



Deputy Directors  
MICHAEL D. FORMBY  
FRANCIS PAUL KEENO  
BRIAN H. SEKIGUCHI  
JIRO A. SUMADA

STATE OF HAWAII  
DEPARTMENT OF TRANSPORTATION  
869 PUNCHBOWL STREET  
HONOLULU, HAWAII 96813-5097

IN REPLY REFER TO:

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

AMENDMENT NO. 2 TO STATE LEASE NO. DOT-A-78-0045  
EXTENSION OF ORIGINAL LEASE TERM  
GILBERT W. DELA CRUZ, TRUSTEE, AND ROBERT Y. OTA, TRUSTEE  
HONOLULU INTERNATIONAL AIRPORT

OAHU

APPLICANT:

Gilbert W. Dela Cruz, Trustee and Robert Y. Ota, Trustee, whose business and mailing address is 120 Kapalulu Place, Honolulu, Hawaii 96819, as Lessee.

LEGAL REFERENCE:

Chapter 171-36 (b) (3), Hawaii Revised Statutes, as amended.

LOCATION:

South Ramp, Honolulu International Airport, Tax Map Key: (1) 1-1-72:13 and 16.

PREMISES:

Area/Space No. 009-110, containing a land area of approximately 34,438 square feet and  
Area/Space No. 009-171, containing a land area of approximately 14,590 square feet, as  
delineated on the attached Exhibits A and A1.

ZONING:

State: Urban  
County: Industrial (I-2)

LAND TITLE STATUS:

Section 5(b) - lands of the Hawaii Admission Act (ceded)

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES\_\_ NO X

CHARACTER OF USE:

Fixed-Base Facilities to maintain and operate a general aviation business.

TERM OF LEASE:

Original - Thirty (30) years. Original Lease commenced on August 1, 1979, and terminates on July 31, 2009.

Amended term – Five (5) years starting from August 1, 2009 (the commencement date of the Original Lease), and terminates on July 31, 2014.

ANNUAL RENTAL:

Original - \$85,857.32 per annum, payable in quarterly installments of \$20,714.33

Amended Rental –

For the Period August 1, 2009 through July 31, 2014 (Lease Years 31 through 35):  
\$100,457.76 per annum, payable in quarterly installments of \$25,114.44, in advance, based upon present ground lease rental rate of \$2.08 per square foot per annum for improved/paved general aviation land at Honolulu International Airport.

COMMENCEMENT DATE:

August 1, 2009

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

Pursuant to Section 11-200-8(a), Environmental Impact Statement Rules of the Department of Health, State of Hawaii, this disposition is exempt from requirements regarding preparation of an environmental assessment, negative declaration, or environmental impact statement as required by Chapter 343, Hawaii 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 Hawaii, Department of Transportation dated November 14, 1990, 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.

REMARKS:

By way of a Consent to Assignment of Lease dated August 2, 1994, by and between Gilbert W. Dela Cruz and Robert Y. Ota, as "Assignor" and Gilbert W. Dela Cruz, Trustee and

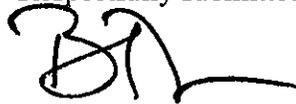
Robert Y. Ota, Trustee, as "Assignee", the Department of Transportation, Airports Division (DOTA) and Gilbert W. Dela Cruz, Trustee and Robert Y. Ota, Trustee, entered into State Lease No. DOT-A-78-0045 dated August 10, 1979, to develop, construct, operate and maintain a fixed base facility at Honolulu International Airport. Under Chapter 171-36 (b) (3), Hawaii Revised Statutes, as amended, Gilbert W. Dela Cruz, Trustee, and Robert Y. Ota, Trustee, are requesting an extension of five years beyond its original lease term.

The DOTA, in the public interest, has no objection to the Lessee's request.

RECOMMENDATION:

That the Board authorizes the DOTA to amend State Lease No. DOT-A-78-0045 to allow the DOTA to extend the original term of the existing lease for an additional five years subject to: (1) terms and conditions 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 of the Department of the Attorney General as to the amendment of lease form and content.

