



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

GLENN M. OKIMOTO
DIRECTOR

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

IN REPLY REFER TO:

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

ISSUANCE OF A GENERAL AVIATION HANGAR FACILITIES LEASE
AUDREY AND RUDOLPH DECKER-BOZNAK
KALAELOA AIRPORT, ISLAND OF OAHU, STATE OF HAWAII

OAHU

REQUEST:

Issuance of a General Aviation Hangar Facilities Lease to Audrey and Rudolph Decker-Boznak at Kalaeloa Airport to develop, construct, use, and maintain a general aviation hangar facility at Kalaeloa Airport.

APPLICANT / LESSEE:

Audrey and Rudy Decker-Boznak, individuals, whose post office address is 92-1198-3 Olani Street, Kapolei, Hawaii 96707

LEGAL REFERENCE:

The Director of the Department of Transportation has made the determination that granting this directly negotiated general aviation hangar facilities lease encourages competition within aeronautical and airport-related operations in accordance to Subsection 171-59(b), Hawaii Revised Statutes.

LOCATION AND AREA:

Portion of Kalaeloa Airport, Ewa, Island of Oahu, identified by Tax Map Key: 1st Division, 9-1-13: Portion of 32

AREA:

Area/Space No. 407-110A, containing a land area of approximately 2,500 square feet of improved, paved general aviation land, as shown and delineated on the attached map labeled Exhibit B.

ZONING:

State Land Use District: Urban
City and County of Honolulu: P-2 (To be rezoned in the future)

LAND TITLE STATUS:

Non-ceded land acquired from the U.S. Government by the State of Hawaii after
Statehood

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

CURRENT USE STATUS:

Land presently encumbered by Governor's Executive Order No. 3861, setting aside
Kalaeloa Airport under the control and management of the Department of Transportation,
Airports Division, State of Hawaii, for Airport Purposes.

CHARACTER OF USE:

Development, construction, and maintenance of a general aviation hangar facility consisting
of approximately 816 square feet (32' x 24' building).

TERM OF LEASE:

Ten (10) years

LEASE COMMENCEMENT DATE:

Upon execution of the documents

ANNUAL GROUND LEASE RENTAL:

For the first five (5) years at \$1,475.00 per annum, payable in monthly installments of
\$122.92, in advance, based upon a ground lease rental rate of \$0.59 per square foot per
annum for improved, paved general aviation land at Kalaeloa Airport.

For the second five (5) years at \$1,696.25 per annum, payable in monthly installments of
\$141.36, in advance, based upon the product of the annual rental for the fifth (5th) year of
the lease term (\$1,475.00) and 115%.

PERFORMANCE BOND:

Sum equal to the annual land lease rental in effect.

MINIMUM IMPROVEMENTS REQUIREMENT:

\$25,000.00

PROPERTY CHARACTERISTICS:

Utilities: All utilities are available at the site

Improvements: Audrey and Rudolph Decker-Boznak desires to develop, construct, and maintain a general aviation hangar facility on the proposed leased premises.

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 #3, Comprehensive Exemption List for the State of Hawaii, Department of Transportation dated November 15, 2000, as approved by the Environmental Quality Council. Exemption Class #3 covers construction and location of single, new, small facilities or structures and the alteration and modification of same and installation of new, small, equipment and facilities and the alteration and modification of same including, but not limited to: constructing appropriate structures not exceeding 1,000 square feet on the Department of Transportation property.

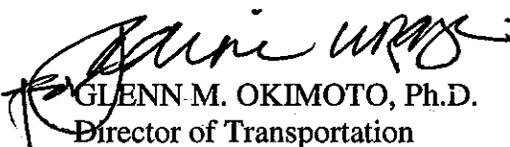
REMARKS:

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 Audrey and Rudolph Decker-Boznak, individuals, for the purpose of construction and maintenance of a general aviation hangar facility at Kalaeloa Airport.

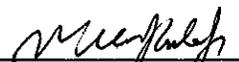
RECOMMENDATION:

That the Board authorize the Department of Transportation to issue a direct lease to Audrey and Rudolph Decker-Boznak, individuals, 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.

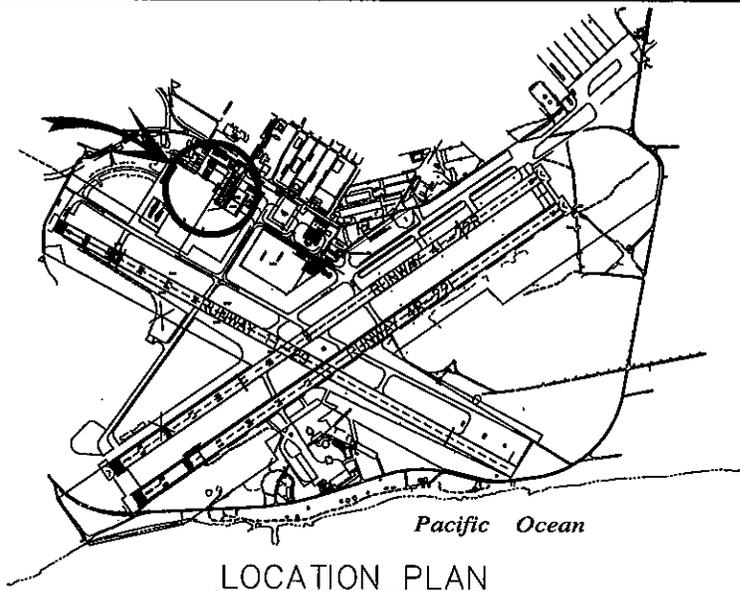
Respectfully submitted,


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

APPROVED FOR SUBMITTAL:

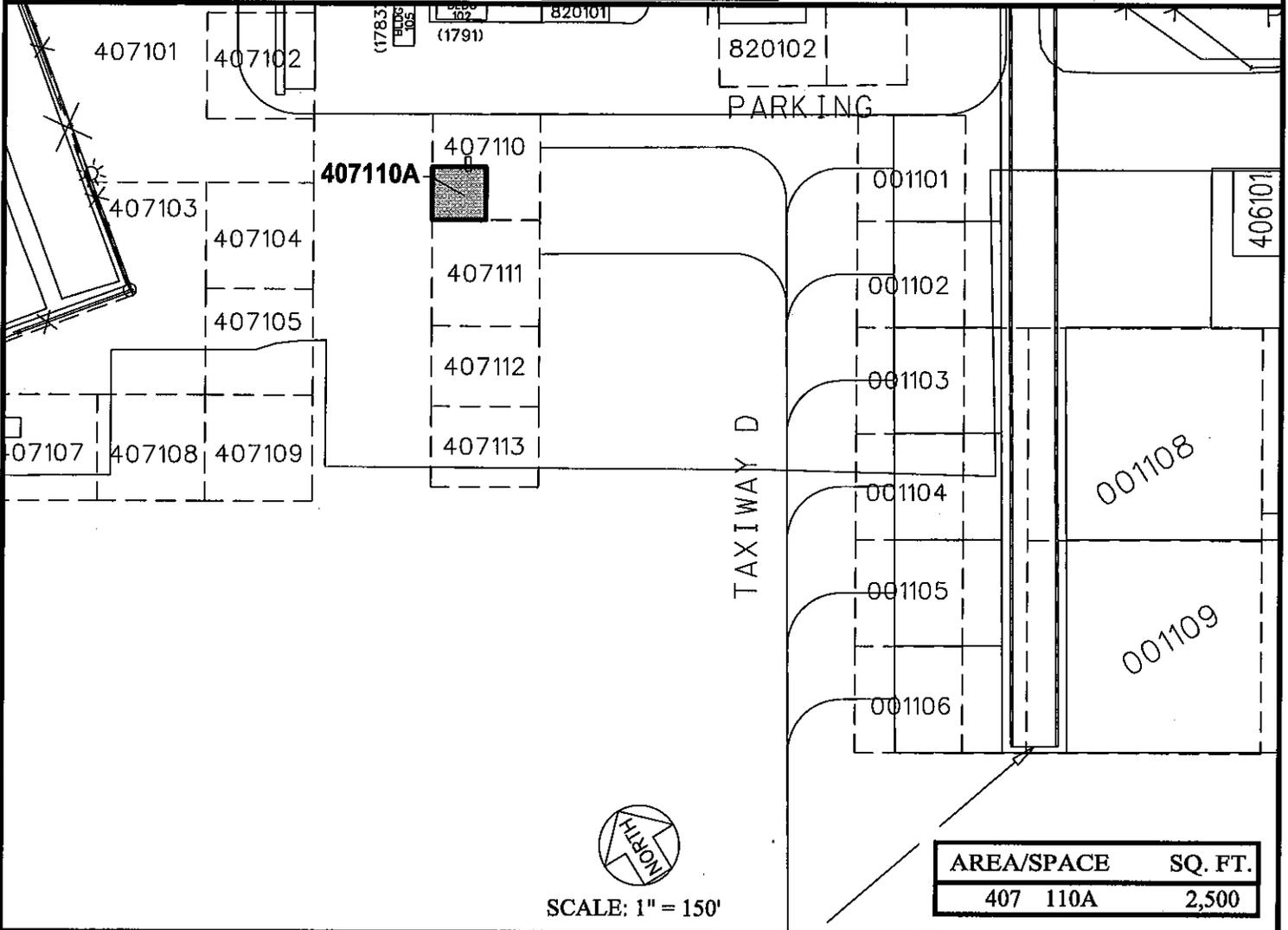


WILLIAM J. AILA, JR.
Chairperson and Member



LOCATION PLAN

3000:1



SCALE: 1" = 150'

AREA/SPACE	SQ. FT.
407 110A	2,500

DATE : SEPTEMBER 2010

EXHIBIT: **B**



Airports Division

HANGAR LOTS

407110A