Amend Prior Board Action of July 26, 2019, Item D-3, Approval of 15-Year Term Extension of General Lease No. S-4257, aFein Holdings, LLC, Lessee; Kapaa Town, Kauai, Tax Map Key: (4) 4-5-009:008.

Consent to Sublease under General Lease No. S-4257, aFein Holdings, LLC, Lessee, to (i) Dorland and Associates, Inc., CPAs, and (ii) Island Rental Cars, LLC, Sublessees; Kapaa Town, Kawaihau, Kauai, Tax Map Key: (4) 4-5-009: portions of 008.


The purpose of this amendment is to change the statement under the submittal heading “RENTAL REOPENINGS:” from “Reopenings for the extended term shall be on August 12, 2019 and August 12, 2029” to “Reopening for the extended term shall be on August 12, 2019 (an independent appraiser will conduct one (1) appraisal for the current fair market rental of the extension and a step-up in rental for the 10th year of the extension, to take effect on August 12, 2029).”

BACKGROUND:

The Board action July 26, 2019, Item D-3, approved a 15-year term extension of General Lease No. S-4257 for aFein Holdings, LLC. The two (2) rental reopenings listed on the Board submittal were listed as August 12, 2019 and August 12, 2029, which would require hiring an independent appraiser twice to conduct two (2) appraisals. See EXHIBIT A.
REMARKS:

On July 31, 2019, Kauai Division Land Office (KDLO) staff sent an appraisal request for the August 12, 2019 extension rental reopening to the Land Division Appraisal Section. The Appraisal Section responded to KDLO staff by recommending having one (1) appraisal conducted for the fair market rental for the first 5-years of the extension with two (2) subsequent step-ups in rental on the 5th and 10th year of the 15-year extension. The purpose was to save money by having one (1) appraisal instead of two (2) appraisals.

After some discussion, KDLO staff and the Appraisal Section decided it was better to have one (1) appraisal conducted for the current fair market rental for the extension and a step-up in rental for the 10th year for the remaining 5-years of extension. KDLO staff believes that this change would be fairer for aFein Holdings, LLC (lessee), while also avoiding the cost of two (2) appraisals.

KDLO staff contacted the lessee for their input on the potential change and they verbally agreed that they wanted to have one (1) appraisal with a step-up in rental for the 10th year.

RECOMMENDATION: That the Board:

1. Amend its prior Board action of July 26, 2019, under agenda item D-3 by changing statement in “RENTAL REOPENINGS:” from:

   “Reopenings for the extended term shall be on August 12, 2019 and August 12, 2029.” to “Reopening for the extended term shall be on August 12, 2019 (an independent appraiser will conduct one (1) appraisal for the current fair market rental of the extension and a step-up in rental for the 10th year of the extension, to take effect on August 12, 2029)”

2. All terms and conditions listed in its July 26, 2019 approval to remain the same.

Respectfully Submitted,

[Signature]
Kurt Yasutake
Land Agent

APPROVED FOR SUBMITTAL:

[Signature]
Suzanne D. Case, Chairperson
STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii 96813

July 26, 2019

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

KAUAI

Approval of 15-Year Term Extension of General Lease No. S-4257, aFein Holdings, LLC, Lessee; Kapaa Town, Kauai, Tax Map Key: (4) 4-5-009:008.

Consent to Sublease under General Lease No. S-4257, aFein Holdings, LLC, Lessee, to (i) Dorland and Associates, Inc., CPAs, and (ii) Island Rental Cars, LLC, Sublessees; Kapaa Town, Kawaihau, Kauai, Tax Map Key: (4) 4-5-009: portions of 008.