Respectfully submitted,



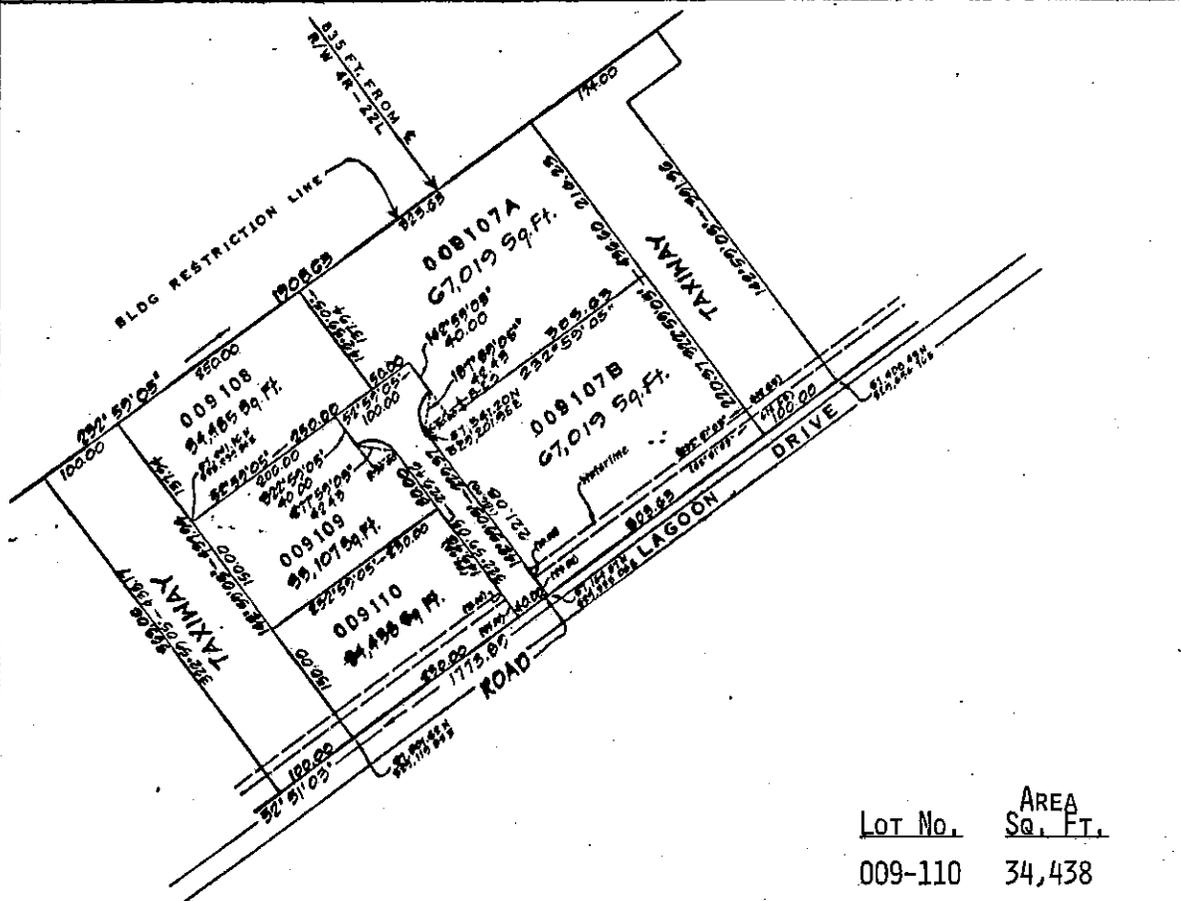
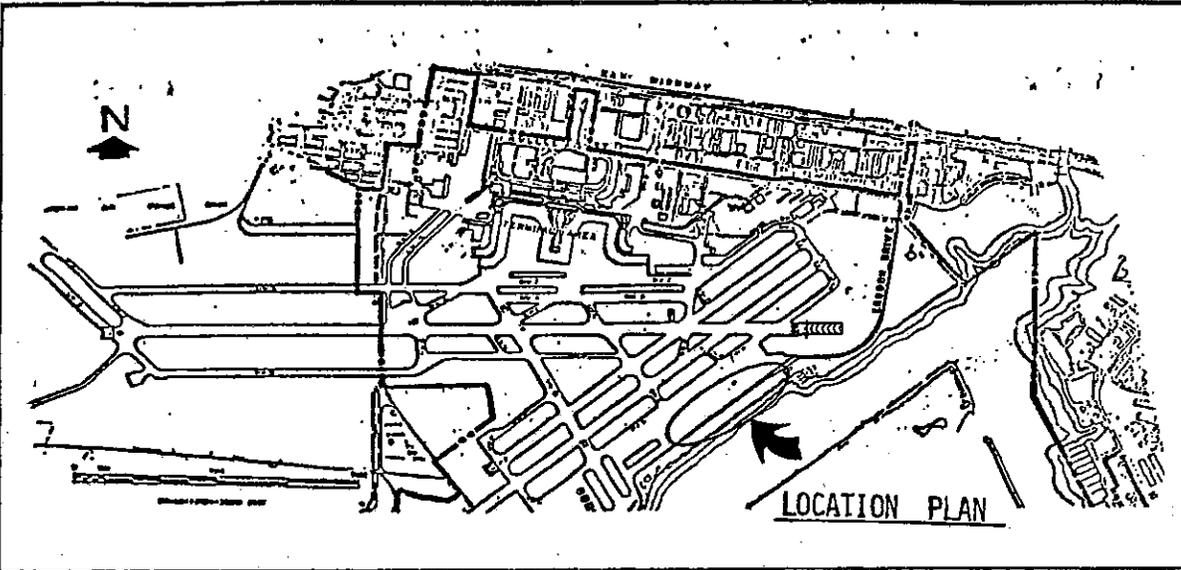
BRENNON T. MORIOKA, Ph.D., P.E.  
Director of Transportation

