

chun rair & yoshimoto LLP

a limited liability law partnership

The attorneys at Chun Rair & Yoshimoto LLP thrive on challenges. Our greatest satisfaction comes from finding practical solutions to complex legal issues.

We respect the demands placed on our clients and strive to deliver results in a timely and cost-effective manner.

It is important to us to maintain our reputation as “deal makers” not “deal breakers.” Thus, our goal is to not only identify issues that may confront a particular project, but just as importantly to propose the solutions.

We are accessible and treat our clients, colleagues and each other with respect, humility and a sense of humor.

At Chun Rair & Yoshimoto, we keep our promises and are fair, prompt, honest and dedicated.

more...

APPROACHABLE PEOPLE
impeccablelaw

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HISTORY

In April 2005, the partners and associates of the Real Estate and Financial Services practice group of Oshima Chun Fong & Chung LLP established the law firm of Chun Rair & Yoshimoto LLP.

The firm's roots trace back to 1985 when Deborah Chun, then a partner in the financial services practice group of Hawaii's largest law firm, became a founding partner in the Oshima Chun firm.

With more than 90 years of combined experience, Chun Rair & Yoshimoto LLP continues to represent its clients in all aspects of real estate, financing and financial services law and regulation.

PRACTICE AREAS

At Chun Rair & Yoshimoto we concentrate our practice in the fields in which we excel and have substantial experience—financing, financial services law and regulation, and real estate acquisition, development and leasing.

To ensure that we provide our clients with the most comprehensive and practical advice, we focus not only on applicable laws and regulations, but also strive to stay abreast of changes and trends in our clients' industries.

Representative Real Estate Transactions

- Formulated and implemented the solutions to subdivision, condominium, leasing and other real estate issues to enable the sale and partial lease-back of physicians' office buildings comprising parts of two separate medical center complexes. The physical attributes of each medical center complex required very different solutions to the

real estate law issues to achieve an ownership structure that would be acceptable to mainland investors not familiar with Hawaii real estate practice and law.

- Represented the landowner in the negotiation and drafting of a long-term development agreement for approximately 3,600 acres of vacant land in central Oahu. In addition to real estate, land use, water and commercial leasing issues, the transaction addressed unique financing issues, including the use of the community facilities district financing pursuant to a county ordinance that, at the time, had not yet been utilized.
- Drafted complex documentation to implement the sale and lease of federal lands to a developer/contractor in exchange for in-kind consideration comprised of the future construction of more than \$80 million of infrastructure and other improvements needed for military installations and housing, in a project intended to serve as a prototype for similar military needs throughout the country.
- Served as local counsel to address complicated parking, development and view plan reservations, as well as other real estate, land use and permitting issues in connection with the sale of a \$165 million shopping center.
- Performed land use, development and real estate due diligence reviews for clients intending to purchase a variety of different projects including 3,000 acres of raw land on the Island of Hawaii, hotels located on the Islands of Hawaii and Maui, shopping centers and office buildings.



- Prepared documentation to convert a multiple warehouse project held as REO to a commercial condominium project to enable the lender to dispose of the REO in a manner that would achieve the highest return.
- Prepared documentation for residential and commercial condominium projects and registered the projects with the Hawaii Real Estate Commission, including under the new Hawaii condominium statute that took effect in July 2006, and also registered the projects with the Department of Housing and Urban Development.
- Represent the State's largest landowner in the negotiation and drafting of numerous commercial, retail, office and agricultural leases.
- Served as local counsel for the underwriter in connection with the real estate review and mortgaging of collateral for a \$1.6 billion revenue bond offering. Unique Hawaii law issues included ceded lands and the Hawaii mortgage broker statute which required creative restructuring of the transaction.
- Served as local counsel for the underwriter in connection with the real estate review and mortgaging of leasehold parcels as collateral for a \$289 million revenue bond offering and a subsequent \$800 million revenue bond offering. The transactions necessitated devising a structure and documentation to address the applicable Hawaii laws related to leasehold interests and Land Court issues.

Representative Loan Transactions

- Serve as counsel for a non-profit community reinvestment corporation established by all of Hawaii's depository institutions to facilitate compliance with their Community Reinvestment Act obligations, as well as the corporation's subsidiaries, in connection with the documentation of below market loans to finance low income housing and the acquisition of equity interests in low income housing/tax credit projects.
- Serve as counsel for multiple local lenders as well as mainland lenders (both traditional and non-traditional) in connection with the preparation of loan documentation for asset-based financing, as well as acquisition and construction financing of residential subdivisions, condominiums, retail shopping centers, hotels, office and industrial buildings.

