



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

Board of Land and
Natural Resources
State of Hawaii
Honolulu, Hawaii

MODIFICATION #5 TO MASTER LEASE NO. DOT-A-07-0013,
FAA AGREEMENT NO. DTFWP-07-L-00044,
FEDERAL AVIATION ADMINISTRATION (FAA)
HONOLULU INTERNATIONAL AIRPORT

OAHU

On July 27, 2007, under agenda Item M-2, the Land Board authorized the Department of Transportation (DOT) to issue a Master Lease No. DOT-A-07-0013 (Master Lease) to U.S. Federal Aviation Administration (FAA) which replaced individual leases for each existing facility at Honolulu International Airport (HNL).

The FAA wishes to modify the master lease to reflect the addition of Facility No. 22 for reconditioning and addition of certain portions of the Electrical Line Distribution (ELD) System for Runways 8L/R and 4L/R at Honolulu International Airport. This modification will be known as Modification #5 to Lease No. DOT-A-07-0013.

APPLICANT:

Federal Aviation Administration

LEGAL REFERENCE:

Section 171-95, Hawaii Revised Statutes

PURPOSE:

The Master Lease shall be amended to add certain Legal Descriptions for Electrical Line Distribution System (ELD) for Runways 4L/R and 8L/R known as Facility No 22.

LOCATION AND TAX MAP KEY:

Premises as described as attached Exhibit A dated August 1, 2010, as delineated on attached Exhibit B dated February 2012 and as identified by the following Tax Map Keys 1st Division (TMK): 1-1-03: portions of 001

BLNR – Modification No. 5 to
FAA Master Lease DOTA-07-0013
Honolulu International Airport
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ZONING:

State Land Use: Urban
County: Industrial (I-2)

LAND STATUS:

Section 5(a), Hawaii Admission Act (non-ceded)
Section 5(b), Hawaii Admission Act (ceded)
Public Law 88-233 (ceded)

DHHL, 30% entitlement lands

Yes X No

CURRENT USE STATUS:

The lands are designated for airport purposes.

CHARACTER OF USE:

Electrical Line Distribution System

TERM OF THE LEASE:

Modification #5 to Lease commencing on March 1, 2012, and terminating on
September 30, 2026.

ANNUAL LEASE RENT:

Gratis for the lease in accordance with the terms of the Grant Assurances from the FAA

CHAPTER 343 – ENVIRONMENTAL ASSESSMENT:

The proposed use of these lands will have minimum or no significant effect on the environment and is, therefore, exempt from the preparation of an environmental assessment under the authority of Chapter 343, HRS and Section 11-200 HAR. The declaration of exemption will be based on exemption Class #1 on the exemption list for Department of Transportation dated May 22, 2001, that states:

“Operations, repairs or maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing.”

REMARKS:

The FAA is requesting to modify Master Lease, FAA Agreement No. DTFAWP-07-L-00044 (Lease) to recondition and install Electrical Line Distribution (ELD) System for the provision, construction, operation, and maintenance of FAA Instrument and Runway Lighting Systems at HNL.

The State of Hawaii, Department of Transportation (HDOT) is obligated under the Grant Assurances to furnish at no cost to the FAA, sites for use in connection with air traffic control or air navigational activities, or weather-reporting and communication activities related to air traffic control. HDOT, in the public interest, has no objection in giving the FAA this Lease.

RECOMMENDATION:

That the Board approves the Master Lease as hereinabove outlined and subject to the following:

1. Review and approval by the Department of the Attorney General as to the Master Lease form and content.
2. Such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State.

Respectfully submitted,



GLENN M. OKIMITO, Ph.D.
Director of Transportation

APPROVED FOR SUBMITTAL



WILLIAM J. AILA, JR.
Chairperson and Member

LEASE MODIFICATION/SUPPLEMENT

<i>Modification/Supplement No.</i> 5	<i>Lease Contract No.</i> State No. DOT-A-07-0013 FAA No. DTFAWP-07-L-00044	<i>Effective Date</i> March 1, 2012
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<i>Lessor</i> State of Hawaii Department of Transportation Airports Division Honolulu International Airport 400 Rodgers Boulevard, Suite 700 Honolulu, HI 96819-1880	<i>Accounting & Appropriation Data</i>
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THIS AGREEMENT IS ENTERED INTO PURSUANT TO THE PROVISIONS OF 49 USC 40110 (B).

