

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

AMENDMENT NO. 34 TO CONCESSION LEASE NO. DOT-A-92-0018
FOR THE ADDITION OF SPACES TO OFFER FOOD AND BEVERAGE
SERVICES TO THE TRAVELING PUBLIC
RESTAURANT AND LOUNGE CONCESSION
HOST INTERNATIONAL, INC.
DANIEL K. INOUE INTERNATIONAL AIRPORT
TAX MAP KEY: (1) 1-1-003: 001 (PORTION)

O'AHU

PURPOSE:

To amend the existing Restaurant and Lounge Concession Lease No. DOT-A-92-0018 at Daniel K. Inouye International Airport for the addition of spaces to offer food and beverage services to the traveling public. Under Article III. (Premises) of the Lease, the specific areas assigned or provided for the concession activity may be changed at the discretion of the Director of Transportation.

LEGAL REFERENCE:

Chapter 102 and Section 261-7, Hawai'i Revised Statutes, as amended.

APPLICANT:

Host International, Inc. (HOST), whose business address is 6905 Rockledge Drive, Bethesda, Maryland 20817.

LOCATION AND TAX MAP KEY:

A portion of Daniel K. Inouye International Airport, Island of O'ahu, State of Hawai'i, identified by Tax Map Key: 1st Division, 1-1-003: 001 (PORTION).

ZONING:

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

ITEM M-3

BLNR – AMENDMENT NO. 34 TO CONCESSION LEASE NO. DOT-A-92-0018 FOR THE ADDITION OF SPACES TO OFFER FOOD AND BEVERAGE SERVICES TO THE TRAVELING PUBLIC, RESTAURANT AND LOUNGE CONCESSION, HOST INTERNATIONAL, INC., DANIEL K. INOUBE INTERNATIONAL AIRPORT

Page 2

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

TERM:

To run for the balance of the term of the existing Concession Lease that expires on April 30, 2029.

ADDITIONAL PREMISES:

Area/Space No. 373-212B, containing an area of approximately 3,284 square feet, and Area/Space No. 373-176M, containing an area of approximately 259 square feet, as delineated on the attached map labeled Exhibits B-59 and B-60 dated May 2019.

IMPROVEMENTS:

Applicant at its own cost and expense shall be responsible for any renovation, upgrade, remodeling and improvements to the additional space.

RENTAL:

No additional square footage floor rent will be charged. All gross receipts generated from the additional space will be included with the gross receipts of the Concession Lease as provided in Article VI. (Rental). However, Lessee shall pay the annual sum of \$15,835.32 for utilities.

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 Amended November 15, 2000, as approved by the

BLNR – AMENDMENT NO. 34 TO CONCESSION LEASE NO. DOT-A-92-0018 FOR THE ADDITION OF SPACES TO OFFER FOOD AND BEVERAGE SERVICES TO THE TRAVELING PUBLIC, RESTAURANT AND LOUNGE CONCESSION, HOST INTERNATIONAL, INC., DANIEL K. INOUE INTERNATIONAL AIRPORT

Page 3

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.

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.

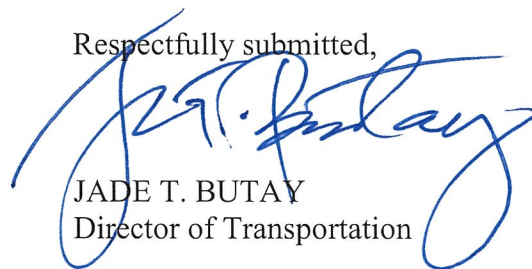
REMARKS:

The Department of Transportation and Host International, Inc., entered into that certain Concession Lease No. DOT-A-92-0018, dated March 2, 1993, for the Restaurant and Lounge Concession at Daniel K. Inouye International Airport. The additional spaces will provide travelers with more conveniently located areas near airline gates to purchase food and beverage items.

RECOMMENDATION:

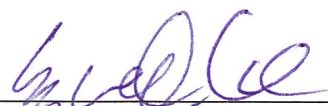
That the Board approve and authorize: (1) the Department of Transportation to amend Article III. (Premises) of the subject Lease as herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval by the Department of the Attorney General.

