



**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

AMENDMENT NO. 3 TO CONCESSION AGREEMENT NO. DOT-A-10-0008  
TIARE ENTERPRISES, INC., RETAIL CONCESSION AT  
HILO AND KONA INTERNATIONAL AIRPORTS  
TAX MAP KEY: (3) 7-3-043:portion of 1

HAWAII

PURPOSE:

To amend the existing Retail Concession Agreement at the Kona International Airport, to allow for additional storage space to maintain an adequate supply of merchandise for the retail concession operations. Under Article III (Premises) of the Concession Agreement, the specific areas assigned or provided for the concession may be changed at the discretion of the Director of Transportation.

LEGAL REFERENCE:

Chapter 102, Hawaii Revised Statutes, as amended.

APPLICANT:

TIARE ENTERPRISES, INC., whose postal address is P.O. Box 29638, Honolulu, Hawaii 96819.

LOCATION AND TAX MAP KEY:

Kona International Airport, Island of Hawaii, Hawaii, Terminal Complex  
Tax Map Key: (3) 7-3-043:portion of 1

ZONING:

State Land Use District: Urban  
City and County of Honolulu: Industrial (MG1a)

LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admissions Act: Ceded  
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: No

TERM:

Concession Agreement effective September 1, 2010 and terminates August 31, 2015.

PREMISES:

Existing Premises of the Concession Agreement at Hilo International Airport, as follows:  
Building 307, Space No. 138D (Retail Sales)  
Building 307, Space No. 224 (Storage) (Amendment No. 2)

Existing Retail Premises of the Concession Agreement at Kona International Airport, as follows:  
Building 345 Space No. 102  
Building 361, Space No. 102  
Building 362, Space No. 102  
Building 366, Space Nos. 102 and 103

ADDITIONAL SPACES FOR STORAGE

Building 361, Space No. 101, containing a total area of approximately 73 square feet, as shown on the attached Exhibit F dated May 2012.

Building 362, Space No. 101, containing a total area of approximately 73 square feet, as shown on the attached Exhibit G dated May 2012.

IMPROVEMENTS:

Applicant will construct, install, and cover all costs of improvements to the above additional Spaces.

SPACE RENT

The minimum annual guarantee fee provision of Article VI.A.1.a. of the Agreement shall remain unchanged due to any increase in the total area occupied by the Applicant. No square footage rent will be charged for the additional storage spaces.

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 11-200-8(a), Environmental Impact Statement Rules of the Department of Health, State of Hawaii, this disposition is exempt from requirements regarding preparation of an environmental assessment, negative declaration, or environmental impact statement as required by Chapter 343, Hawaii Revised Statutes, as amended, relating to Environmental Impact Statements because the proposed action falls within Exemption Class #1, Comprehensive Exemption List for the State of Hawaii, Department of Transportation, amended November 15, 2000, as approved by the Environmental Quality Council. Exemption Class #1 covers 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 Applicant was offered the two 73 square feet vacant spaces adjacent to their retail concession for storage to maintain an adequate supply of merchandise to better serve the traveling public.

RECOMMENDATION:

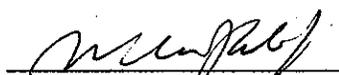
The Board authorize: 1) the Department of Transportation to amend Article III. Premises. of the subject Agreement as herein outlined, which are by reference incorporated herein; 2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and 3) review and approval by the Department of the Attorney General.