APPLICANT(S') AND REQUEST:

aFein Holdings, LLC, a Hawaii limited liability company, Lessee and Sublessor, to (i) Dorland and Associates, Inc., CPAs, a Hawaii corporation, (ii) Island Rental Cars, LLC, a Hawaii limited liability company, (iii) Julian M. Martinez dba Kukui Street Tattoo, (iv) Eat Chef George, LLC, a Hawaii limited liability company, (v) Hannah Finazzo-Krueger, LLC, a Hawaii limited liability company, (vi) Christopher Mario Ragsdale Jr, an individual, (vii) Adam Lang, an individual, and (viii) Max Lemaire, an individual, Sublessees, as to the request for consent to sublease and after-the-fact consent to sublease.

Proposed improvements to the leasehold property financed by the Lessee pursuant to Act 207, Session Laws of Hawaii 2011 and Section 171-36, Hawaii Revised Statutes (HRS), as amended, in an amount of approximately $274,114.69.

In order for the Lessee to fully amortize its expenditures, Lessee is requesting an extension of General Lease No. S-4257 for a period of 15 years, commencing on August 12, 2019 and expiring on August 11, 2034 for an aggregate term of 65 years (initial 50-
BLNR – 15-year Lease Extension for GL S-4257; Consent to Sublease; After-the-fact Consent to Sublease; TMK (4) 4-5-009:008

year term plus the 15-year extension).

LEGAL REFERENCE:


LOCATION:

Portion of Government (Crown) lands of Kapaa situated at Kapaa Town Lots, Kawaihau, Kauai, identified by Tax Map Key: (4) 4-5-009:008, as shown on the attached map labeled EXHIBIT A & B.

AREA:

Lease: 15,280 square feet, more or less. Subleases: 5,622 square feet, more or less.

TRUST LAND STATUS:

Section 5(b) lands of the Hawaii Admission Act DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: NO

LEASE CHARACTER OF USE:

Business purposes.

SUBLEASE CHARACTER OF USE:

Business purposes.

TERM OF LEASE:

Original term of 50 years, commencing on August 12, 1969 and expiring on August 11, 2019.

Lessee has requested a 15-year extension. The proposed extension would change the aggregate term of the lease to 65 years.
TERMS OF SUBLEASES:

**Dorland and Associates, Inc., CPAs**

Initially twenty-four (24) months commencing on September 1, 2016 but is currently continuing on a month-to-month basis.

**Island Rental Cars, LLC**

Thirty-Six (36) months commencing on September 1, 2016. The expiration date is August 31, 2019, which is past the scheduled General Lease No. S-4257 expiration date of August 11, 2019.

**Julian M. Martinez dba Kukui Street Tattoo**

Twenty-four (24) months commencing on January 1, 2018. The expiration date is December 31, 2019, which is past the scheduled General Lease No. S-4257 expiration date of August 11, 2019.

**Eat Chef George, LLC**

Twenty-four (24) months commencing on January 1, 2018. Right of first refusal to renew, with expiration 180 days before end of lease term. Option to extend the lease term for four (4) additional periods of two (2) years each. The expiration date is December 31, 2027, which is past the scheduled General Lease No. S-4257 expiration date of August 11, 2019.

**Hannah Finazzo-Krueger, LLC**

Sixty (60) months commencing on October 1st, 2018. The expiration date is September 30, 2023, which is past the scheduled General Lease No. S-4257 expiration date of August 11, 2019.

**Christopher Mario Ragsdale Jr**

Periodic tenancy commencing on the first day of February 2019 and continuing on a year-to-year basis.

**Adam Lang**

Periodic tenancy commencing on the first day of March 2019 and continuing on a year-to-year basis.
Periodic tenancy commencing on the first day of July 2019 and continuing on a month-to-month basis.

ANNUAL LEASE RENTAL:

Currently: $31,200.00, due in semi-annual installments of $15,600.00 on February 12th and August 12th of each year.

ANNUAL SUBLEASE RENTALS:

Aggregate of $8,400 a month or $100,800 a year.

