

NEIL ABERCROMBIE
GOVERNOR



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

GLENN M. OKIMOTO
DIRECTOR

Deputy Directors
FORD N. FUCHIGAMI
RANDY GRUNE
AUDREY HIDANO
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-13-0009
APPLICATION FOR ADDITIONAL SPACE
HAWAIIAN SEALIFE, INC.
HONOLULU INTERNATIONAL AIRPORT
TAX MAP KEY: (1) 1-1-14:21 (PORTION)

OAHU

REQUEST:

Hawaiian Sealife, Inc. desires to amend State Lease No. DOT-A-13-0009 (Lease) to include the addition of Area/Space No. 184-104, containing approximately 1,606 square feet, in support of its operation and maintenance of an import/export business of marine ornamentals located at 3239 Ualena Street, Honolulu International Airport.

LEGAL REFERENCE:

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

APPLICANT / LESSEE:

Hawaiian Sealife, Inc., a Hawaii corporation, authorized to do business in the State of Hawaii, whose business address is 3239 Ualena Street, 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, 1-1-14:21 (portion).

ITEM M-1

PREMISES:

Original (as shown on the attached Exhibit B dated April 2013)

Building Space No. 184-101A, consisting of approximately 2,268 square feet,
Building Space No. 184-101B, consisting of approximately 422 square feet,
Building Space No. 184-102, consisting of approximately 5,062 square feet,
Building Space No. 185-102, consisting of approximately 6,919 square feet,
Area/Space No. 005-102B, consisting of approximately 1,357 square feet,
Area/Space No. 619-103A, consisting of approximately 150 square feet,
Area/Space No. 619-103B, consisting of approximately 150 square feet, and
Area/Space No. 619-103C, consisting of approximately 150 square feet.

Additional Premise (as shown on the attached Exhibit B-1 dated November 2013)

Area/Space No. 184-104, containing a land area of approximately 1,606 square feet.

ZONING:

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

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:

Operation and maintenance of an import/export business of marine ornamentals.

TERM OF LEASE:

Five (5) years; the original Lease commenced on September 1, 2013, and expires on August 31, 2018.

ANNUAL RENTAL:

Original - \$107,207.76 per annum

Amended Rental - \$118,594.32 per annum

COMMENCEMENT DATE:

September 1, 2013

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.

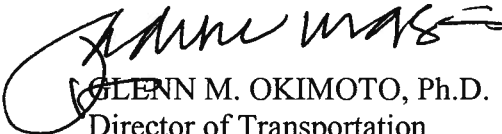
REMARKS:

The Department of Transportation, Airports Division (DOTA) and Hawaiian Sealife, Inc. (Lessee) entered into State Lease No. DOT-A-13-0009, dated August 5, 2013, for the operation and maintenance of an import/export business of marine ornamentals. The Lessee is now requesting additional space for the storage of packing materials for its business operations. The DOTA, in the public interest, has no objection to the Lessee's request.


RECOMMENDATION:

That the Board authorizes the DOTA to amend existing State Lease No. DOT-A-13-0009 to allow the DOTA to lease to the Applicant the additional space for the whole term of the existing lease, 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.