APPROVED FOR SUBMITTAL



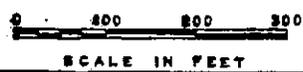
---

LAURA H. THIELEN  
Chairperson and Member



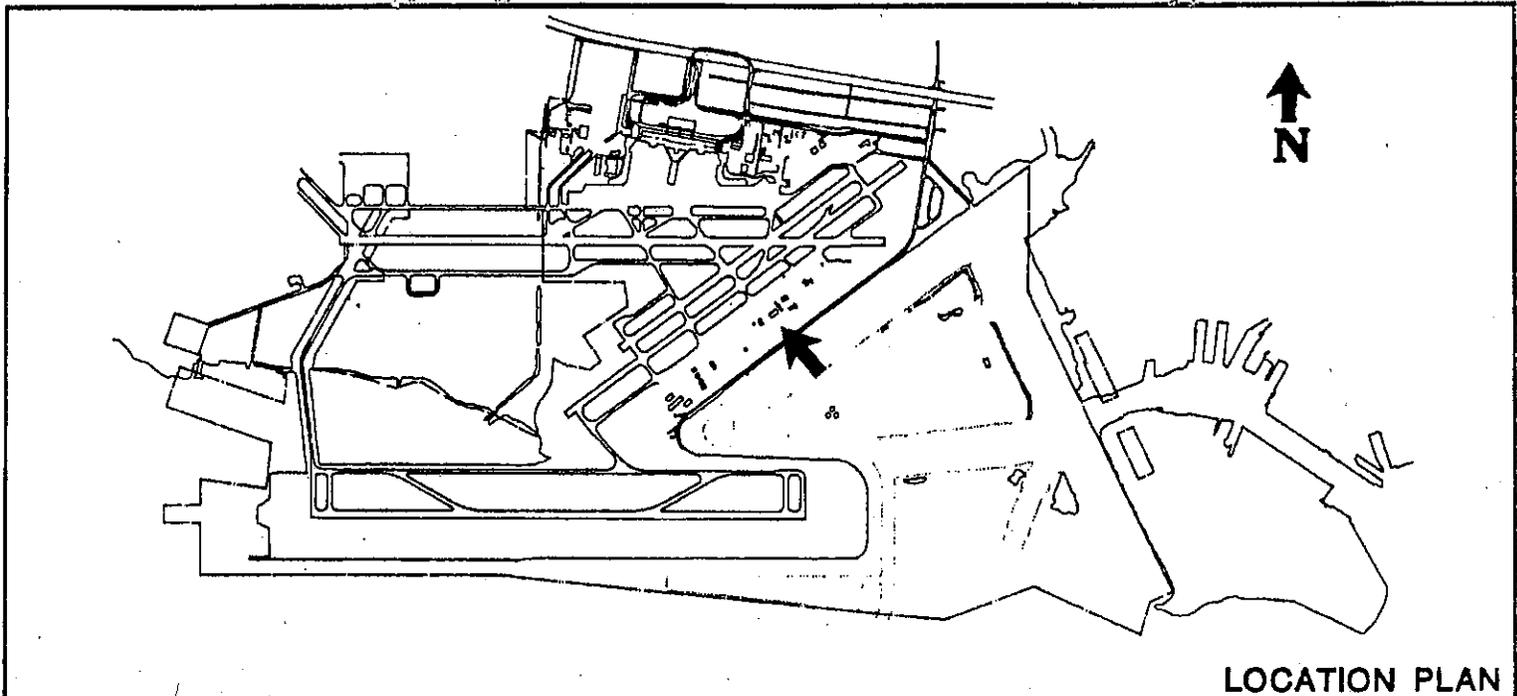
**NOTE:**

1. MAXIMUM HEIGHT OF BUILDINGS 40 FT. MEAN SEA LEVEL EXCEPT BUILDINGS IN LOTS 009101 TO 009104 INCLUSIVE SHALL BE 36 FT. MEAN SEA LEVEL.
2. BEARINGS & COORDINATES REFERRED TO HAWAII STATE PLAN COORDINATE SYSTEM ZONE 3.

