

STARN • O'TOOLE • MARCUS & FISHER

A LAW CORPORATION



Director

cohira@starnlaw.com

(808) 537-6100

Education:

**University of Hawaii, William S. Richardson
School of Law**

J.D. (2007)

CALI Award for Excellence – Future Award in Property I

CALI Award for Excellence - Internet Law & Policy

CALI Award for Excellence - State & Local Government

CALI Award for Excellence - Secured Transactions

Hawaii Law Review-Casenote Editor, Resource Manager

Delta Theta Phi

University of Southern California

B.A., Political Science and Print Journalism (2004)

Areas of Practice:

Real Estate, Commercial Transactions and Liquor Licensing

Professional Activities:

Licensed to Practice Law in all State and Federal Courts in
Hawaii

Hawaii State Bar Association, 2016 Chair of the Real
Property and Financial Services Section

CHRISTINA N. OHIRA

Ms. Ohira is a Director of the firm and concentrates her practice in the areas of real estate and land use law, hotels and resorts, business structure and operations, and commercial transactions. She brings more than 15 years of experience to her work on a variety of real estate acquisitions and sales, commercial leasing and commercial residential developments, including representing condominium associations and the creation of in condominium and community developments.

Ms. Ohira's commercial work includes the formation of business entities and corporate acquisitions and sales. She also represents clients with liquor licensing matters, including liquor license applications, transfers, and defending alleged violations.

Ms. Ohira has received *Martindale-Hubbell's*® highest possible AV® rating for her legal skill and integrity. She has been selected to the 2017 Hawaii *Super Lawyers*®, "Rising Star" list.

Ms. Ohira has also been selected by her peers for inclusion in *The Best Lawyers in America*® in Honolulu list in the practice areas of Real Estate Law, Business Organizations (Including LLCs and Partnerships), Land Use and Zoning Law, Commercial Finance and Commercial Transactions/UCC Law.

Ms. Ohira has been recognized by the 2023 *Chambers and Partners USA High Net Worth Guide* in the practice area of Private Wealth Law.

Ms. Ohira is a member of the Hawaii State Bar Association and served as the Chair of the Real Property & Financial Services Section of the Hawaii State Bar Association in 2016.

At the William S. Richardson Law School, Ms. Ohira graduated among the top students in her class. While in law school Ms. Ohira was a Casenote Editor and the Resource Manager of the University of Hawaii Law Review. She received the CALI Excellence for the Future Award in Property I (2005), Internet Law & Policy (2005), State & Local Government (2006) and Secured Transactions (2006). Ms. Ohira also published an article with Professor David L. Callies, *Public Use/Public Purpose After Kelo v. City of New London: What's Happened Since*, in the

Institute on Planning, Zoning, and Eminent Domain in 2007.

Some examples of her work include:

Real Estate Transactions. Assists in the representation of developers in both acquiring and selling high-profile properties, including hotels and resorts, golf courses, and shopping centers. Duties included due diligence, drafting and negotiating purchase and sale contracts, financing documents, opinion letters, and working with various state and city permitting agencies.

Real Estate Developments. Assists in the representation of developers (both large and small) seeking to develop planned communities, mixed-use projects, and commercial developments. Duties include title review and analysis, identifying and resolving land use and entitlements issues, and coordinating and facilitating survey, construction, archaeological and environmental work.

Land Use Law. Assists clients with zoning analysis, permitting, nonconforming uses and structures and zoning issues related to acquisitions and development. Also represents clients responding to and settling notices of violation.

Condominium Development. Represents clients seeking to create condominium property regimes and condominium conversions. Examples include the conversion of an office building into a medical office condominium project, and the creation of various residential and commercial condominiums.

Association Representation. Ms. Ohira represents a number of Associations and provides general guidance to the Board and assists with updates and amendments to project governing documents.

