

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

Zoning Board of Appeals, Member

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 **Hawaii Super Lawyers®** list since 2024, and 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, Commercial Transactions/UCC Law and Corporate Law.**

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

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. In 2024, Ms. Ohira was appointed as a member of the Zoning Board of Appeals and will serve through 2027.

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:

"Christina is extremely knowledgeable, hard-working, and passionate about the level of work she does and keeping her clients happy."

Chambers and Partners, High Net Worth Guide Comment

"Christina is a truly excellent attorney. Her communication is well thought out and she has the ability to boil down complicated concepts to clients in a clear manner with an action plan."

Chambers and Partners, High Net Worth Guide Comment

"Christina is extremely knowledgeable and is able to collaborate with a wide range of stakeholders. She is also incredibly empathetic."

Chambers and Partners, High Net Worth Guide Comment

"Christina Ohira, of Starn O'Toole Marcus & Fisher, is one of the best attorneys we've used and will continue to refer clients her way."

Best Law Firms, Client Comment

"We have been extremely happy with the legal services we have received over the years from Starn O'Toole Marcus & Fisher. We find Tina Ohira to be very responsive and exceedingly knowledgeable."

Best Law Firms, Client Comment

"Tina Ohira, of Starn O'Toole Marcus & Fisher, is a wonderful attorney. She is extremely knowledgeable, reliable, trustworthy, and timely. She will respond to your questions very quickly, which sadly is a very rare trait to see in attorneys. I cannot recommend Tina Ohira more highly."

Best Law Firms, Client Comment

"Christina Ohira with Starn O'Toole has been a tremendous asset to our Hawaii-based projects. Her understanding of the law and its applicability to a variety of land use scenarios is reassuring. We rely on her expertise and practicality from beginning to end."

Best Law Firms, Client Comment

"Great professional service from Tina at Starn O'Toole Marcus & Fisher. They are the best at being able to work with high-net-worth individuals who need the support and detailed guidance."

Chambers and Partners, High Net Worth Guide Comment

"Working with Starn O'Toole Marcus & Fisher has been wonderful. The team is professional, brilliant, and client-friendly. Sara Strona and Tina Ohira are truly part of our team and we wouldn't be where we are without them."

Best Law Firms, Client Comment"

"Christina Ohira, of Starn O'Toole Marcus & Fisher, is our main point of contact for all things land use and zoning when operating in Hawaii. She has not only been highly responsive and efficient and effective in resolution, but she is also just a wonderful human being to work with."

Best Law Firms, Client Comment"

"Christina Ohira with Starn O'Toole has been a tremendous asset to our Hawaii-based projects. Her understanding of the law and its applicability to a variety of land use scenarios is reassuring. We rely on her expertise and practicality from beginning to end."

Best Law Firms, Client Comment"

"Our homeowners' association is very fortunate to have Christina Ohira at Starn O'Toole Marcus & Fisher representing us. Christina has been instrumental in helping us make decisions regarding condo association law and assisting our board in making sound decisions to help our association move into the twenty-second century! She also helps us push back against our management company, which is most welcome!"

Best Law Firms, Client Comment

"Christina Ohira's understanding of Hawaii real estate law has been a tremendous help throughout our deals. She is reliable, knowledgeable, and thorough from beginning through closing. Her counsel is appreciated in all aspects of a deal."

Best Law Firms, Client Comment

"Christina Ohira of Starn O'Toole Marcus & Fisher has been a great resource for our company."

Best Law Firms, Client Comment

"My family has been working with Mrs. Tina Ohira at Starn O'Toole Marcus & Fisher for over three years now. Mrs. Ohira has been incredible in helping my family through complex legal questions and challenges."

Best Law Firms, Client Comment

"Christina Ohira of Starn O'Toole Marcus & Fisher supports all matters of real estate law for our team in Hawaii. Her and her team are highly knowledgeable and responsive. She provides ample support and is incredibly easy to work with."

Best Law Firms, Client Comment

"Tina and Doug make a great team at Starn O'Toole Marcus & Fisher. You can rely on them to work well with high-net-worth clients and defend during litigation with professionalism and positive results!"

Best Law Firms, Client Comment

"Doug and Tina at Starn O'Toole Marcus & Fisher have been such a huge help for us navigating the market and real estate challenges in Hawaii. We look forward to continuing to work with them both in the future!"