



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

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

**RECISION TO PRIOR BOARD ACTION OF FEBRUARY 8, 2013,
ITEM M-7 AND ISSUANCE OF A DIRECT LEASE TO ROYAL
HAWAIIAN MOVERS, INC., 2999 & 3017 UALENA STREET,
HONOLULU INTERNATIONAL AIRPORT
TMK: (1) 1-1-14:01 & 04**

OAHU

On February 8, 2013, under agenda Item M-7, and pursuant to Section 261-7 and 171-59, Hawaii Revised Statutes, relating to Disposition by Negotiation, the Land Board authorized the Department of Transportation (DOT) to issue a lease to Royal Hawaiian Movers, a Hawaii corporation, for the operation and maintenance of a Hawaii moving company located at Ualena Street, Honolulu International Airport on the Island of Oahu.

The DOT requests that the Board rescind the foregoing action and authorize DOT to issue a direct lease to Royal Hawaiian Movers, Inc., a Nevada corporation.

REQUEST:

Issuance of a direct lease to Royal Hawaiian Movers, Inc., a Nevada corporation for the operation and maintenance of a Hawaii moving company.

LEGAL REFERENCE:

Section 261-7 and 171-59, Hawaii Revised Statutes.

APPLICANT/LESSEE:

Royal Hawaiian Movers, Inc., a Nevada corporation, authorized to do business in the State of Hawaii, whose business address is 3017 Ualena Street, Honolulu, Hawaii 96819.

ITEM M-3

LOCATION:

Portion of Honolulu International Airport, Island of Oahu, State of Hawaii, identified by Tax Map Key: 1st Division, 1-1-14:01 & 04.

AREA:

EXHIBIT A:

Area/Space No. 005-111, consisting of approximately 34,809 square feet;
Building/Space No. 192-101, consisting of approximately 1,384 square feet;
Building/Space No. 192-102, consisting of approximately 18,137 square feet; and
Building/Space No. 193-101, consisting of approximately 738 square feet.

EXHIBIT B:

Area/Space No. 005-113, consisting of approximately 9,588 square feet;
Building/Space No.196-101, consisting of approximately 819 square feet;
Building/Space No.196-102, consisting of approximately 4,181 square feet;
Building/Space No.196-103, consisting of approximately 7,117 square feet;
Building/Space No.196-104, consisting of approximately 585 square feet;

ZONING:

State Land Use District: Urban
City and County of Honolulu: Industrial (I2)

LAND TITLE STATUS:

Non-ceded - Direct purchase from private land owner
DHHL 30% entitlement lands pursuant to Hawaii Admission Act YES ___ NO X

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 3894, setting aside a portion of Honolulu International Airport under the control and management of the Department of Transportation, Airports Division, State of Hawaii, for Airport Purposes.

The Department of Transportation, Airports Division acquired the subject property, together with most of the remaining properties (except one) along the ocean (makai) side of Ualena Street, between Lagoon Drive and Paiea Street, in the mid-1990 from Loyalty Enterprises, Ltd.

CHARACTER OF USE:

The operation and maintenance of a Hawaii moving company.

TERM OF LEASE:

The lease will be for five (5) years commencing upon execution of the lease document.

LEASE COMMENCEMENT DATE:

Upon execution of the lease document.

ANNUAL LEASE RENTAL:

Property Lease Rental. Annual property lease rental in the sum of \$443,800, payable in monthly installments of \$36,983.33.

PERFORMANCE BOND:

Sum equal to three times the monthly property lease rental in effect.

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 dated 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.

DCCA VERIFICATION:

Place of business registration confirmed:	YES <u>X</u>	NO ____
Registered business name confirmed:	YES <u>X</u>	NO ____
Good standing confirmed:	YES <u>X</u>	NO ____

REMARKS:

In accordance with Section 171-59 (b), HRS, relating generally to Management and Disposition of Public Lands and relating specifically to Disposition by Negotiation, the Department of Transportation (DOT) proposes to issue a direct Lease to Royal Hawaiian Movers, Inc., for the purpose of operating and maintaining a Hawaii Moving Company. The DOT has determined that the issuance of a direct Lease to Royal Hawaiian Movers, Inc. will encourage competition within the airport-related industries at Honolulu International Airport.

