

DAVID Y. IGE
GOVERNOR



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

JADE T. BUTAY
DIRECTOR

Deputy Directors
LYNN A.S. ARAKI-REGAN
DEREK J. CHOW
ROSS M. HIGASHI
EDWIN H. SNIFFEN

IN REPLY REFER TO:

Board of Land and
Natural Resources
State of Hawai'i
Honolulu, Hawai'i

ISSUANCE OF A REVOCABLE PERMIT FOR AN EXECUTIVE LOUNGE
IASS HAWAII, LLC
CENTRAL CONCOURSE
DANIEL K. INOUE 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, Hawai'i 96813.

LEGAL REFERENCE:

Section 171-55, Hawai'i 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 Hawai'i,
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)

ITEM M-1

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 rates 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 <u>X</u>	NO ___
Registered business name confirmed:	YES <u>X</u>	NO ___
Good standing confirmed:	YES <u>X</u>	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.

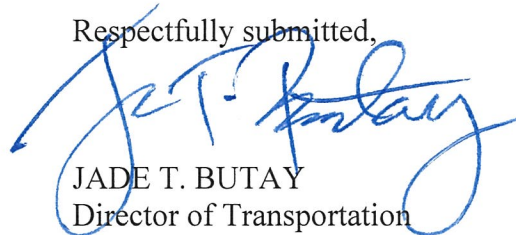
REMARKS:

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,

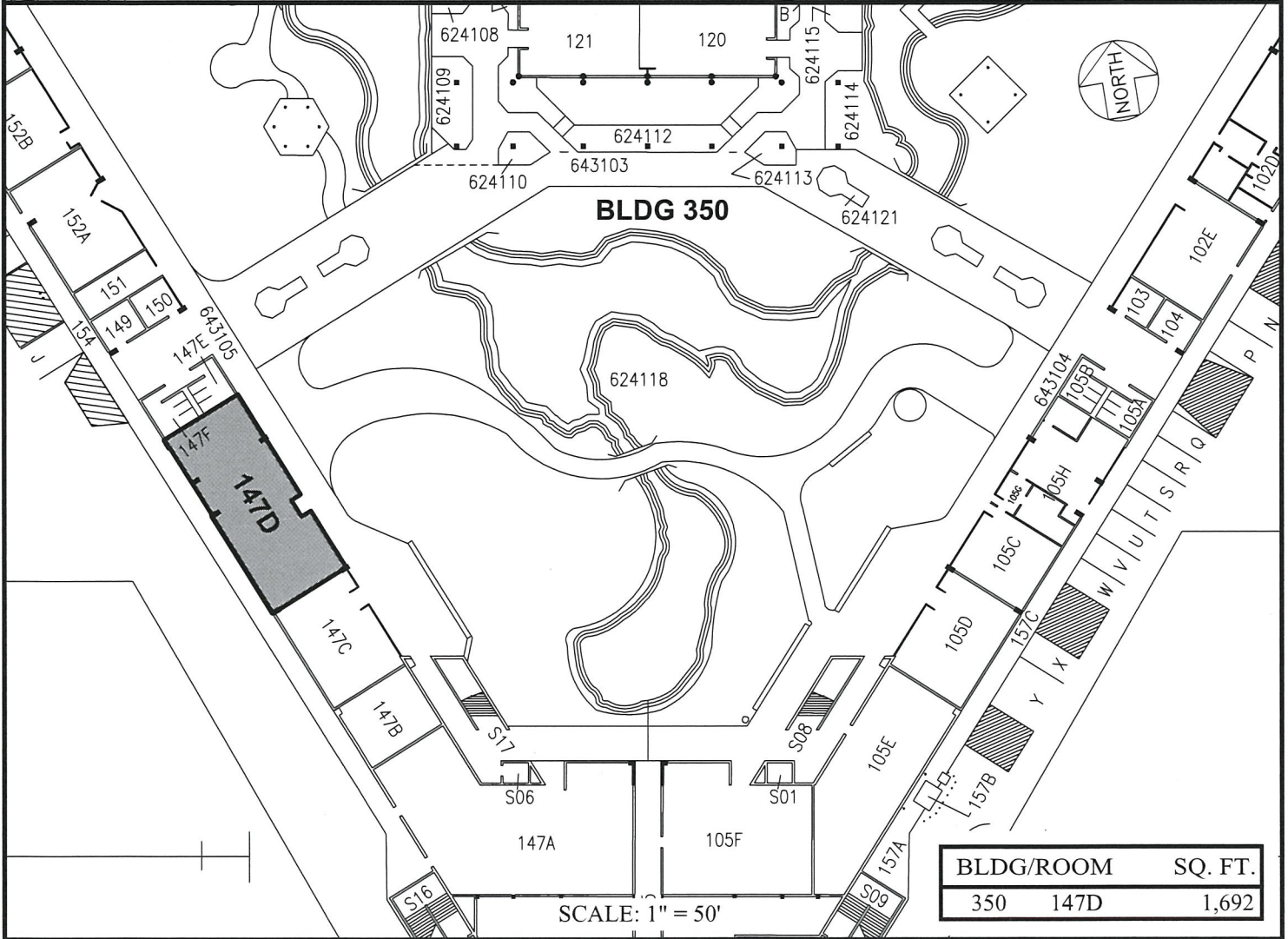
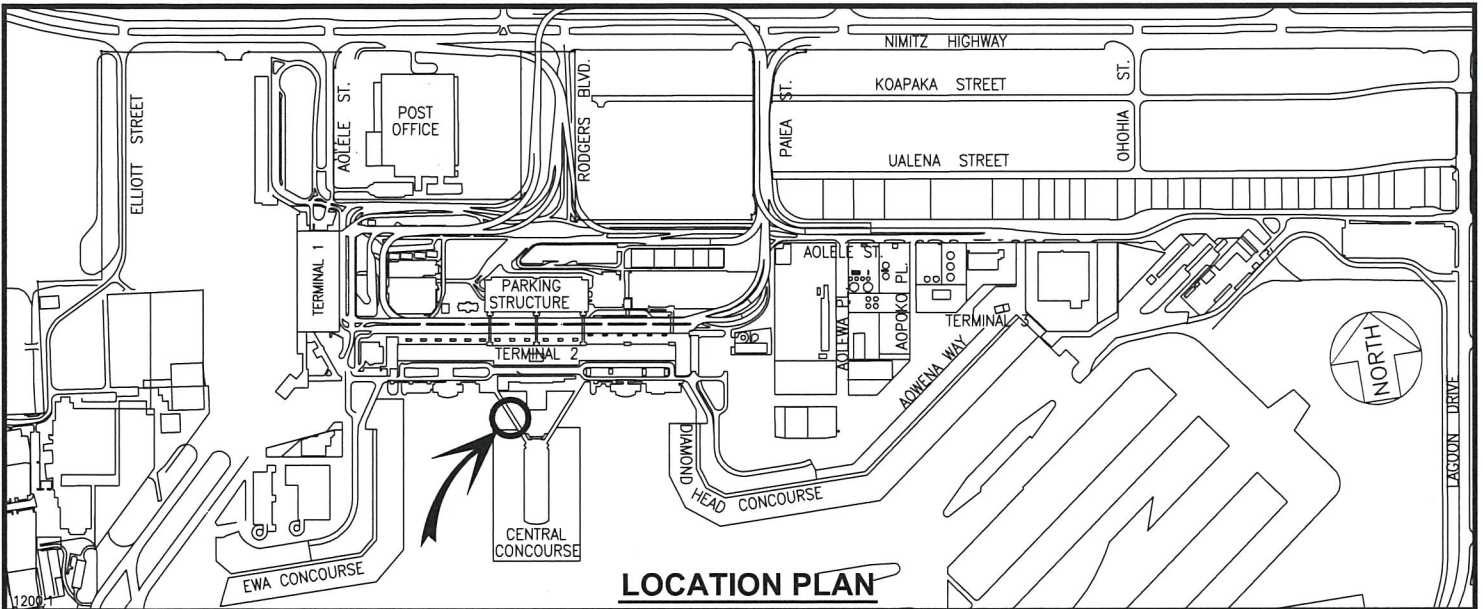


JADE T. BUTAY
Director of Transportation

APPROVED FOR SUBMITTAL:



SUZANNE D. CASE
Chairperson and Member



RP-8881

DATE : APRIL 2019

EXHIBIT: **A**



Airports Division

IASS HAWAII, LLC

**BUILDING 350
CENTRAL CONCOURSE
GROUND LEVEL**

350147D

PLAT A1

DANIEL K. INOUE INTERNATIONAL AIRPORT