

NIKKI T. SENTER

PROFESSIONAL EXPERIENCE

THE HOWARD HUGHES CORPORATION

July 2019 – Present

Sr. Assistant General Counsel – Real Estate

- Oversee legal real estate related matters for Hawaii, including creating and submitting condominium public reports for the various condominium projects for the company; broker and salesperson licensing and commercial leasing.
- Review and advise on entitlement and permitting matters.
- Collaborate with business development and operations department to achieve goals, while complying with local and federal legal requirements.

SENDER LAW LLLC

May 2018 – July 2018

President/Founder/Owner

- Expertise in real estate development projects ranging from residential, commercial, industrial and mixed-use master planned subdivisions
- Create strategic legal design and development of condominium residential, commercial, industrial, mixed use and hotel-condominium property regimes and the production of constituent legal documents and any necessary condominium and subdivision state and federal registrations.
- Experience in property sales and acquisition and acquisition loans and negotiating and preparation of contracts and supporting documentation and the production of legal documents required for transactions.
- Knowledge of state and county land use and entitlement processes pertaining to condominium development, real estate transactions and master planned subdivisions.
- Supervise, instruct and perform legal training for real estate brokers and sales team in relation to promotion and sales of developers' condominium projects and train and educate such teams on licensing compliance, consumer advocacy, state and federal real property sales laws, federal Interstate Land Sales Full Disclosure Act and federal securities laws pertaining to the sale of real property.
- Proficient in creating and licensing real estate brokerage firms, principal brokers and real estate salespersons.
- Skilled in commercial leases negotiations and drafting of supplemental documents for landlords or tenants.

ALEXANDER & BALDWIN, INC.

May 2015 – May 2018

Associate General Counsel

- Focus on real estate development and project work for the company.
- Negotiate property acquisitions and loan with lenders; analyze options for buyer financing.
- Perform state and federal condominium and subdivision registrations required for sales.
- Review construction warranties and insurance and negotiate programs.
- Assist in land use, permits and entitlements related to project development.
- Draft and negotiate commercial leases for Alexander & Baldwins over 1,300 tenant spaces.

STATE OF HAWAII REAL ESTATE COMMISSION

Appointed by Governor Neil Abercrombie
Real Estate Commissioner, Chair
Real Estate Commissioner, Public Member

July 2013 – June 2018
July 2011 – 2013

- Represent the public interest and consumer advocacy.
- Responsible for approval, issuance, denial, suspension or revocation of real estate salespersons and brokers in Hawaii pursuant to Hawaii Revised Statutes (“HRS”), Chapter 467.
- Hear, evaluate and issue informal nonbinding opinions on interpretation of HRS, Chapter 467 and the Hawaii Condominium Act, HRS, Chapter 514A.
- Prepare written and provide oral testimony at legislature for bills within the Commission’s jurisdiction; meet with individual legislators regarding the same.
- Hear, review and adjudicate cases against violations of HRS, Chapter 467 and Chapter 514A.
- Educate the developer and broker/salesperson community on consumer protection issues. ■ Fiscal and fiduciary responsibilities as trustee of the real estate recovery fund.

IMANAKA ASATO LLLC

September 2001 – May 2015

Partner, Real Estate Development and Finance Section

- Expertise in real estate development projects ranging from residential, commercial and mixed-use subdivisions and condominiums, to hotel-condominium property regimes and the production of constituent legal documents and any necessary condominium and subdivision registrations.
- Direct involvement with property acquisition and acquisition loans, leases and negotiating and preparation of contracts and supporting documentation.
- Experienced in hotel branding of properties by negotiating branding and hotel operation and management agreements.
- Provide legal counsel regarding federal securities registration, federal Interstate Land Sales Full Disclosure Act registration, and California, Oregon and Canada B.C. out of state project registrations.
- Experienced in state and county land use and entitlement processes pertaining to condominium development, real estate transactions and subdivisions.
- Supervise, instruct and perform legal training for real estate brokers and sales team in relation to promotion and sales of developers’ condominium projects and train and educate such teams on licensing compliance, consumer advocacy, state and federal real property sales laws, federal Interstate Land Sales Full Disclosure Act and federal securities laws pertaining to the sale of real property.
- Experienced in creating and licensing real estate brokerage firms, principal brokers and real estate salespersons.
- Management and administration of the office, including being the hiring and recruiting Partner and managing the law clerk and internship program.
- Committee member for firm Transit Oriented Development (TOD), marketing, branding and technological upgrades committees.

