

**DEPARTMENT OF BUSINESS,
ECONOMIC DEVELOPMENT & TOURISM**

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October 9, 2020

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

OAHU

Consent to Revocable Permit between the Department of Business, Economic Development and Tourism and Eye Productions Inc. over Portions of Lands under Governor's Executive Order No. 4097, Honolulu, Oahu, Tax Map Key (1) 3-1-042:portion of 009.

CONTROLLING AGENCY (of subject executive order):

Department of Business, Economic Development and Tourism (DBEDT)

APPLICANT (requesting permit):

Eye Productions Inc., a Delaware profit corporation. [This is how they registered at DCCA, though they are affiliated with CBS.]

LEGAL REFERENCE:

Section 171-11, Hawaii Revised Statutes, as amended (HRS).

ZONING:

State Land Use District: Urban
City and County of Honolulu LUO: R-10

TRUST LAND STATUS:

Acquired after Statehood, i.e. non-ceded.

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: No

CURRENT USE STATUS:

Governor's Executive Order No. 4097 to Department of Business, Economic Development and Tourism, under the control and management of the Hawaii Film Office, for Film Studio and Related Purposes.

PERMIT TERMS & CONDITIONS:

LOCATION:

State Film Studio facility situated at Honolulu, Oahu, identified by Tax Map Key: (1) 3-1-042:portion of 009, as shown on the attached map labeled Exhibit A.

AREA:

7.5 acres, more or less.

CHARACTER OF USE:

Film studio and related activities related to the production of the television series "Magnum PI".

COMMENCEMENT DATE:

June 1, 2020 when the applicant started occupying the premises.

RENT AMOUNT:

\$50,000 per month. See Remarks.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

The subject request is exempt from the preparation of an environmental assessment pursuant to Hawaii Administrative Rule (HAR) Section 11-200.1-15(c)(1), that states "Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond that previously existing." See Exhibit B.

DCCA VERIFICATION:

DBEDT has confirmed that Eye Productions Inc. is registered with the State of Hawaii's Department of Commerce and Consumer Affairs in good standing.

REMARKS:

The permittee is entitled to rental credit on its expenses spent on repair and maintenance of the State's improvement at the premises, subject to the approval of the Hawaii Film Office.

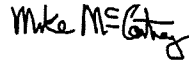
DBEDT requests the Board consent to the issuance of a monthly revocable permit to Eye Productions Inc. over portions of the film studio for activities related to the production of the television series, "Magnum PI." The proposed permit is consistent with the purpose of the set aside. There are no other pertinent issues or concerns.

RECOMMENDATION: That the Board:

1. Declare that, after considering the potential effects of the proposed disposition as provided by Chapter 343, HRS, and Chapter 11-200.1, HAR, this project will probably have minimal or no significant effect on the environment and is therefore exempt from the preparation of an environment assessment.
2. Consent to the revocable permit between the Department of Business, Economic Development and Tourism and Eye Productions Inc., subject to any applicable 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 revocable permit as may be amended from time to time;
 - B. Review and approval by the Department of the Attorney General; and

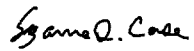
- C. Such other terms and conditions as may be prescribed by the DBEDT Director to best serve the interests of the State.

Respectfully Submitted,



MIKE MCCARTNEY
Director
Department of Business, Economic Development &
Tourism

APPROVED FOR SUBMITTAL:



SUZANNE D. CASE
Chairperson

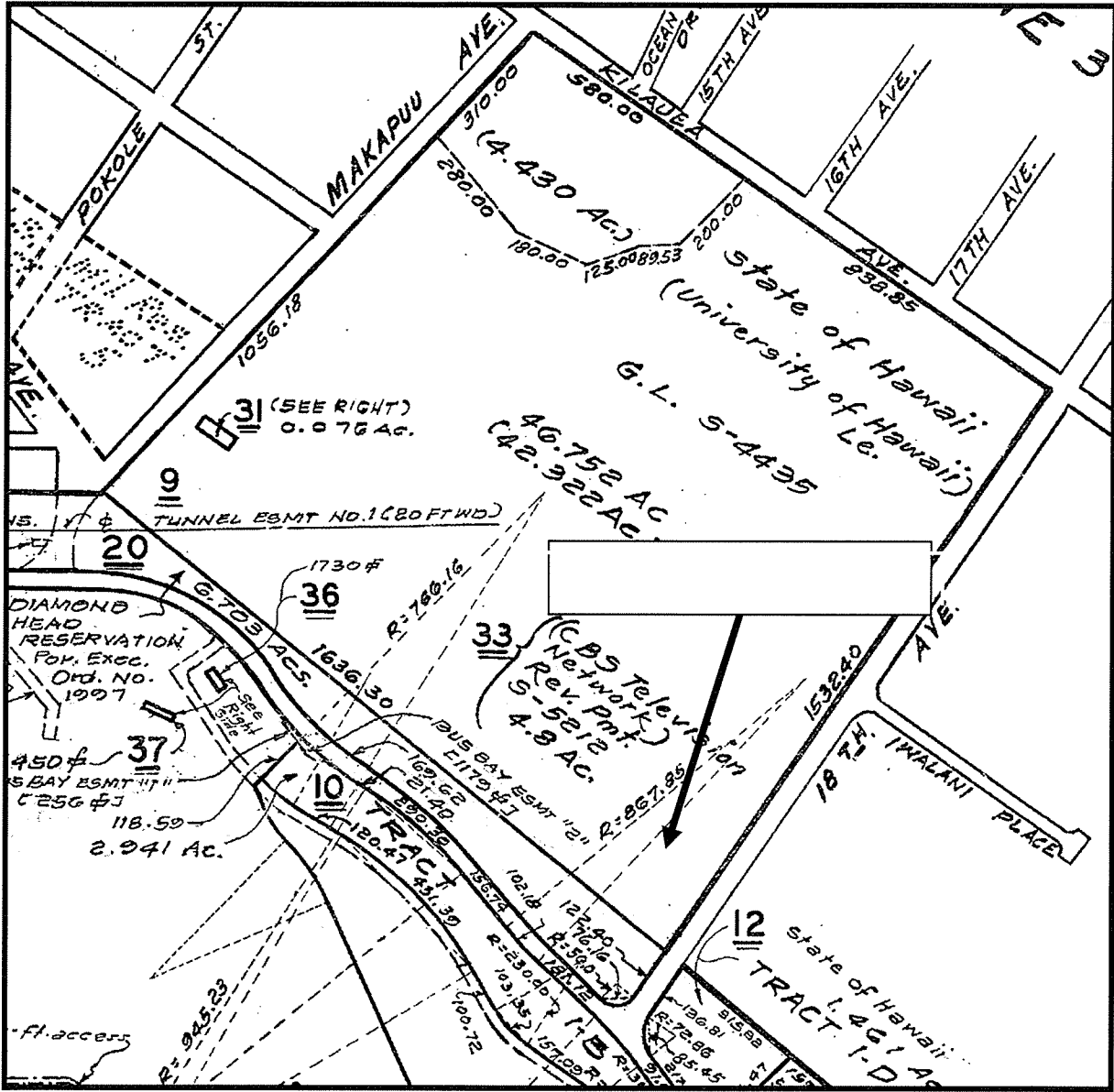


EXHIBIT A

EXEMPTION NOTIFICATION

Regarding the preparation of an environmental assessment pursuant to Chapter 343, HRS and Chapter 11-200.1, HAR

Project Title: Consent to Issuance of Revocable Permit over Lands setting aside under Governor's Executive Order

Project / Reference No.: EO 4097

Project Location: Honolulu, Oahu, Tax Map Key (1) 3-1-042:portion of 009.

Project Description: Film Production Studio

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

Exemption Class No.: The subject request is exempt from the preparation of an environmental assessment pursuant to Hawaii Administrative Rule Section 11-200.1-15(c)(1), that states "Operations, repairs or maintenance of existing structures, facilities, equipment, or topographical features, involving minor expansion or minor change of use beyond that previously existing."

The proposed permit pertains to the use of the existing film studio. As such staff believes that the request would involve negligible or no expansion or change in use of the subject area beyond that previously existing.

Consulted Parties Department of Land and Natural Resources, Land Division.

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.

EXHIBIT B