

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. 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 HAWAII INDUSTRIAL STRUCTURES, INC.
DANIEL K. INOUE INTERNATIONAL AIRPORT O'AHU
TAX MAP KEY: (1) 1-1-72: 51

LEGAL REFERENCE:

Subsection 171-36 (a) (6), Hawai'i Revised Statutes.

LESSEE/SUBLESSOR:

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

SUBLESSEE:

Hawaii Industrial Structures, Inc., a Hawai'i corporation, whose mailing address is
130 Iolana Place, Honolulu, Hawai'i 96819

LOCATION AND TAX MAP KEY:

Portion of Daniel K. Inouye 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 1,000 square feet of office space.

ITEM M-2

LEASE TERM:

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

SUBLEASE TERM:

Commencing from the date of execution through June 30, 2018.

SUBLEASE RENT:

\$3,500.00 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."

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

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

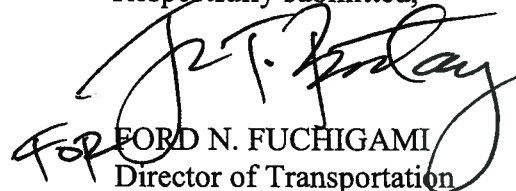
REMARKS:

The State of Hawai'i, Department of Transportation, Airports Division, has reviewed the Sublease between ALPS Aircraft Leasing LLC and Hawaii Industrial Structures, Inc. and has no objections to the request.


RECOMMENDATION:

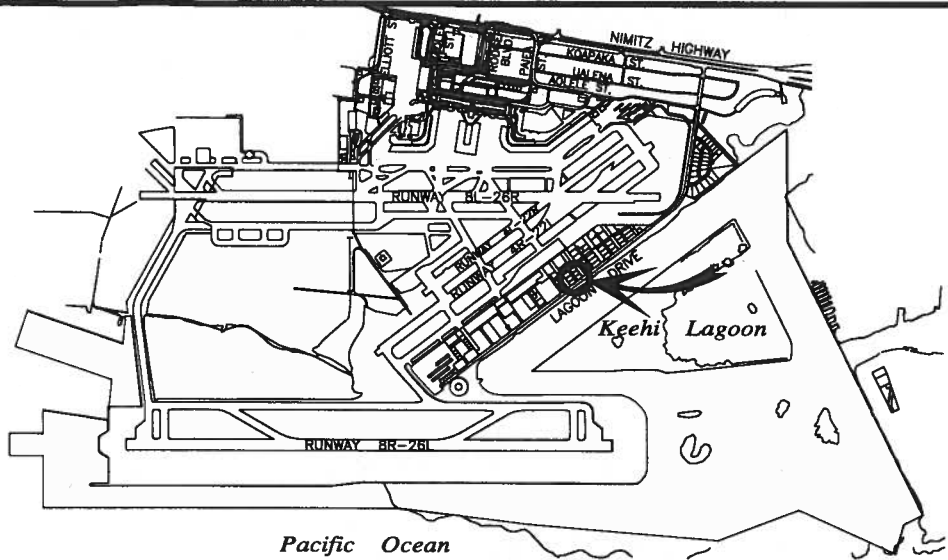
That the Board approve and authorize the Consent to Sublease between ALPS Aircraft Leasing LLC, as Lessee/Sublessor, and Hawaii Industrial Structures, Inc, as Sublessee, as hereinabove outlined, subject to: (1) terms and conditions hereinabove outlined, which are by reference incorporated herein; (2) 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,