Description of Modification/Supplement

This Modification is to replace the "List of Facilities, Revised August 1, 2010" with the "List of Facilities Revised March 1, 2012". This revision adds the Honolulu Electrical Line Distribution (ELD) system as Facility No. 22. The Revised List and 100% Design Drawings are attached hereto and made a part hereof.

ALL OTHER TERMS AND CONDITIONS OF THE LEASE ARE HEREBY RATIFIED AND EXCEPTED AS AMENDED HEREIN ABOVE, SHALL BE AND REMAIN THE SAME.

Lessor is not required to sign this document Lessor is required to sign this document return the original and 0 copies to the Government.

Lessor:
STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
AIRPORTS DIVISION

By: _____

Title: Director of Transportation

Date: _____

Government:
UNITED STATES OF AMERICA
DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION

By: *Darwin B. N. Young*

Title: Realty Contracting Officer

Date: _____

APPROVED AS TO FORM:

By _____
Deputy Attorney General

APPROVED:

BOARD OF LAND AND
NATURAL RESOURCES

Approved by the Board
at its meeting held on

By _____
William J. Aila, Jr.
Chairperson and Member

Revised March 1, 2012

List of Facilities

MASTER LEASE
FAA No. DTFAWP-07-L-00044
State of Hawaii No. DOT-A-07-0013

HONOLULU INTERNATIONAL AIRPORT

<u>Number</u>	<u>Facility</u>	<u>R/W Number</u>	<u>GSA Control Number</u>	<u>Comments</u>
1	Airport Surveillance Radar – 9 (ASR-9) Moving Target Indicator (MTI) Nos. 4, 5, and 6	N/A	15071	Supersedes Lease: State No. DOT-A-80-13 or FAA No. DTFA10-80-L-00092. Exhibits: A - FAA Dwg. PC-B-2414-1 "Land Requirement ASR-8 (9) Moving Target Indicator (MTI) Runway 4R". B - Property Description for 1500 Foot Clear Zone and MTI Line-of-Sight Easements. C - Property Description for MTI Site at Rwy 22L of 1/7/03. D - State Dwg. of Space No. 006-101 of 2/03. D1 - ESH, Inc. Dwg. of 1/7/03.
2	Honolulu Control Facility (HCF) Fence Line Parcels	N/A	15051	Supersedes Lease: State No. DOT-A-04-0014 or FAA No. DTFAWP-05-L-00008. Exhibits: A - ESH, Inc. Dwg. of 7/31/01. B - State Dwg. of Space Nos. 810-167 and 810-168 of 4/05.
3	Instrument Landing System (ILS - Glide Slope and Localizer) and Electrical Cable Replacement	04R	15115	Supersedes Lease: State No. DOT-A-03-0008 or FAA No. DTFA08-03-L-22176. Exhibits: A - Property Description for Localizer (undated). B - FAA Dwg. PC-A-2303 "Land Requirements Localizer Runway 4R/22L" of 9/27/78. B1 - State Dwg. of Space No. 006-109 of 3/03. C - Property Description for Glide Slope Facility Runway 4R (undated). D - FAA Dwg. PC-B-2269-15 "Land Requirements ILS Runway 04R Glide Slope" of 2/9/79. D1 - State Dwg. of Space 006-108 of 3/03. New – FAA Dwg. HNL-D-ILS4R-C001 "Runway 04R LOC Power Replacement Project, New Duct Bank Route" of 4/19/04.

