



Sara T. Toner

Director

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Sara Toner is chair of the firm's Real Estate Group. She focuses her practice on complex transactions involving the finance, acquisition, sale, lease, and development of commercial real estate properties. Sara has a particular emphasis on closing sophisticated commercial real estate loans, including CMBS financing, portfolio financing, and mezzanine and preferred equity transactions.

Praised by *Chambers* as "very thorough" and "an excellent technician," Sara is considered "the hardest-working attorney in the business" (*Chambers USA*, 2018). She represents major real estate developers, financial institutions, significant holders of commercial real estate, and institutional clients in all types of commercial real estate transactions. Sara regularly advises clients on an array of real estate matters, including joint venture formation and equity capitalization.

A contributing author of several published articles, Sara regularly updates "Delaware" in *State-by-State Guide to Architect, Engineer and Contractor Licensing*, Aspen Law & Business; "Delaware Construction and Design Law" in *State-by-State Guide to Construction & Design Law: Current Statutes and Practice*, American Bar Association; and "Delaware" in *State-by-State Guide to Commercial Real Estate Leases*, Law & Business.

Publications

- "The Delaware Rapid Arbitration Act: Considerations for Commercial Real Estate Finance," *The Abstract*, Fall 2017
- "Make Sure You Bring a Note - The Delaware Supreme Court Creates New Requirements for Foreclosing Mortgage Lenders," *Delaware Banker*, Summer 2017
- "Delaware Purchase and Sale Issues for Buyers," *The Practical Real Estate Lawyer*, November 2016
- "No "Leap-Frog" in Refinancing: Delaware Supreme Court Embraces Delaware's Pure Race Priority Status," *Delaware Banker*, Fall 2015
- "The Delaware Rapid Arbitration Act: 5 Considerations for a Practitioner," *The*

Temple 10-Q, August 7, 2015

- Co-author, "Loan Amendments Borrower and Lender Beware!" *Probate & Property*, July/August 2015
- Contributor, "Delaware Construction and Design Law," *State-by-State Guide to Construction & Design Law: Current Statutes and Practice*
- Contributor, *State-by-State Guide to Architect, Engineer and Contractor Licensing*
- Contributor, "Delaware," *State-by-State Guide to Commercial Real Estate Leases*

Awards

- *Chambers USA*, since 2011
- *The Best Lawyers in America*, 2019, 2018, 2017
- *Delaware Today* Top Lawyer, 2018, 2017, 2016, 2015, 2014; Top Vote-Getter, Real Estate, 2018, 2017, 2015
- *Delaware Business Times*, 40 Under 40, 2017
- *Delaware Law Weekly*, Lawyers on the Fast Track, 2016
- AV Rating, Martindale-Hubbell

Leadership

- American College of Real Estate Lawyers Fellow
 - Attorneys' Opinions Committee
 - Capital Markets & Real Estate Finance Committee
 - Title Insurance Committee
 - New Member Engagement Committee
- American College of Mortgage Attorneys Fellow
- Chair, Law Committee, Mayor-Elect Purzycki Transition Team
- Delaware State Chamber of Commerce, Economic Development Committee
- American Bar Foundation Fellow
- American Bar Association, Real Property, Trust & Estate Law Section, Commercial Real Estate Transactions Group, Vice Chair, 2015-2016, 2016-2017
- American Bar Association, Real Property, Trust & Estate Law Section, Continuing Legal Education Committee, 2016-2017
- American Bar Association, Real Property, Trust & Estate Law Section, Title Insurance and Surveys Committee, Chair, 2014-2015
- American Bar Association, Real Property, Trust & Estate Law Section, Title Insurance and Surveys Committee, Vice Chair, 2013-2014
- American Bar Association, Real Property, Trust & Estate Law Section, Senior

Housing Committee, Past Vice Chair, 2012-2013

Education

- J.D., Temple University School of Law, 2005
- B.S., *summa cum laude*, Philadelphia University, 2002

Admitted to Practice

- Delaware, 2005

Pro Bono Activities

- Ministry of Caring, Inc., general representation in connection with real property issues, 2010 - present
- Guardian *ad Litem*, Office of the Child Advocate, 2007 - present

Practices

- Real Estate