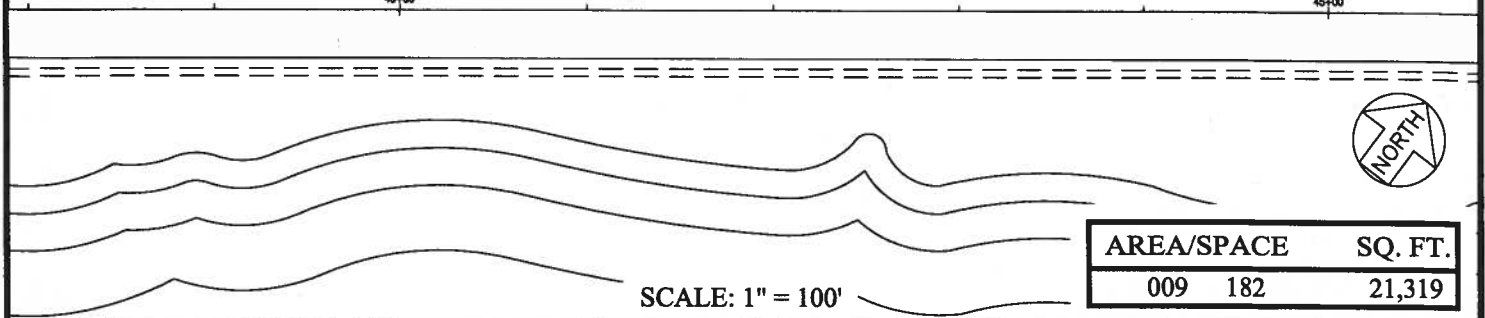
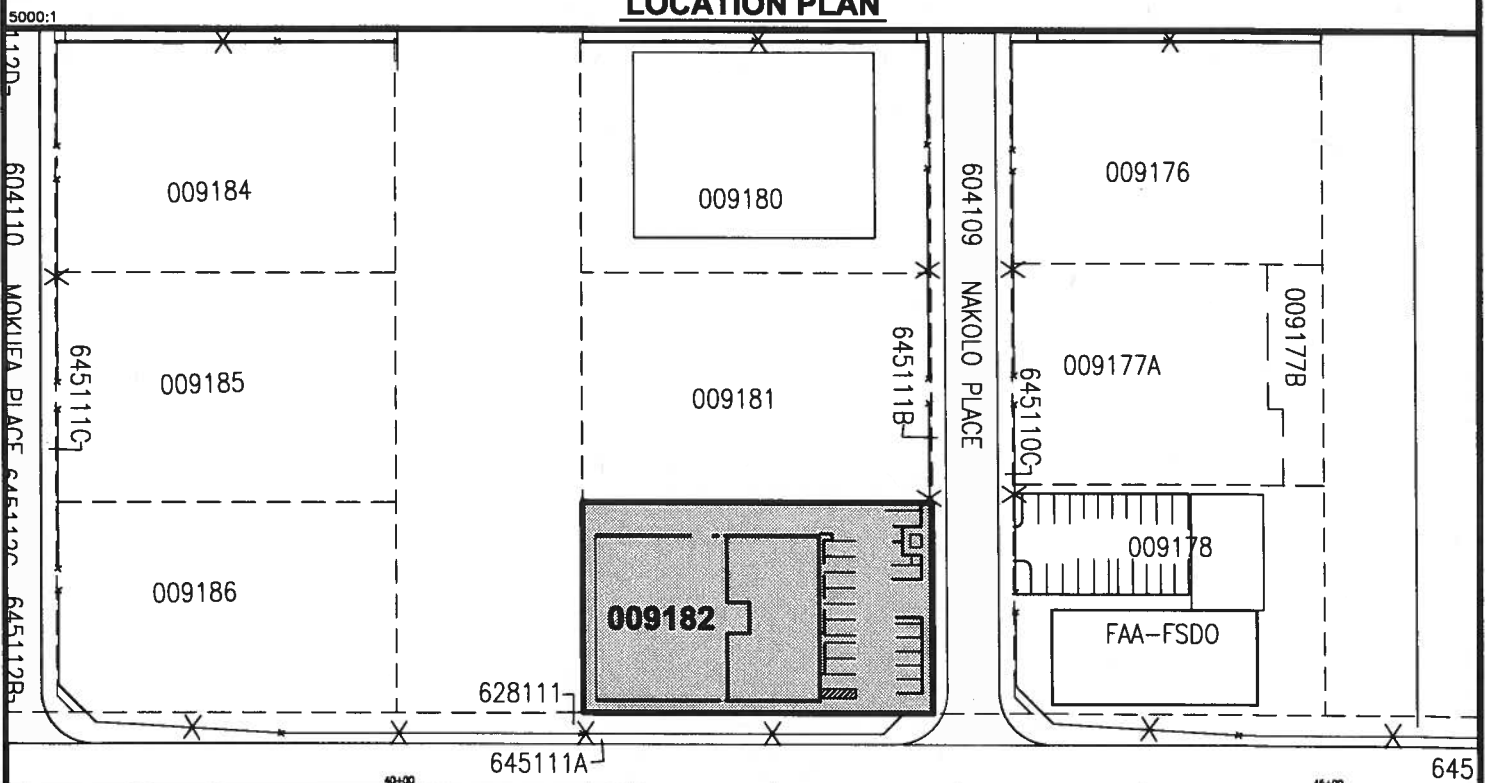

FORD N. FUCHIGAMI
Director of Transportation

APPROVED FOR SUBMITTAL:


SUZANNE D. CASE
Chairperson and Member



LOCATION PLAN



SCALE: 1" = 100'

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

DOT-A-91-0021 DATE : OCTOBER 2016 EXHIBIT: **A**



**ALPS AIRCRAFT
LEASING LLC**

**LOTS
SOUTH RAMP**

**009182
PLAT 36**

HONOLULU INTERNATIONAL AIRPORT

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