



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

GLENN M. OKIMOTO
DIRECTOR

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JADINE URASAKI

IN REPLY REFER TO:

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

AMENDMENT NO. 1 TO STATE LEASE NO. DOT-A-93-0007
TEN (10) YEAR LEASE EXTENSION
HAWAII AVIATION CONTRACT SERVICES, INC.
HONOLULU INTERNATIONAL AIRPORT
TMK: (1) 1-1-76:07

OAHU

APPLICANT:

Hawaii Aviation Contract Services, Inc., whose principal place of business and mailing address is 22 Lagoon Drive, Honolulu, Hawaii 96819, as Lessee.

LEGAL REFERENCE:

Section 171-59(b), Hawaii Revised Statutes

LOCATION AND TAX MAP KEY:

South Ramp, Honolulu International Airport, Tax Map Key: (1) 1-1-76: 07.

AREA:

Area/Space No. 011-106, containing a land area of approximately 8,050 square feet, as delineated on the attached Exhibit A.

ZONING:

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

LAND TITLE STATUS:

Section 5(a) - lands (non-ceded) of the Hawaii Admission Act
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES__ NO X

CURRENT USE STATUS:

Land presently encumbered by Governor’s Executive Order No. 3201, 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.

CHARACTER OF USE:

The operation and maintenance of a Hangar Facility at Honolulu International Airport.

TERM:

The original term of the Lease is twenty (20) years, commencing September 23, 1993 and terminating on June 30, 2013.

The request to extend the Lease is for a term of ten (10) years, commencing July 1, 2013 and terminating June 30, 2023.

LEASE RENT:

July 1, 2013 through June 30, 2014 (Lease Year 21 – 22): The rent shall be \$17,400.00 per annum, payable in quarterly payments of \$4,350.00, in advance, based upon the present ground lease rental rate of \$2.16 per square foot, per annum for the premises at Honolulu International Airport

July 1, 2014 through June 30, 2018 (Lease Years 22- 25): The land rental shall be based upon the rates established in the 2013 Statewide Appraisal for Hawaii State Airports, to be published in the Airports Division Procedures, Procedure No. 4.5 (Schedule of Rates and Charges) for the Airport.

The Statewide Appraisal (State Project Nos. ES1203-13 and ES120413) has an estimated completion date of July 31, 2013.

July 1, 2018 through June 30, 2023 (Lease Years 26-30): The land rental shall be based upon the product of the annual rental in effect for the period of July 1, 2014 through June 30, 2018 of the Lease term and 115%.

CHAPTER 343, HRS – ENVIRONMENTAL ASSESSMENT:

In accordance with the Comprehensive Exemption List approved by the Environmental Council and dated November 15, 2000, the subject request qualifies under exempt Class of Action No. 1 –“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.”

REMARKS:

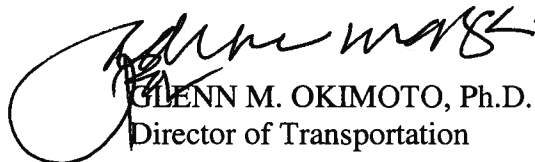
By way of Consent to Assignment of Lease dated December 19, 2005, by and between Jay D. Whiteford dba Air Survey Hawaii, as “Assignor” and Hawaii Aviation Contract Services, Inc. as “Assignee”, the Department of Transportation, Airports Division (DOT) and Hawaii Aviation Contract Services, Inc., entered into Hangar Facilities Lease No. DOT-A-93-0007 dated September 23, 1993, at Honolulu International Airport.

The Lessee is requesting the DOT extend the term of the Lease for an additional ten (10) years. The DOT, in the public interest, has no objections to this request.


