



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. SNIFFEN
DARRELL T. YOUNG

IN REPLY REFER TO:

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

CONSENT TO SUBLEASE OF STATE LEASE NO. DOT-A-91-0021
ALPS AIRCRAFT LEASING LLC TO LANI LEA SKY TOURS LLC
HONOLULU INTERNATIONAL AIRPORT
TAX MAP KEY: (1) 1-1-72: 51

O'AHU

LEGAL REFERENCE:

Subsection 171-36 (a) (6), Hawaii Revised Statutes.

LESSEE/SUBLESSOR:

ALPS Aircraft Leasing LLC, a Hawai'i corporation, whose business address is
134 Nakolo Place, Honolulu, Hawai'i, 96819

SUBLESSEE:

Lani Lea Sky Tours LLC, a Hawai'i corporation, whose mailing address is
134 Nakolo Place, Suite 201, Honolulu, Hawai'i 96819

LOCATION AND TAX MAP KEY:

Portion of Honolulu International Airport, Honolulu, Island of O'ahu, State of Hawai'i
identified by Tax Map Key: 1st Division, 1-1-72: 51

LEASE AREA:

Area/Space No. 009-182, containing a land area of approximately 21,319 square feet, as
shown and delineated on the attached map labeled Exhibit A.

SUBLEASE AREA:

Approximately 3,000 square feet, comprised of office space, hangar space, and 2 parking
stalls.

ITEM M-5

LEASE TERM:

Thirty (30) years, July 1, 1991 through June 30, 2021.

SUBLEASE TERM:

Commencing from the date of execution through May 31, 2021.

SUBLEASE RENT:

\$7,500.00 per month

DCCA VERIFICATION:

LESSEE/SUBLESSOR:

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 _____

SUBLESSEE:

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:

In accordance with the Comprehensive Exemption List approved by the Environmental Council and dated May 22, 2001, the subject request qualifies under Exemption Class 1, "Operations, repairs, and maintenance of existing structures, facilities, equipment or topographical features, involving negligible or no expansion or change of use beyond that previously existing."

ZONING:

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

LAND TITLE STATUS:

Section 5(a) lands of the Hawai'i Admissions Act – Non-ceded
DHHL 30% entitlement lands pursuant to the Hawai'i State Constitution: No

CHARACTER OF USE:

Hangar Facility

REMARKS:

The State of Hawai'i, Department of Transportation, Airports Division, has reviewed the Sublease between ALPS Aircraft Leasing LLC and Lani Lea Sky Tours LLC and has no objections to the request.

RECOMMENDATION:

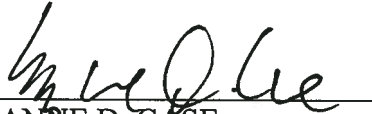
That the Board approve and authorize the Consent to Sublease between ALPS Aircraft Leasing LLC, as Lessee/Sublessor, and Lani Lea Sky Tours LLC, as Sublessee, as hereinabove outlined, subject to: (1) terms and conditions hereinabove outlined, which are by reference incorporated herein; (2) such terms 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 Consent to Sublease form and content.

Respectfully submitted,

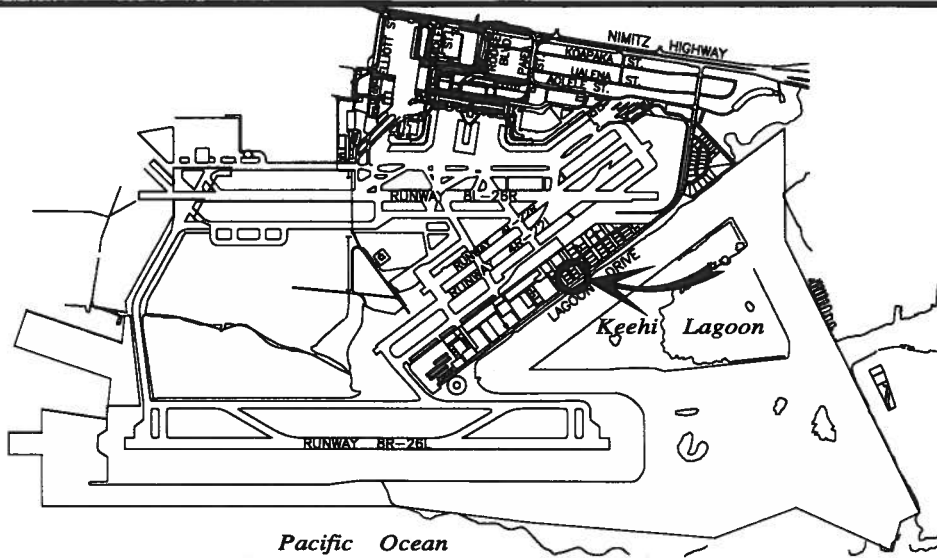


FORD N. FUCHIGAMI
Director of Transportation

APPROVED FOR SUBMITTAL:

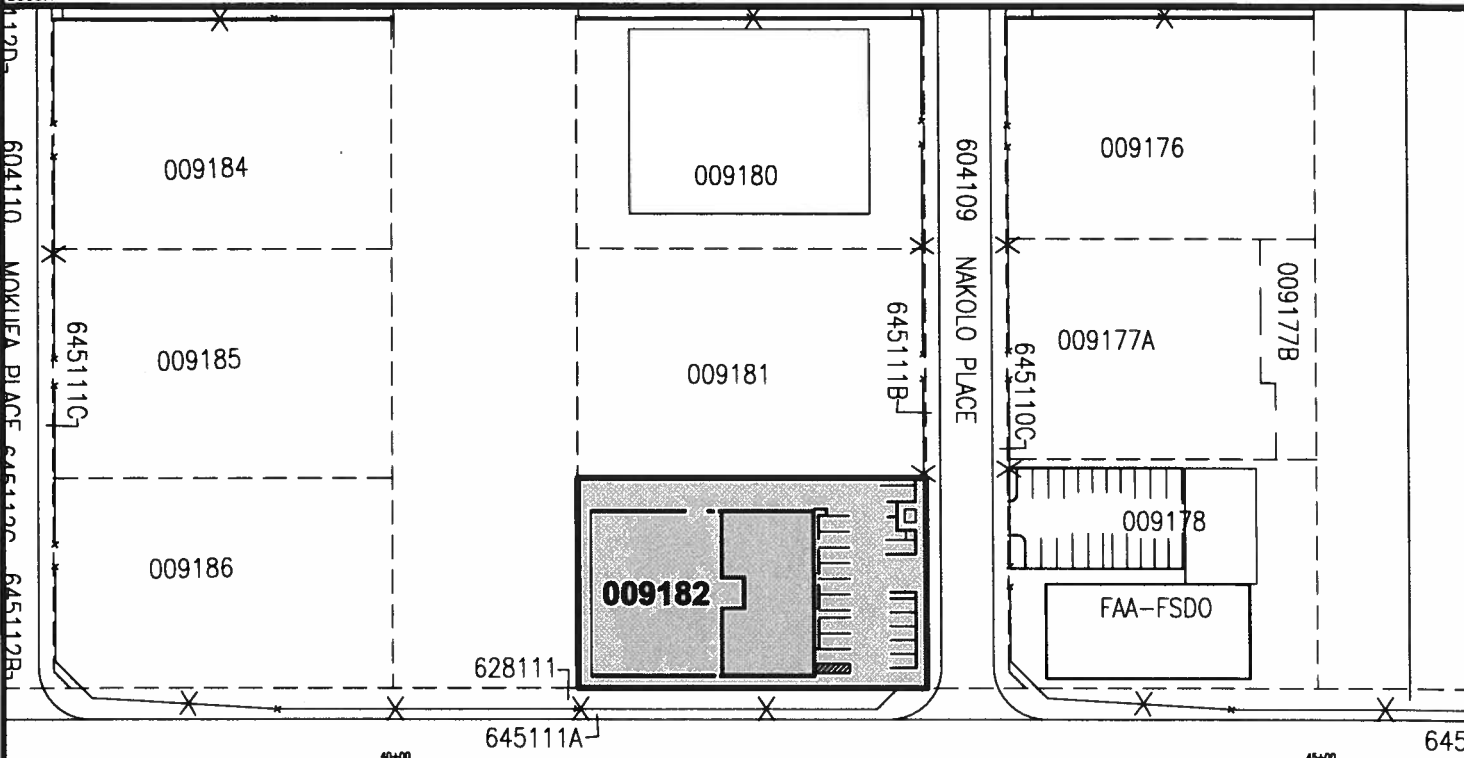


SUZANNE D. CASE
Chairperson and Member



LOCATION PLAN

5000:1



SCALE: 1" = 100'

AREA/SPACE	SQ. FT.
009 182	21,319

DOT-A-91-0021

DATE : MAY 2015

EXHIBIT: **A**



PACIFIC AVIATION SERVICES, INC.

LOTS SOUTH RAMP

009182
PLAT 36

HONOLULU INTERNATIONAL AIRPORT