RECOMMENDATION:

That the Board rescinds the prior Board action of February 8, 2013, under agenda Item M-7 and authorize the DOT to issue a direct lease to Royal Hawaiian Movers, Inc., a Nevada corporation, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; and (2) such additional 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 Lease form and content.

Respectfully submitted,



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

APPROVED FOR SUBMITTAL:



WILLIAM J. AILA, JR.
Chairperson and Member

NEIL ABERCROMBIE
GOVERNOR



STATE OF HAWAII
DEPARTMENT OF TRANSPORTATION
869 PUNCHBOWL STREET
HONOLULU, HAWAII 96813-5097
February 8, 2013

GLENN M. OKIMOTO
DIRECTOR

Deputy Directors
JADE T. BUTAY
FORD N. FUCHIGAMI
RANDY GRUNE
JADINE URASAKI

IN REPLY REFER TO:

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

ISSUANCE OF A DIRECT LEASE TO ROYAL HAWAIIAN MOVERS
2999 & 3017 UALENA STREET, HONOLULU INTERNATIONAL AIRPORT
TMK: (1) 1-1-14:01 & 04

OAHU

REQUEST:

Issuance of a direct lease to Royal Hawaiian Movers for the operation and maintenance of a Hawaii moving company.

LEGAL REFERENCE:

Section 261-7 and 171-59, Hawaii Revised Statutes.

APPLICANT/LESSEE:

Royal Hawaiian Movers, a Hawaii corporation, authorized to do business in the State of Hawaii, whose business address is 3017 Ualena Street, Honolulu, Hawaii 96819.

LOCATION:

Portion of Honolulu International Airport, Island of Oahu, State of Hawaii, identified by Tax Map Key: 1st Division, 1-1-14:01 & 04.

AREA:

EXHIBIT A:

Area/Space No. 005-111, consisting of approximately 55,068 square feet; and

EXHIBIT B:

Area/Space No. 005-113, consisting of approximately 22,290 square feet.

ZONING:

State Land Use District: Urban
City and County of Honolulu: Industrial (I2)

ITEM M-7

LAND TITLE STATUS:

Non-ceded - Direct purchase from private land owner
DHHL 30% entitlement lands pursuant to Hawaii Admission Act YES ___ NO X

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 3894, setting aside a portion of Honolulu International Airport under the control and management of the Department of Transportation, Airports Division, State of Hawaii, for Airport Purposes.

The Department of Transportation, Airports Division acquired the subject property, together with most of the remaining properties (except one) along the ocean (makai) side of Ualena Street, between Lagoon Drive and Paiea Street, in the mid-1990 from Loyalty Enterprises, Ltd.

CHARACTER OF USE:

The operation and maintenance of a Hawaii moving company.

TERM OF LEASE:

Approximately five (5) years, commencing on the date of lease execution and ending on December 31, 2017.

LEASE COMMENCEMENT DATE:

Upon execution of the lease document.

ANNUAL LEASE RENTAL:

Property Lease Rental. Annual property lease rental in the sum of \$443,800, payable in monthly installments of \$36,983.33.

PERFORMANCE BOND:

Sum equal to three times the monthly property lease rental in effect.

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 dated 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.

DCCA VERIFICATION:

Place of business registration confirmed:	YES <u>X</u>	NO _____
Registered business name confirmed:	YES <u>X</u>	NO _____
Good standing confirmed:	YES <u>X</u>	NO _____

REMARKS:

In accordance with Section 171-59 (b), HRS, relating generally to Management and Disposition of Public Lands and relating specifically to Disposition by Negotiation, the Department of Transportation (DOT) proposes to issue a direct Lease to Royal Hawaiian Movers, for the purpose of operating and maintaining a Hawaii Moving Company. The DOT has determined that the issuance of a direct Lease to Royal Hawaiian Movers will encourage competition within the airport-related industries at Honolulu International Airport.