RECOMMENDATION:

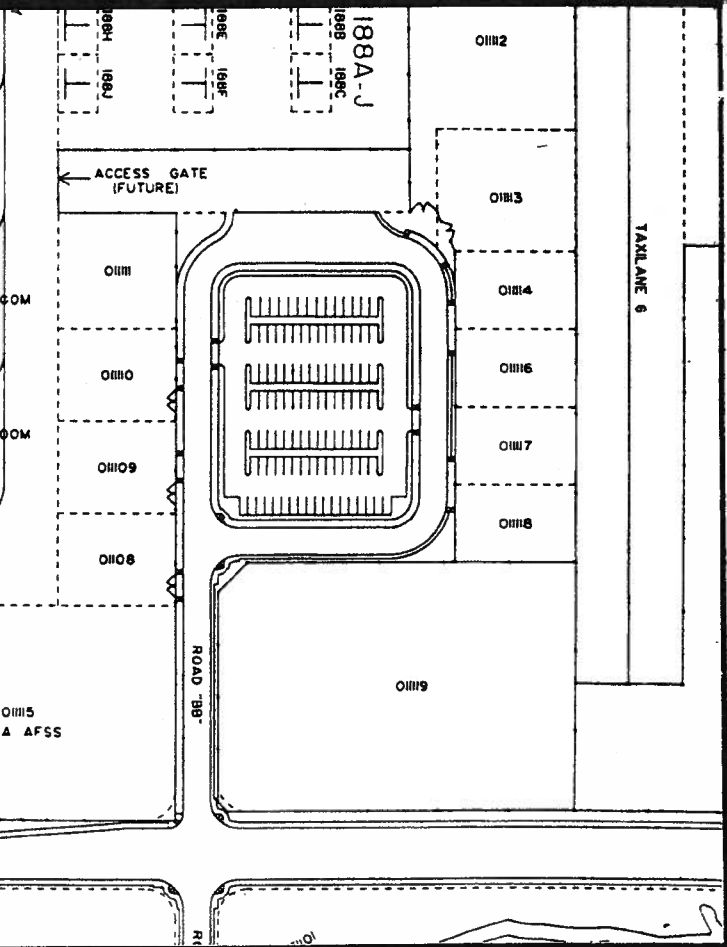
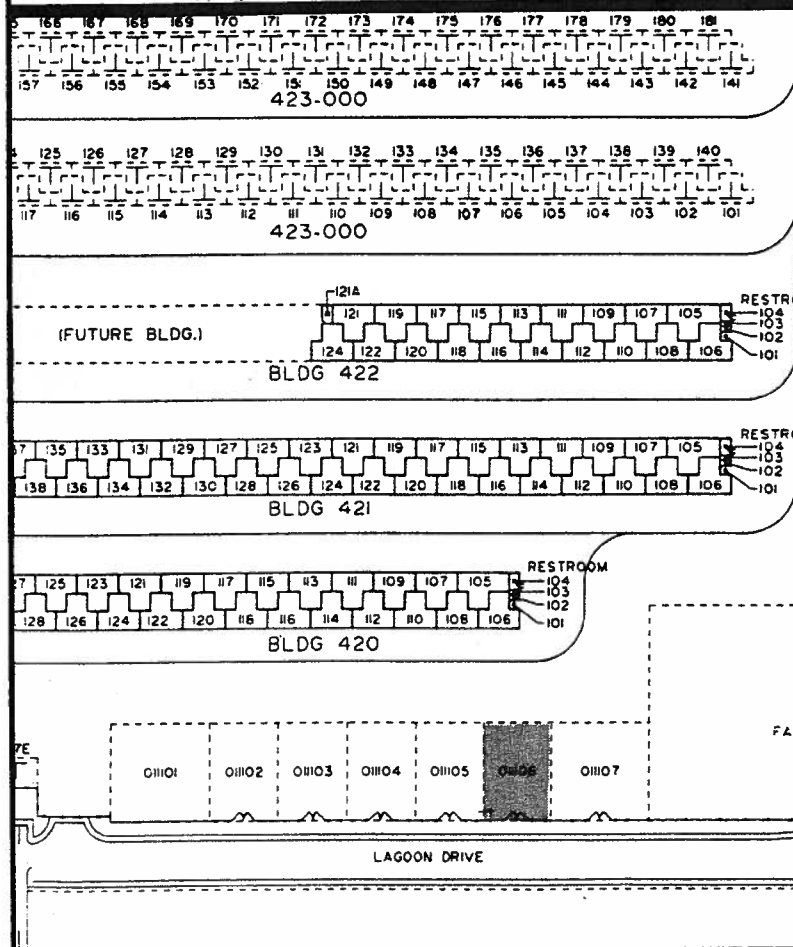
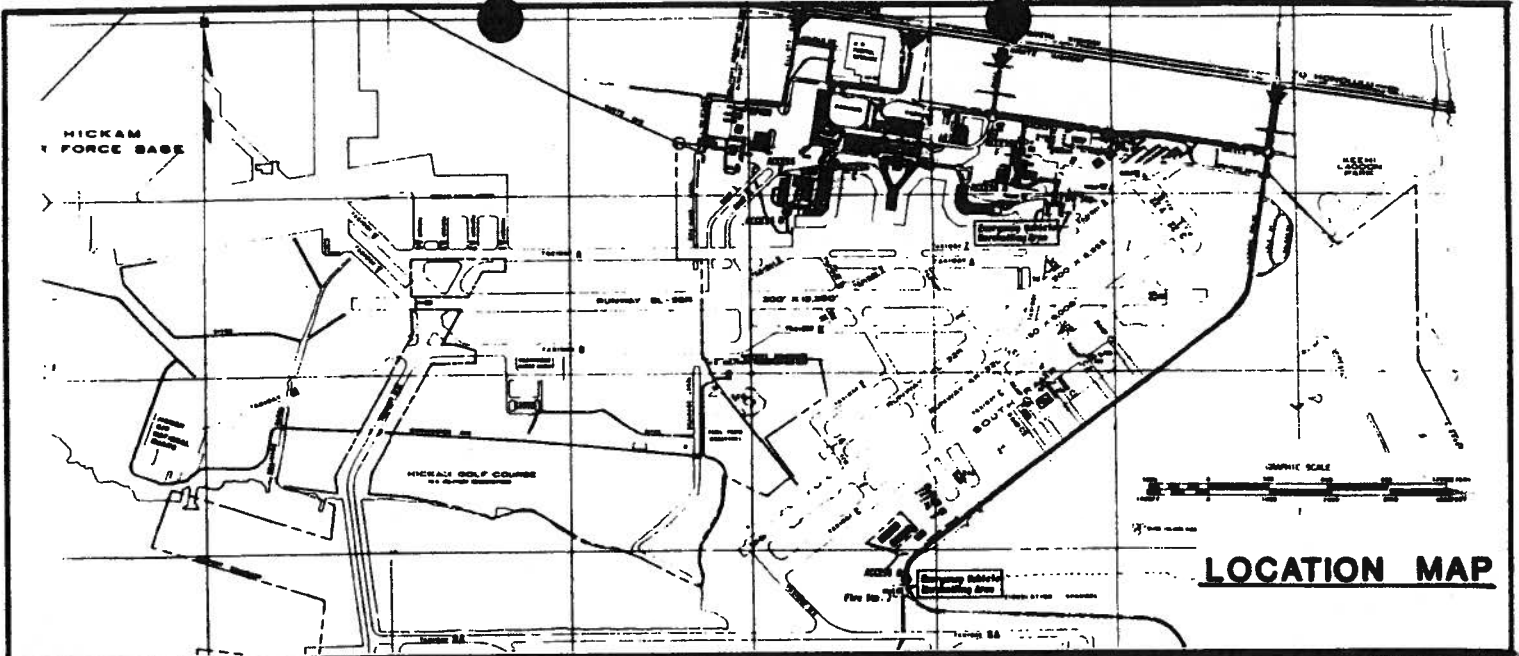
The Board authorizes Amendment No. 1 to Hangar Facilities Lease No. DOT-A-93-0007, and allow the DOT to extend the original term of the Lease for an additional ten (10) years, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other terms and conditions 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



DATE **MAY 7, 2012** EXHIBIT: **A**



Airports Division
DEPARTMENT OF TRANSPORTATION
STATE OF HAWAII

HAWAII AVIATION
CONTRACT SERVICES, INC.

HANGAR LOT

011-106
PLAT 45

HONOLULU INTERNATIONAL AIRPORT