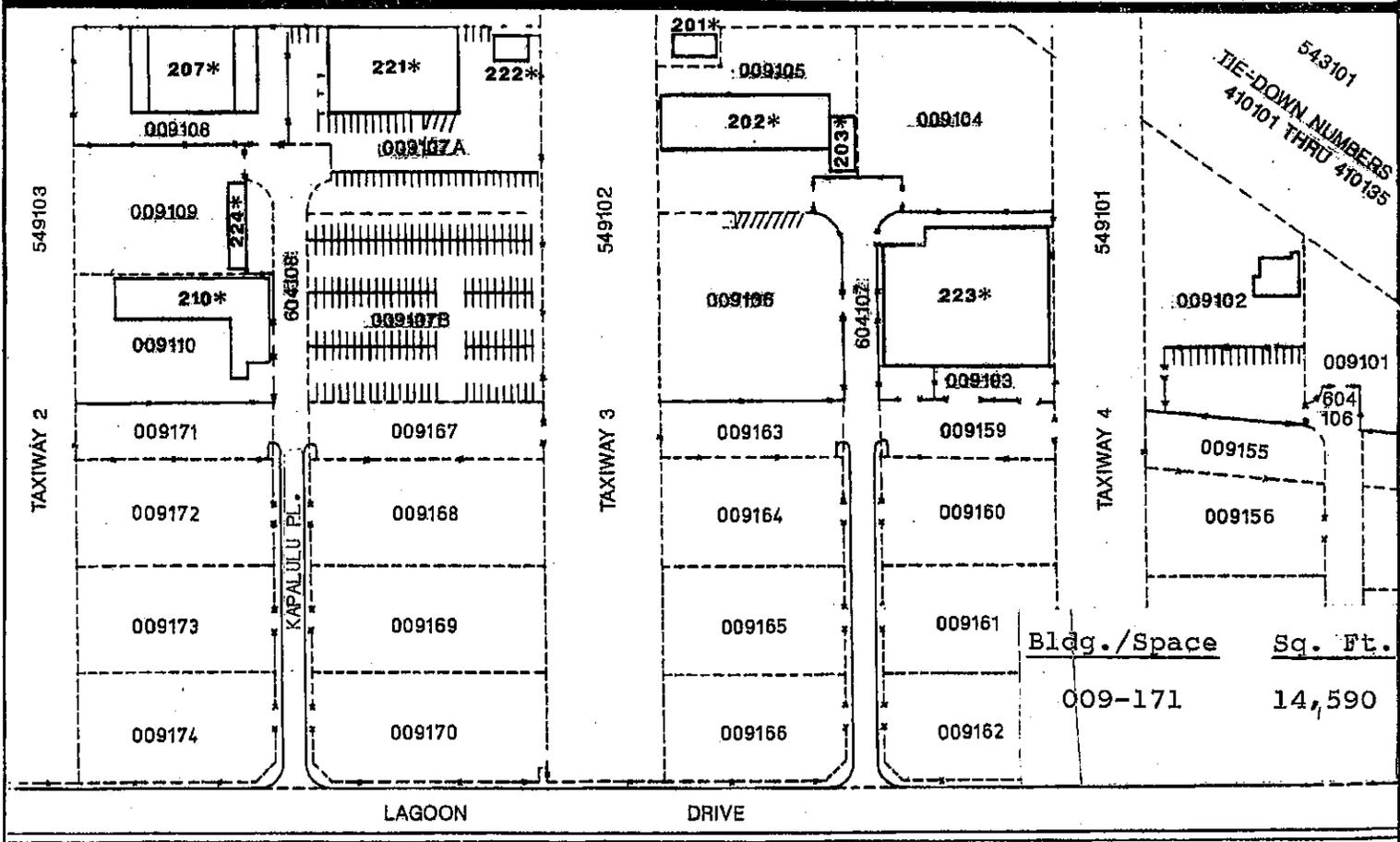


STATE LEASE NO. DOT-A-78-45		DATE: 11-8-78		EXHIBIT: A	
 AIRPORTS DIVISION DEPARTMENT OF TRANSPORTATION STATE OF HAWAII	COMMUNITY SYSTEMS CORPORATION		SOUTH RAMP FIXED-BASED OPERATORS SUBDIVISION		PLAT 36

**Honolulu International Airport**



LOCATION PLAN



DATE: May, 1991 EXHIBIT: AI



**Airports Division**  
DEPARTMENT OF TRANSPORTATION  
STATE OF HAWAII

GILBERT W. DELA CRUZ  
AND  
ROBERT Y. OTA

SOUTH RAMP  
FIXED-BASED OPERATORS  
SUBDIVISION

PLAT 36

**HONOLULU INTERNATIONAL AIRPORT**