- Served as counsel for Hawaii depository institutions in connection with their community development investment in a Hawaii non-profit corporation established to operate a micro-enterprise loan program for small businesses and thereafter served as counsel for the non-profit in establishing its loan program and documenting its non-traditional small business loans.

Representative Financial Services Regulatory Matters

- Served as counsel to numerous Hawaii and mainland financial institutions with respect to federal and state compliance for their consumer loans, deposits, insurance and other financial products and services.
- Assisted depository and non-depository financial institutions in obtaining federal and state regulatory approvals and licenses.



- Assisted a multi-billion dollar bank holding company and its bank, leasing, insurance and securities brokers subsidiaries with the structuring, documentation and implementation of a comprehensive regulatory compliance program.
- Assisted a local financial institution in developing its commercial real estate appraisal, environmental review and loan participation policies.
- Assisted numerous traditional and non-traditional lenders with the development and implementation of consumer lending programs to address the myriad of applicable federal and state laws and regulations.
- Served as state counsel with respect to the establishment and chartering of Hawaii's newest commercial bank.

ATTORNEYS

Chun Rair & Yoshimoto's attorneys excel in their areas of practice and have a track record to prove it. We work as a team, capitalizing on the specific talents, expertise and experience of each member of the firm.

Deborah Macer Chun, Partner
dchun@chunrair.com

Admitted to Practice: Hawaii, 1977

Education

- J.D., Northwestern University School of Law, Chicago, Illinois 1977
 - Cum Laude
 - Northwestern University Law Review Articles Editor
 - Order of the Coif Honor Society

- B.A., Purdue University, West Lafayette, Indiana, 1974
 - Magna Cum Laude

Ms. Chun's practice focuses on the representation of borrowers and lenders in asset based and commercial real estate financing transactions and the representation of developers in the acquisition, development and disposition of hotels, shopping centers, office buildings, condominiums and residential subdivisions. Ms. Chun has extensive experience in counseling local and mainland lenders on state and federal regulations related to consumer lending.

David K. Rair, Partner
drair@chunrair.com

Admitted to Practice: Hawaii, 1989

Education

- University of Maryland, Baltimore, Maryland 1989
- B.A., University of Maine, Orono, Maine 1981

David Rair's practice focuses on the representation of commercial banks, savings banks, diversified financial services companies, finance companies, insurance and securities intermediaries and mortgage lenders in consumer credit regulation and transactions, privacy, commercial financing transactions, deposit products, Internet banking products and services, and federal and state regulatory matters.

Areas of Expertise

- Financial Services
- State and Federal Consumer Credit and Mortgage Lending Regulatory Compliance
- Banking, Insurance and Securities Regulatory Matters

- Bank Holding Company Matters
- Asset Based and Commercial Real Estate Lending
- Secured Transactions
- Corporate and Commercial Transactions

Janel M. Yoshimoto, *Partner*

jyoshimoto@chunrair.com

Admitted to Practice: California, 1996; Hawaii, 1997

Education

- J.D., Santa Clara University School of Law, 1996
 - Academic Success Program, Session Leader in Real Property, 1994-1995; Session Leader in Torts, 1995-1996
- B.B.A., Finance, minor in Speech, University of Hawaii, Manoa, 1993
 - Golden Key National Honor Society Member
 - Vice-President of Interactions for the Financial Management Association

Ms. Yoshimoto's practice focuses on representing both lenders and borrowers in real estate and asset based secured transactions. Her practice also includes representing buyers and sellers in a variety of land transactions including financing, development and sales of residential subdivision, condominium and mixed-use projects, commercial and residential leasing and real estate due diligence.

Other Attorneys

Please click on links from the following list to view other Chun Rair Yoshimoto attorney profiles:

Of Counsel

[Lisa A. Young](#)

Associates

[Alison M. K. Davidson](#)

CONTACT US

Chun Rair & Yoshimoto LLP

1000 Bishop Street

Suite 1000

Honolulu, Hawaii 96813

Phone 808.528.4200

Fax 808.531.8466

Email: inform@chunrair.com

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