

# STARN • O'TOOLE • MARCUS & FISHER

A LAW CORPORATION



## **Director**

sstrona@starnlaw.com

8085376100

## **Education:**

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

J.D. (2014)

*Asian-Pacific Law and Policy Journal, Staff Editor*

*Intellectual Property Moot Court Team: Winner, 2014 Saul*

*Lefkowitz Moot Court Competition West Region Best Oral*

*Argument Team*

**University of Hawaii, Shidler College of Business**

M.B.A. (2015)

**University of Southern California**

B.S., *Business Administration and Communication Design*

(2011)

## **Judicial Externship(s)**

*Associate Justice Simeon R. Acoba (Ret.)—Hawaii Supreme Court*

*Judge Richard R. Clifton (Ret.), United States Court of*

*Appeals, Ninth Circuit*

## **Law Clerk:**

*Associate Judge Katherine G. Leonard, Hawaii*

*Intermediate Court of Appeals*

## **Areas of Practice:**

*Real Estate, Commercial Transactions, Corporate Law*

## **Professional Activities:**

*Licensed in Hawaii*

*Admitted to practice in the United States District Court for the District of Hawaii*

*Hawaii State Bar Association*

*Commercial Real Estate Women of Hawaii (CREW Hawaii),*

*Founding Director and Secretary*

*NAIOP Commercial Real Estate Development Association*

## SARA S. T. STRONA

Ms. Strona is a Director of the firm. Ms. Strona focuses her practice in the areas of commercial real estate transactions, leasing, commercial asset and equity sales and acquisitions, and corporate law.

Ms. Strona has been selected to the **Hawaii Super Lawyers®**, "**Rising Star**" list in the practice area of Real Estate Law since 2020.

Ms. Strona has also been selected to **The Best Lawyers in America®**, **Ones to Watch** list in the practice areas of Business Organizations (Including LLCs and Partnerships), Corporate Law and Real Estate Law since 2022.

Ms. Strona has also been selected as a 2024 "**Emerging Legal Star**" by Hawaii Business Magazine. She is one of a small handful of Hawaii attorneys to receive the honor.

Ms. Strona holds **Martindale-Hubbell's®** highest possible rating **AV Preeminent®**; this rating is given by her legal peers, based on their knowledge of her work, knowledge and integrity.

Examples of Ms. Strona's work include:

**Real Estate Acquisitions, Sales, Development, and Financing.** Represents clients in connection with real estate acquisitions, sales, development and construction, and financing. Negotiates, drafts, and reviews purchase contracts and loan documents and assists clients with due diligence, title review and title insurance negotiation, and entitlements and approvals.

**Commercial Leasing.** Represents both landlords and tenants in the negotiation of retail, office, and ground leases, subleases, and lease extensions and assignments.

**Corporate Structuring.** Represents clients in connection with forming and structuring entities, drafting operating and partnership agreements, obtaining government licenses, and negotiating transactions between business partners.

**Business Transactions.** Handles business acquisitions from negotiations through closing. Assists clients with a variety of commercial contracts relating to loans, asset and equity sales and acquisitions, intellectual property licensing, and

management and consulting services.

**Hotel and Resort.** Assists clients with due diligence, contract negotiation, and closing process for sale and acquisition of hotel and golf course properties.

**Government Relations.** Assists clients in tracking, reviewing, and analyzing proposed legislation, advises clients as to the potential effects of legislation, meets with key stakeholders, and prepares testimony on behalf of clients.

After graduating from the William S. Richardson School of Law, Ms. Strona served as Law Clerk to the Honorable Katherine G. Leonard, Associate Judge of the Hawaii Intermediate Court of Appeals. She served judicial externships with the Honorable Simeon R. Acoba (Ret.), Associate Justice of the Hawaii Supreme Court, and the Honorable Richard R. Clifton (Ret.), Judge of the United States Court of Appeals for the Ninth Circuit.

Ms. Strona has previously served as President of the 'Iolani Alumni Association's Board of Directors and as a member of the 'Iolani School Board of Governors. She currently serves on the Leadership Committee of the 'Io Society, which supports 'Iolani School, and as a Founding Director and the Secretary of Commercial Real Estate Women of Hawaii (CREW Hawaii). She also volunteers with Business Law Corps to provide pro bono legal advice to individuals and small business owners in the community.

***What People Say About Ms. Strona:***

*"Worked with Sara (who represented the buyer and I the seller) recently on a complex hotel transaction which involved the simultaneous closing of two separate transactions (a fee and a leasehold purchase) and a number of challenging issues arose. After the closing my client, my client's broker and I all agreed that Sara's performance throughout the transaction and especially during the pre-closing period was instrumental in achieving our goal. She is an excellent lawyer."*

*Martindale-Hubbell, Peer Review Comment*

*"Ms. Strona is an exceptional attorney with excellent skills."*

*Martindale-Hubbell, Peer Review Comment*

*"Sara of Starn O'Toole Marcus & Fisher is the best attorney I have ever encountered. She is truly an expert in business and real estate law and demonstrates high integrity, collaborative skill, conscientiousness and dedication. She responded quickly and with precision. We do not believe the sale of our business would have gone through without her because the buyer's counsel was missing in action. Sara was truly the glue. She met and far exceeded our expectations!"*

*Best Law Firms Client Comment*

*"I am a San Francisco attorney. I have a client involved with some complex Hawaii real estate matters. Sara Strona has collaborated on several matters. Timely responses, related to complex matters, very competent. I would highly recommend Sara and her firm."*

*Best Law Firms Client Comment*

*"Much appreciation for Sara Tsukamoto Strona for helping this client maneuver through our commercial property issues. Her patience and guidance has helped me reach closure in a challenging situation."*

*Best Law Firms Client Comment*

*"Our company has worked with many attorneys over the years but no one was as efficient, competent, on time, ahead of the game, caring as Sara Tsukamoto Strona. I greatly recommend her. I have never felt an attorney have my best interest in the way that she attended to us. If you want the best professional attorney on your side - hire Sara Tsukamoto Strona."*

*Best Law Firms Client Comment*