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

ISSUANCE OF A REVOCABLE PERMIT FOR TEMPORARY STORAGE SPACE  
BOINGO WIRELESS, INC.  
DANIEL K. INOUYE INTERNATIONAL AIRPORT  
TAX MAP KEY: (1) 1-1-003: 001 (PORTION)  
O‘AHU

LEGAL REFERENCE:  
Chapter 102 and Section 261-7, Hawai‘i Revised Statutes, as amended.

APPLICANT:  
Boingo Wireless, Inc. (BOINGO), whose business address is 10960 Wilshire  
Boulevard 23rd Floor, Los Angeles, California 90024.

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).

AREA:  
Building 360, containing an area of approximately 1,200 square feet.

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

LAND TITLE STATUS:  
Section 5(a) lands of the Hawai‘i Admissions Act: Non-Ceded  
DHHHL 30% entitlement lands pursuant to the Hawai‘i State Constitution: No

ITEM M-1
BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR TEMPORARY STORAGE SPACE
BOINGO WIRELESS, INC.
Page 2

CURRENT USE STATUS:

Land presently encumbered by Governor’s Executive Order No. 3201, dated June 8, 1983, setting aside 3,152,177 acres designated as Daniel K. Inouye International Airport under the control and management of the State of Hawai‘i, Department of Transportation Airports Division (DOTA) for Airports purposes.

CHARACTER OF USE:

Storage space.

COMMENCEMENT DATE:

Upon execution of the revocable permit.

MONTHLY RENTAL:

$15.60 per square feet per annum.

SECURITY DEPOSIT:

Three times the monthly rental in effect.

DCCA VERIFICATION:

Place of business registration confirmed: YES X NO ___
Registered business name confirmed: YES X NO ___
Good standing confirmed: YES X 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 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
BLNR – ISSUANCE OF A REVOCABLE PERMIT FOR TEMPORARY STORAGE SPACE
BOINGO WIRELESS, INC.

Page 3

Comprehensive list for the Department of Transportation dated November 15, 2000. The FAA concurred on the appropriateness.

REMARKS:

In accordance with Section 171-55, HRS, relating to Permits, the Department of Transportation proposes to issue a month-to-month revocable permit to BOINGO for storage space at Daniel K. Inouye International Airport.

RECOMMENDATION:

That the Board authorizes the Department of Transportation to issue a month-to-month revocable permit to BOINGO, subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein, and (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State.

Respectfully submitted,

[Signature]

JADE T. BUTAY
Director of Transportation

APPROVAL FOR SUBMITTAL:

[Signature]

SUZANNE D. CASE
Chairperson and Member