



**MILLER STARR
REGALIA**

Paul Marienthal

Shareholder



📍 Walnut Creek, CA

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PRACTICE AREAS

General Corporate Transactions, Entity
Formations & Joint Ventures

Leasing

Paul is a transactional shareholder with experience in acquisition, land use, business transactions, and tax matters. He has represented Fortune 10 and other high-profile clients in large, complex transactions within the state of California.

Paul is a transactional shareholder in Miller Starr Regalia's Walnut Creek office. With over thirty-five years of experience in complex real estate, business, and taxation matters, he excels at finding innovative ways to facilitate transactions. Paul's experience extends to virtually every phase of a real estate transaction, including acquisition, ground lease transactions, land use, joint ventures, and taxation.

Paul has considerable experience with tax deferred exchanges; partnership tax planning strategies, and real property tax issues relating to California's proposition thirteen property tax structure. He also has extensive experience with industrial revenue bond transactions including, leasing, ground leasing, and related acquisition documentation.

Paul works closely with all parties involved in a transaction to bring together key decision-makers to create an environment that fosters a consensus. Using this practical, solution-based approach, Paul was the client's lead lawyer in two large industrial revenue bond ("IRB") build-to-suit transactions for a Fortune 50 company. He has also led negotiations and drafted agreements for the complex sale of an undeveloped Bay Area parcel that recently sold for over \$80 million.

Paul was also the lead attorney for a Fortune 10 company's sale-leaseback of its California headquarters building that contained more than 2 million square feet.

Paul also served as an instructor in real estate taxation in the graduate division of Golden Gate University.

EDUCATION

J.D., University of California, Hastings College of the Law (1978)

B.A., University of California, Berkeley (1972)

- Phi Beta Kappa

ASSOCIATIONS

Contra Costa County Bar Association (CCCBA)

State Bar of California