



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 DIRECT LEASE TO AIR AMBULANCE SPECIALISTS, INC.
HONOLULU INTERNATIONAL AIRPORT
TMK: (1) 1-1-72: 22

OAHU

REQUEST:

Issuance of a direct lease to Air Ambulance Specialists, Inc. for the renovation, operation, and maintenance of an existing hangar and office facility to support its air ambulance operation at Honolulu International Airport, Island of Oahu, State of Hawaii.

LEGAL REFERENCE:

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

APPLICANT / LESSEE:

Air Ambulance Specialists, Inc, a Colorado corporation, authorized to do business in the State of Hawaii, whose mailing address is 99-840 Iwaiwa Street #1, Aiea, Hawaii 96701.

LOCATION AND TAX MAP KEY:

Portion of Honolulu International Airport, Island of Oahu, State of Hawaii, identified by Tax Map Key: 1st Division, 1-1-72: 22

AREA:

Areas are shown and delineated on the attached maps labeled Exhibit B and B-1.

Exhibit B:

Building No. 213-100, consisting of approximately 16,784 square feet;
Area/Space No. 009-117A, consisting of approximately 10,477 square feet; and

Exhibit B-1:

Building No. 213-200, consisting of approximately 2,439 square feet.

ZONING:

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

LAND TITLE STATUS:

Section 5(b) – Lands of the Hawaii Admissions Act: Ceded
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES NO

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 renovation, operation, and maintenance of an existing hangar and office facility in support of an air ambulance operation at Honolulu International Airport.

TERM OF LEASE:

Five (5) years.

LEASE COMMENCEMENT DATE:

Upon execution of the lease document

ANNUAL GROUND LEASE RENTAL:

1. Annual Rental:

a. Building Rental. Beginning upon the commencement date of the Lease term, LESSEE shall pay to STATE an annual building rental in the sum of \$75,354.16, payable in monthly installments of \$6,279.51, based upon a rental rate of \$3.92 per square foot, per annum.

b. Ground Rental. Beginning upon the commencement date of the Lease term, LESSEE shall pay to STATE an annual ground rental in the sum of \$32,688.24, payable in monthly installments of \$2,724.02, based upon an improved, paved ground general aviation rate of \$3.12 per square foot, per annum.

PERFORMANCE BOND:

Sum equal to three times the monthly building and land rental in effect.

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The subject land area is covered by Volume 3, Environmental Assessment for the Honolulu International Airport Master Plan Update and Noise Compatibility Program, dated September 1989 and referenced as State Project No. AO1011-03. This Environmental Assessment evaluated the environmental effects of the recommended Airport Development Plan which would accommodate the forecast general and commercial aviation needs of the island of Oahu through the year 2005 and was prepared for the State of Hawaii, Department of Transportation, Airports Division by KFC Airport, Inc.

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 proposes to issue a direct Lease to Air Ambulance Specialists, Inc, for the purpose of renovating, operating, and maintaining an existing hangar and office facility to support an air ambulance operation at Honolulu International Airport. The DOT has determined that the issuance of this direct lease encourages competition within the aeronautical and airport-related industries.

RECOMMENDATION:

That the Board authorize the Department of Transportation to issue a direct lease to Air Ambulance Specialists, Inc. 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,

