



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

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

**ISSUANCE OF DIRECT LEASE – GOLDWINGS SUPPLY SERVICE, INC.
HONOLULU INTERNATIONAL AIRPORT**

OAHU

REQUEST:

Issuance of a direct lease to Goldwings Supply Service, Inc. for the renovation, operation and maintenance of an existing hangar facility to conduct general aviation activities on the South Ramp of Honolulu International Airport.

LEGAL REFERENCE:

Subsection 171-59(b), Hawaii Revised Statutes, as amended.

APPLICANT / LESSEE:

Goldwings Supply Service, Inc., a Hawaii corporation authorized to do business in the State of Hawaii

LOCATION AND TAX MAP KEY:

Portion of Honolulu International Airport, Honolulu, Island of Oahu, identified by Tax Map Key: 1st Division, 1-1-72: 14 (por)

AREA:

Land/Space No. 009-109C, -109D, -109E containing a combined land area of approximately 4,309 square feet of improved/paved general aviation land and Building/Space No. 224-101 and -102, containing a combined building footprint area of approximately 2,250 square feet, as shown and delineated on the attached map labeled Exhibit A

ZONING:

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

LAND TITLE STATUS:

Section 5(e) - Public Law 88-223 - “ceded” land of the Hawaii Admission Act
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES NO

CURRENT USE STATUS:

Land presently encumbered by Governor’s Executive Order No. 3201, setting aside a portion of Honolulu International Airport under the control and management of the Department of Transportation, Airports Division, State of Hawaii, for Airport Purposes.

CHARACTER OF USE:

Renovation, operation, and maintenance of an existing hangar facility to supply aviation parts and services to the general aviation community.

TERM OF LEASE:

Five (5) years

LEASE COMMENCEMENT DATE:

Upon execution of the lease document

ANNUAL GROUND LEASE RENTAL:

\$33,670.92 per annum (payable in monthly installments of \$2,805.91) based upon an improved paved ramp/land rate of \$4.50 per square foot per annum, an improved paved general aviation land rate of \$2.08 per square foot per annum, a warehouse rental rate of \$7.20 per square foot per annum, and an office rental rate of \$9.00 per square foot per annum.

PERFORMANCE BOND:

Sum equal to at least one quarter (1/4) of the annual ground lease rental then in effect

PROPERTY CHARACTERISTICS:

Utilities: All utilities are available at the site

Improvements: Goldwings Supply Service, Inc. desires to renovate, operate and maintain a general aviation hangar facility on the proposed leased premises.

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The subject land area is covered by Volume 3, Environmental Assessment for the Honolulu International Airport Master Plan Update and Noise Compatibility Program, dated September 1989 and referenced as State Project No. AO1011-03. This Environmental Assessment evaluated the environmental effects of the recommended Airport Development Plan which would accommodate the forecast general and commercial aviation needs of the island of Oahu through the year 2005 and was prepared for the State of Hawaii, Department of Transportation, Airports Division by KFC Airport, Inc.

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 _____

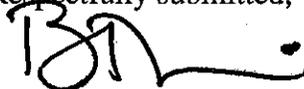
REMARKS:

In accordance with Section 171-59(b), HRS, relating generally to Management and Disposition of Public Lands and relating specifically to Disposition by negotiation, the Department of Transportation proposes to issue a direct lease to Goldwings Supply Service, Inc. for the purpose of: (1) renovating, operating, and maintaining a general aviation hangar facility and other related accessory improvements; and (2) conducting general aviation activities at Honolulu International Airport.

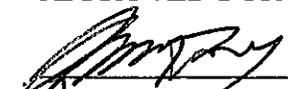
RECOMMENDATION:

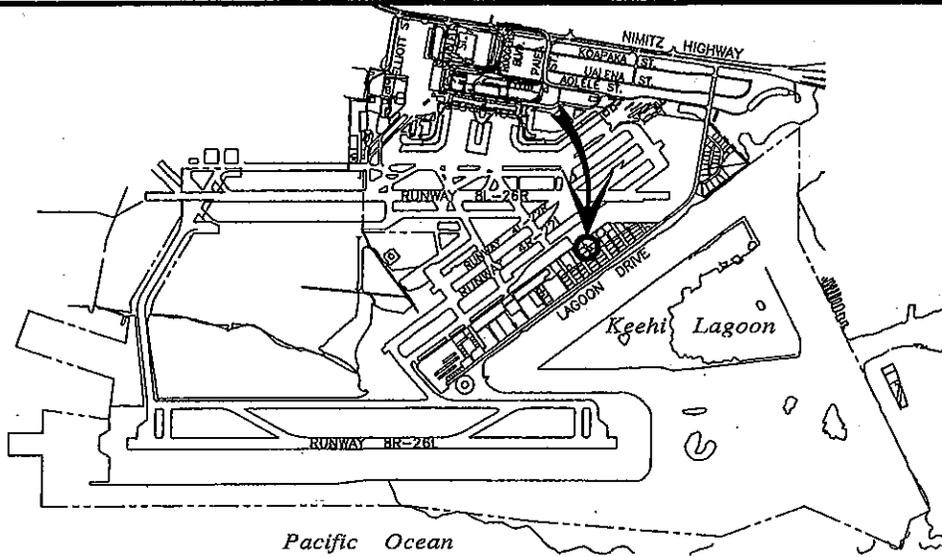
That the Board authorize the Department of Transportation to issue a direct lease to Goldwings Supply Service, Inc., subject to: (1) terms and conditions herein outlined, which are by reference incorporated herein; (2) such other terms and conditions as may be prescribed by the Director of Transportation to best serve the interests of the State; and (3) review and approval of the Department of the Attorney General as to the lease form and content.

