

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

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

CONSENT TO SUBLEASE OF STATE LEASE NO. DOT-A-94-0007
FEDERAL EXPRESS CORPORATION TO
EVERGREEN AVIATION GROUND LOGISTICS ENTERPRISES, INC.
HONOLULU INTERNATIONAL AIRPORT
TAX MAP KEY: 1ST DIVISION: 1-1-72: 61 (PORTION)

OAHU

LEGAL REFERENCE:

Subsection 171-36 (a) (6), Hawaii Revised Statutes

LESSEE:

Federal Express Corporation, a Delaware corporation

SUBLESSEE:

Evergreen Aviation Ground Logistics Enterprises, Inc., a Delaware corporation

LOCATION AND TAX MAP KEY:

Portion of Honolulu International Airport, Honolulu, Island of Oahu, identified by
Tax Map Key: 1st Division, 1-1-72: 61 (portion)

LEASE AREA:

Area/Space No. 009-189, containing an area of approximately 85,954 square feet, as
shown and delineated on the attached map labeled Exhibit A.

LEASE TERM:

Twenty-six (26) years, eleven (11) months, commencing on January 1, 1995 and
terminating on November 30, 2021.

BLNR – Consent to Sublease
Federal Express Corporation to Evergreen Aviation Ground Logistics Enterprises, Inc.
Honolulu International Airport
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SUBLEASE AREA:

The Sublease area will consist of approximately 1,085 square feet of warehouse space and approximately 1,045 square feet of office space.

SUBLEASE TERM:

The term of the agreement will commence on October 1, 2011 and expire on April 30, 2016.

SUBLEASE RENT:

The sublease rent shall be \$4,082.50 per month plus and additional amount of \$500.00 per month for utilities.

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

In accordance with the Comprehensive Exemption List approved by the Environmental Council and dated May 22, 2001, the subject request qualifies under Exemption Class 1, “Operations, repairs, and maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing.”

ZONING:

State Land Use District: Urban
City and County of Honolulu: I-2 (Industrial)

LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admissions Act – Non-ceded
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES NO

CHARACTER OF USE:

The Sublessee intends to use the office and warehouse space to facilitate its shared network of U.S. Postal Service mail processing being tendered to Federal Express Corporation.

REMARKS:

By way of a Consent of Assignment of Lease dated September 26, 2001, the Department of Transportation, Airports Division (DOTA) and Federal Express Corporation entered into Airport Base Facility Lease No. DOT-A-94-0007 dated January 1, 1995. Federal Express Corporation is requesting to sublease a portion of the premises to Evergreen Aviation Ground Logistics Enterprises, Inc. commencing on October 1, 2011 through April 30, 2016 at a rental amount of \$4,082.50 per month plus an additional \$500.00 per month for utilities. DOTA has reviewed the sublease rent and has determined that the sublessee's obligation is reasonable with no excess sublease profit to be gained by the lessee/sublessor.

RECOMMENDATION:

That the Board authorize DOTA to approve the Consent to Sublease between Federal Express Corporation, as Sublessor and Evergreen Aviation Ground Logistics Enterprises, Inc., as Sublessee, as hereinabove outlined, subject to: (1) terms and conditions hereinabove outlined, which are by reference incorporated herein; (2) such 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 of the Department of the Attorney General as to the Consent to Sublease form and content.