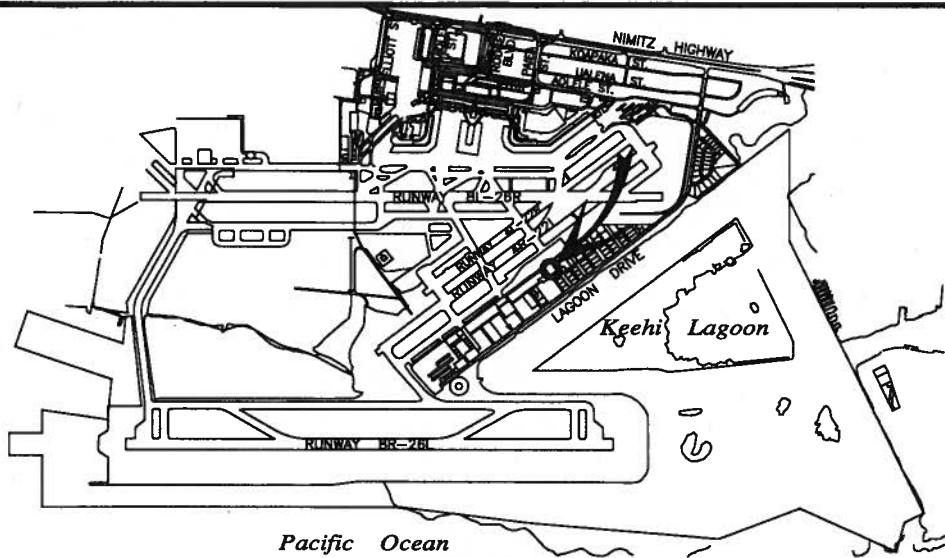


GLENN M. OKIMOTO, Ph.D.
Director of Transportation

APPROVED FOR SUBMITTAL:

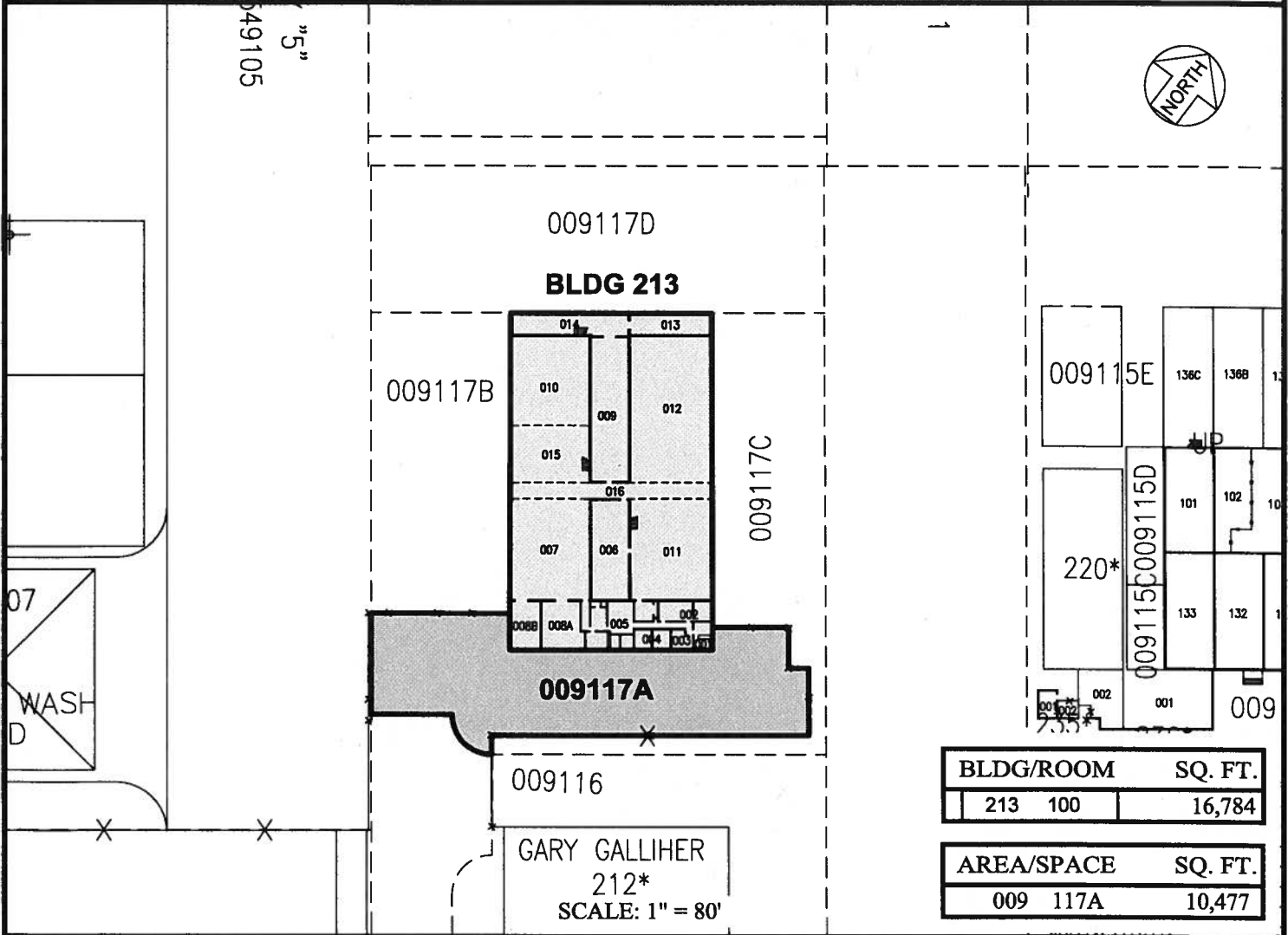


WILLIAM J. AILA, JR.
Chairperson and Member



LOCATION PLAN

5000:1



BLDG/ROOM	SQ. FT.
213 100	16,784

AREA/SPACE	SQ. FT.
009 117A	10,477

DATE : AUGUST 2013

EXHIBIT: **B**

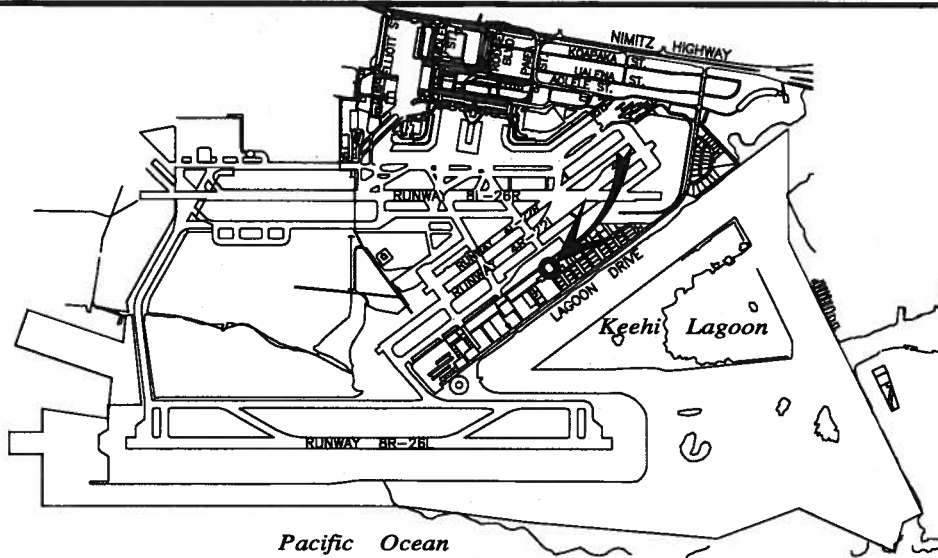


**AIR AMUBLANCE
SPECIALISTS, INC.**

**BUILDING 213
SOUTH RAMP
GROUND LEVEL**

**BLDG 213
009117A
PLAT 36**

HONOLULU INTERNATIONAL AIRPORT

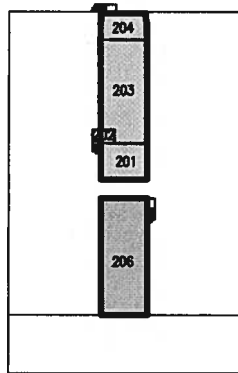


LOCATION PLAN

5000:1



BLDG 213



SCALE: 1" = 80'

BLDG/ROOM	SQ. FT.
213 200	2,439

DATE : AUGUST 2013

EXHIBIT: **B-1**

**AIR AMUBLANCE
SPECIALISTS, INC.**

**BUILDING 213
SOUTH RAMP
SECOND LEVEL**

**BLDG 213
PLAT 36**