



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

GLENN M. OKIMOTO  
DIRECTOR

Deputy Directors  
FORD N. FUCHIGAMI  
JAN S. GOUEIA  
RANDY GRUNE  
JADINE URASAKI

IN REPLY REFER TO:

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

CONSENT TO SUBLEASE – SPECIAL FACILITY LEASE DOT-A-82-0021  
DELTA AIR LINES, INC. TO HOST INTERNATIONAL, INC.  
HONOLULU INTERNATIONAL AIRPORT

OAHU

APPLICANT / LESSEE:

Delta Air Lines, Inc., a Delaware corporation

SUBLESSEE:

Host International, Inc., a Delaware corporation

LEGAL REFERENCE:

Section 171-36 (a)(6), Hawaii Revised Statutes

LOCATION AND TAX MAP KEY:

Portions of Space Nos. 001-122A, containing an area of approximately 79,037 square feet; 001-122B, containing an area of approximately 24,258 square feet; and 001-122C, containing an area of approximately 890 square feet, located in the North Ramp Cargo Area, commonly referred to as Northwest Cargo Facility, Honolulu International Airport, Honolulu, Island of Oahu and identified by Tax Map Key: 1<sup>st</sup> Division, 1-1-03: 015, as shown and delineated on the attached map labeled Exhibit A.

SUBLEASED AREA:

Subleased area covers an area of approximately 9,921 square feet of space as shown on the cross hatched areas on Exhibit B attached hereto, being portion of the area of the Northwest Cargo Facility.

ZONING:

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

LAND TITLE STATUS:

Section 5(b) lands ("ceded") of the Hawaii Admission Act  
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES\_\_ NO X

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 Honolulu International Airport under the control and management of the Department of Transportation, Airports Division, State of Hawaii (DOTA), for airport purposes.

SUBLEASE CHARACTER OF USE:

Storage of dry goods and alcohol as well as three truck trailers attached to the dock doors for refrigerated and frozen goods.

LEASE TERM:

Thirty (30) years, commencing on December 17, 1982, and expiring on May 16, 2013.

TERM OF SUBLEASE:

Commencing April 1, 2011 and shall expire on May 31, 2012 (A) 11:59 p.m. on the date of expiration or termination of the Lease; or (B) the date this Sublease is terminated pursuant to any term or provision hereof or pursuant to law.

SUBLEASE RENT:

Sublease rent is \$12,000 (Twelve Thousand and 00/100 dollars) per month.

SUBLEASE RENT PARTICIPATION PROVISION:

DOTA has reviewed the Sublease and has determined that there is no sandwich premium due. The Special Facility Lease does not call for any sandwich premium.

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:

The DOTA, as Lessor, and Delta Air Lines, Inc. (Delta), as Lessee, entered into that certain Special Facility Lease DOT-A-82-0021 dated November 1, 1982, as amended, which Lease demised certain real property and rights to Delta for the purposes of engaging in the activities relating to cargo storage, handling, loading and unloading of items at Honolulu International Airport.

The Lessee as Sublessor and Sublessee wishes to enter into a Sublease ("Sublease"). Per the stipulations of the Special Facility Lease DOT-A-82-0021 prior consent from DOTA is required.

RECOMMENDATION:

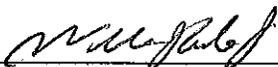
That the Board authorizes the Department of Transportation to approve the Consent to Sublease between Delta Air Lines, Inc., as Sublessor and Host International, Inc., as Sublessee, as hereinabove outlined, subject to: (1) terms and conditions hereinabove outlined, which are by reference incorporated herein; (2) such 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 Consent to Sublease form and content.

