



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

FORD N. FUCHIGAMI
DIRECTOR

Deputy Directors
JADE T. BUTAY
ROSS M. HIGASHI
EDWIN H. SNIFFEN
DARRELL YOUNG

IN REPLY REFER TO:

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

AMENDMENT NO. 1 TO STATE LEASE NO. DOT-A-14-0015
ADDITIONAL SPACE
Y. HATA & COMPANY, LIMITED
UALENA STREET, HONOLULU INTERNATIONAL AIRPORT
TMK: (1) 1-1-04:13

OAHU

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.

LEGAL REFERENCE:

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

LOCATION AND TAX MAP KEY:

Original - Honolulu International Airport, Tax Map Key: (1) 1-1-04:12
Additional Space - Honolulu International Airport, Tax Map Key: (1) 1-1-04:13

PREMISES:

Original (as shown on the attached Exhibit B)
Area/Space No. 005-120, consisting of approximately 22,000 square feet, and

Additional Space (as shown on the attached Exhibit B-1)
Area/Space No. 005-119, consisting of approximately 20,000 square feet.

ZONING:

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

ITEM M-4

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, and trailers.

TERM OF LEASE:

Five (5) years.

LEASE COMMENCEMENT DATE:

Upon execution of the lease document.

ANNUAL LEASE RENTAL:

Original - \$141,120.00 per annum
Amended Rental - \$270,240.00 per annum

PERFORMANCE BOND:

Sum equal to three times the monthly 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 14, 1990, 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 _____

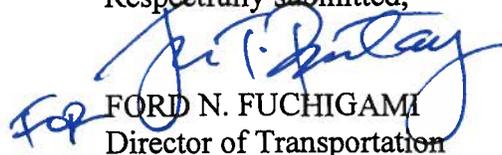
REMARKS:

The Department of Transportation, Airports Division (DOTA) and Y. Hata & Company, Limited (Lessee) entered into State Lease No. DOT-A-14-0015 dated June 12, 2015 for the operation and maintenance of a parking lot for Lessee's trucks, trailers, containers, employees, and guests at Ualena Street, Honolulu International Airport. The Lessee is now requesting additional land for the same purpose. The DOTA, in the public interest, has no objection to the Lessee's request and has determined that the issuance of this direct lease encourages competition and is essential to the aeronautical and airport-related industries.

RECOMMENDATION:

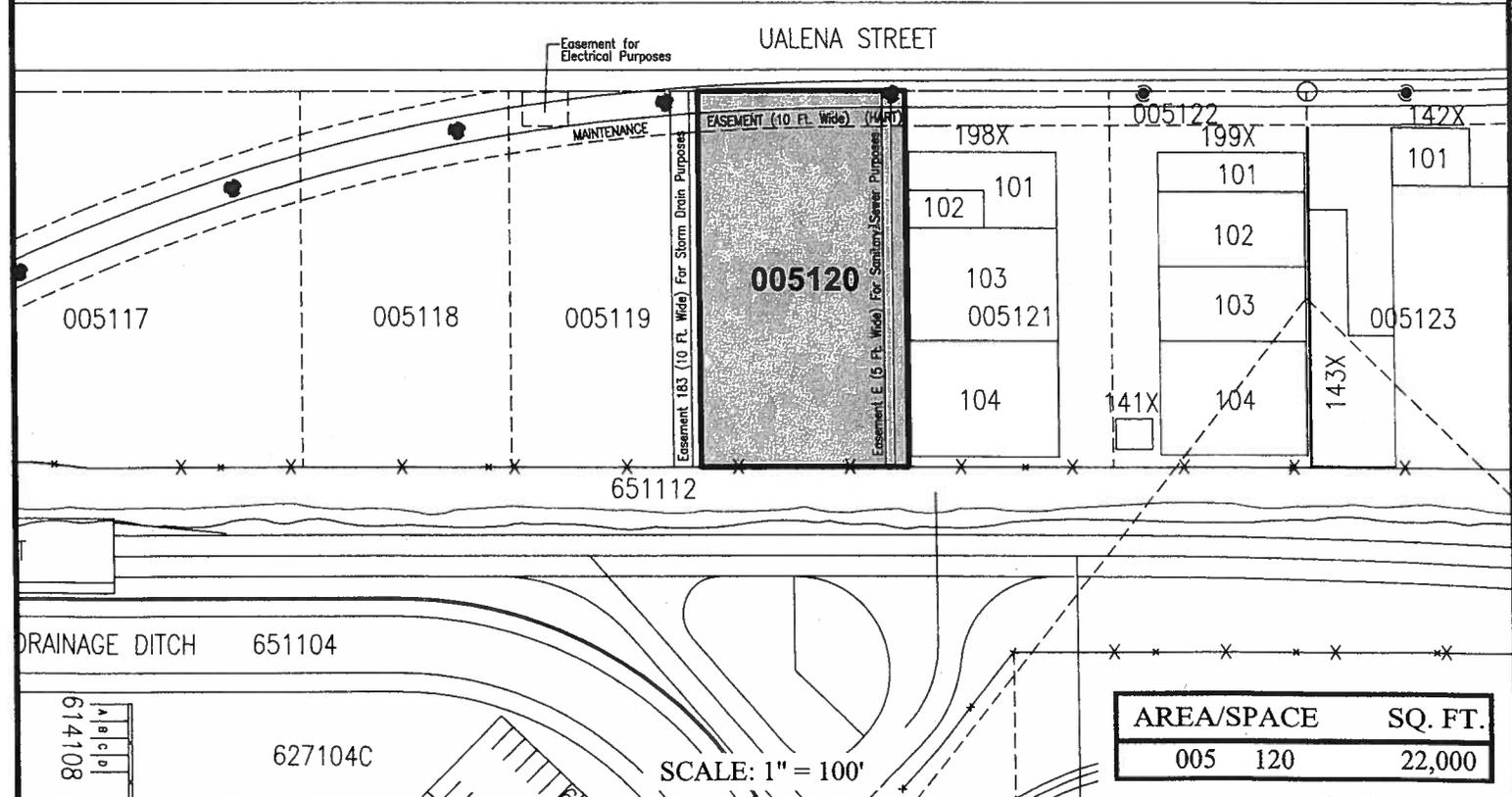
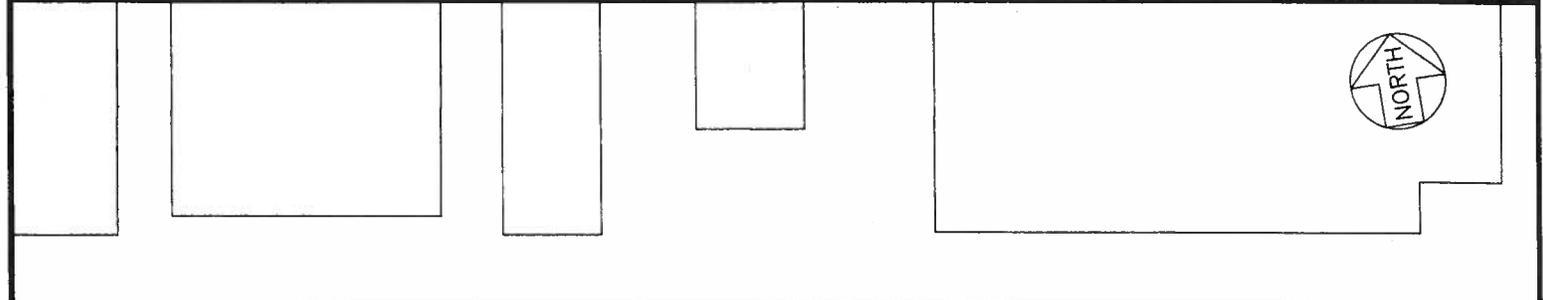
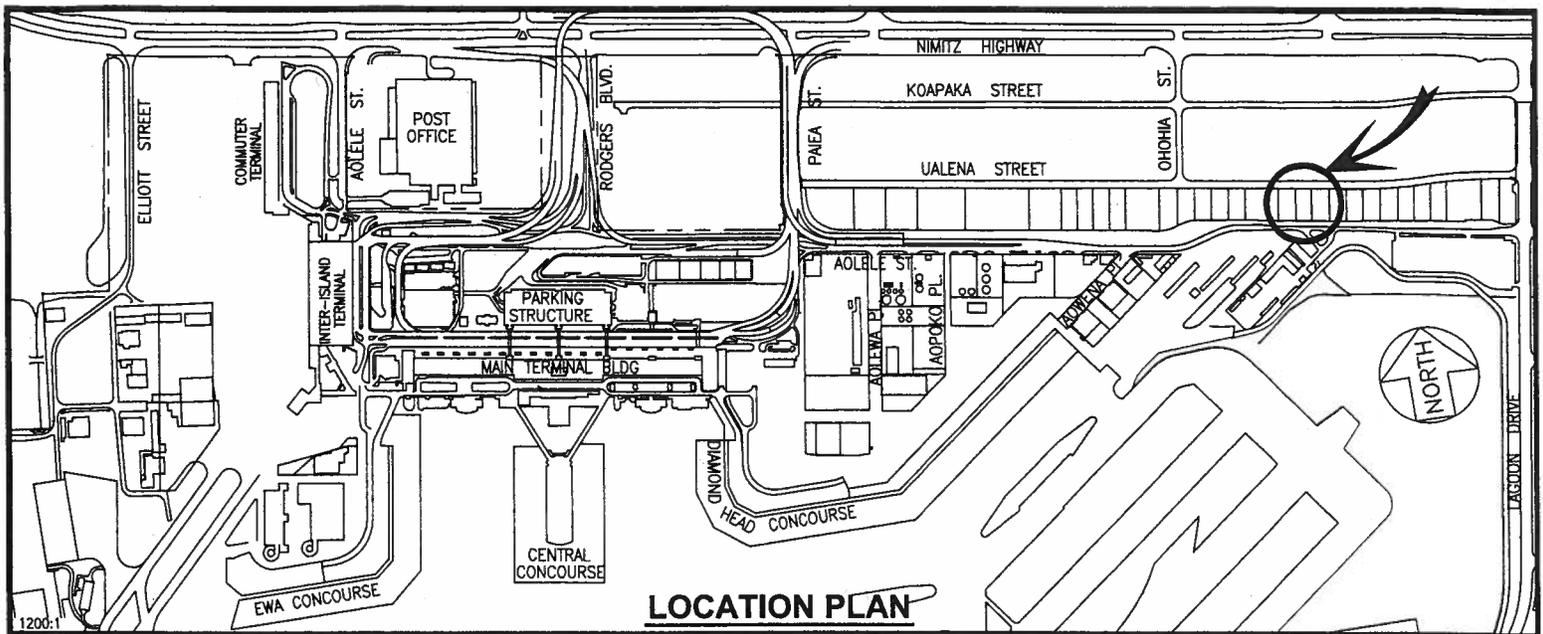
That the Board authorize the Department of Transportation to lease Y. Hata & Company, Limited the additional space, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation 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
Director of Transportation