RECOMMENDED ADJUSTMENT TO LEASE RENTAL:

Staff is requesting that the Board reserve its determination as to whether an adjustment to lease rental is appropriate until after the Department receives legal advice on the propriety of the State participating in sublease rents. At its meeting of June 28, 2019, under agenda Item D-3, the Board approved, as amended, a request to enter into a development agreement for a lease extension and consented to a sublease under a Hilo lease, General Lease No. S-3742 to JH Moku Ola, LLC. In that matter, staff recommended a 10% participation in sublease rents based on assignment and subleasing provision of the lease. The lessee objected and the Board directed staff to seek legal advice on the matter. The request for advice to the Department of the Attorney General is still pending. Accordingly, staff believes the best course is to wait until the requested legal advice is received before presenting any additional requests for sublease rent participation to the Board.

RENTAL REOPENINGS:

The last rental reopening occurred on August 12, 2009; there are no further rental reopenings scheduled.

Reopenings for the extended term shall be on August 12, 2019 and August 12, 2029.

USE OF LOAN PROCEEDS:

Building “A” (4569 Kukui Street)

The Lessee plans to remove the existing roof and replace it with new metal roofing material, remove and replace the existing gutters, replace approximately 80 feet of 2” x 10” fascia, and replace and repair the staircase to the 2nd floor.
Building “B” (4563 Kukui Street)

The Lessee plans to install silicon roofing material over the existing roof and replace and repair the plywood soffit around building.

The two existing cesspools will be abandoned, and the asphalt parking area will be patched. A new septic system will be installed for both buildings A & B. See EXHIBIT E.

DCCA VERIFICATION:

SUBLESSOR: aFein Holdings, LLC
Place of business registration confirmed: YES
Registered business name confirmed: YES
Good standing confirmed: YES

SUBLESSEE: Dorland and Associates, Inc.
Place of business registration confirmed: YES
Registered business name confirmed: YES
Good standing confirmed: YES

SUBLESSEE: Island Rental Cars, LLC
Place of business registration confirmed: YES
Registered business name confirmed: YES
Good standing confirmed: NO

Island Rental Cars, LLC has submitted their delinquent annual filings to the DCCA on June 21, 2019. The status of the filings is currently pending.

SUBLESSEE: Eat Chef George, LLC
Place of business registration confirmed: YES
Registered business name confirmed: YES
Good standing confirmed: YES

SUBLESSEE: Hannah Finazzo-Krueger, LLC
Place of business registration confirmed: YES
Registered business name confirmed: YES
Good standing confirmed: YES

Sublessees Julian M. Martinez dba Kukui Street Tattoo, Christopher Mario Ragsdale Jr, Adam Lang and Max Lemaire are individuals and are not required to register with the Department of Commerce and Consumer Affairs.
CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

With respect to the consent to sublease and requested extension of the lease, see the Exemption Notification attached as EXHIBIT F.

REMARKS:

Background

General Lease No. S-4257 (GL S-4257) was originally awarded to Hiroshi Azeka and Patsy T. Azeka. The lease is for fifty years commencing on August 12, 1969 and expiring on August 11, 2019.

At its meeting of February 26, 1988, item F-1-a, the Board granted consent to the assignment of GL S-4257 to Martin J. Kahn and Carole Ann Kahn.

At its meeting held on March 27, 1997, the Board granted consent to the assignment of GL S-4257 to Kahnahan, Inc., which consisted of Martin J. Kahn as president and William R. Hancock as vice president of the corporation.

On August 12, 2015, Kahnahan, Inc. was in default of rent payments. A Notice of Default was sent out on September 8, 2015 and received by Kahnahan, Inc. on September 21, 2015. Kahnahan, Inc. also had a performance bond that expired on December 2, 2014. A Notice of Default was sent out on February 11, 2016 and received by the lessee on February 26, 2016.

Martin J. Kahn and William R. Hancock had a tenuous business relationship with little to no communication between them. Martin J. Kahn told staff that he wished to forfeit or reassign the lease to a tenant so that Kahnahan, Inc. could be dissolved.

