



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

IN REPLY REFER TO:

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

ISSUANCE OF TWO DIRECT LEASES
FOR MOVING OPERATIONS AND COMPANY TRUCK AND CONTAINER PARKING
ROYAL HAWAIIAN MOVERS, INC.
UALENA STREET, HONOLULU INTERNATIONAL AIRPORT
TMK: (1) 1-1-04:19 AND 1-1-04:06 AND 07

OAHU

REQUEST:

Issuance of two direct leases to Royal Hawaiian Movers, Inc., for the operation and maintenance of: 1) a facility for moving operations, and 2) a parking lot for company trucks and containers.

LEGAL REFERENCE:

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

APPLICANT / LESSEE:

Royal Hawaiian Movers, Inc., a Nevada corporation, authorized to do business in the State of Hawaii, whose mailing address is 3017 Ualena Street, Honolulu, Hawaii 96819.

LOCATION AND TAX MAP KEY:

Portions of Honolulu International Airport, Island of Oahu, State of Hawaii, identified by Tax Map Key: 1st Division, 1-1-04:19, and 1-1-04-06 and 07.

AREA:

Exhibit A

Area/Space No. 005-114, consisting of an area of approximately 8,234 square feet,
Area/Space No. 197-101, consisting of an area of approximately 5,680 square feet,
Area/Space No. 197-102, consisting of an area of approximately 5,680 square feet,
Area/Space No. 197-103, consisting of an area of approximately 542 square feet, and
Area/Space No. 197-104, consisting of an area of approximately 542 square feet.

Exhibit B

Area/Space No. 005-126, consisting of an area of approximately 22,535 square feet, and
Area/Space No. 005-125, consisting of an area of approximately 21,343 square feet.

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 State of Hawaii, Department of Transportation, Airports Division (DOTA), for Airport purposes.

The DOTA 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:

Area/Exhibit A = Facility for moving operations
Area/Exhibit B = Parking lot for company trucks and containers.

TERM OF LEASE:

Five (5) years.

LEASE COMMENCEMENT DATE:

Upon execution of the lease document.

ANNUAL LEASE RENTAL:

Property Lease Rental.

Area/Exhibit A = Annual property lease rental in the sum of \$129,200.00 per annum.

Area/Exhibit B = Annual property lease rental in the sum of \$281,257.98 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 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 ____
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 (DOT) proposes to issue two direct Leases to Royal Hawaiian Movers, Inc. for the purpose of operating and maintaining: 1) a facility for moving operations, and 2) a parking lot for company trucks and containers.

RECOMMENDATION:


That the Board authorize the Department of Transportation to issue a direct lease to Royal Hawaiian Movers, 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,