Respectfully submitted,

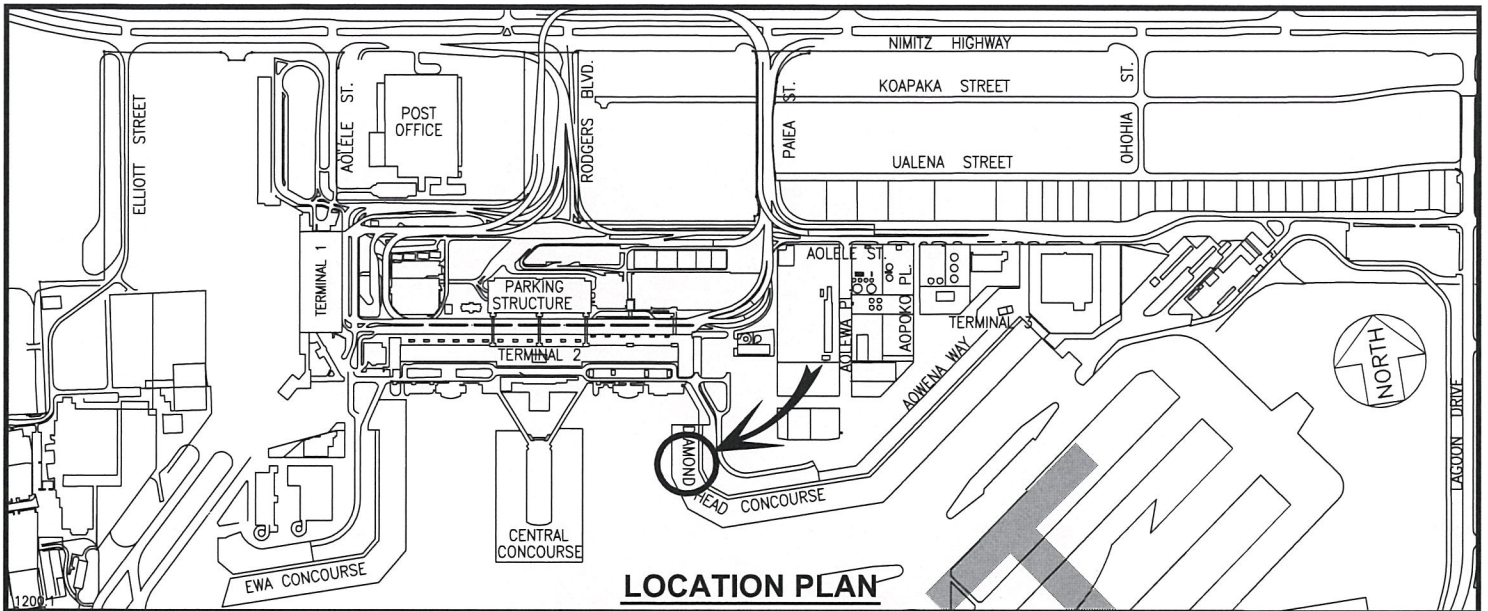


JADE T. BUTAY
Director of Transportation

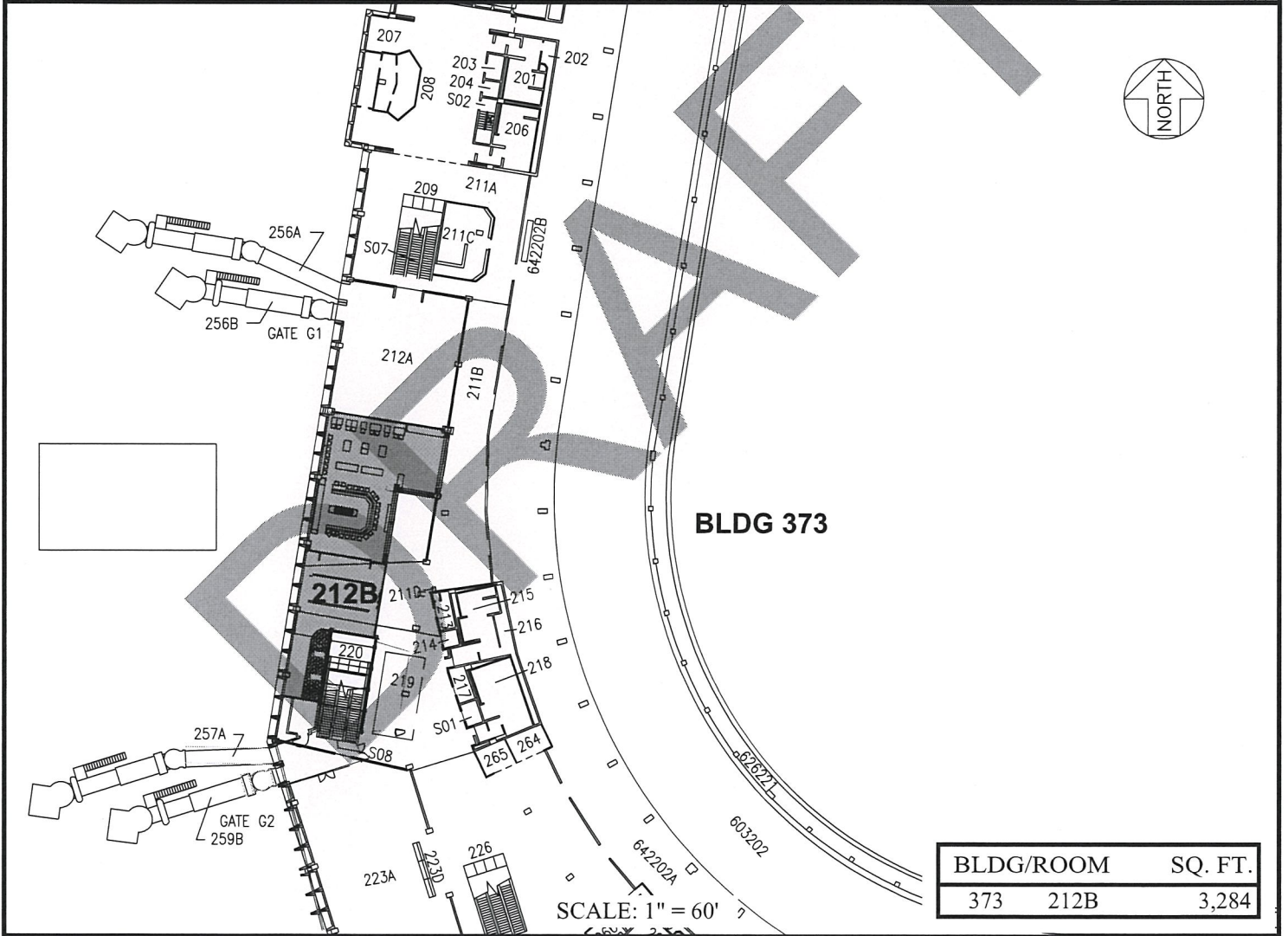
APPROVAL FOR SUBMITTAL:



SUZANNE D. CASE
Chairperson and Member



LOCATION PLAN



BLDG 373

SCALE: 1" = 60'

BLDG/ROOM	SQ. FT.
373 212B	3,284

DOTA-92-0018

DATE : MAY 2019

EXHIBIT: **B-59**



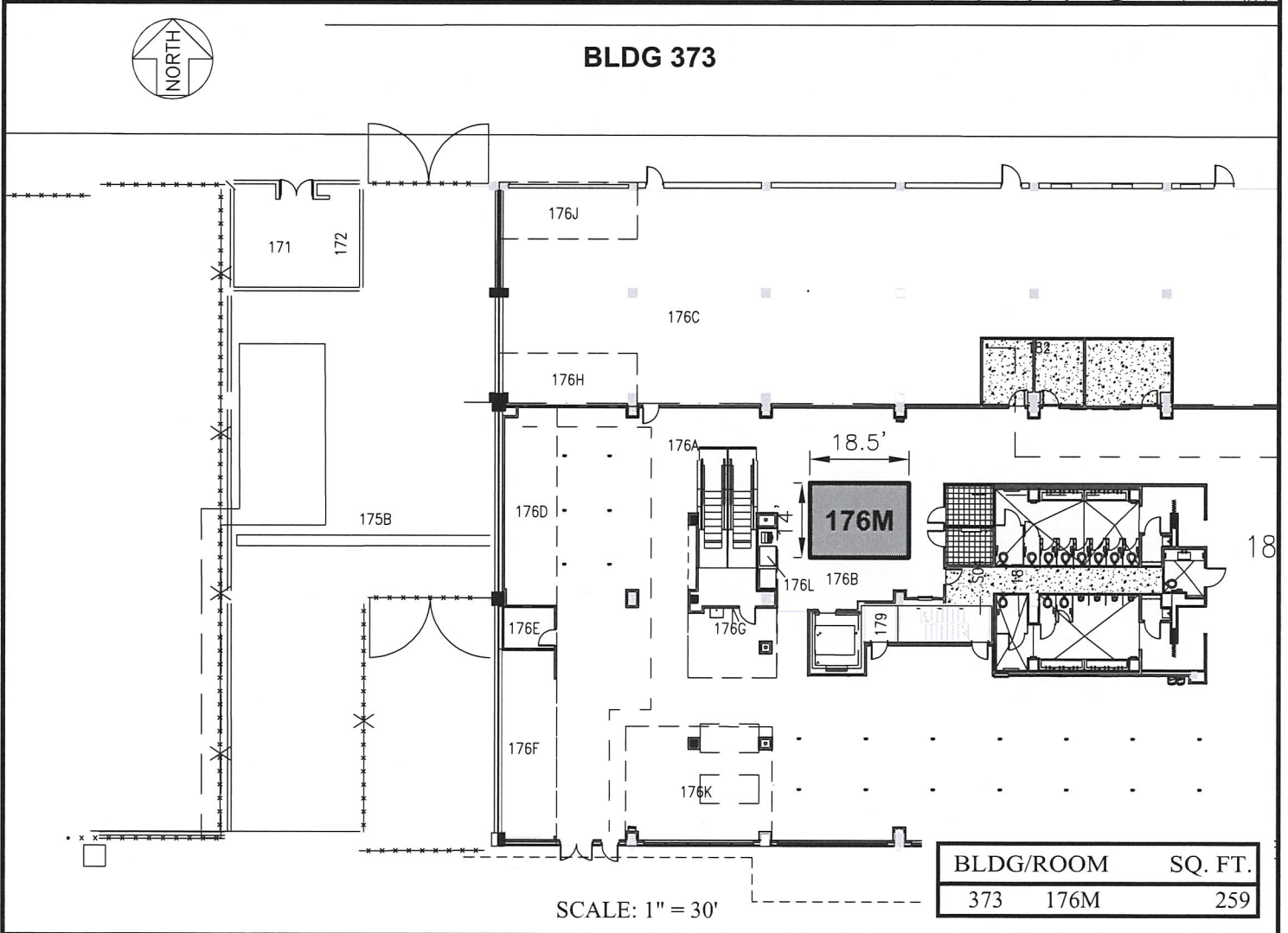
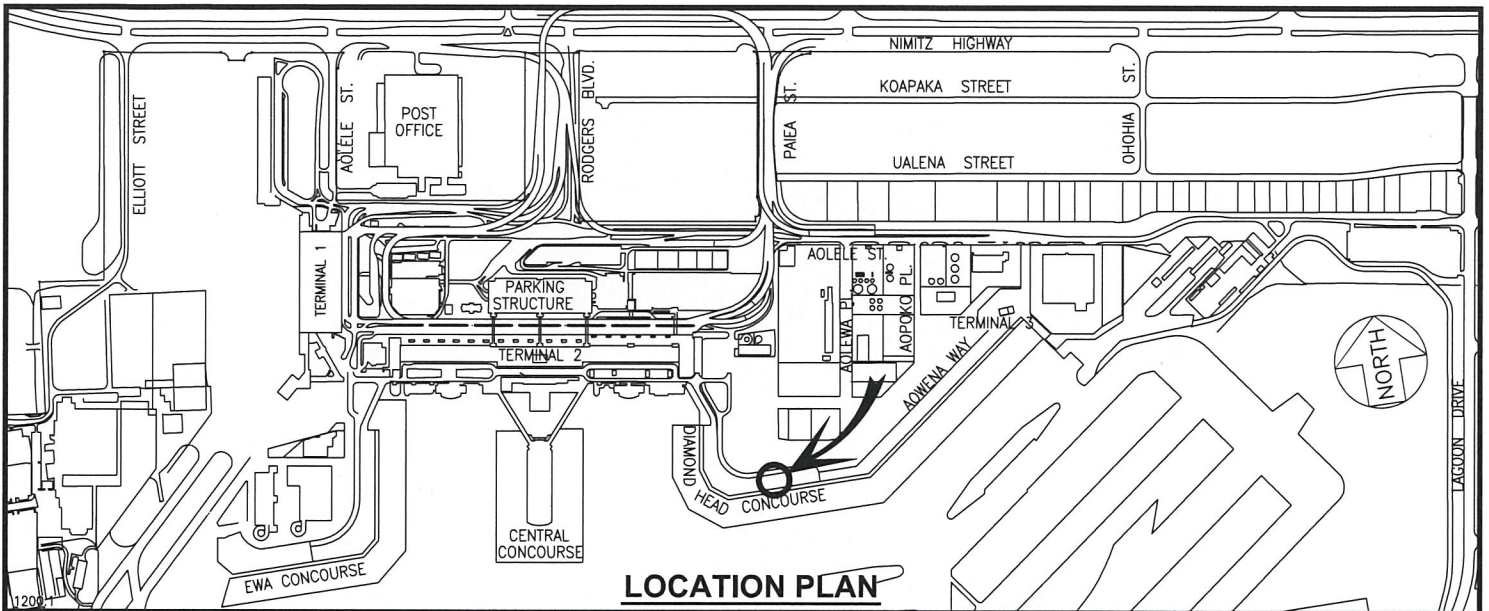
Airports Division

HOST INTERNATIONAL, INC.

BUILDING 373
D.H. CONCOURSE
SECOND LEVEL

373212D

PLAT M2



DOTA-92-0018 Amendment #34

DATE : MAY 2019

EXHIBIT: **B-60**



HOST INTERNATIONAL, INC.

BUILDING 373
D.H. CONCOURSE
GROUND LEVEL

373176M
PLAT M1