



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

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

AMENDMENT NO. 1 TO STATE LEASE NO. DOT-A-12-0011
TO CHANGE THE COMMENCEMENT DATE OF THE LEASE
STRAUBE'S AIRCRAFT SERVICES HAWAII, INC.
KALAELOA AIRPORT
TAX MAP KEY. NO. (1) 9-1-13: 32 (PORTION)

OAHU

APPLICANT:

Straube's Aircraft Services Hawaii, Inc., a Hawaii corporation, whose mailing address is
P.O. Box 75523, Kapolei, Hawaii 96707-0523.

LEGAL REFERENCE:

Section 171-59(b), Hawaii Revised Statutes, as amended.

LOCATION AND TAX MAP KEY:

Portion of Kalaeloa Airport, Ewa, Island of Oahu, State of Hawaii, identified by Tax Map
Key: 1st Division, 9-1-13: 32 (portion).

AREA:

Area/Space No. 001116, containing a land area of approximately 16,200 square feet, as
shown and delineated on the attached map labeled Exhibit A.

ZONING:

State Land Use District: Urban
City and County of Honolulu: P-2 (to be rezoned in the future)

LAND TITLE STATUS:

Non-ceded land acquired from the U.S. Government by the State of Hawaii after Statehood.

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES NO

CURRENT USE STATUS:

Land presently encumbered by Governor’s Executive Order No. 3861, setting aside Kalaeloa Airport under the control and management of the Department of Transportation, Airports Division, State of Hawaii, for Airport purposes.

CHARACTER OF USE:

To develop, construct, operate, and maintain a hangar facility.

LEASE COMMENCEMENT DATE:

The original Lease commenced on December 1, 2012 through November 30, 2037, for a term of twenty-five (25) years.

Amendment No. 1 to the Lease will change the commencement date to February 1, 2014 through January 31, 2039, for a term of twenty-five (25) years.

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

The subject land area is covered by the Final Environmental Assessment for the Kalaeloa Airfield Development Plan Improvements, State Project No. AO5011-02 dated June 2010. This Environmental Assessment was prepared by Wilson Okamoto Corp. for the State of Hawaii, Department of Transportation, Airports Division, in part to evaluate the environmental effects of the recommended Kalaeloa Airfield Master Plan to meet existing and forecast general aviation demands.

REMARKS:

The Department of Transportation, Airports Division (DOTA) and Straube’s Aircraft Services Hawaii, Inc. (Lessee), entered into State Lease No. DOT-A-12-0011 (Lease) dated December 1, 2012, for the purpose of developing, constructing, operating and maintaining a hangar facility to support its aircraft paint and refinishing business at Kalaeloa Airport. The Lessee is requesting to amend the commencement date of the Lease due to construction delays. The DOTA, in the public interest, has no objection to the Lessee's request.

RECOMMENDATION:

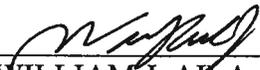
That the Board authorizes the DOTA to amend the commencement date of the Lease, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval of the Department of the Attorney General as to the amendment of lease form and content.

