

**2016 Real Property Person of the Year Award  
presented by the  
State Bar of California's Real Property Law Section**

**BIOGRAPHY – Edmund L. Regalia, Miller Starr Regalia**



In 1964, Ed Regalia along with his partners, Harry Miller and Marvin Starr, founded the law firm of Miller Starr Regalia. Mr. Regalia concentrated on civil litigation for almost the entirety of his time in the practice of law, amounting to more than 50 years. As senior litigation principal of Miller Starr Regalia, he engaged exclusively in litigation of real estate and business matters. Mr. Regalia was also the Editor-in-Chief of *Miller & Starr, California Real Estate*, a 12-volume treatise on California real estate law. He has also authored articles for the *U.C.L.A. Law Review*, *California Trial Lawyers Journal*, *New York Law Journal*, Practicing Law Institute (PLI), and *Los Angeles Lawyer*. In addition to his firm service, Mr. Regalia has been a community leader in civic, philanthropic, and cultural activities, including the following: Law Revision Commission. By

Gubernatorial appointment, Mr. Regalia served as a Commissioner on the California Law Revision Commission. This State Agency is charged with advising the Governor and Legislature with respect to recommended revisions to the statutory law. Kennedy King Memorial Scholarship Fund. In 1968, Ed Regalia, along with several acquaintances founded the Kennedy King Memorial Scholarship Fund. He has been a member of the Board of Directors of that institution and active in it ever since. The scholarship fund was founded to provide minority students at Contra Costa community colleges with a scholarship to permit them to complete their education at a four-year university. The scholarship is based upon both merit and need and has grown exponentially over the years. The contributions of Ed Regalia over the past 40 years have been instrumental in assuring that hundreds of minority students in Contra Costa County have had the opportunity to attend a four-year university. Mr. Regalia received a LL.B. degree in 1958 (which was later updated to J.D.) from the University of California, Berkeley. He earned Order of the Coif recognition and served as an Associate Editor for the *California Law Review*. Mr. Regalia received a B.A. degree in 1952 from the University of California, Berkeley, where he was elected Phi Beta Kappa. From 1952 to 1955, he served in the United States Navy, attaining the rank of Lieutenant.

## **BIOGRAPHY – Marvin B. Starr, Miller Starr Regalia**



In 1964, Marvin Starr along with his partners, Ed Regalia and Harry Miller, founded the law firm of Miller Starr Regalia. For almost 50 years, Mr. Starr's practice involved a broad spectrum of real property matters, including real property secured transactions and contracts. Mr. Starr is also a nationally recognized authority on tax-deferred exchanges. Mr. Starr has been called upon extensively as both a consultant and an expert witness by law firms throughout California. His expertise has also qualified him to serve as an expert appointed by the San Francisco County Superior Court, as well as the judge pro tem in a complex water rights case before the San Luis Obispo County Superior Court. He has practiced law continuously since his admission to the Bar in January 1959, and is one of only 1,880 lawyers throughout the United States to

be included in every edition of *The Best Lawyers in America* since it was first printed in 1983. From 1968 through 1984, Mr. Starr was also a member of the faculty of the Haas School of Business at the University of California, Berkeley. He spent another five years teaching an advanced course in real property secured transactions at the John F. Kennedy University School of Law. Mr. Starr has often appeared as a speaker and lecturer before professional groups, civic meetings, conferences and conventions throughout the United States. He has shared his knowledge of real estate law before the American Bar Association, the California, Colorado, Nevada and Utah Bar Associations, the Commonwealth Club, the Family, and the National and California Associations of Realtors. Mr. Starr was twice selected as the featured speaker of the annual conference of the Real Estate Section of the California State Bar Association and, in 1986, was the keynote speaker at the Twenty Fifth Annual Benjamin S. Crocker Symposium, sponsored by the Real Estate Section of the Los Angeles Bar Association. Other major conferences where Mr. Starr has been a keynote or featured speaker include: conferences sponsored by the University of California, Center for Real Estate and Urban Economics, the Building Association Institute, the International Council of Shopping Centers, the Society of Industrial and Office Realtors, the Institute For Real Estate Management, and the National Apartment Association. He has also been featured on various television, radio programs, and "personal interest" articles in *The San Francisco Real Estate Journal*, *Sacramento Magazine*, *The San Francisco Reader*, *The Contra Costa Times*, *The Los Angeles Times* and *The 680 Business Journal*. Along with Harry D. Miller, Mr. Starr is one of the original co-authors of the *Current Law of California Real Estate*. It was first published as a three-volume work by Bancroft Whitney Company in 1965-1967, expanding to five volumes in 1975-1977. The treatise was revised by Mr. Miller and republished by Bancroft Whitney as *California Real Estate 2d*, a nine-volume work completed in 1990. The *Miller & Starr, California Real Estate* treatise is now in its 4<sup>th</sup> Edition and is 12 volumes. Over the past fifty years, the treatise has been widely cited and quoted by the California Supreme and Appellate Courts. In addition to his co-authorship of the California Real Estate series, Mr. Starr founded *The Real Estate Tax Digest* in 1980. The monthly publication was acquired by Matthew Bender Company in 1983, but Mr. Starr served as its editor and principal author through 1988. Mr. Starr received a J.D. from the University of California, Berkeley in 1958 and a bachelor's degree from the University of California, Los Angeles in 1955.