STATE OF HAWAII REAL ESTATE COMMISSION

September 2008 – June 2011

Real Estate Commission, Condominium Consultant

- Selected by the State of Hawaii Real Estate Commission to be an independently contracted condominium consultant to the Commission to review and approve condominium public report registrations in the State of Hawaii.
- Advise the Commission on issues pertaining to Hawaii’s Condominium Act.

EDDIE FLORES REAL ESTATE CONTINUING EDUCATION

July 2008 – December 2013

Certified Continuing Education Instructor

- Independently contracted instructor to locally licensed real estate salespersons and brokers for Real Estate Law Core A and Core B classes.

DWYER IMANAKA SCHRAFF KUDO MEYER AND FUJIMOTO Summer 1999 and 2000
Summer Law Clerk

- Researched and drafted memorandums for various matters pertaining to real estate, litigation, land use, labor and intellectual property.
- Drafted client letters regarding the same.

BAR ADMISSIONS & MEMBERSHIPS

Advisory Board Member, The Salvation Army, Hawaiian & Pacific Island Division
Board Member, Hawaii Baptist Academy Alumni Association
Member, Hawaii State Bar (Hawaii Bar No. 7629)
Member, American Bar Association
Member, Real Estate and Probate Sections, Hawaii State Bar

ACCOLADES & HONORS

Pacific Business News, *Women Who Mean Business*, Honoree (2019)

ARTICLES & PUBLICATIONS

State of Hawaii Real Estate Commission Bulletin, The Chair's Message (November 2012, February 2013, May 2013, August 2013, November 2013, February 2014, May 2014, August 2014, November 2014, February 2015, May 2015, August 2015, November 2015, February 2016, May 2016, August 2016, November 2016, February 2017, May 2017, August 2017).

Concerns Generally Applicable to Common Interest Projects, B. Interstate Land Sales Full Disclosure Act, Hawaii'i Real Estate Law Manual, Vol 2. (pp. 8-76 to 8-84).

PROFESSIONAL DEVELOPMENT

OCI Hawaii, Founding Member (2011 to Present)

- Created by the partners from several mid-sized law firms in Hawaii to educate law school students about the benefits of interning and eventually working in a mid-sized law firm.
- Planned intimate forums through which law students can reach out to and better understand mid-sized law firms (i.e., receptions, tours, etc.).
- Provided advice and guidance to law school students on the different careers in law and the legal industry in Hawaii in general.

Fundraiser Reception for U.S. Senator Brian Schatz (November 2013)

- Sponsored and coordinated the event.
- Approximately 30 attendees.

Real Estate Industry Fundraiser Reception for Governor Abercrombie (May 2014)

- Sponsored and coordinated the event.
- Approximately 200 attendees.

The Salvation Army, Honolulu Advisory Board (2019 to present)

- Long Range Property Committee Member

FORMAL EDUCATION

WILLIAM S. RICHARDSON SCHOOL OF LAW, Honolulu, Hawaii

Juris Doctor,

- Recipient, David L. Callies Real Property Award (Real Property II AmJur)
- Recipient, Wallace S. Fujiyama Scholarship

UNIVERSITY OF HAWAII AT MANOA, Honolulu, Hawaii

B.B.A. T.I.M.,

- Most Outstanding Senior, Hotel & Restaurant Management, School of T.I.M.
- Recipient, JTB Scholarship
- Secretary, Inter-Business Council
- Registration Committee Director, T.I.M. Night
- Recipient, Hawaii Restaurant Association Scholarship
- Participant, National Student Exchange Program
- Recruited by Four Seasons Management Training Program prior to graduation