4	ILS (Localizer)	08L and 26R	15110	Supersedes Lease: State No. DOT-A- 93-18 or FAA No. DTFA08-93-L-14229. Exhibits: A- Property Description for Localizer R/W 8-26 (undated). B - FAA Dwg. PC-B-2299 "Land Requirements Localizer R/W 8L-26R" of 9/28/76.
5	Localizer Directional Aid System (LDA)	26L	15112	Supersedes Lease: State No. DOT-A-79-7 or FAA No. DOT-FA78PC-2906. Exhibits: A - Property Description for Localizer Directional Aid, Runway 26L (undated). B - FAA Dwg. PC-B-2396 "Land Requirement Runway 26L – Localizer Dir. Aid" of 9/17/78.
6	(Deleted by Lease Modification No. 2 of March 5, 2009) Low Level Wind Shear Alert System (LLWAS) Sensor Site Nos. 2, 4, and 5	N/A	15114	Supersedes Lease: State No. DOT-A-03-0007 or FAA No. DTFA08-03-L-22175. Exhibits: A - Property Description for LLWAS (undated). B - FAA Dwg. for Site #5 (undated). B1 - State Dwg. of Spaces 006-145 and 006-146 of 2/03. C - FAA Dwg. for Site #4 (undated). C1 - State Dwg. of Spaces 006-147 and 006-148 of 2/03. D - FAA Dwg. for Site #2 (undated). D1 - State Dwg. of Space 004-110 of 2/03.
7	Medium Intensity Approach Lighting System with Sequenced Flashers (MALSF)	26L	15058	Supersedes Lease: State No. DOT-A-79-11 or FAA No. DOT-FA79PC-2918. Exhibits: A - Property Description for MALSF, Runway 26L (undated). B - FAA Dwg. PC-B-2394 "Land Requirement Medium Intensity Approach Lighting System w/Flashers" of 3/21/79.
8	Medium Intensity Approach Lighting System with Runway Alignment Indicator Lights (MALSR) and Middle Marker (MM)	04R	15059	Supersedes Lease: State No. DOT-A-83-23 or FAA No. DOT-FA77PC-2837. Exhibits: A - Property Description for MALSR and Middle Marker Facility for Runway 4R (undated). B - Property Description for Threshold Light Retrofit to Existing MALSR Facility for Runway 4R (undated) and FAA Dwg. WP-D-302-40855-04R-1P of 2/3/84.
9	MALSR Electrical Easement	08L	15100	Supersedes Lease: State No. DOT-A-03-0006 or FAA No. DTFA08-03-L-22173. Exhibits: A - Property Description for Electrical Easement for MALSR, Runway 8L (undated). B - FAA Dwg. "Easement Map Electrical Easement for ALS Honolulu International Airport RW 8L" (undated). B1 - State Dwg. of Space 660-103 of 2/03.

10	Precision Approach Path Indicator (PAPI)	04L	15093	<p>Supersedes Lease: State No. DOT-A-77-8 or FAA No. DOT-FA77PC-2828.</p> <p>Exhibits: A - Legal Description for PAPI Runway 04L (undated).</p> <p>B - FAA Dwg. "04L PAPI Lease Plot" of 4/20/05.</p> <p>B1 - FAA Dwg. Lease Plot Enlargement.</p> <p>C - FAA Dwg. HNL-D-PAPI4L-C002 "Runway 04L PAPI Site Plan" of 3/15/05.</p> <p>D - State Dwg. of Space 006-169 of 7/05.</p>
11	PAPI	04R	15090	<p>Supersedes State Lease No. DOT-A-04-0004 or FAA No. DTFAWP-04-L-22595.</p> <p>Exhibits: A – FAA Dwg. PC-D-2157-? "Visual Approach Slope Indicator (VASI) System Runway 4R Land Requirements" of 7/10/80.</p> <p>A1 – State Dwg. of Spaces 006-105, 006-106, and 006-133 of 1/04.</p> <p>B1 – Property Description for VASI Runway 4R (undated).</p> <p>C - Legal Description for PAPI Runway 04R (undated).</p> <p>D - FAA Dwg. "04R PAPI Lease Plot" (undated).</p> <p>D1 - FAA Dwg. Lease Plot Enlargement.</p> <p>E - FAA Dwg. HNL-D-PAPI4R-C002 "Runway 04R PAPI Site Plan" of 3/15/05.</p> <p>F - State Dwg. of Spaces 006-133 and 006-163 of 7/05.</p>
12	PAPI	08L	15080	<p>Supersedes State Lease No. DOT-A-05-0017 or FAA No. DTFAWP-05-L-00115.</p> <p>Exhibits: A - Legal Description for PAPI Runway 08L (undated).</p> <p>B - FAA Dwg. "Runway 08L PAPI" of 4/20/05.</p> <p>B1 - FAA Dwg. Lease Plot Enlargement.</p> <p>C - Property Description for Power Control Station – Parcel #3 and Electrical Easements #1, #2, and #3 (undated).</p> <p>D - FAA Dwg. HNL-D-PAPI8L-C002 "Runway 08L PAPI Site Plan" of 3/15/05.</p> <p>E - State Dwg. of Spaces 006-165 and 006-166 of 7/05.</p>

