

DAVID Y. IGE
GOVERNOR



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

FORD N. FUCHIGAMI
DIRECTOR

Deputy Directors
JADE T. BUTAY
ROSS M. HIGASHI
EDWIN H. SNIFFENI
DARRELL T. YOUNG

IN REPLY REFER TO:

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

AMENDMENT NO. 3 TO STATE LEASE NO. DOT-A-80-0006
REQUEST TO INCLUDE ADDITIONAL PREMISES TO THE LEASE
BRADLEY PACIFIC AVIATION, INC.
DBA LANDMARK AVIATION
HONOLULU INTERNATIONAL AIRPORT
TAX MAP KEY: (1) 1-1-72: 14

OAHU

APPLICANT / LESSEE:

Bradley Pacific Aviation, Inc. dba Landmark Aviation, a Hawaii corporation, whose mailing address is 98 Kapalulu Place, Honolulu, Hawaii 96819.

LEGAL REFERENCE:

Subsection 171-59(b), Hawaii Revised Statutes, as amended.

LOCATION AND TAX MAP KEY:

Portion of Honolulu International Airport, Honolulu, Island of Oahu, State of Hawaii, identified by Tax Map Key: 1st Division, 1-1-72: 14.

PREMISES:

Original:

Area/Space No. 009-108, containing a land area of approximately 34,485 square feet.

Additional Premises:

Area/Space No. 009-109A, containing a land area of approximately 8,627 square feet;
Area/Space No. 009-109B, containing a land area of approximately 7,800 square feet;
Area/Space No. 009-109C, containing a land area of approximately 1,125 square feet;
Area/Space No. 009-109D, containing a land area of approximately 1,125 square feet;
Area/Space No. 009-109E, containing a land area of approximately 1,630 square feet;
Area/Space No. 009-109F, containing a land area of approximately 1,049 square feet;
Area/Space No. 009-109H, containing a land area of approximately 429 square feet;
Bldg/Room No. 224-101, containing a footprint of approximately 1,125 square feet; and
Bldg/Room No. 224-102, containing a footprint of approximately 1,125 square feet,
as shown and delineated on the attached map labeled Exhibit "B".

ITEM M-4

ZONING:

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

LAND TITLE STATUS:

Section 5(e) - Public Law 88-223 - "ceded" land of the Hawaii Admission Act
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES ___ NO X

CHARACTER OF USE:

Additional Space(s) will be used for the expansion of Applicant/Lessee's Fixed-Based
Operation at Honolulu International Airport.

TERM OF LEASE:

Original Lease was issued by way of a Public Auction

Original Term: 30 years (June 6, 1980 – June 5, 2010)

Amendment No. 1 to the Lease extended the term for an additional 10 years
(June 6, 2010 – June 5, 2020).

ANNUAL RENTAL:

Current Rental - \$93,626.78 per annum.

Amended Rental - \$173,698.05 per annum.

COMMENCEMENT DATE:

Upon execution of Amendment No. 3 to State Lease No. DOT-A-80-0006.

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.

REMARKS:

The Department of Transportation, Airports Division (DOTA) and Bradley Pacific Aviation, Inc. dba Landmark Aviation entered into State Lease No. DOT-A-80-0006, dated June 6, 1980, together with all amendments, modifications, assignments, consents, and extensions subsequent thereto, to develop, construct, operate, and maintain a Fixed- Based Hangar Facility at Honolulu International Airport. The Applicant/Lessee is now requesting additional space for the expansion of its Fixed-Based operation. The DOTA has no objections to the Applicant/Lessee’s request and shall amend the Lease to add the additional Premises. The DOTA has also determined that the Applicant/Lessee’s Fixed-Based operation encourages competition within the aeronautical and airport-related industries at Honolulu International Airport.

RECOMMENDATION:


That the Board authorize the DOTA to amend existing State Lease No. DOT-A-80-0006 demised to Bradley Pacific Aviation Inc. dba Landmark Aviation to include the additional space, 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,

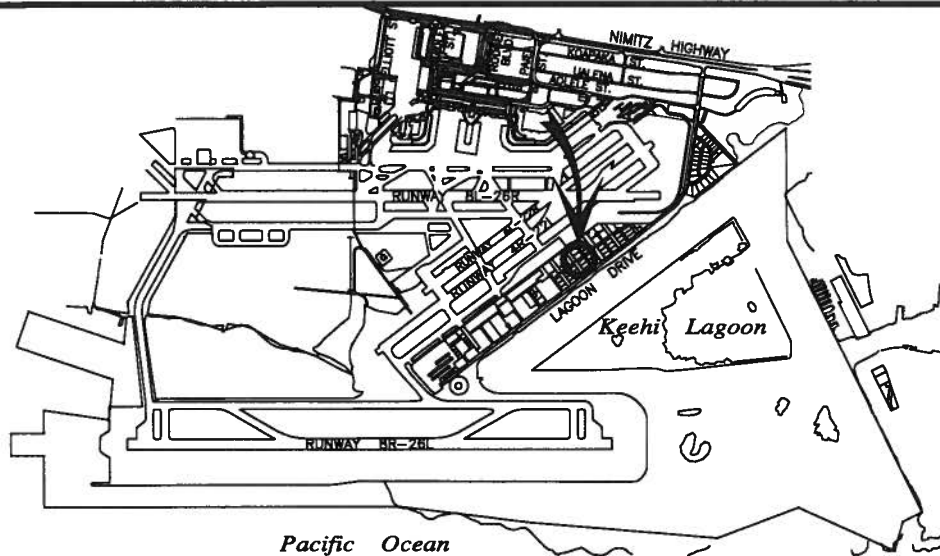


FORD N. FUCHIGAMI
Director of Transportation

APPROVED FOR SUBMITTAL:

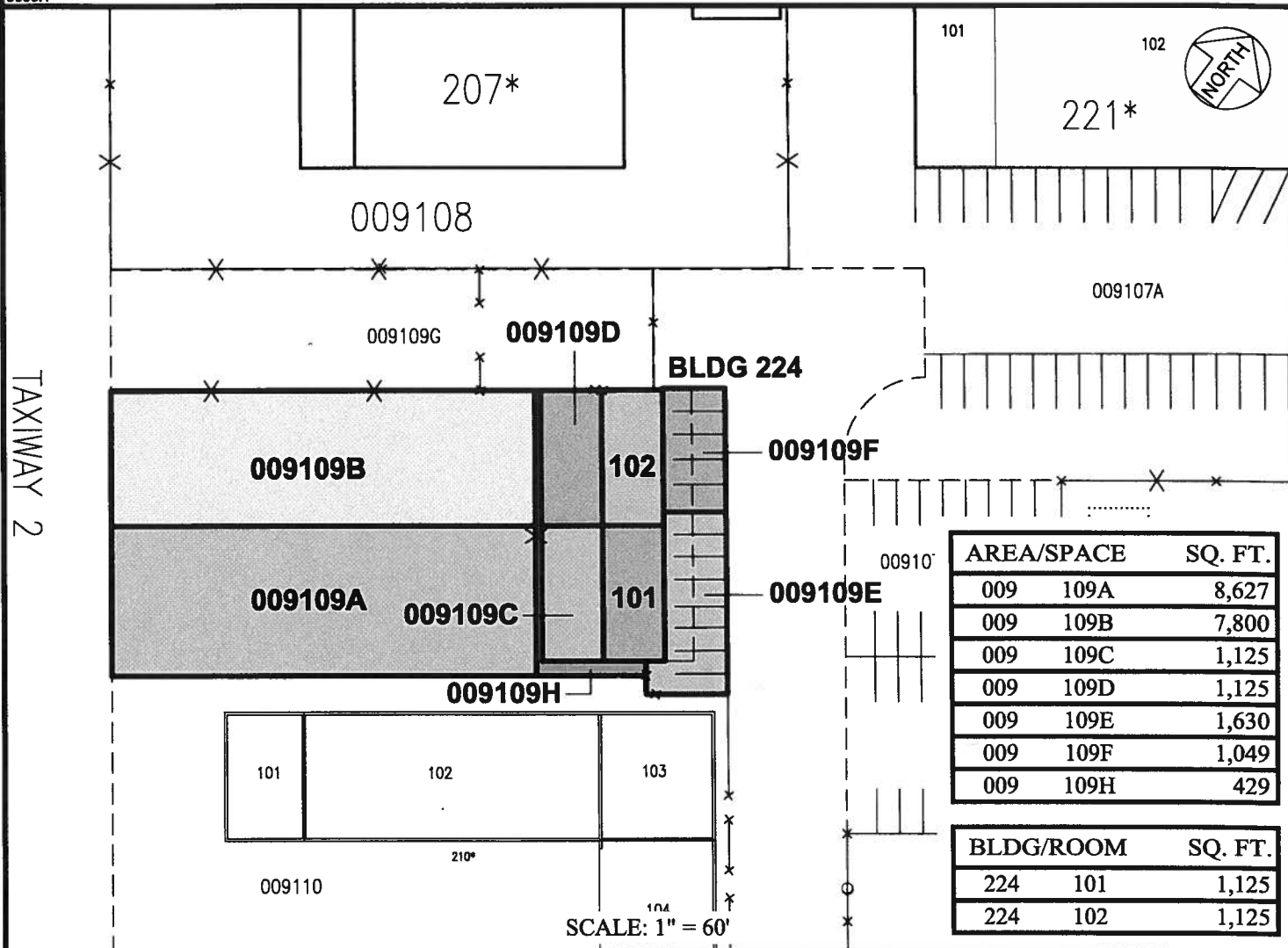


SUZANNE D. CASE
Chairperson and Member



LOCATION PLAN

5000:1



AREA/SPACE	SQ. FT.
009 109A	8,627
009 109B	7,800
009 109C	1,125
009 109D	1,125
009 109E	1,630
009 109F	1,049
009 109H	429

BLDG/ROOM	SQ. FT.
224 101	1,125
224 102	1,125

DOT-A-80-0006 Amendment No. 3

DATE : JULY 2015

EXHIBIT: **B**



Airports Division

BRADLEY PACIFIC
AVIATION, INC.

BUILDING 224
GENERAL AVIATION
SOUTH RAMP

224101,102
009109A-F
009109H
PLAT 24

HONOLULU INTERNATIONAL AIRPORT

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