APPROVED FOR SUBMITTAL:


SUZANNE D. CASE
Chairperson and Member



STATE LEASE NO. DOT-A-14-0015

DATE : SEPTEMBER 2014

EXHIBIT: **B**

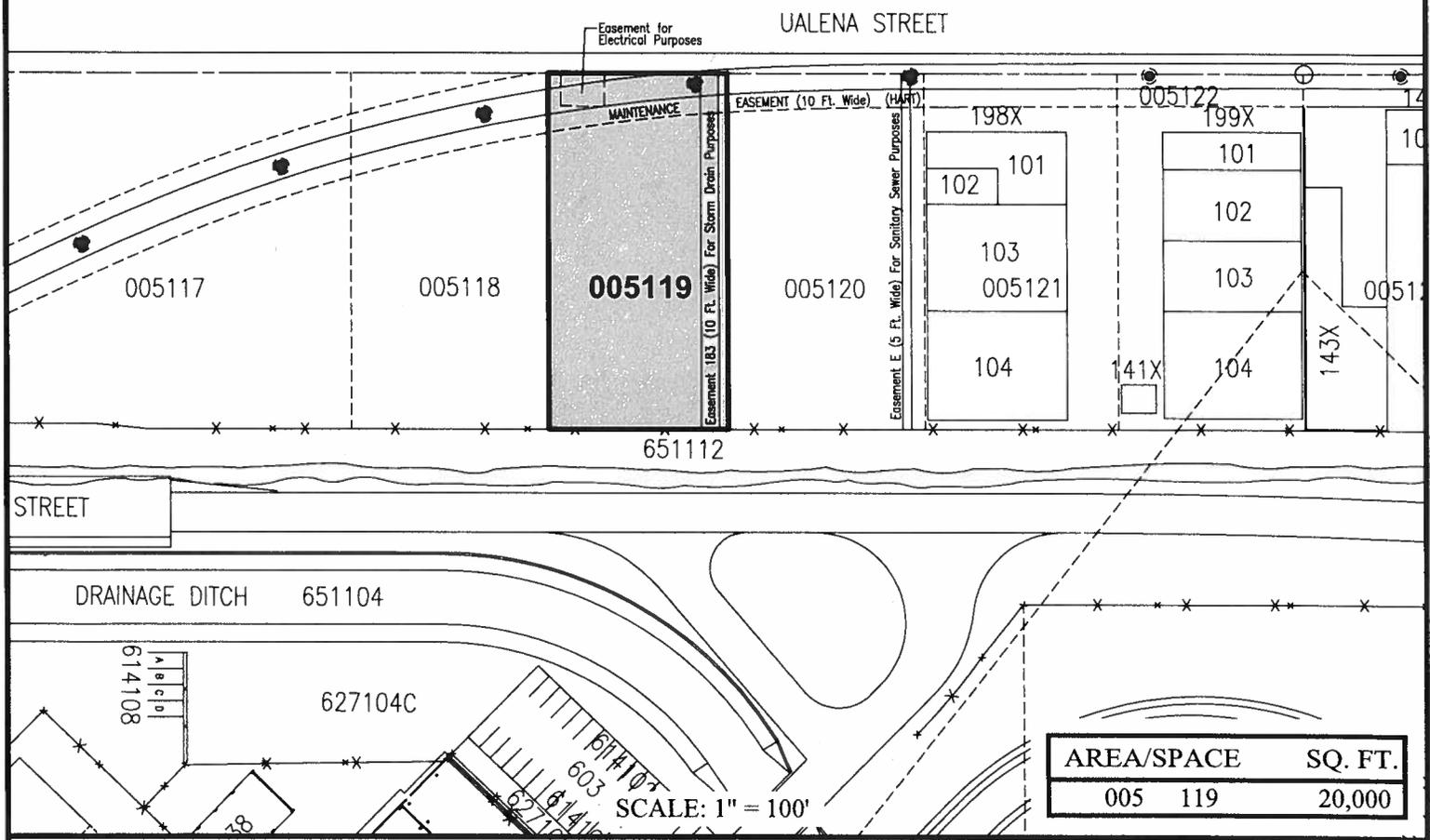
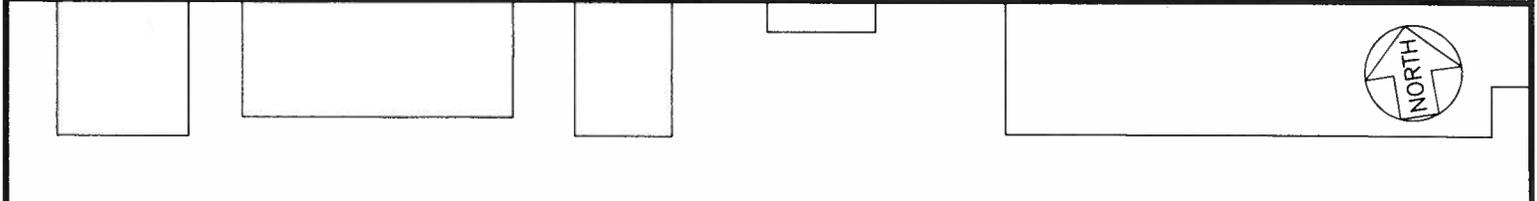
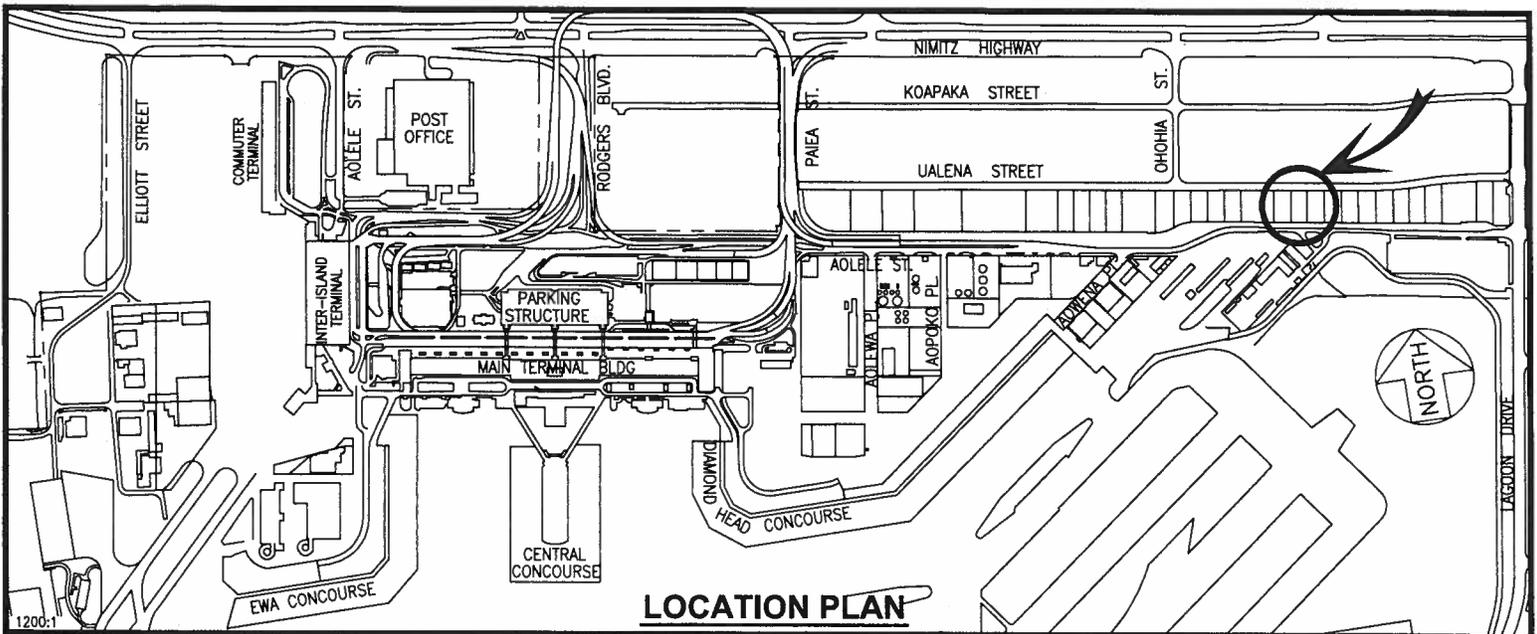


Y. HATA
COMPANY, LIMITED

LOTS
UALENA STREET

005120

PLAT 16



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

DOTA-14-00015 (Amendment No. 1)

DATE : MAY 2015

EXHIBIT: **B-1**



**Y. HATA
& COMPANY, LIMITED**

**LOTS
UALENA STREET**

**005119
PLAT 16**

HONOLULU INTERNATIONAL AIRPORT

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