Respectfully submitted,

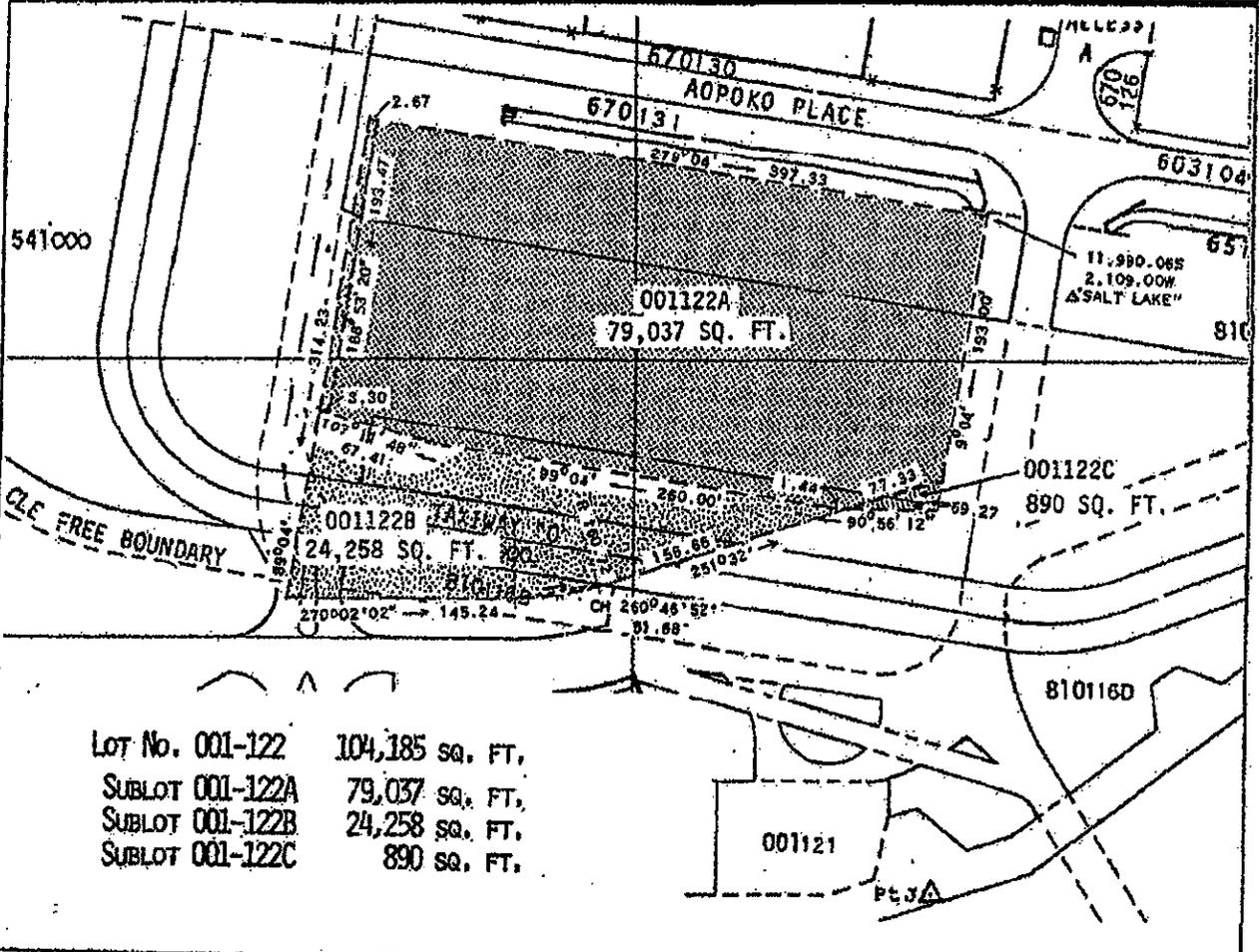
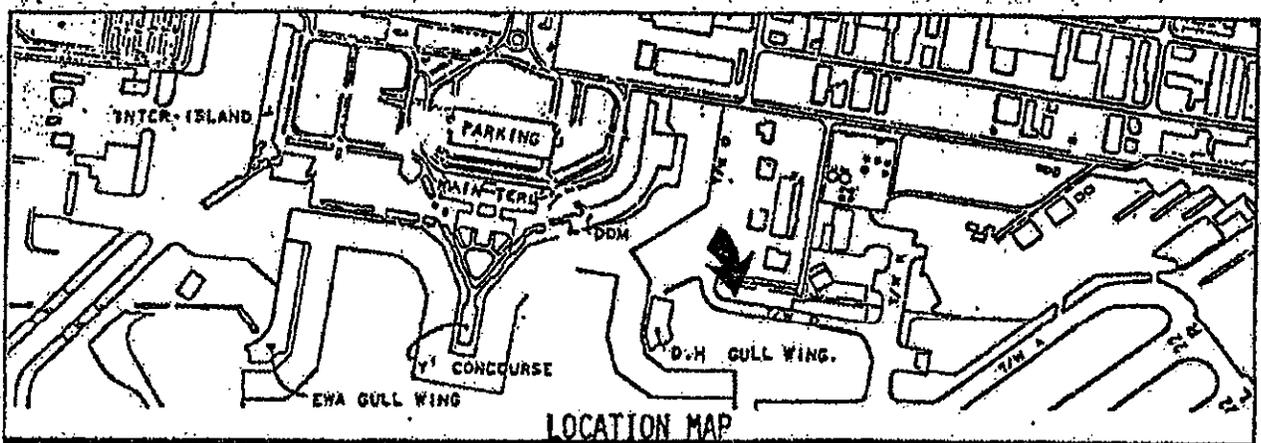


GLENN M. OKIMOTO, Ph.D.  
Director of Transportation

APPROVED FOR SUBMITTAL:



WILLIAM J. AILA, JR.  
Chairperson and Member



LOT No. 001-122 104,185 SQ. FT.  
 SUBLOT 001-122A 79,037 SQ. FT.  
 SUBLOT 001-122B 24,258 SQ. FT.  
 SUBLOT 001-122C 890 SQ. FT.