13	PAPI	08R	15089	<p>Supersedes Lease: State No. DOT-A-78-43 or FAA No. DOT-FA78PC-2903.</p> <p>Exhibits: A – Property Description for VASI System Runway 8R (undated), with FAA Dwg. PC-B-2395 of 8/4/78.</p> <p>B - Legal Description for PAPI Runway 08R (undated).</p> <p>C - FAA Dwg. "08R PAPI Lease Plot" (undated).</p> <p>C1 - FAA Dwg. Lease Plot Enlargement.</p> <p>D - FAA Dwg. HNL-D-PAPI8R-C002 "Runway 08R PAPI Site Plan" of 3/15/05.</p> <p>E - State Dwg. of Spaces 006-125 and 006-160 of 7/05.</p>
14	PAPI	22L	15091	<p>Supersedes Lease: State No. DOT-A-04-0005 or FAA No. DTFAWP-04-L-22596.</p> <p>Exhibits: A – Property Description for VASI System Runway 22L (undated).</p> <p>B – FAA Dwg. PC-A-2310 "Land Requirements VASI R/W 22L" 6/12/74.</p> <p>C - Legal Description for PAPI Runway 22L (undated).</p> <p>D - FAA Dwg. "22L PAPI Lease Plot" (undated).</p> <p>D1 - FAA Dwg. Lease Plot Enlargement.</p> <p>E - FAA Dwg. HNL-D-PAPI22L-C002 "Runway 22L PAPI Site Plan" of 3/15/05.</p> <p>F - State Dwg. of Spaces 006-167 and 006-168 of 7/05.</p>
15	PAPI	26L	15094	<p>Supersedes Lease: State No. DOT-A-83-24 or FAA No. DOT-FA77PC-2841.</p> <p>Exhibits: A- Property Description for 5 Degree Canted VASI System Runway 26L (undated).</p> <p>B – FAA Dwg. PC-B-2371 "Land Requirement 5 Degree Canted VASI System R/W 26L" of 8/23/77.</p> <p>C - Legal Description for PAPI Runway 26L (undated).</p> <p>D - FAA Dwg. "26L PAPI Lease Plot" (undated).</p> <p>D1 - FAA Dwg. Lease Plot Enlargement.</p> <p>E - FAA Dwg. HNL-D-PAPI26L-C002 "Runway 26L PAPI Site Plan" of 3/15/05.</p> <p>F - State Dwg. of Spaces 006-161 and 006-162 of 7/05.</p>

16	PAPI	26R	15092	<p>Supersedes Lease: State No. DOT-A-05-0008 or FAA No. DTFAWP-05-L-00005.</p> <p>Exhibits: A- Property Description VASI System Runway 26R (undated).</p> <p>B – FAA Dwg. PC-B-2317 “ Land Requirement VASI R/W 26R” of 2/14/79.</p> <p>C - Legal Description for PAPI Runway 26R (undated).</p> <p>D - FAA Dwg. “26R PAPI Lease Plot” 4/20/05.</p> <p>D1 - FAA Dwg. Lease Plot Enlargement.</p> <p>E - FAA Dwg. HNL-D-PAPI26R-C002 “Runway 26R PAPI Site Plan” of 3/15/05.</p> <p>F - State Dwg. of Spaces 006-113 and 006-164 of 7/05.</p>
17	Runway End Indicator Lights (REIL)	04L and 22R	15146	<p>Supersedes Lease: State No. DOT-A-04-0006 or FAA No. DTFAWP-04-L-22597.</p> <p>Exhibits: A - Property Description for REIL at Runway 04L (undated).</p> <p>B - FAA Dwg. PC-A-2304 “Land Requirements REIL Plots 1 & 2 R/W 4L” of 2/7/79.</p> <p>B1 - State Dwg. of Spaces 006-138 and 006-139 of 1/04.</p> <p>C - Property Description for REIL at Runway 22R (undated).</p> <p>D - FAA Dwg. PC-A-2305 “Land Requirements Runway End Identifier Lights 22R” of 2/22/79.</p> <p>D1 - State Dwg. of Spaces 006-136 and 006-137 of 1/04.</p>
18	REIL	08R and 22L	15148	<p>Supersedes Lease: State No. DOT-A-92-20 or FAA No. DTFA08-92-L-14106.</p> <p>Exhibits: A - State Dwg. of Spaces 006-153, 006-154, and 006-155 of 12/92.</p> <p>B - State Dwg. of Spaces 006-156, 006-157, and 006-158 of 12/92.</p>
19	REIL	26R	15145	<p>Supersedes Lease: State No. DOT-A-95-0038 or FAA No. DTFA08-95-L-14764.</p> <p>Exhibits: A - Property Description for REIL of 1/7/03.</p> <p>B - State Dwg. of Spaces 006-103 and 006-104 of 2/03.</p> <p>B1 - ESH, Inc. Dwg. “North REIL Plot A, South REIL Plot B, and Designation of Power and Control Easements 1-A and 2-A” of 1/7/03.</p>