Respectfully submitted,

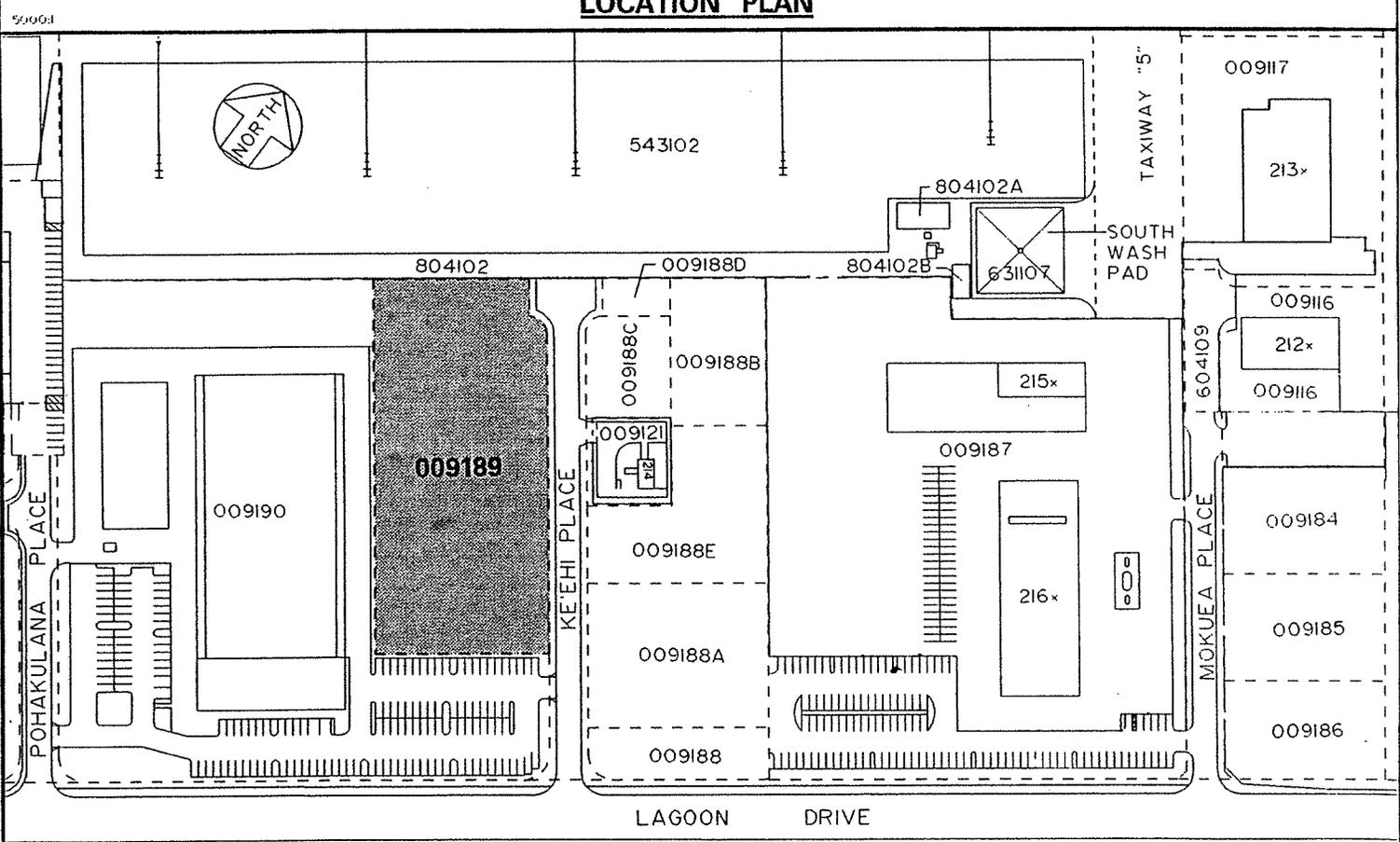
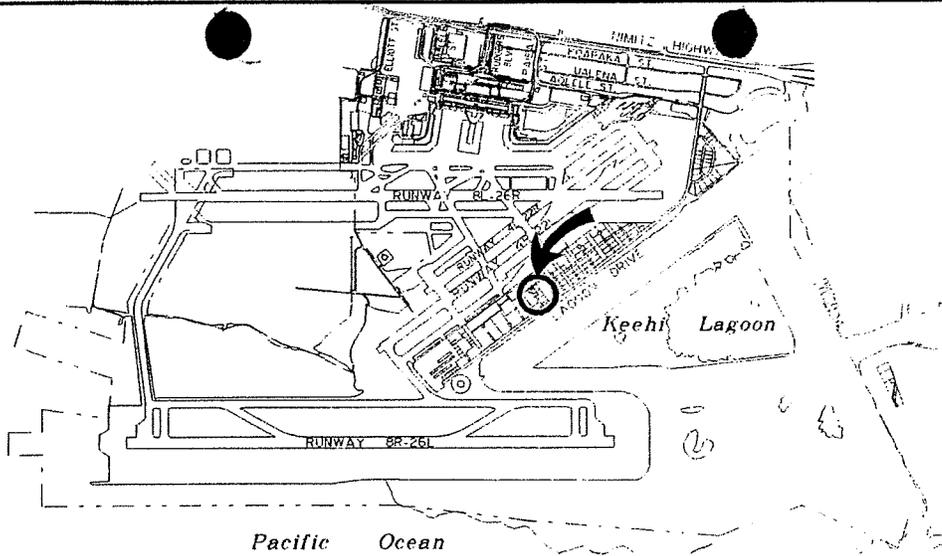


GLENN M. OKIMOTO, Ph.D.
Director of Transportation

APPROVED FOR SUBMITTAL:



WILLIAM J. AILA, JR.
Chairperson and Member



SCALE: 1"=200'

AREA/SPACE	SQ. FT.
009 189	85,954

DATE: MAY, 1994

EXHIBIT: **A**



AMERICAN INTERNATIONAL AIRWAYS

AIR CARGO LOTS
Base Facility

009189
PLAT 45

HONOLULU INTERNATIONAL AIRPORT