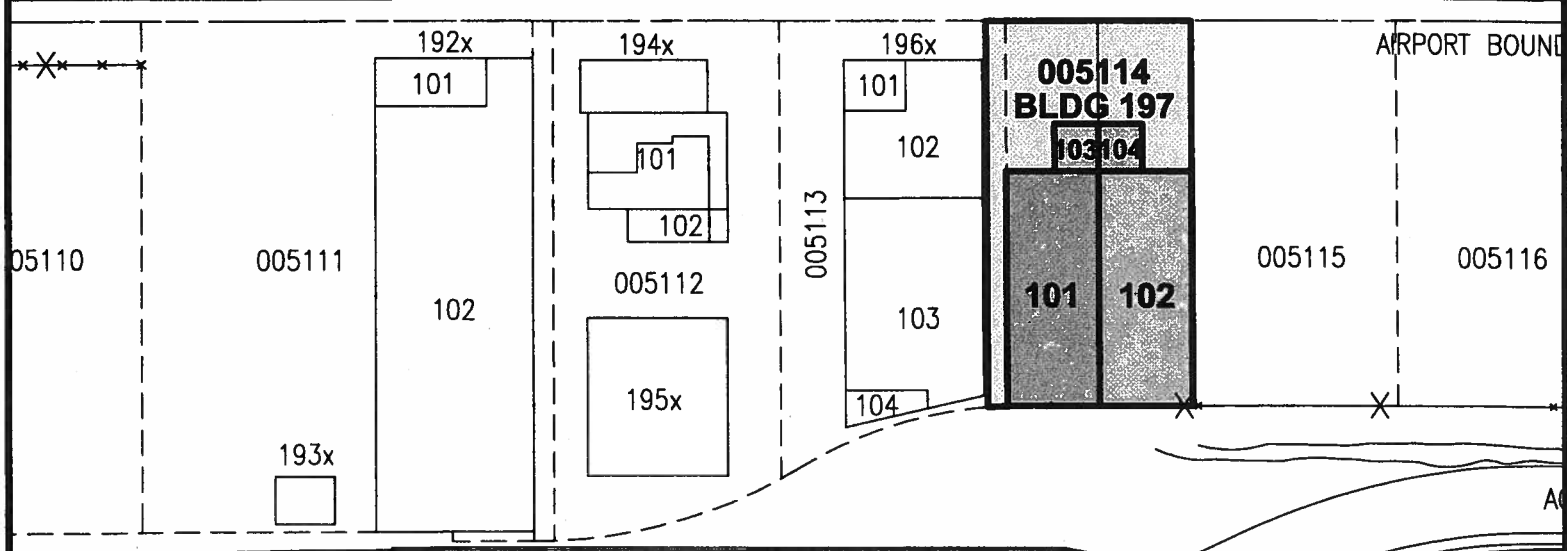
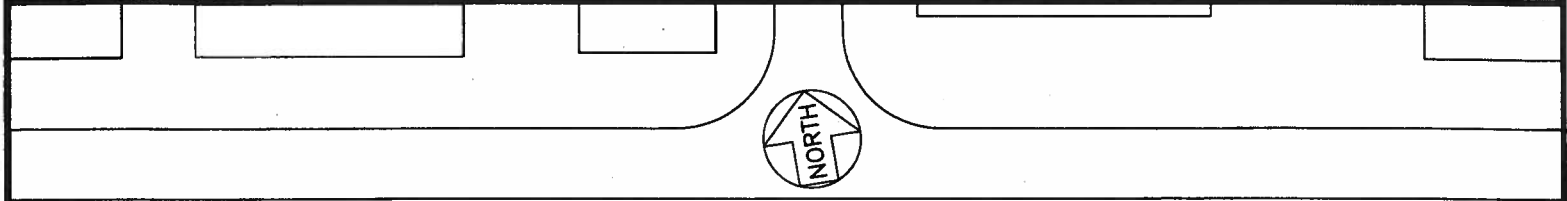
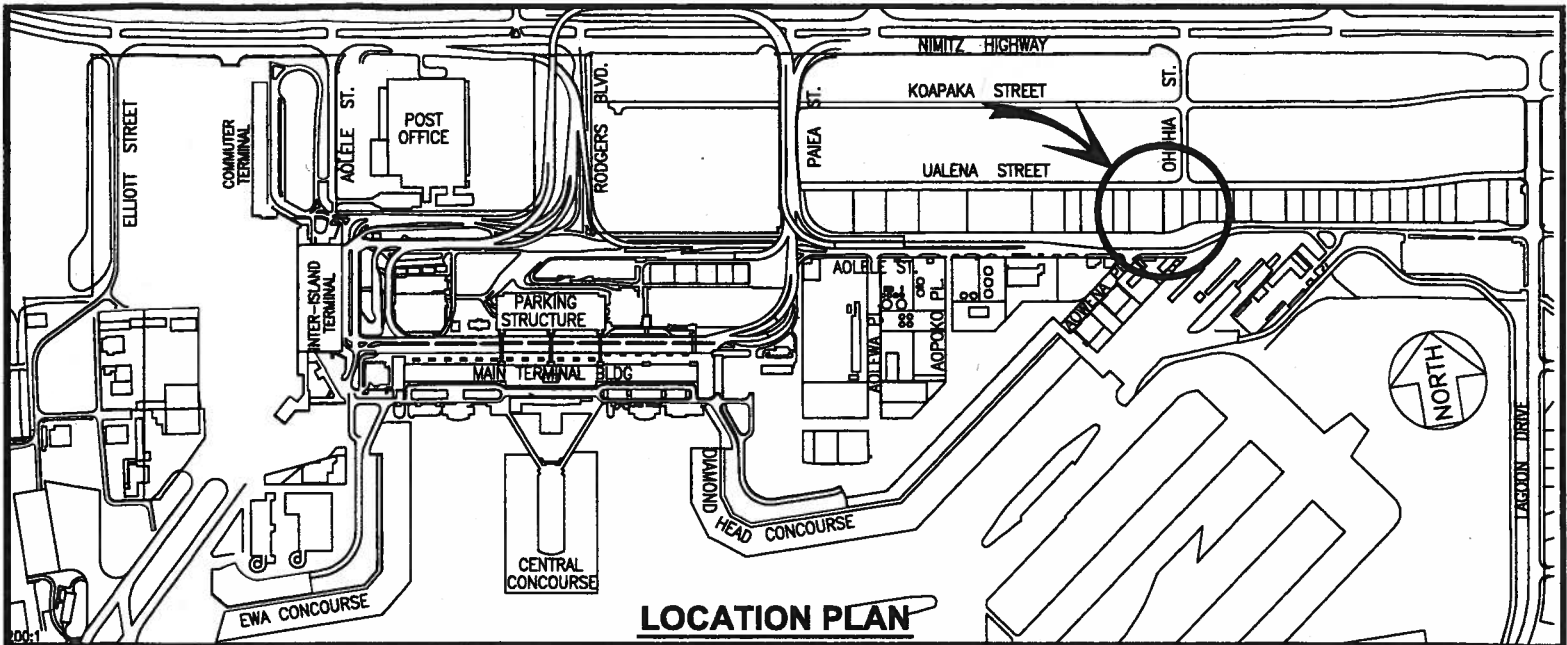