Respectfully submitted,



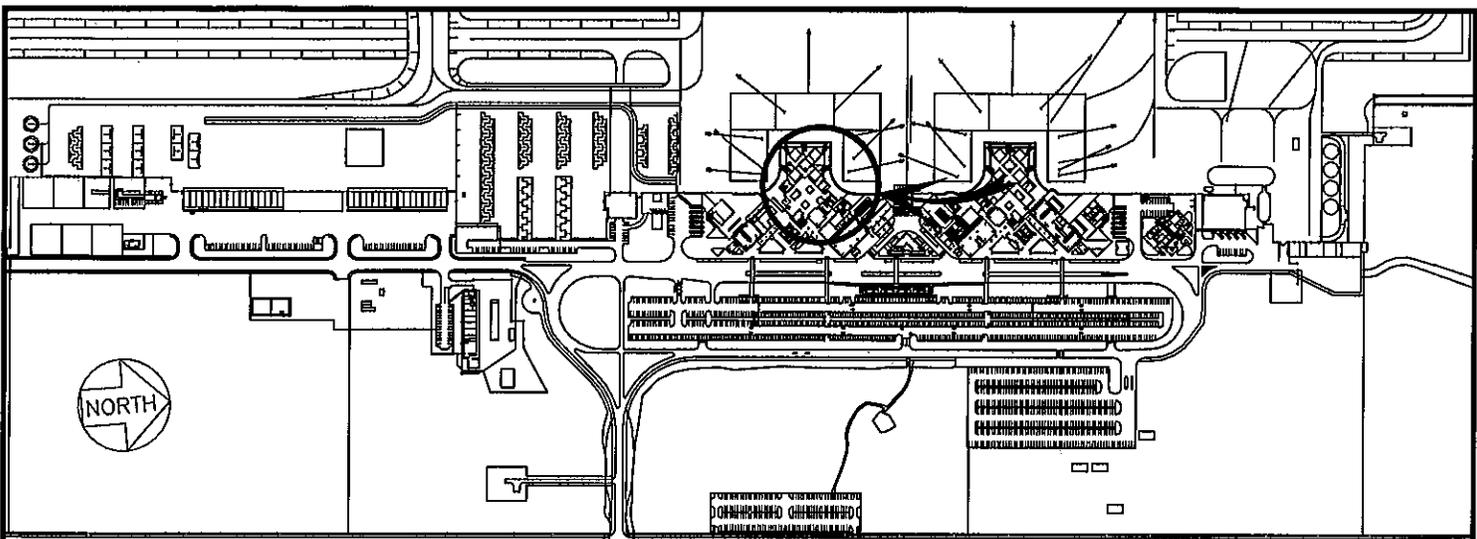
GLENN M. OKIMOTO, Ph.D.  
Director of Transportation

APPROVED FOR SUBMITTAL:

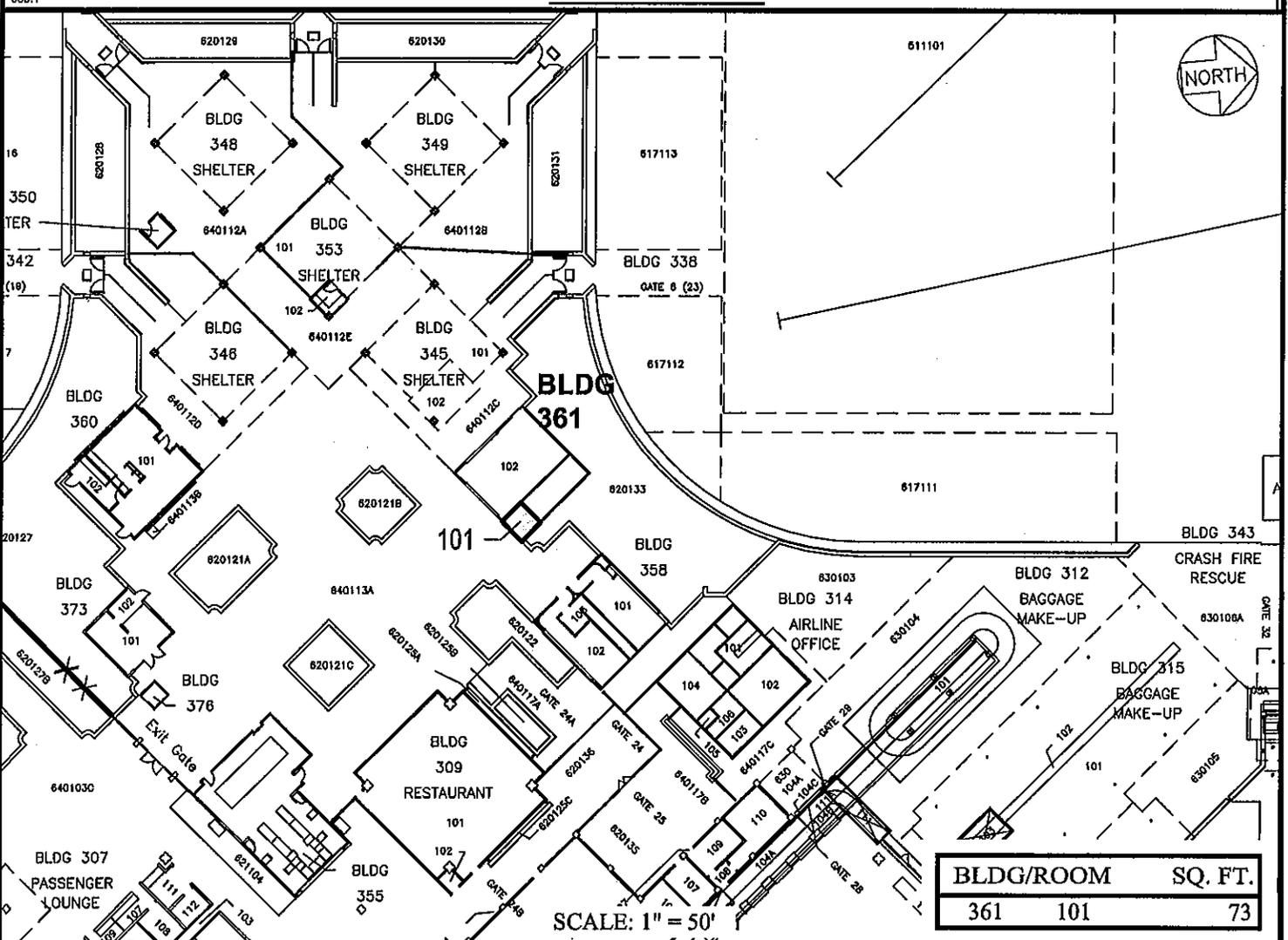


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WILLIAM J. AILA, JR.  
Chairperson and Member