During the default period, Aaron Feinberg expressed an interest in taking over the lease from Kahnahan, Inc. Aaron Feinberg is the owner of aFein Holdings, LLC and Kauai Canvas, LLC. Kauai Canvas, LLC occupied a section of the 2nd floor in building “B”. Kauai Canvas, LLC printed photos and art on canvas cloth for their business.

On May 2, 2016 Aaron Feinberg submitted to staff an assignment document signed by Martin J. Kahn and William R. Hancock, which transferred he ownership of General Lease No. S-4257 from Kahnahan, Inc. to aFein Holdings, LLC. Kahnahan, Inc.'s only condition was that aFein Holdings, LLC pay the State $21,528 for Kahnahan, Inc.'s back rent, if the consent to assignment was approved by the Board.

At its meeting of July 22, 2016, Item D-4, the Board granted consent to the assignment of GL S-4257 to aFein Holdings, LLC and after-the-fact consent to sublease under GL S-4257, aFein
Holdings, LLC, lessee, to Dorland and Associates, Inc., CPAs, Island Rental Cars, LLC, and Kevin Jones, sublessees. After receiving the Board's approval aFein Holdings, LLC cured all defaults including the $21,528 of back rent and posting the required $62,400.00 performance bond.

In 2018, Kauai Canvas, LLC shut down its business. Aaron Feinberg still uses a portion of the 2nd floor of building "B" to store remnant art from the former Kauai Canvas, LLC.

**Subleases**

With respect to subleasing, General Lease No. S-4257 provides as follows:

14. Subletting. That the Lessee shall not rent or sublet the whole or any portion of the demised premises, without the prior written approval of the Board; provided, however, that prior to such approval, the Board shall have the right to review and approve the rent to be charged to the proposed sublessee and, if necessary, revise the rent of the demised premises based upon the rental rate charged to the said sublease; provided, further, that the rent may not be revised downward.

Dorland and Associates, Inc., CPAs continue to hold their lease over an 850 square foot area on the 1st floor of building “A” for tax and accounting services at $1,600 per month or $19,200 a year.

Island Rental Cars, LLC continues to hold its lease over a 1,120 square foot area on the 2nd floor of building “B” for detailing rental cars at $1,500 per month or $18,000 a year.

Kevin Jones was evicted and is no longer a sublessee.

Shortly before the extension of lease request, aFein Holdings, LLC notified staff of six (6) new sublessees which include, Julian M. Martinez dba Kukui Street Tattoo, Eat Chef George, LLC, Hannah Finazzo-Krueger, Christopher Mario Ragsdale Jr, Adam Lang and Max Lemaire.

Julian M. Martinez dba Kukui Street Tattoo is renting out a 710 square foot portion of the 1st floor of building “A” for a tattooing business at $950 a month or $11,400 a year.

Eat Chef George, LLC is renting a 275 square foot portion of the 2nd floor of building “B” to store equipment for a lunch truck business at $600 a month or $7,200 a year.

Hannah Finazzo-Krueger is renting a 1,100 square foot portion of the 2nd floor of building “A” for a mental health therapy business at $1,800 a month or $21,600 a year.

Christopher Mario Ragsdale Jr is renting out a 612 square foot portion of the 2nd floor of building “A”. He draws art for tattoos in connection with Kukui Street Tattoo at $1,000 a month or
Adam Lang is renting a 200 square foot portion of the 1st floor of building “B” for his carpentry and woodworking business at $450 a month or $5,400 a year.

Max Lemaire was originally a business partner in Aaron Feinberg’s Kauai Canvas, LLC business. Max Lemaire is currently renting out a 745 square foot portion of the 1st floor of building “B” for his fine art gallery business at $500 a month or $6,000 a year.

Consent to subleases and after-the-fact consent to the subleases are therefore needed and will have to be processed in conjunction with the lease extension request presented below. As noted above, staff is requesting that the Board consent to the subleases but reserve a determination as to whether the State can share in sublease rents until the Department receives legal advice on the issue.