RECOMMENDATION:

That the Board authorizes the DOT to issue a direct Lease to Royal Hawaiian Movers, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; and (2) such additional 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 Lease form and content.

Respectfully submitted,

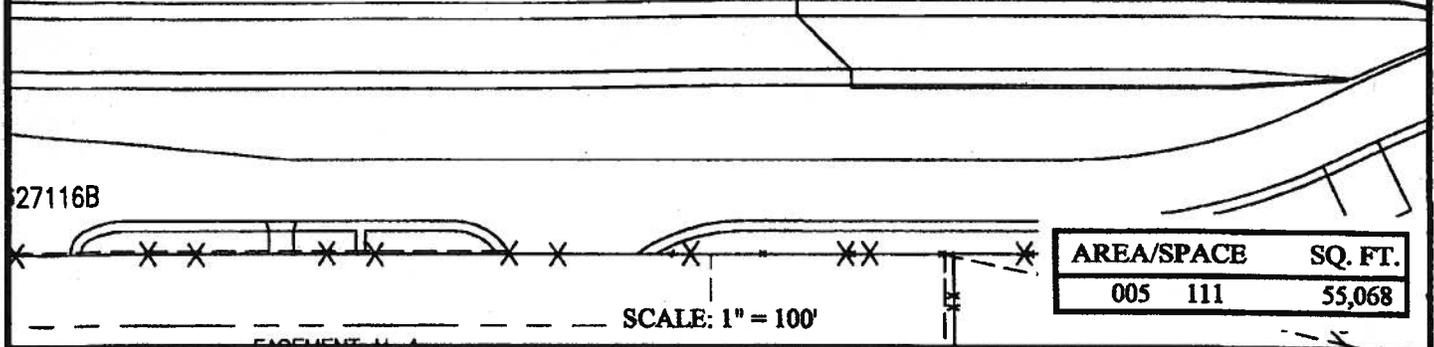
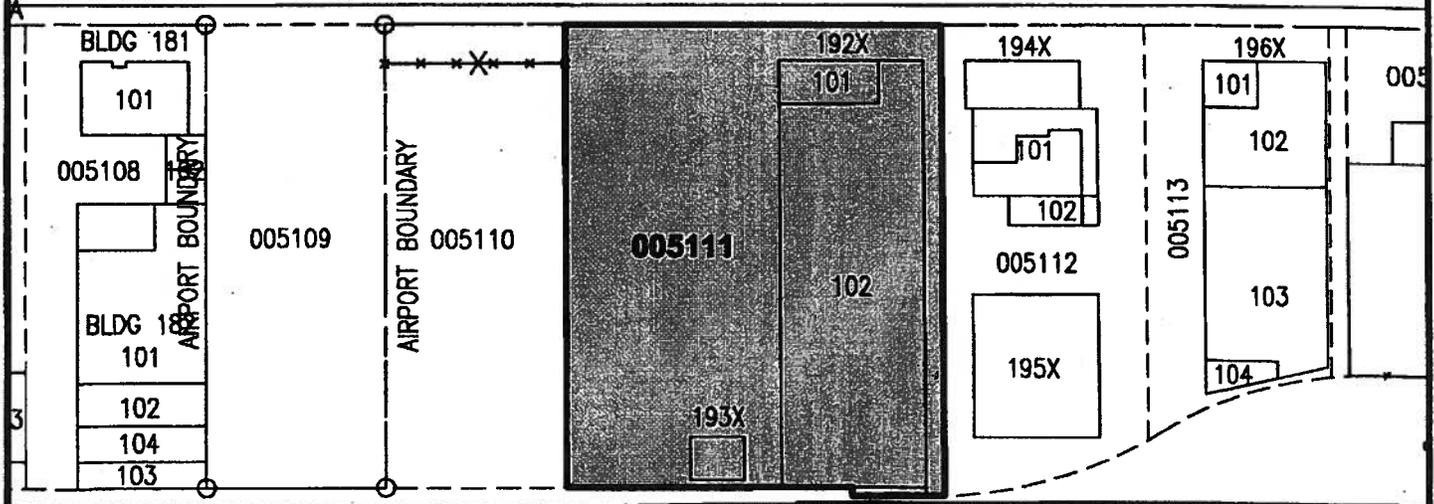
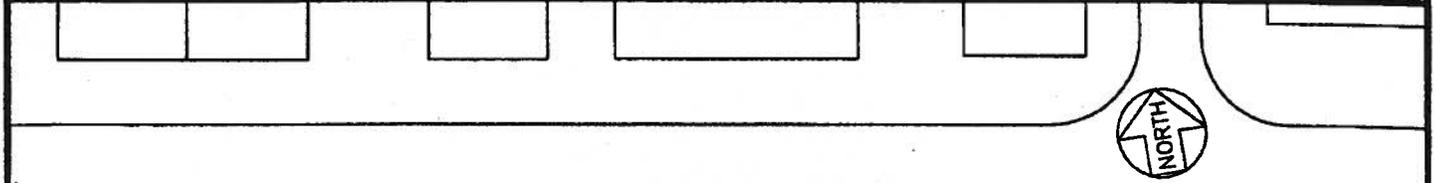
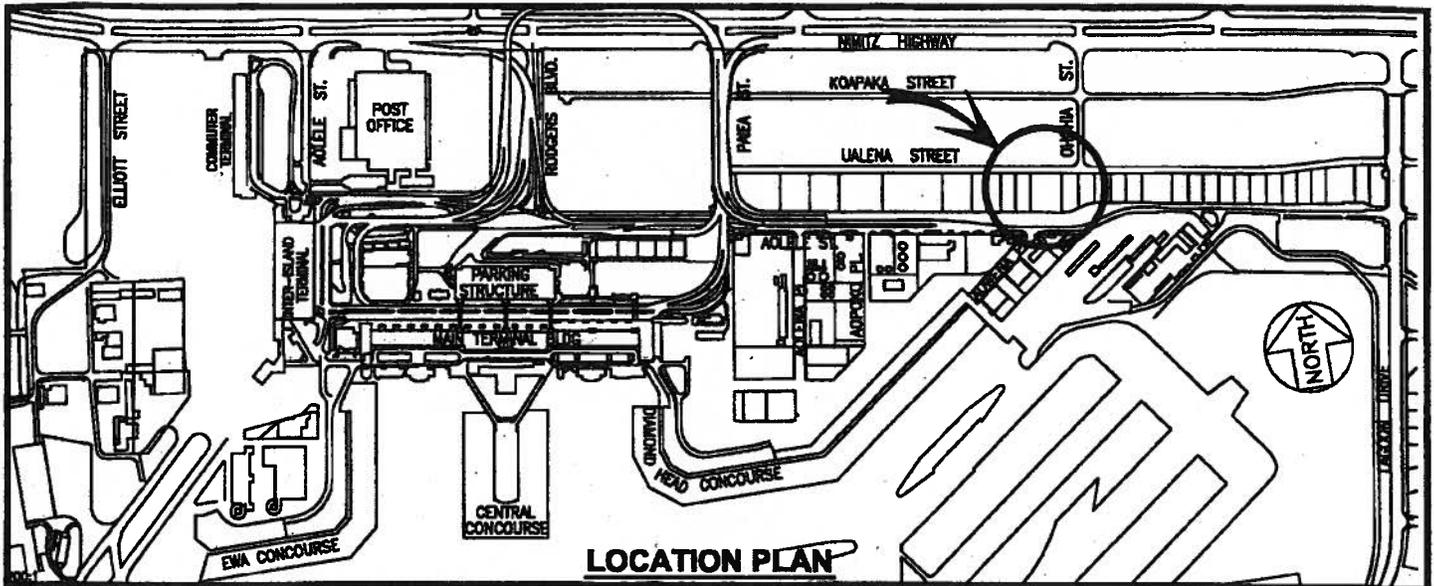


