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

ISSUANCE OF A REVOCABLE PERMIT FOR AN EXECUTIVE LOUNGE
IASS HAWAII, LLC
CENTRAL CONCOURSE
DANIEL K. INOUYE INTERNATIONAL AIRPORT
TAX MAP KEY: (1) 1-1-003: 050 (PORTION)

O‘AHU

APPLICANT/LESSEE:

IASS Hawaii, LLC (IASS), whose mailing address is 169 S. Kukui Street, 3rd Floor,
Honolulu, Hawaiʻi 96813.

LEGAL REFERENCE:

Section 171-55, Hawaiʻi Revised Statutes (HRS).

LOCATION AND TAX MAP KEY:

A portion of Building 350, Central Concourse, Ground Level, of the Daniel K.
Inouye International Airport (Airport), Island of O‘ahu, State of Hawaiʻi,
identified by Tax Map Key: 1st Division, 1-1-003: 050 (Portion).

AREA:

Building/Room No. 350-147D, containing approximately 1,692 square feet,
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)
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LAND TITLE STATUS:

Section 5(a) lands of the Hawaii Admissions Act: Non-ceded
DHHL 30% entitlement lands pursuant to the Hawai‘i State Constitution: YES ___ NO _X_

CURRENT USE STATUS:

Land presently encumbered by Governor’s Executive Order No. 3201, dated June 8, 1983, setting aside a portion of the Airport under the control and management of the, State of Hawai‘i Department of Transportation, Airports Division, (DOTA), for Airport Purposes.

CHARACTER OF USE:

IASS will use and maintain the space for an Executive Lounge providing drinks, flight information, newspapers, magazines, and internet connection for premier members of specific credit card companies under contract with IASS Co., Ltd., the Applicant/Lessee’s parent company en route to and from worldwide destinations.

COMMENCEMENT DATE:

To be determined by the Director of Transportation at a later date.

MONTHLY RENTAL:

$5,312.88 (as determined from the DOTA schedule of ratees and charges established by appraisal of Airports property statewide, plus $659.88 for utilities and $423.00 for air conditioning).

SECURITY DEPOSIT:

Three (3) times the monthly rental in effect

DCCA VERIFICATION:

Place of business registration confirmed: YES _X_ NO ___
Registered business name confirmed: YES _X_ NO ___
Good standing confirmed: YES _X_ NO ___

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 11-200-8(a), Environmental Impact Statement Rules of the Department of Health, State of Hawai‘i, this disposition is exempt from requirements
regarding preparation of an environmental assessment, negative declaration, or
environmental impact statement as required by Chapter 343, Hawai‘i 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 Hawai‘i,
Department of Transportation (DOT), 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.

DOTA consulted with the U.S. Federal Aviation Administration (FAA) as to the
appropriateness of the citation of the Environmental Exemption Class from the
Comprehensive list for the DOT, dated November 15, 2000. The FAA concurred on the
appropriateness.

REMARKS:

In accordance with Section 171-55, HRS, relating to Permits, the DOT proposes to issue
a month-to-month revocable permit to IASS for the use and maintenance of an Executive
Lounge to provide a facility for their premier members of credit card companies under
contract with IASS Co., Ltd. en route to and from worldwide destinations.

RECOMMENDATION:

That the Board authorize the DOT to issue a direct lease to IASS, 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,

JADE T. BUTAY
Director of Transportation

APPROVED FOR SUBMITTAL:

SUZANNE D. CASE
Chairperson and Member