15-Year Lease Extension

The current 50-year lease is set to expire on August 11, 2019. The Partnership is requesting a 15-year lease extension pursuant to Section 171-36, HRS, to amortize the cost of planned improvements to the property, including roof replacement, replacing existing gutters, replacing existing staircase, replacing and repairing walls, replacing facia, repairing trusses and installing a new septic system. An appraisal evaluation performed by a certified appraiser (EXHIBIT D) has determined that the economic life of the proposed improvements will exceed 15-year extension period requested to amortize the cost of the improvements. Lessee anticipates completing all proposed improvements within three years. Staff is including a recommendation below that Lessee substantially complete the proposed improvements and submit receipts or other acceptable evidence of the total cost thereof to staff by July 25, 2022, or the lease extension will be subject to rescission. Reopenings for the extended term shall be on August 12, 2019 and August 12, 2029.

With the exception of the unauthorized subleases (both of which matters will be resolved if the Board approves the recommendations below), the Lessee is in compliance with the terms and conditions of the lease. The Lessee is current with rent, insurance and performance bond. A recent inspection showed that the existing structures would benefit from the proposed property improvements.

The leased premises have been used substantially for the purpose for which they were leased.

RECOMMENDATION: That the Board:

1. Declare that, after considering the potential effects of the proposed consent to sublease under and extension of lease, in accordance with Chapter 343, HRS, and
Chapter 11-200, HAR, this project will probably have minimal or no significant effect on the environment and therefore exempt from preparation of an environmental assessment.

2. Consent to the sublease under General Lease No. S-4257, aFein Holdings, LLC, a Hawaii limited liability corporation, Lessor, to (i) Dorland and Associates, Inc., CPAs and (ii) Island Rental Cars, LLC, Sublessees, under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:

a. The standard terms and conditions of the most current consent to sublease form, as may be amended from time to time;

b. The Board reserves the right to determine at a later date whether the State may revise the rent under the lease based upon the rental rate charged to the sublessees;

c. Review and approval by the department of the Attorney General; and

d. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interest of the State.

3. Consent after-the-fact to the sublease under General Lease No. S-4257, aFein Holdings, LLC, a Hawaii limited liability corporation, Lessor, to (iii) Julian M. Martinez dba Kukui Street Tattoo, (iv) Eat Chef George, LLC, (v) Hannah Finazzo-Krueger, LLC, (vi) Christopher Mario Ragsdale Jr, (vii) Adam Lang and (viii) Max Lemaire, Sublessees, under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:

a. The standard terms and conditions of the most current consent to sublease form, as may be amended from time to time;

b. Review and approval by the department of the Attorney General; and

c. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interest of the State.

4. Authorize a 15-year extension of General Lease No. S-4257, aFein Holdings, LLC, a Hawaii limited liability corporation, Lessee, under the terms and conditions cited above, which are by this reference incorporated herein and further subject to the following:
a. The standard terms and conditions of the most current lease extension form, as may be amended from time to time; provided that the extension document shall require Lessee to substantially complete the proposed improvements and submit receipts or other acceptable evidence of the total cost thereof to staff by July 25, 2022, or the lease extension shall be subject to rescission;

b. Review and approval by the department of the Attorney General; and

c. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interest of the State.

Respectfully Submitted,

Kurt Yasutake
Land Agent

APPROVED FOR SUBMITTAL:

Suzanne D. Case, Chairperson
BLNR - 15-year Lease Extension for GL S-425;
Consent to Sublease;
After-the-fact Consent to Sublease;
TMK (4) 4-5-009:008

Subject Area

Building "A"

Building "B"

Subject Area
Date: June 5, 2019

aFein Holdings, LLC
4569 Kukui St
Kapaa, HI 96746
808.634.5804
aaron@afeinholdings.com

RE aFein Holdings, TMK: (4) 4-5-9-8

Mr. Feinberg:

Pursuant to your request on May 30, 2019 I conducted an inspection of the above referenced subject property and reviewed documentation provided on proposed repairs and maintenance of the subject property. I understand that your request is in response to the State Department of Land and Natural Resources requirement that the improvements have a remaining economic life of at least 25 years.