20	Very High Frequency Omnidirectional Range Tactical Air Navigation System (VORTAC)	N/A	15052	<p>Supersedes Lease: State No. DOT-A-03-0005 or FAA No. DTFA08-03-L-22171.</p> <p>Exhibits: A - Lease Description for VORTAC Facility (undated).</p> <p>B - FAA Dwg. WP-D-112-40855-1A "Land Requirement Honolulu VORTAC Relocate" of (undated).</p> <p>B1 - FAA Dwg. WP-D-112-40855-1BX "VORTAC Facility Existing Duct Bank" of 4/16/83.</p> <p>B2 - State Dwg. of Spaces 006-150 and 605-101 of 2/03.</p>
21	<p>(Added by Lease Modification No. 1 of July 1, 2008. Replaced Legal Descriptions for Communication and Electrical Easements for RU 02 by Lease Mod. No. 3 of August 1, 2010.)</p> <p>Airport Surveillance Detection Equipment – X (ASDE-X)</p>	N/A	15055	<p>FAA Dwg HNL-D-ASDE-G002 "ASDE Layout with Remote Unit Locations" of 4/18/08.</p> <p>Legal Descriptions for Long Pulse Certification Target (LCT) 01 and LCT02;</p> <p>Short Pulse Certification Target (SCT) 01 and SCT02;</p> <p>Remote Unit (RU) Nos. 01 to 03, 05, and 07 to 10;</p> <p>Electrical Easements for RU Nos. 02, 03, 05, 07, 08, and 09.</p> <p>Communications Easements for RU No. 03.</p> <p>Reference Transmitter X2 (collocated on the same pole with RU No. 08);</p> <p>RU 06 (collocated at Facility 20 VORTAC).</p>
22	<p>(Added by Lease Modification No. 5 of March 1, 2012.)</p> <p>Electrical Line Distribution (ELD) system</p>	04L- 04R and 08L-08R	N/A	<p>For Rwy's 04L and 04R: FAA Dwg HNL-D-ILS84R-C001</p> <p>For Rwy's 08L and 08R: FAA Dwgs HNL-D-ELD-0000 to -0004; PHNL-D-ELD-D001 to -D019; PHNL-D-ELD-E001 to – E019 "Electrical Line Distribution & Power Cable Replacement, Honolulu International Airport, 100% Submittal, July 2011".</p>

Facilities at this airport with separate Leases:

Honolulu Automated Flight Service Station (HNL AFSS), State Lease No. DOT-A-89-1 or FAA No. DTFA08-86-L-11619.

Honolulu Control Facility (HCF) Utility Easements, Recorded at the State of Hawaii, Bureau of Conveyances on 12/23/2002 or FAA No. DTFA08-99-L-19589.

Honolulu Civil Aviation Security Field Office (HNL SECFO), State Lease No. DOT-A-04-0009 or FAA No. DTFA08-03-L-22687.

Preventive Maintenance Team (PMT) Hangar, State Lease No. DOT-A-79-4 or FAA No. DOT-FA79PC-2913 or FAA PRISM No. DTFA08-99-L-2913.