

Craig P. Wagnild

Partner

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Services

[Real Estate Development](#)

[Corporate Business Transactions](#)

Admissions

Hawaii

Washington

U.S. District Court, District of Hawaii

U.S. District Court for the State of Washington

Education

J.D., Willamette University
College of Law
Study Abroad: Temple
University School of Law,
Tokyo, Japan

B.S., *magna cum laude*,
Willamette University
Study Abroad: Tokyo
International University,
Saitama, Japan

Languages

Japanese

Overview

Craig Wagnild is a distinguished attorney with over 29 years of experience in real estate and business law. Currently serving as the chair of the firm's Transactional Law Department, Mr. Wagnild specializes in real estate transactions, business law, and land use, guiding clients through complex acquisitions, development financing, leasing, and corporate structuring.

Mr. Wagnild has been recognized by his peers as one of Honolulu's Top Attorneys and has been named to *Best Lawyers* in real estate and business law. Since 2014, he has consistently been recognized as *Lawyer of the Year* by *Best Lawyers* for his exceptional work in business organizations. Fluent in Japanese, he offers unique expertise in assisting international clients with transactions in Hawaii.

Over his career, Mr. Wagnild has successfully represented clients in landmark real estate and business transactions, including the acquisition and development of iconic properties such as the Maui Lu Hotel, the 7000 Hawaii Kai project, and Mac Farms of Hawaii.

Experience

Select Results

Real Estate Transactions

- Represented Capbridge Pacific LLC in the acquisition and redevelopment of the Maui Lu Hotel into a Hiltonflagged timeshare resort, including financing and ongoing development representation.
- Facilitated the acquisition of 2113 Kalakaua Avenue, representing international clients in a major Waikiki commercial shopping center transaction.
- Represented Gentry Homes, Ltd. in the acquisition and development of 46.7 acres in the Maui Lani Community for a planned residential community.

Development and Acquisition Financing

- Secured \$100 million in development financing for Hanwha Hawaii LLC's 7000 Hawaii Kai project through simultaneous mortgage and mezzanine financing.
- Assisted Kupono Partners, LLC with CMBS financing for the acquisition of the Maui Lu Hotel property.

Commercial Leasing

- Negotiated and prepared retail and industrial leases for Hunt Development Company for over 100 acres of property in Kalaeloa.
- Represented Avalon Development Company in drafting leases for the Plaza at Milltown in Waipahu.
- Assisted tenants in lease review, negotiation, and resolution of disputes and terminations.

Business Entity and Corporate Transactions

- Formed hundreds of entities, including SPEs, SBA Section 8A entities, and nonprofit corporations, tailored to clients' unique ownership and management needs.
- Coedited the *Hawaii Business Entity Forms Manual* and delivered seminars on entity formation and dissolution.

Classes/Seminars

- Adjunct Professor of Japanese Law, University of Hawai'i School of Business Executive MBA Program (20022011)

Representative Clients

- Avalon Development Company, LLC
- Avalon Commercial LLC
- The RMR Group
- Prospac Holdings Group, LLC
- Sunrise Capital, Inc.

- I. Kitagawa and Company, Limited dba Kama’aina Motors
- Gentry Homes, Ltd.
- Hawaii Employers’ Mutual Insurance Company (HEMIC)
- The Cole Academy
- Hawaii Nautical, Inc.
- Hawaii Forest & Trail, Ltd.
- Kohala Zipline LLC
- Whitey’s Boat Cruises, Inc. dba Na Pali Catamarans
- Pacific Accounting & Business Services, Inc.
- Honsador Holding LLC/Alpha Supply, LLC
- Lanakila Pacific
- Capbridge Pacific LLC
- Hanwha Hawaii LLC
- Mac Farms of Hawaii LLC
- Hunt Development Company

Published Works

- *Quite Title Actions*, Pacific Business News (2017)
- Coauthor: Limited Liability Companies, NBI (2015)
- Coauthor: Hawaii Construction Law: From Start to Finish, Lorman (2012), (2013) and (2014)
- CoEditor-in-Chief and CoAuthor: Hawaii Business Forms Manual HSBA (2007)
- Coauthor: Current Issues in Land Use Regulation in Hawaii, NBI (2008)
- Coauthor: Land Use Law: Current Issues in Subdivision, Annexation and Zoning, NBI (2009)
- *Top 5 Do’s and Don’t’s to Succeed in Real Estate Transactions in Hawaii*, Pacific Business News (2006)
- Coauthor: Road and Access Law: Researching and Resolving Common Disputes, NBI (2006, 2009 & 2011)
- Coauthor: Title Examination in Hawaii, Lorman (2006) and (2008)
- Coauthor: Hawaii Boundary Law: Critical Issues Every Practitioner Needs to Know, NBI (2005)
- Coauthor: How to Obtain Good Title in Hawaii Real Estate Transactions, NBI (2005)
- Coauthor: How to Litigate Undisclosed Defects in Real Estate Transactions, NBI (2003)

- Author: Civil Law Discovery in Japan: A Comparison of Japanese and U.S. Methods of Evidence Collection in Civil Litigation, 3 AsianPac. L. & Pol’y J. 1 (2002)

Honors

- *Lawyer of the Year*, Best Lawyers, Corporate Governance (2025)
- *Lawyer of the Year*, Best Lawyers, Real Estate (2023)
- *Lawyer of the Year*, Best Lawyers, Business Organizations (2022)
- *Lawyer of the Year*, Best Lawyers, Business Organizations (2014)
- Recognized by *Best Lawyers* in Real Estate Law (since 2022), Business Organizations (since 2012), and Corporate Governance (since 2024)
- AVVO Rating 10.0 Top Attorney (Real Estate)
- *Forty Under 40 Award*, Pacific Business News (2005)
- Outstanding Volunteer Award, Hawaii State Bar Association (2005)

Affiliations

Professional Associations & Memberships

- American Bar Association
- Hawaii State Bar Association
 - President (2013)
 - President-Elect (2012)
 - Vice President (2011)
 - Treasurer (2009–2010)
 - Chair, Consumer Protection Committee (2011)
 - Chair, Finance Committee (2009–2010)
 - Member, Executive Committee (2009–2013)
 - Member, Leadership Committee (2009–2013)
 - Member, Finance Committee (2015 – Present)
 - Liaison, ABA International Law Section (2004–2005)
- Hawaii State Bar Foundation
 - Founding Member/Director (2013–2015)
 - Director (2016)
 - Treasurer (2017)
- HSBA International Law Section
 - Chair (2002–2006)

- Treasurer (2007–2008)
- HSBA Business Law Section
 - Chair (2007–2008)
 - Treasurer (2005–2006)
- Task Force on Hawai'i Legal Services
 - Member (Appointed by Supreme Ct.: March 16, 2026)
- Washington State Bar Association
- Inter-Pacific Bar Association
- The CCIM Institute, Hawaii Chapter
 - Member (2024-Present)
- Japan-America Society of Hawai'i
 - Member (2015-Present)
- Hongwanji Mission School
 - Parent-Teacher Organization, President (2010-2012)
 - HMS School Board, Ex-Officio (2015-Present)
- Mid-Pacific Institute
 - Na 'Ohana Pueo Parent Organization, President (2019-2025)
- Seattle University
 - Parent and Family Leadership Council, Co-Chair (2022-Present)
 - Hazing Prevention Committee (2023-2024)
- Honolulu Foundation (Nonprofit)
 - Director (2006-Present)
- Hawaii Kyudo Foundation (Nonprofit)
 - Director (2025-Present)
- Calvary Episcopal Preschool and Daycare
 - Director (2007–2010)