Proposed repairs and renovations in the near-term, six months more or less, include:

<table>
<thead>
<tr>
<th>SCOPE OF WORK</th>
<th>BUILDING</th>
<th>CONTRACTOR</th>
<th>BID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Roof replacement</td>
<td>4569 Kukui St</td>
<td>Island Metals Installations</td>
<td>$4,791.68</td>
</tr>
<tr>
<td>Soffit Repair</td>
<td>4569 Kukui St</td>
<td>Keller Construction</td>
<td>$24,084.00</td>
</tr>
<tr>
<td>Roof replacement</td>
<td>4569 Kukui St</td>
<td>Island Metals Installations</td>
<td>$19,880.27</td>
</tr>
<tr>
<td>Gutter Replacement</td>
<td>4569 Kukui St</td>
<td>Island Metals Installations</td>
<td>$6,197.94</td>
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<tr>
<td>Fascia &amp; Tress Repair</td>
<td>4569 Kukui St</td>
<td>Keller Construction (Verbal)</td>
<td>$15,000.00</td>
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<td>Staircase Replacement</td>
<td>4569 Kukui St</td>
<td>Keller Construction</td>
<td>$9,736.80</td>
</tr>
<tr>
<td>Gaspass to Septic</td>
<td>4569 &amp; 4569 Kukui St</td>
<td>Keller Construction</td>
<td>$209,424.00</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>$289,114.69</td>
</tr>
</tbody>
</table>

The total estimated repair costs for the scope of the repairs is $289,114.69.

Based on my on-site physical inspection it is my opinion that the existing building improvements have a current remaining economic life of 27 years. Furthermore, upon completion of the proposed repairs listed above, it is my opinion that the remaining economic life upon completion will be extended to 38 years.

If there are any specific questions or concerns, or if Kauai Valuation can be of additional assistance, please contact the individual listed below.

Sincerely,

KAUAI VALUATION

©2019 KAUAI VALUATION LLC
aFein Holdings, LLC

PO Box 223612
Princeville, HI 96722

CELL
808.634.5804
EMAIL
aaron@afeinholdings.com

DATE
May 20, 2019
TO
DNLR

To Whom it May Concern,

This is to formally request the maximum lease extension for S-4257. The current proposed repairs and upgrades are as follows:

<table>
<thead>
<tr>
<th>Description</th>
<th>Contractor</th>
<th>Cost</th>
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<tbody>
<tr>
<td>Roof replacement - 4563</td>
<td>Island Metals Installations</td>
<td>$4,791.68</td>
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<tr>
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<td>Gutter replacement - 4569</td>
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<td>Facade &amp; Truss Repair - 4569 Kukui St</td>
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<tr>
<td>Cesspool to Septic Conversion</td>
<td>Keller Construction</td>
<td>$209,424.00</td>
</tr>
</tbody>
</table>

Total $274,114.69

not including TBD bid

Sincerely yours,

[Signature]

Aaron Feinberg

EXHIBIT E
island Metals Installations  
5216 Kihel Road  
Kapaa, HI 96746 US  
8088225304  
chrisuardi@gmail.com

ESTIMATE

ADDRESS  
Aaron Feinberg  
For: 4583 Kukul Street Kapaa

<table>
<thead>
<tr>
<th>DATE</th>
<th>SERVICE</th>
<th>DESCRIPTION</th>
<th>QTY</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
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<td>1</td>
<td>2,500.00</td>
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<td>11/20/2018</td>
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<td>Henry's Extreme Elastomeric Roof Coating</td>
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<td>125.00</td>
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<td>11/20/2018</td>
<td>Delivery</td>
<td></td>
<td>1</td>
<td>100.00</td>
<td>100.00T</td>
</tr>
</tbody>
</table>

Application of rubberized roofing sealant coating (12 year manufacturer warranty product) to existing rolled roofing surface. Price does not include repair or replacement of any structural material or roofing.