DATE: Nov. 16, 1982 EXHIBIT: A



Airports Division  
 DEPARTMENT OF TRANSPORTATION  
 STATE OF HAWAII

NORTHWEST ORIENT

CARGO LOT

001122  
 PLAT 25

HONOLULU INTERNATIONAL AIRPORT

FLOOR PLAN  
EXIST. NORTHWEST CARGO

9,921 Sq Ft.

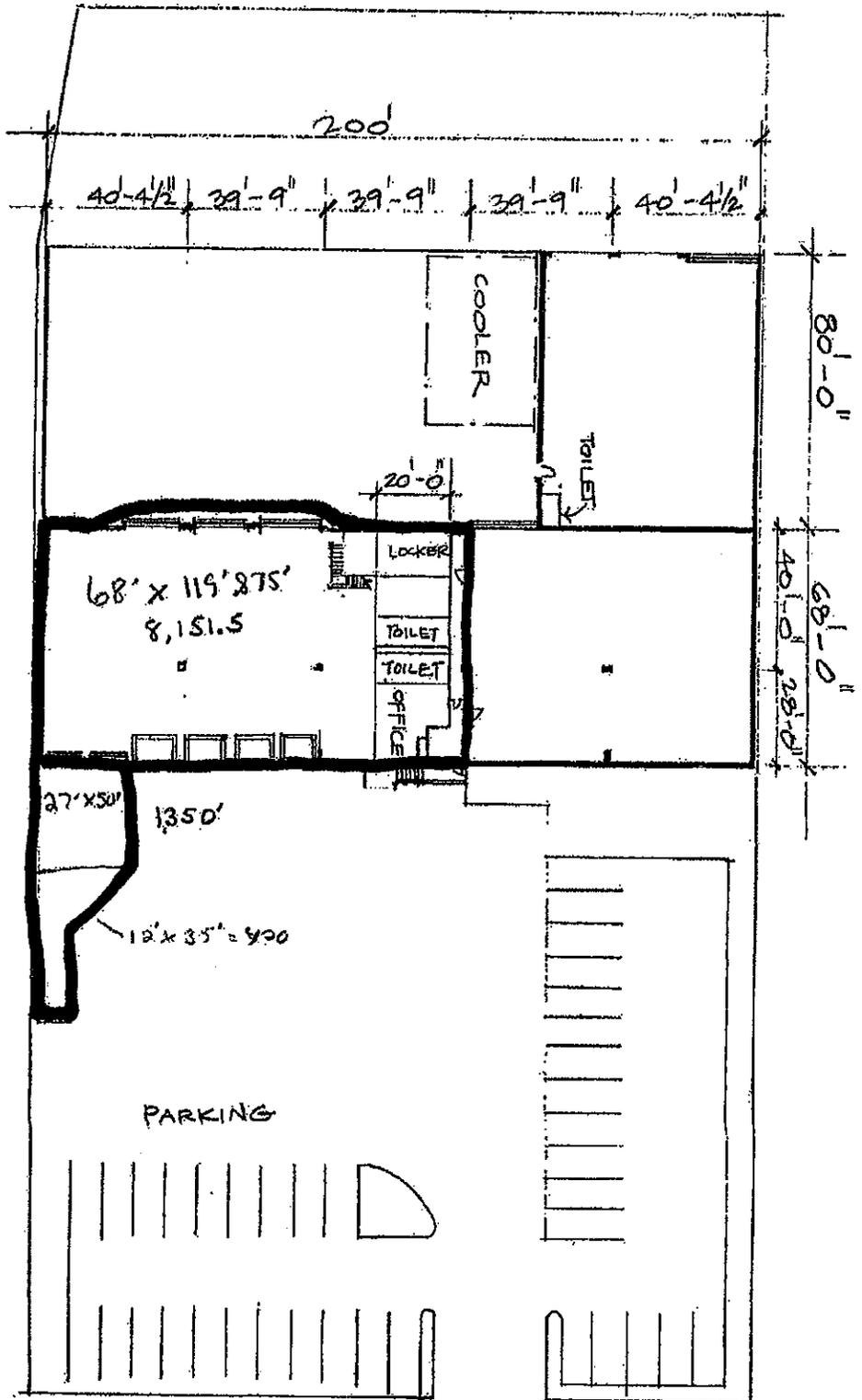


Exhibit B