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PRACTICE AREAS

The Book

EDUCATION

J.D., University of California, Berkeley School of Law (1997)

- Editor in Chief, *Ecology Law Quarterly* – Berkeley, CA

B.A., California State University, Sonoma (1990)

ASSOCIATIONS

Contra Costa Association of Realtors

Contra Costa County Bar Association, Real Estate Section

State Bar of California, Real Estate Section

PUBLICATIONS

THE BOOK: *Miller & Starr, California Real Estate*

Ch. 11, "Holding Title," *Miller & Starr, California Real Estate 4th* (update author)



Ch. 19, "Landowners' Liability," *Miller & Starr, California Real Estate 4th* (rewritten in 2015)

Ch. 32, "Mechanics Liens," *Miller & Starr, California Real Estate 4th* (update author)

Ch. 33, "Defective Construction," *Miller & Starr, California Real Estate 4th* (update author)

Ch. 38, "Discrimination," *Miller & Starr, California Real Estate 4th* (rewritten in 2015)

Articles

"Top Ten Real Property Cases Of 2023," *California Real Property Journal*, Vol. 42, No.1, 2024

"Top Ten Real Property Cases of 2022," *California Real Property Journal*, Vol. 41, No.1, 2023

"Top Ten Real Property Cases of 2021," *California Real Property Journal*, Vol. 40, No.1, 2022

"Examining the Waiver of Recreational Immunity by Express Invitation After the California Supreme Court's Decision in Hoffmann v. Young, *Miller & Starr, Real Estate Newsalert*, Vol. 33, No. 2, November 2022 (co-author)

"Co-tenancy Provisions in Retail Leases: Liquidated Damages or Alternative Performance?" *Miller & Starr, Real Estate Newsalert*, Vol. 33, No. 1, September 2022 (co-author)

"Top Ten Real Property Cases of 2020," *California Real Property Journal*, Vol. 39, No.1, 2021

"Top Ten Real Property Cases of 2019," *California Real Property Journal*, Vol. 38, No.1, 2020

"The Top Ten Real Property Cases of 2018," *California Real Property Journal*, Vol. 37, No.1, 2019

"Warning: Non-Compliance With California's New Proposition 65 Safe Harbor Rules May Expose You to Liability. For More Information, Read This Article," *Miller & Starr, Real Estate Newsalert*, Vol. 29, No. 4, March 2019 (co-author)

"The Top Ten Real Property Cases of 2017," *California Real Property Journal*, Vol. 36, No. 1. 2018 (co-author)

"The Top Ten Real Property Cases of 2016," *California Real Property Journal*, Vol. 35, No. 1, 2017 (co-author)

"Fall CEQA Roundup: Significant Developments and a Preview of Coming Attractions," *Miller & Starr, Real Estate Newsalert*, Vol. 26, No. 2, November 2015 (co-author)

"Proposition 65 Plaintiffs Attacking Meat Industry Being Met With Preemption Argument," *Farella Braun + Martel Alert*, May 3, 2005 (co-author)

"Diminishing Returns? Comparing Past and Present Proposition 65 Cases," *Farella Braun + Martel Alert*, May 1, 2004



**MILLER STARR
REGALIA**

"Federal Preemption of California's Proposition 65," *Farella Braun + Martel Alert*, 2003
(co-author)

SPEECHES & PRESENTATIONS

"Diminishing Returns? Comparing Past and Present Proposition 65 Cases," Prop 65 News Conference, San Francisco, California, March 29, 2004

"Federal Preemption of California's Proposition 65," Prop 65 News Conference, Sacramento, California, June 2, 2003