SUBTOTAL 4,600.00  
TAX (4.167%) 191.68  
TOTAL $4,791.68

Accepted By

Accepted Date
## Island Metals Installations
5218 Kihel Road
Kapaa, HI 96746 US
8088225504
chrisuard@gmail.com

### ADDRESS
Aaron Felnberg
For: 4569 Kukui Street Kapaa

<table>
<thead>
<tr>
<th>DATE</th>
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<th>DESCRIPTION</th>
<th>QTY</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/20/2018</td>
<td>Metal Roof Removal</td>
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<td>11/20/2018</td>
<td>Scrap hauling</td>
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<td>0.00</td>
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<td>11/20/2018</td>
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<td>Installation of new metal roofing material and trim</td>
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<td>11/20/2018</td>
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<td>135.00</td>
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</table>

**Removal of main existing metal roof (40'x70') and entrance awning (8'x14'), replacement with galvalume corrugated roofing and trim. Metal will be removed and replaced in sections to insure interior protection through duration of project.**

**SUBTOTAL** 19,085.00
**TAX (4.167%)** 795.27

**TOTAL** $19,880.27

---

Accepted By

Accepted Date
Island Metals Installations  
5216 Kihel Road  
Kapea, HI 96746 US  
808-822-5304  
chrisuard@gmail.com  

**ESTIMATE**  

**ADDRESS**  
Aaron Feinberg  
For: 4569 Kukul Street Kapaa  

<table>
<thead>
<tr>
<th>DATE</th>
<th>SERVICE</th>
<th>DESCRIPTION</th>
<th>QTY</th>
<th>RATE</th>
<th>AMOUNT</th>
</tr>
</thead>
<tbody>
<tr>
<td>11/20/2018</td>
<td>Gutter demolition</td>
<td>removal of gutters around exterior of roof</td>
<td>1</td>
<td>1,500.00</td>
<td>1,500.00T</td>
</tr>
<tr>
<td>11/20/2018</td>
<td>Scrap hauling</td>
<td>hauling of old gutters and debris</td>
<td>1</td>
<td>300.00</td>
<td>300.00T</td>
</tr>
<tr>
<td>11/20/2018</td>
<td>Gutter installation</td>
<td>installation of new gutters around exterior of roof</td>
<td>1</td>
<td>3,000.00</td>
<td>3,000.00T</td>
</tr>
<tr>
<td>11/20/2018</td>
<td>Gutter supplies</td>
<td>New custom gutters, sealant and fasteners</td>
<td>1</td>
<td>1,150.00</td>
<td>1,150.00T</td>
</tr>
</tbody>
</table>

Remove 140 feet of custom gutter inset within fascia of the structure, and install new custom gutters into preexisting frame. Replacement will be of gutter only, original gutter downspouts and structure will be untouched.

**SUBTOTAL**  
5,950.00  

**TAX (4.167%)**  
247.94  

**TOTAL**  
$6,197.94  

Accepted By  
Accepted Date
March 17, 2019

Proposal - PLYWOOD SOFFIT 4563 KUKUI STREET

AFein Holdings, LLC
P.O. Box 223612
Princeville, HI 96722

Replace and repair plywood soffit around building located at 4563 Kukui Street, Kapaa, Hawaii 96746. Approximately 36 - 4'x8' sheets required. Will prime and match existing paint.

Total (Includes Hawaii State Tax): $24,084
March 17, 2019

Proposal - Fascia & Trusses 4569 KUKUI STREET

AFein Holdings, LLC
P.O. Box 223612
Princeville, HI 96722

Replace approximately 80'-2"X10" FASCIA around building located at 4569 Kukui Street, Kapaa, Hawaii 96746. Will prime and match existing paint. Prior to this we will need stamp plans to repair all of the dry rot on the trusses. Pending what architect/engineer says how to proceed on the rebuilding of trusses. This should be done prior to reroofing.