GLENN M. OKIMOTO, Ph.D.
Director of Transportation

APPROVED FOR SUBMITTAL:



WILLIAM J. AILA, JR.
Chairperson and Member



AREA/SPACE	SQ. FT.
005 111	55,068

DATE : DECEMBER 2012 EXHIBIT: **A**



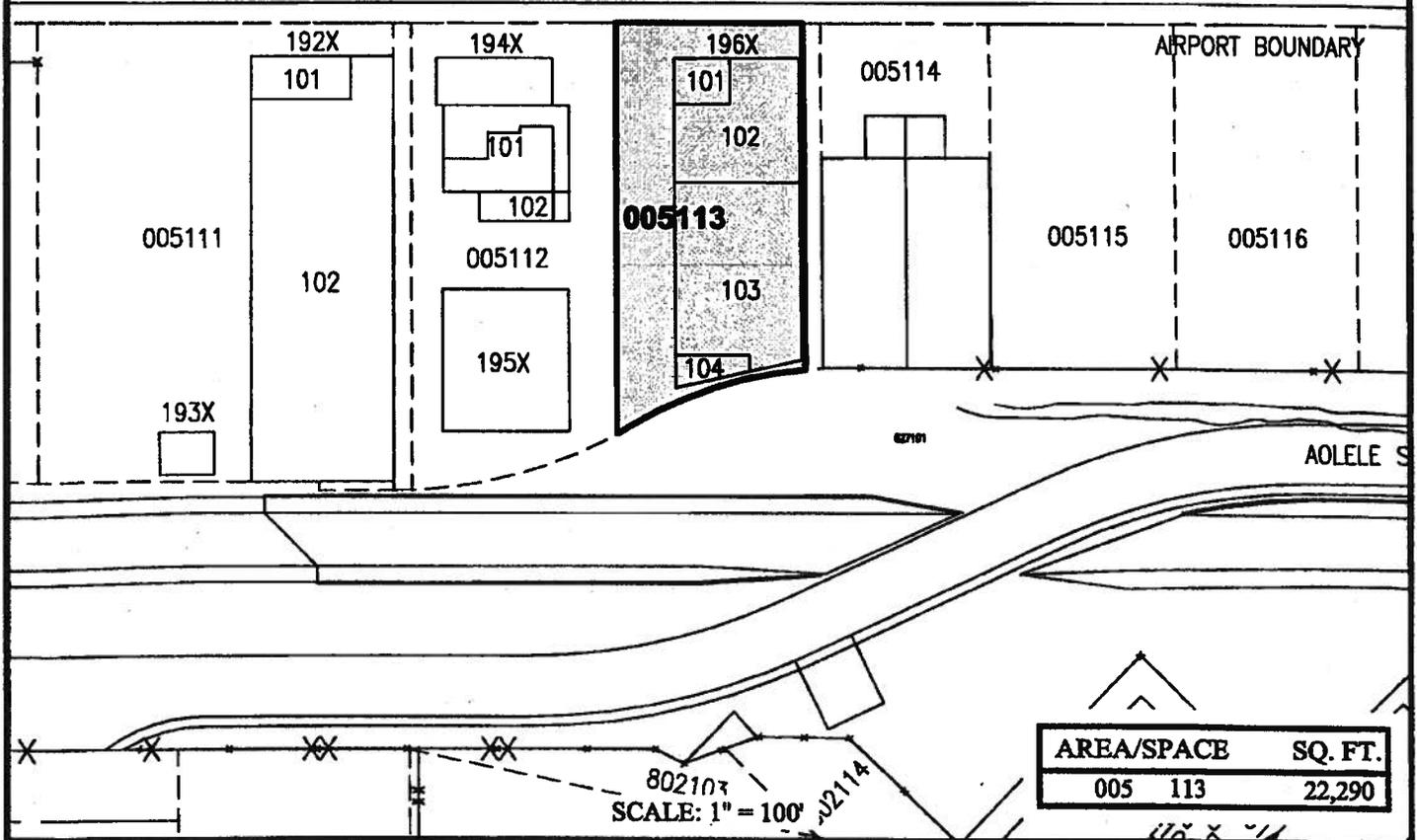
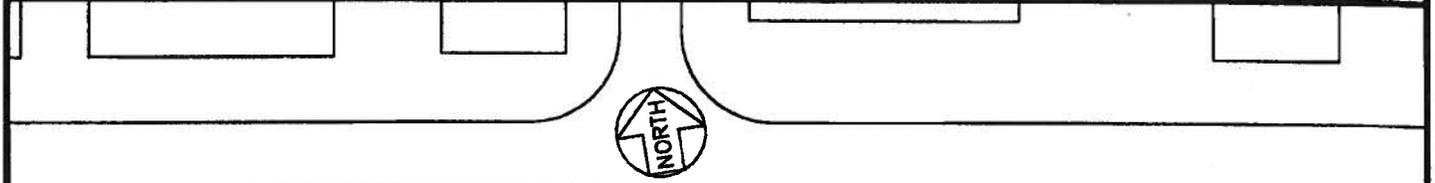
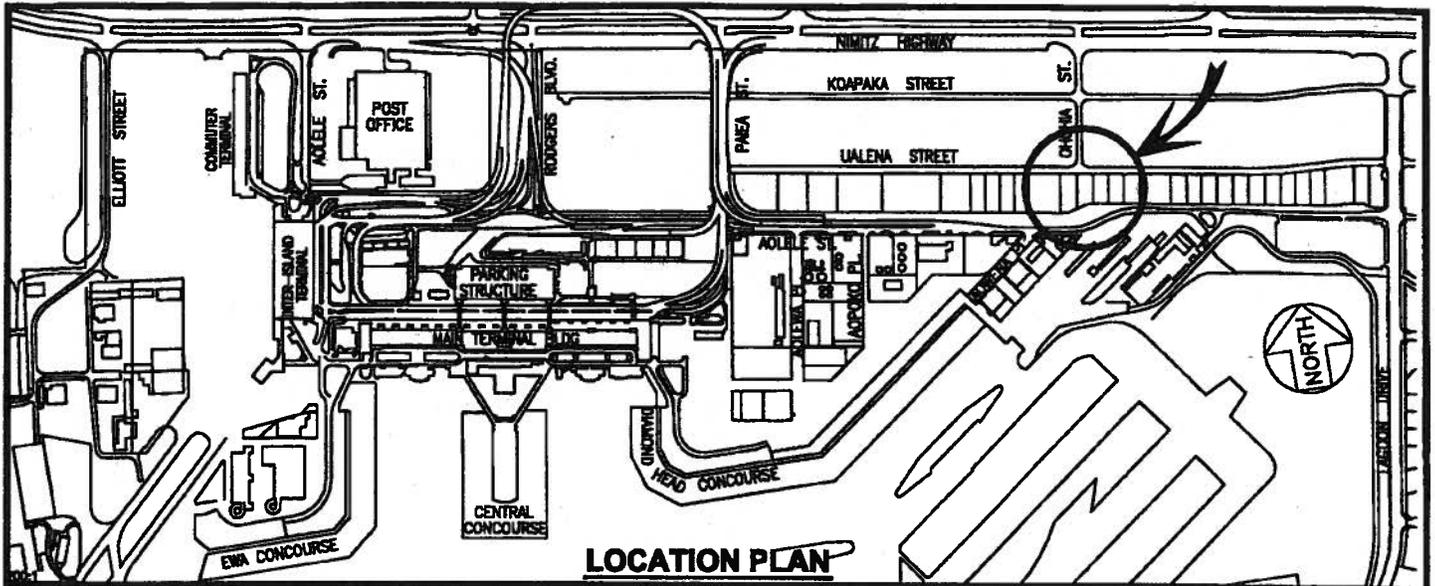
**ROYAL HAWAIIAN
MOVERS, INC.**

3017 UALENA STREET

**005111
PLAT 16**

HONOLULU INTERNATIONAL AIRPORT

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AREA/SPACE	SQ. FT.
005 113	22,290

802103
SCALE: 1" = 100'

DATE : DECEMBER 2012 EXHIBIT: **B**



Airports Division

ROYAL HAWAIIAN
MOVERS, INC.

2999 UALENA STREET

005113

PLAT 16

HONOLULU INTERNATIONAL AIRPORT

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