disputes, including actions to quiet title regarding easements, encroachments, and illegal subdivisions.

Tara previously served for many years on the firm's Executive Committee. She is also past chair of Miller Starr Regalia's Diversity Committee, on which she still serves, and has served on the firm's Mentoring Committee.

EDUCATION

J.D., University of Virginia School of Law (1997)

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

- Phi Beta Kappa and with honors

ASSOCIATIONS

Building Industry Association, Bay Area

- Department of Real Estate Committee

Professional Women in Building Committee



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California Building Industry Association

- Legal Affairs Committee
- Department of Real Estate Committee

California Minority Counsel Program

Commercial Real Estate Women, East Bay Chapter - Former Chair, Programs Committee

Contra Costa County Bar Association

Habitat for Humanity - Pro Bono Counsel

State Bar of California

PUBLICATIONS

Chapter 28, "Common Interest Developments," *Miller & Starr, California Real Estate 4th* (co-author)

Chapter 29, "Subdivision Sales," *Miller & Starr, California Real Estate 4th* (co-author)

Chapter 6, "Escrows," *Miller & Starr, California Real Estate 3d*

"New Case Alert: Dissent Highlights Disturbing Potential for Increasing Escrow Holder Policing and Disclosure Obligations," Miller Starr Regalia's The Title & Escrow File blog, March 4, 2014

"Trustee Empowered To Void Foreclosure Sale Where Error Discovered Before Delivery Of Trustee's Deed," Miller Starr Regalia's The Title & Escrow File blog, May 21, 2013

"One-Stop Shop? Court Finds No Violation Of California's Notary Statute Limiting Fees Charged For "Taking An Acknowledgement" Where Additional Services Provided," Miller Starr Regalia's The Title & Escrow File blog, February 8, 2013

"A Cautionary Tale On Holding Title: Marriage License Does Not Override Domestic Partnership Agreement," Miller Starr Regalia's The Title & Escrow File blog, January 22, 2013

"Identifying Red Flags to Avoid Fraud in an Escrow," Miller Starr Regalia's The Title & Escrow File blog, November 16, 2012

"New Case Alert: A California Court Of Appeal Applies Equitable Subrogation to a Missed Deed Of Trust," Miller Starr Regalia's The Title & Escrow File blog, September 28, 2012

Over the years, Tara has also published a variety of articles on subjects such as title insurance claims, damages setoff, guarantees, and premises liability.

SPEECHES & PRESENTATIONS

"Common Interest Development Law 101," Contra Costa County Bar Association Real Estate Section, September 15, 2017



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Tara has served as a speaker/panelist on condominium plans as well as escrow liability and developments in escrow law at the California Escrow Association's Northern California Conference, the California Escrow Association Annual Conference, and has presented to individual escrow organizations throughout the state.

Tara has also addressed diversity in the legal profession in forums that include the California State Bar Annual Meeting.

COURT ADMISSIONS

All State Superior Courts

Court of Appeal of the State of California

District Court of California, Northern District

District Court of California, Central District

U.S. Bankruptcy Court, Northern District of California

U.S. Bankruptcy Court, Central District of California

U.S. Bankruptcy Court, Eastern District of California