



Anthony Leones

Shareholder



 Walnut Creek, CA
 925.941.3261
 tony.leones@msrlegal.com

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," *TBJnow*, 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)