



Deputy Directors
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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

ISSUANCE OF A DIRECT LEASE
FOR TRUCK, TRAILER, CONTAINER AND EMPLOYEE PARKING
Y. HATA & COMPANY, LIMITED
2929 AND 2919 UALENA STREET
HONOLULU INTERNATIONAL AIRPORT
TMK: (1) 1-1-04:13 AND 12

OAHU

REQUEST:

Issuance of a direct lease to Y. Hata & Company, Limited (Y. Hata), for the operation and maintenance of a parking lot for its trucks, trailers, containers and employees.

LEGAL REFERENCE:

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

APPLICANT / LESSEE:

Y. Hata & Company, Limited, a Hawaii corporation, authorized to do business in the State of Hawaii, whose mailing address is 285 Sand Island Access Road, Honolulu, Hawaii 96819.

LOCATION AND TAX MAP KEY:

Portion of Honolulu International Airport, Island of Oahu, State of Hawaii, identified by Tax Map Key: 1st Division, 1-1-04:13 and 12.

AREA:

Area/Space No. 005-120, consisting of an area of approximately 22,000 square feet, and Area/Space No. 005-119, consisting of an area of approximately 20,000 square feet, as shown and delineated on the attached map labeled Exhibit A.

ZONING:

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

LAND TITLE STATUS:

Non-ceded - Direct purchase from private land owner.
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES NO

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's from Loyalty Enterprises, Ltd.

CHARACTER OF USE:

Parking lot for vehicles, containers, & trailers.

TERM OF LEASE:

Five (5) years.

LEASE COMMENCEMENT DATE:

Upon execution of the lease document.

ANNUAL LEASE RENTAL:

Property Lease Rental. Annual property lease rental in the sum of \$270,240 per annum, payable in monthly installments of \$22,520.00.

PERFORMANCE BOND:

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

MINIMUM IMPROVEMENTS REQUIREMENT

\$396,192.00

WAIVER OF RENT:

Ground lease rents payable to the STATE by the Applicant shall be waived at the beginning or commencement date of the lease for a period of twelve (12) months.

PROPERTY CHARACTERISTICS:

Utilities: All utilities are available at the site.

Improvements: Y. Hata & Company, Limited desires to improve the existing asphalt, chain link fence, and gate, and will install utility poles with flood lights on the proposed leased premises.

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 Y. Hata & Company, Limited for the purpose of operating and maintaining a parking lot for trucks, trailer, container, and employee parking. The DOT has determined that the issuance of a direct lease to Y. Hata & Company, Limited will encourage competition within the airport-related industries at Honolulu International Airport.

RECOMMENDATION:

That the Board authorize the Department of Transportation to issue a direct lease to Y. Hata & Company, Limited, 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 lease form and content.

Respectfully submitted,

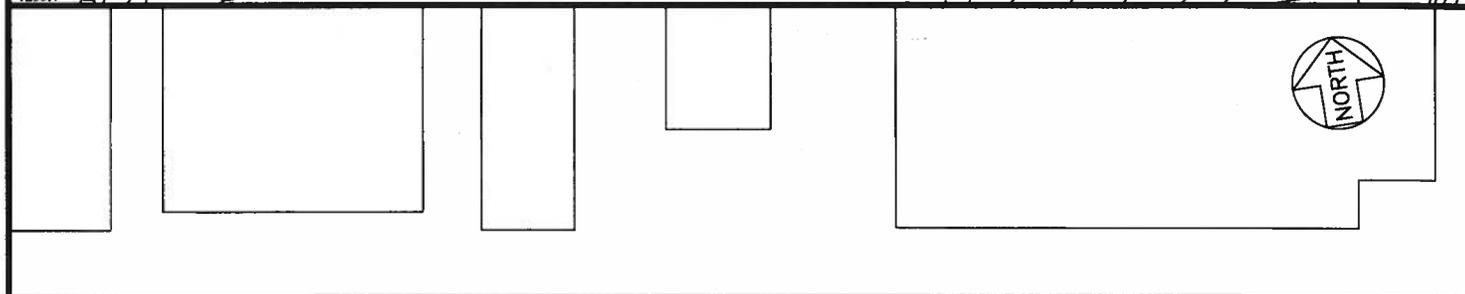
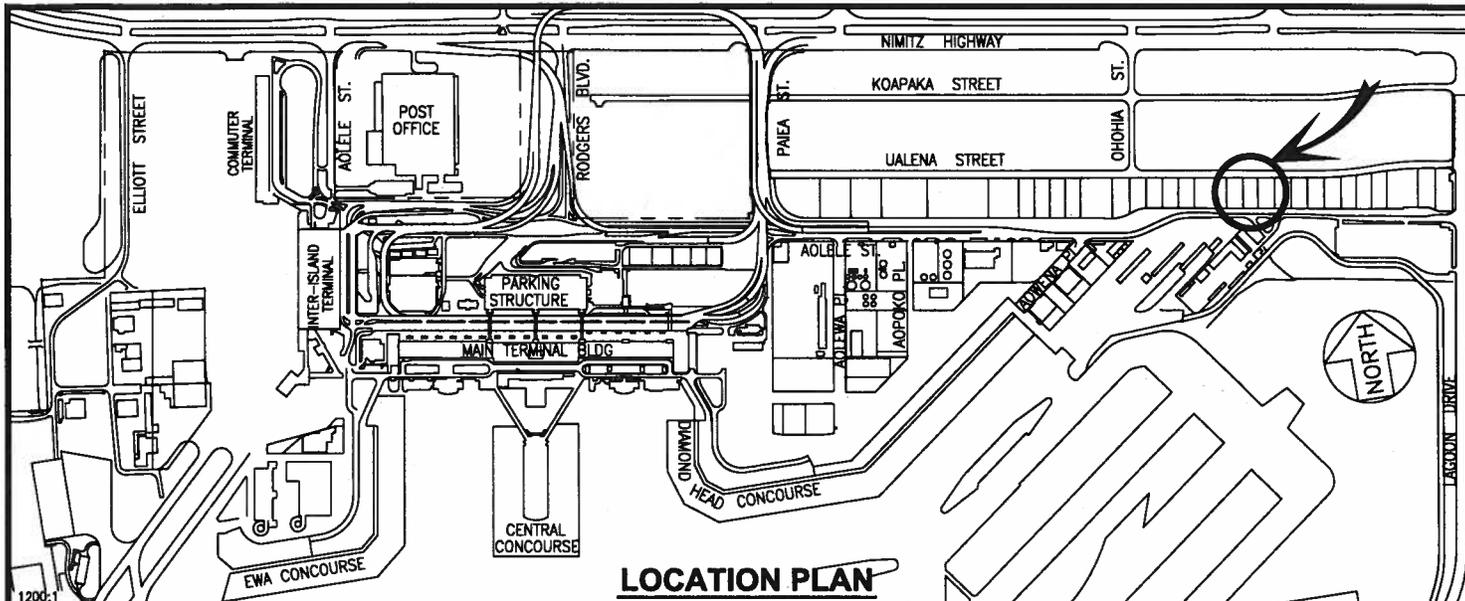