Respectfully submitted,


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

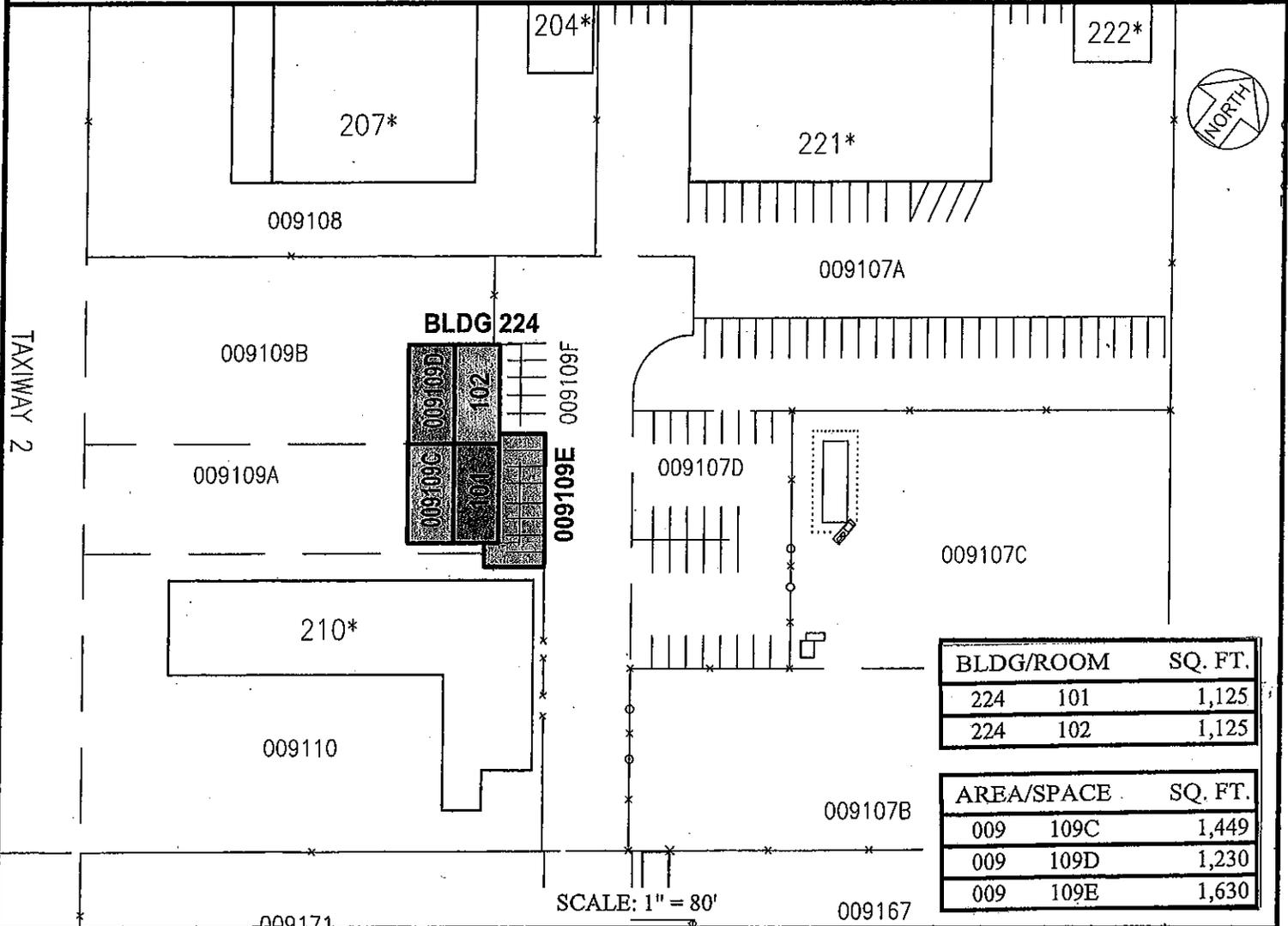
APPROVED FOR SUBMITTAL:


LAURA H. THIELEN
Chairperson and Member



LOCATION PLAN

5000:1



BLDG/ROOM	SQ. FT.
224 101	1,125
224 102	1,125

AREA/SPACE	SQ. FT.
009 109C	1,449
009 109D	1,230
009 109E	1,630

SCALE: 1" = 80'

DATE : JULY 2009

EXHIBIT: **A**



GOLDWINGS SUPPLY SERVICE, INC.

**BUILDING 224
LOTS
SOUTH RAMP**

**224101 & 102
009109C, D
009109E
PLAT 36**

HONOLULU INTERNATIONAL AIRPORT

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