**LOCATION PLAN**



AMENDMENT NO. 3 TO DOTA-10-0008      DATE : MAY 2012      EXHIBIT: **F**



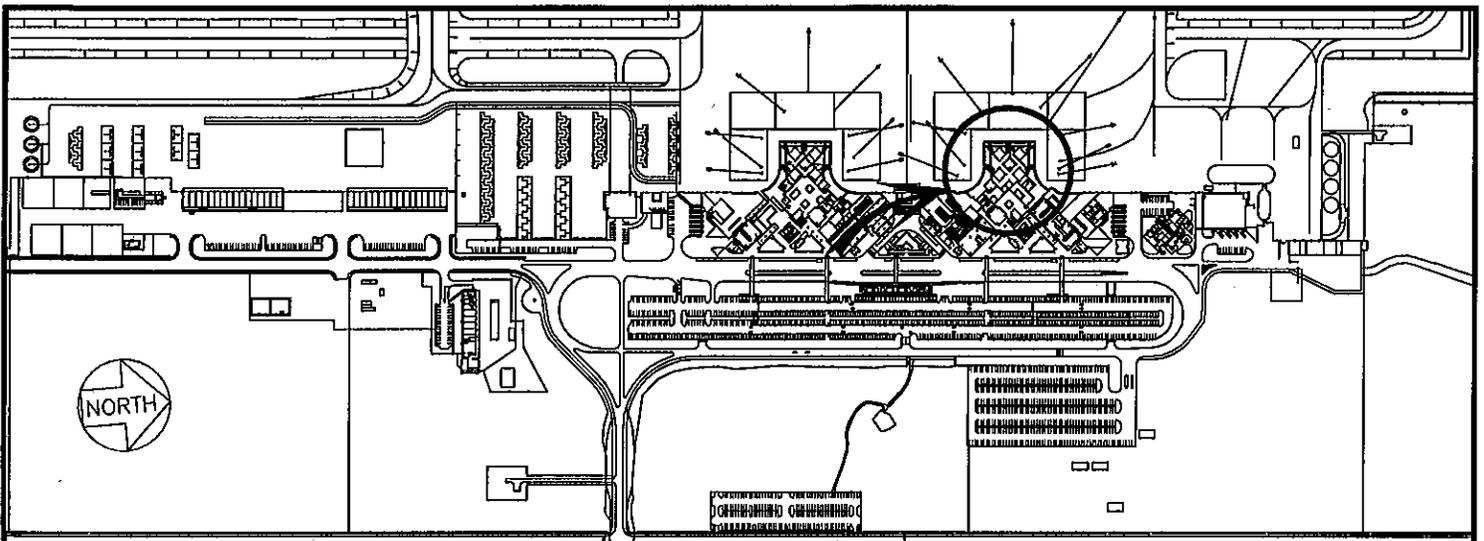
**TIARE ENTERPRISES, INC.**

**BUILDING 361  
MAIN TERMINAL  
GROUND LEVEL**

**361101  
PLATS D1, 38,39**

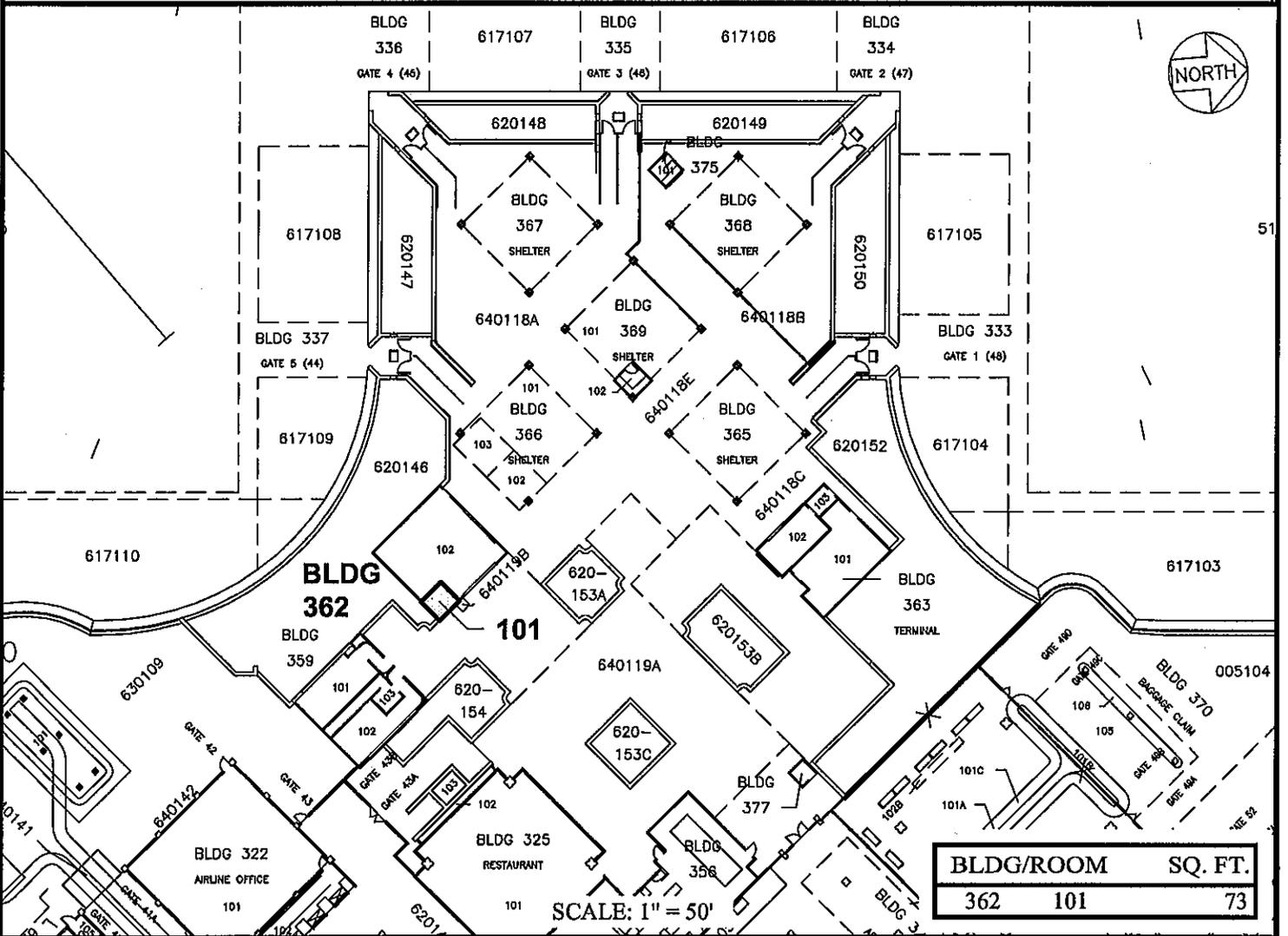
**KONA INTERNATIONAL AIRPORT AT KEAHOLE**

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**LOCATION PLAN**

600:1



AMENDMENT NO. 3 TO DOTA-10-0008

DATE : MAY 2012

EXHIBIT: **G**



**TIARE ENTERPRISES, INC.**

**BUILDING 362  
MAIN TERMINAL  
GROUND LEVEL**

**362101  
PLATS E1, 38**

**KONA INTERNATIONAL AIRPORT AT KEAHOLE**