FORD N. FUCHIGAMI
Interim Director of Transportation

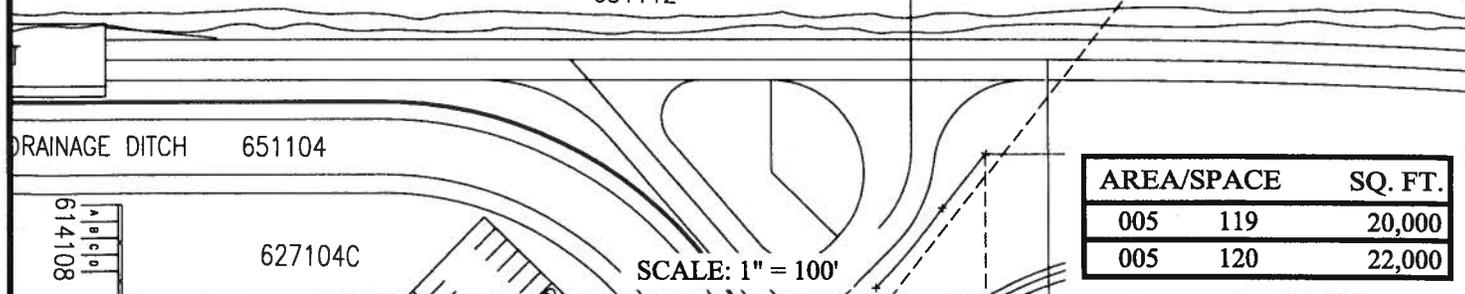
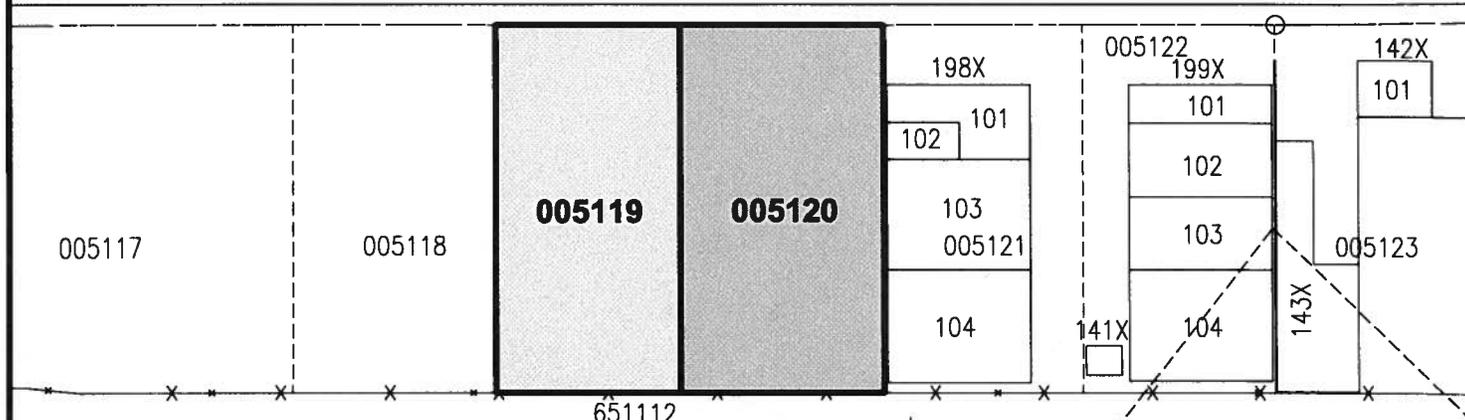
APPROVED FOR SUBMITTAL:



WILLIAM J. AILA, JR.
Chairperson and Member



UALENA STREET



AREA/SPACE	SQ. FT.
005 119	20,000
005 120	22,000

DATE : JULY 2014

EXHIBIT: **A**



**LOTS
UALENA STREET**

**005119
005120**

PLAT 16

HONOLULU INTERNATIONAL AIRPORT

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