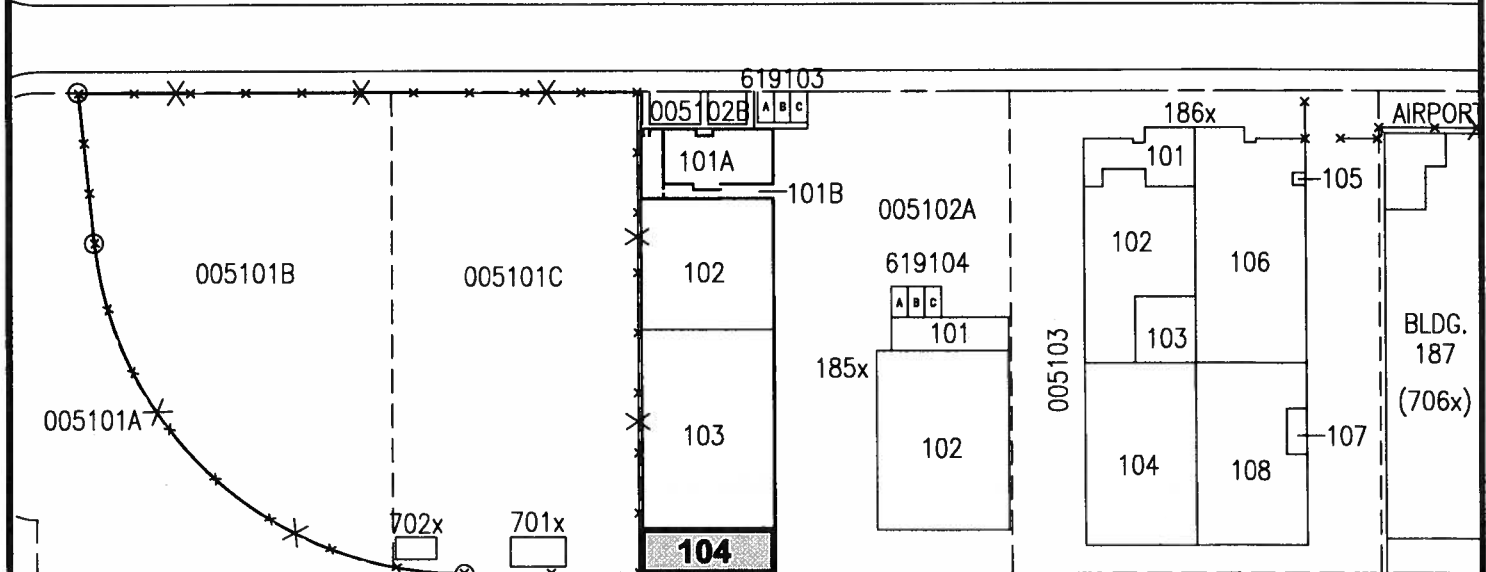
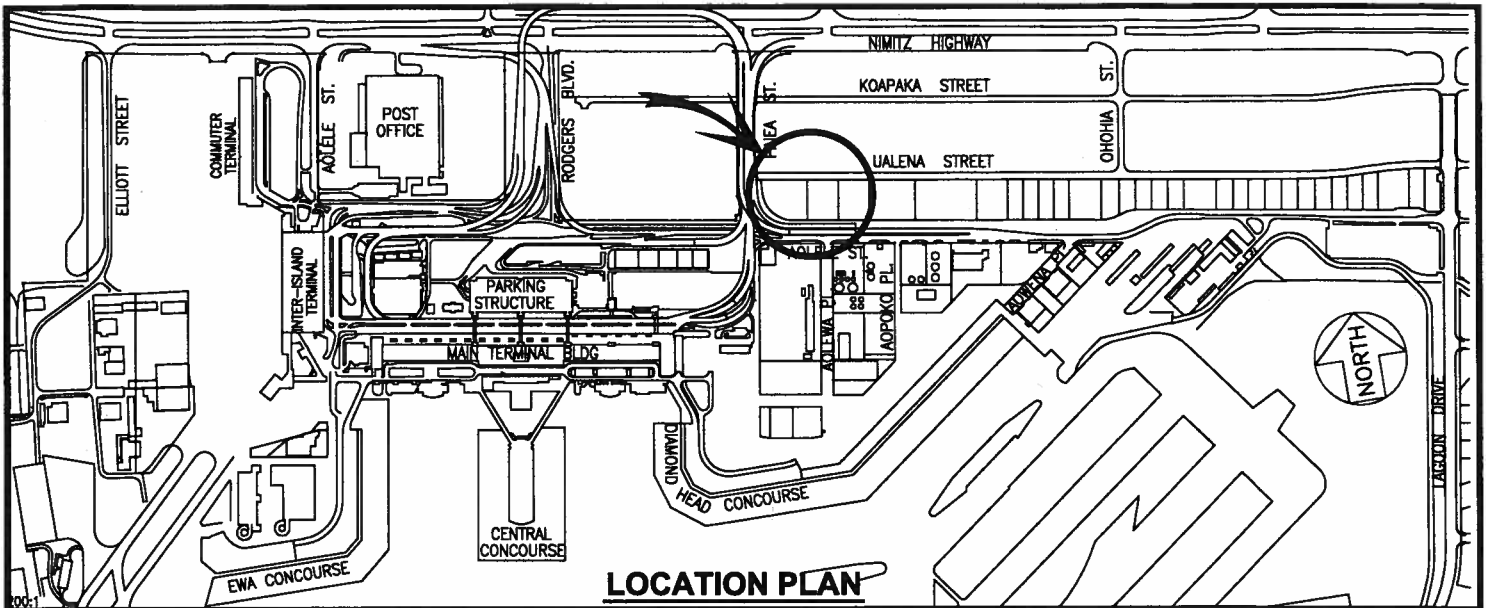
Respectfully submitted,


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

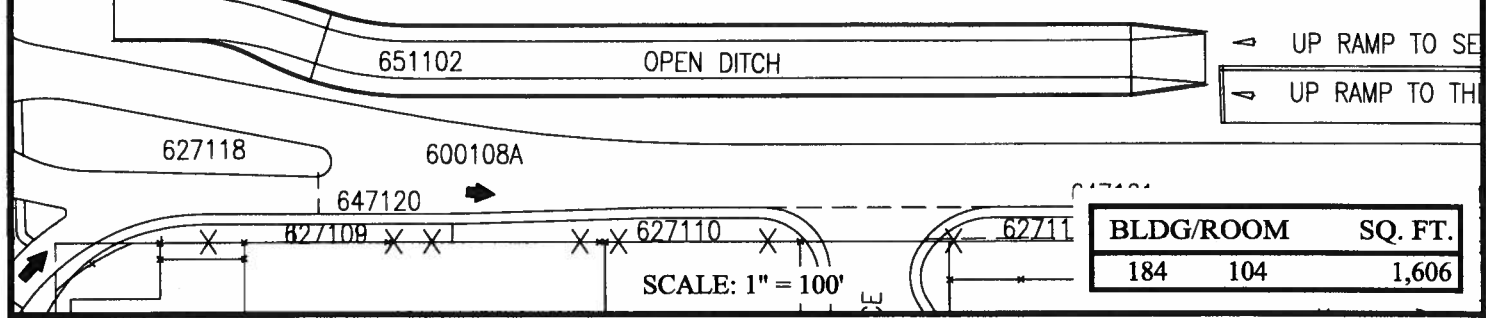
APPROVED FOR SUBMITTAL:



WILLIAM J. AILA, JR.
Chairperson and Member



BLDG 184



Amendment No. 1 DOT-A-13-0009

DATE : NOVEMBER 2013

EXHIBIT: **B-1**



HAWAIIAN SEALIFE, INC.

3239 UALENA STREET
UALENA STREET

184104
PLAT 16

HONOLULU INTERNATIONAL AIRPORT

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