



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

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

ISSUANCE OF A RIGHT-OF-ENTRY AGREEMENT
TO SO ONO FOOD PRODUCTS, LLC., 3129 UALENA STREET
HONOLULU INTERNATIONAL AIRPORT,
TMK: (1) 1-1-14-103 (portion):113:114

OAHU

REQUEST:

Issuance of a Right-of-Entry Agreement to So Ono Food Products, LLC. for the collection of data and measurements of the buildings and property located at 3129 Ualena Street.

LEGAL REFERENCE:

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

APPLICANT / LESSEE:

So Ono Food Products, LLC., a Hawaii limited liability corporation, authorized to do business in the State of Hawaii, whose business address is 3219 Ualena Street, Honolulu, Hawaii 96819.

LOCATION AND TAX MAP KEY:

Portion of Honolulu International Airport, Honolulu, Island of Oahu, identified by Tax Map Key: 1st Division, 1-1-14-103 (portion):113:114.

AREA:

Building/Space No. 189-101, containing 2,137 square feet more or less;
Building/Space No. 189-102, containing 21,891 square feet more or less;
Building/Space No. 190-101, containing 1,550 square feet more or less;
Building/Space No. 283-101, containing 756 square feet more or less;
Lot/Space No. 005-105A, containing a land area of 55,548 square feet more or less;
Lot/Space No. 005-105B, containing a land area of 16,880 square feet more or less;
Lot/Space No. 005-105C, containing a land area of 4,464 square feet more or less;
Lot/Space No. 005-105D, containing a land area of 792 square feet more or less; and

ITEM M-3

Lot/Space No. 005-105E, containing a land area of 389 square feet more or less, 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:

For the purpose of collection of data and measurements to produce construction plans.

TERM:

One month.

COMMENCEMENT DATE:

Upon execution of the document.

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 <u> </u> |
| Registered business name confirmed: | YES <u>X</u> | NO <u> </u> |
| Good standing confirmed: | YES <u>X</u> | NO <u> </u> |

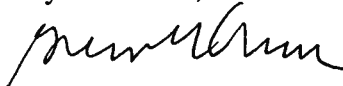
REMARKS:

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 Right-of-Entry Agreement to So Ono Food Products, LLC. (So Ono) for the purpose of collecting data and measurements for its construction plans. So Ono has request access into the buildings on the property in order to produce construction plans to upgrade the buildings. The DOT is willing to allow So Ono to access the property for this purpose only as DOT will be entering into a direct lease with So Ono.

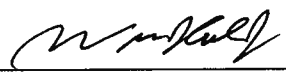
RECOMMENDATION:

That the Board authorize the Department of Transportation to issue a Right-of-Entry Agreement to So Ono Food Products, LLC., 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.

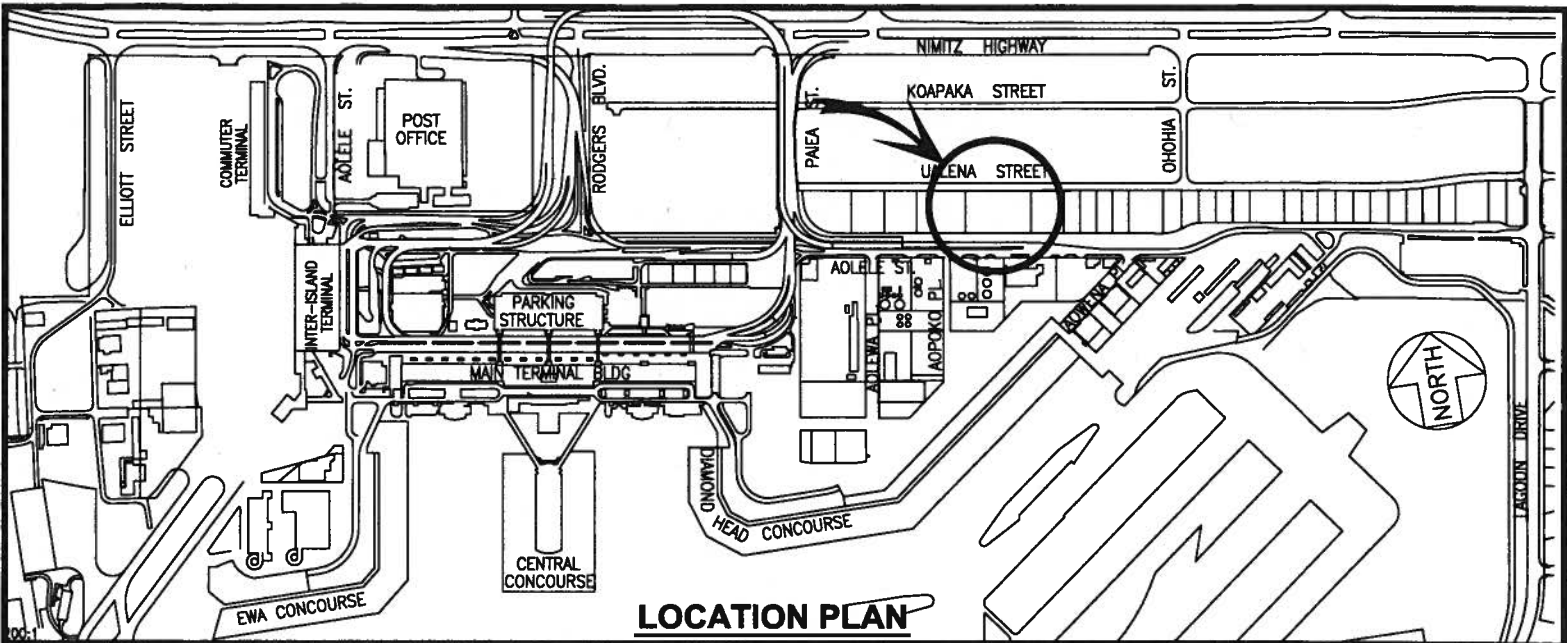
Respectfully submitted,


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

APPROVED FOR SUBMITTAL:



WILLIAM J. AILA, JR.
Chairperson and Member



| BLDG/ROOM | SQ. FT. |
|-----------|---------|
| 189 101 | 2,137 |
| 189 102 | 21,891 |
| 190 101 | 1,550 |
| 283 101 | 756 |

| AREA/SPACE | SQ. FT. |
|------------|---------|
| 005 105A | 55,548 |
| 005 105B | 16,880 |
| 005 105C | 4,464 |
| 005 105D | 792 |
| 005 105E | 389 |

SCALE: 1" = 100'

DATE : JULY 2013

EXHIBIT: **A**



Airports Division

SO ONO FOOD PRODUCTS, LLC.

3129 UALENA STREET

005105A-E
BLDG 189,
190, 283
PLAT 16