Total Pending Architect/Engineer Design
March 17, 2019

Proposal – Staircase 4569 KUKUI STREET

AFein Holdings, LLC
P.O. Box 223612
Princeville, HI 96722

Replace and repair staircase to upstairs at building located at 4569 Kukui Street, Kapaa, Hawaii 96746.

Total (Includes Hawaii State Tax): $9736.80
March 17, 2019

Proposal - SEPTIC KUKUI STREET

AFein Holdings, LLC
P.O. Box 223612
Princeville, HI 96722

Pending Engineer’s Design & Approval

Install new septic system for 2 existing buildings located at 4563 and 4569 Kukui St, Kapaa, Hawaii 96746.

Also includes abandoning two separate existing cesspools and patching asphalt parking area.

Total (Includes Hawaii State Tax): $209,424

Keller Construction – P.O. Box 287 Kilauea Hawaii 96754
randyonkauai@hotmail.com
808-638-9925
EXEMPTION NOTIFICATION

Regarding the preparation of an environmental assessment pursuant to Chapter 343, HRS and Chapter 11-200, HAR


Project / Reference No.: GL S-4257

Project Location: Kapaa Town, Kawaihau, Kauai, Tax Map Key: (4) 4-5-009:008.

Project Description: Approval of 15-Year Term Extension of General Lease No. S-4257, aFein Holdings, LLC, Lessee. Consent to Sublease under General Lease No. S-4257, aFein Holdings, LLC, Lessee, to Dorland and Associates, Inc., CPAs, and Island Rental Cars, LLC, Sublessees; After-the-fact Consent to Sublease under General Lease No. S-4257, aFein Holdings, LLC, Lessee, Kukui Street Tattoo, Eat Chef George, LLC, Hannah Finazzo-Krueger, LLC, Christopher Mario Ragsdale Jr, Adam Lang and Max Lemaire, Sublessees. The lease is currently scheduled to expire on August 11, 2019.

Chap. 343 Trigger(s): Use of State Land

Exemption Class No. and Description: In accordance with Hawaii Administrative Rule Section 11-200-8 and the Exemption List for the Department of Land and Natural Resources approved by the Environmental Council and dated June 5, 2015, the subject request is exempt from the preparation of an environmental assessment pursuant to Exemption Class No. 1 that states “Operations,
Cumulative Impact of Planned Successive Actions in Same Place Significant?: No. The subleases and extension are a continuation of an existing use of this improved property for business purposes. No new improvements that would alter the purpose or increase the capacity, density, height or dimensions of the existing structure are planned. Staff believes there are no cumulative impacts.

Action May Have Significant Impact on Particularly Sensitive Environment?: No. The lease premises are located in an area already developed for commercial and residential use. No new improvements that would alter the purpose or increase the capacity, density, height or dimensions of the existing structure are planned. Staff believes there are no cumulative impacts.

Analysis: This action involves a request for a 15-year extension of the lease; a consent to sublease Dorland and Associates, Inc., CPAs and Island Rental Cars, LLC; an after-the-fact consent to sublease to Kukui Street Tattoo, Eat Chef George, LLC, Hannah Finazzo-Krueger, LLC, Christopher Mario Ragsdale Jr, Adam Lang and Max Lemaire. The lease extension and sublease are a continuation of an existing use of this improved property for business purposes. No new improvements that would alter the purpose or increase the capacity, density, height or dimensions of the existing structure are planned. The lease extension and sublease approvals represent no or negligible expansion of the existing use. Therefore, staff believes the lease extension and sublease approvals result in no significant impact to the natural, environmental and/or cultural resources in the area, and that the actions should be found to be exempt from the preparation of an environmental assessment.

Consulted Parties: County of Kauai Public Works Department was consulted and had no comments.

Recommendation: That the Board find this project will probably have minimal or no significant effect on the environment and is presumed to be exempt from the preparation of an environmental assessment.