Respectfully submitted,

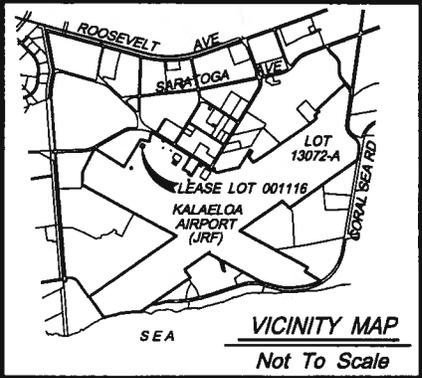


GLENN M. OKIMOTO, Ph.D.
Director of Transportation

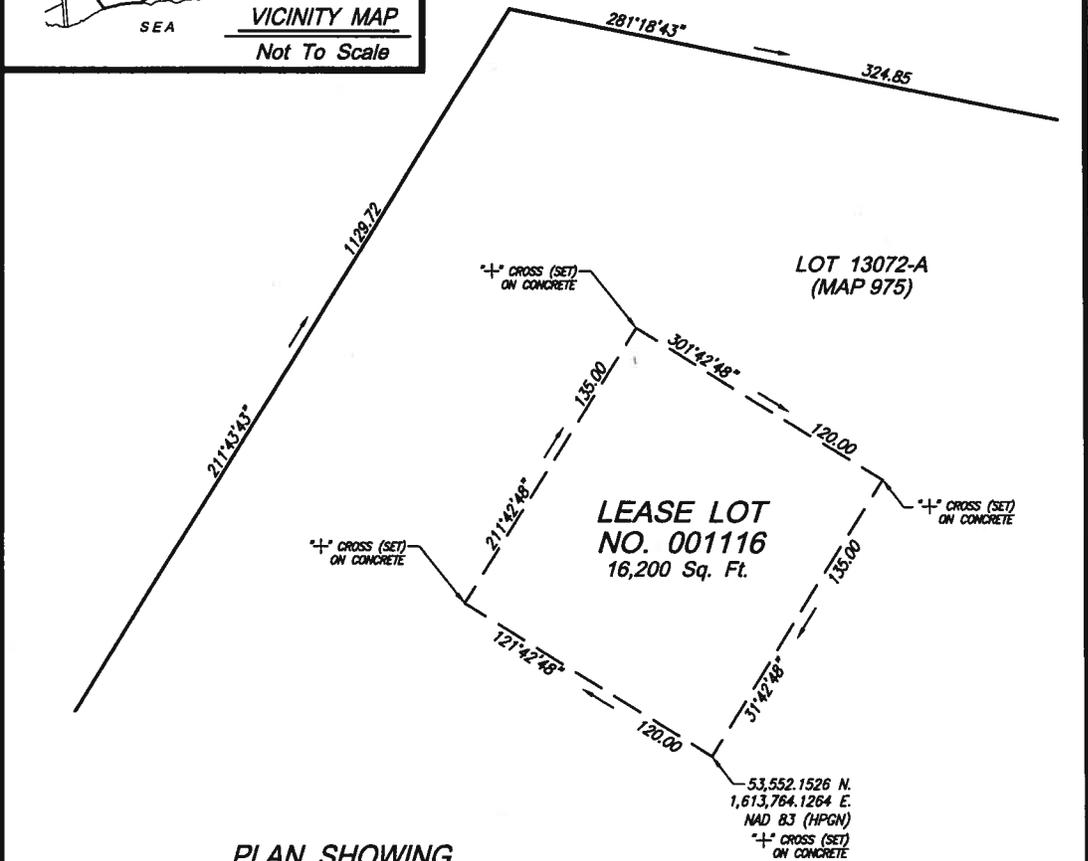
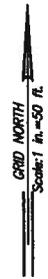
APPROVED FOR SUBMITTAL:



WILLIAM J. AILA, JR.
Chairperson and Member



Lot 13067
(Map 957)



PLAN SHOWING
LEASE LOT NO. 001116
 KALAELOA AIRPORT (JRF)
 STATE OF HAWAII
 PROJECT NO. CS1501-61
 AFFECTING LOT 13072-A (MAP 975)
 OF LAND COURT APPLICATION 1069
 AT HONOLULU, EWA, OAHU, HAWAII
 TAX MAP KEY: (1) 9-1-013: 032

OWNER: STATE OF HAWAII DEPARTMENT OF TRANSPORTATION AIRPORTS DIVISION
 LESSEE: CHRISTINE STRAUBE



This work was prepared by me
 or under my direct supervision.

Robert K.Y. Lee exp 4/14
 Robert K.Y. Lee
 Licensed Professional Land Surveyor
 Certificate Number 5075

NOTES:
 1. Azimuths and Coordinates are referred to NAD 83 Hawaii
 State Plane Coordinate System (HPGN), Zone 3, US Foot.

OCTOBER 10, 2013

JOB NO.: 5066
 FB. NO.: 1994
 10" X 15"

TOWILL SHIGEOKA & ASSOCIATES, INC.
 LAND SURVEYORS

2153 N. KING STREET
 SUITE 308
 HONOLULU, HAWAII 96819