FORD N. FUCHIGAMI
Interim Director of Transportation

APPROVED FOR SUBMITTAL:



WILLIAM J. AIKA, JR.
Chairperson and Member



AREA/SPACE	SQ. FT.
005 114	8,234

BLDG/ROOM	SQ. FT.
197 101	5,680
197 102	5,680
197 103	542
197 104	542

SCALE: 1" = 100'

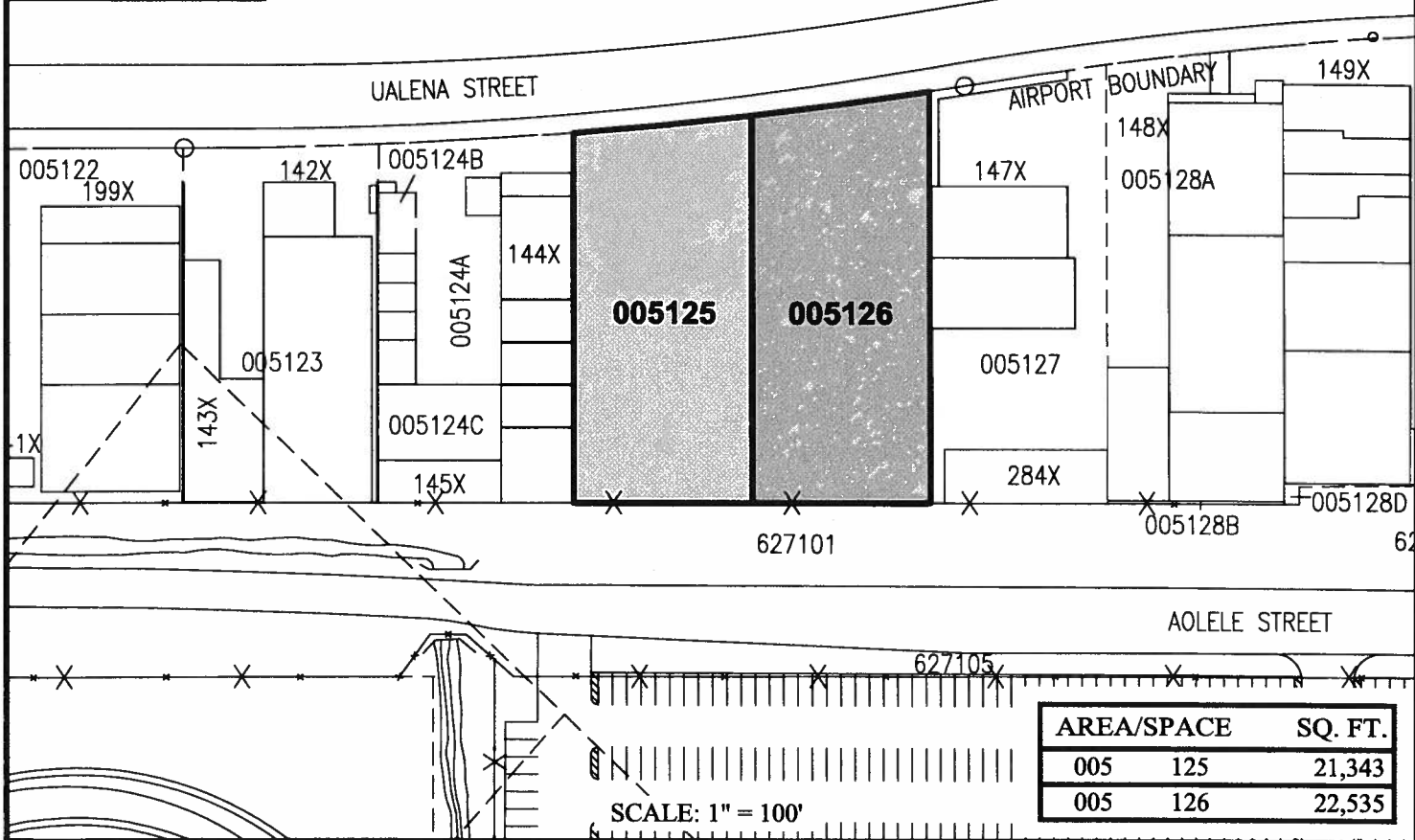
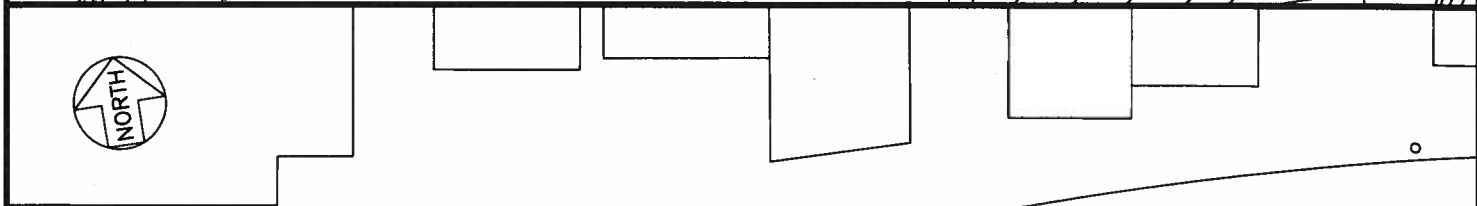
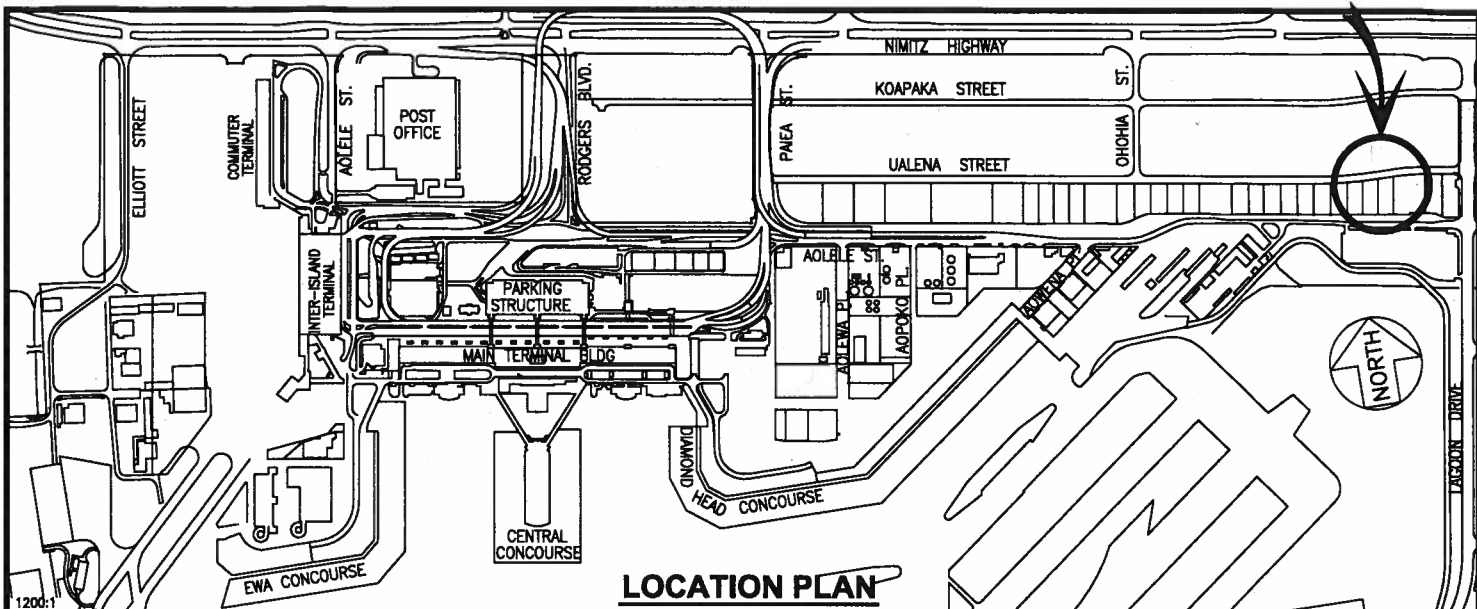
DATE : JULY 2013

EXHIBIT: A



2989 UALENA STREET

005114
197101-
197104
PLAT 16



AREA/SPACE	SQ. FT.
005 125	21,343
005 126	22,535

SCALE: 1" = 100'

DATE : SEPTEMBER 2014

EXHIBIT: **B**



Airports Division

ROYAL HAWAIIAN
MOVERS, INC.

UALENA STREET

005125
005126
PLAT 16

HONOLULU INTERNATIONAL AIRPORT

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