Commercial Leasing. Represents both landlords and tenants in commercial leasing transactions involving shopping centers, office buildings and ground leases. She has also assisted a number of clients with lease surrenders, payment plans and other workouts between landlords and tenants.

Entity Formation and Structuring. Entity formation and preparation of constituent documents such as bylaws, operating agreements and shareholder / member agreements. Examples include, the organization of a beverage company, an event planning company, and equipment rental company.

Commercial Transactions. Represents clients in the sale and/or acquisition of small businesses. Examples include the sale / acquisition of a property management company, restaurant and bar, IT company, retail establishments, and blinds installation company.

Liquor Licensing. Represents clients before the Honolulu Liquor Commission seeking Hotel, Restaurant, Dispenser, and Wholesale licenses. Represented clients before the Federal Alcohol and Tobacco Tax and Trade Bureau seeking a

Federal Basic Permit for the sale of alcohol. Also represented clients in transferring and obtaining transfers of liquor licenses.

What People Say About Ms. Ohira:

"Our condo association moved to Starn O'Toole Marcus & Fisher after decades with another firm upon a referral recommendation. At the time, I was a fairly new board president and found that our decades long relationship with our prior counsel was by far not doing us any favors, especially regarding collections. We were assigned to Christina Ohira, who promptly recommended Mark McKellar for our sorely needed collections activities. As well, Christina helped us navigate the termination of a long-time site manager of whom it was discovered was embezzling association funds and probably had been for decades. Christina was of great assistance to us in dealing with a board member who had become abusive to our board, our new site manager and his neighbor as well as myself, both directly and indirectly through social media and letters to elected officials of Hawaii. She helped us put together a "response" plan for when this now "non-board member" complains about any of the aforementioned people, places or things! She also helped us deal with a homeowner whose unit was damaged by work done by a contractor hired by the board, which they refused to cover. I seriously cannot say enough good things about Christina and, by association, Mark McKellar. Our association is so much better off than we were!"

Best Law Firms Client Comment

"The team is praised for comprising"excellent attorneys"who are"highly knowledgeable."
Chambers and Partners USA Leading Lawyers for Business, Comment

"Starn O'Toole Marcus & Fisher is an excellent and responsive firm that understands business needs and issues."

Best Law Firms Client Comment

"I have never been more satisfied with the personal attention, straight forward answers, awareness of budget and attention to details and their understanding of working with County and State officials than what Starn O'Toole Marcus & Fisher has consistently delivered in our entitlement process for special permit in a complex situation."

Best Law Firms Client Comment

"Christina Ohira is great to work with. She is responsive and very detail oriented. I highly recommend her to my clients and colleagues. Her knowledge and experience surpasses most attorneys that we've worked with in the past."

Best Law Firms Client Comment

"Our company has had numerous transactions with the assistance of Christina Ohira of Starn O'Toole Marcus & Fisher, and we have been extremely pleased with her expertise in the area of commercial real estate law. We have been in serious real property dispute cases/lawsuits that Christina has helped us resolve in a positive way so that we came out ahead and were made whole. We have probably saved millions of dollars by Christina and her team resolving our case quickly and decisively. We would highly recommend her and

the strong litigation team at Starn O'Toole Marcus & Fisher to everyone we know."

Best Law Firms Client Comment

"It was a pleasure to work with Tina Ohira of Starn O'Toole Marcus & Fisher. She is smart and knows the nuances of Hawaii real estate law well."

Best Law Firms Client Comment

"Christina Ohira and her team at Starn O'Toole Marcus & Fisher have extensive, valuable knowledge of construction rights, encroachment and easement issues. They have helped us resolve lawsuits, in our favor, on all of these items. We would recommend Starn O'Toole Marcus & Fisher to all of our associates and commercial and high-end residential land owners."

Best Law Firms Client Comment

"I have worked with Christina Ohira and Stephanie Thompson. Both are extremely knowledgeable, professional, and timely. I would absolutely recommend Christina and Stephanie."

Best Law Firms Client Comment