



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

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

AMENDMENT NO. 1 TO STATE LEASE NO. DOT-A-91-0017
FEDERAL EXPRESS CORPORATION
SOUTH RAMP, HONOLULU INTERNATIONAL AIRPORT
TAX MAP KEY: (1) 1-1-72:58

OAHU

REQUEST:

Federal Express Corporation desires to amend State Lease No. DOT-A-91-0017 (Lease) to include the addition of Area/Space No. 009-188C, containing approximately 13,662 square feet, in support of its cargo operation at Honolulu International Airport.

LEGAL REFERENCE:

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

APPLICANT:

Federal Express Corporation, a Delaware corporation, authorized to do business in the State of Hawaii

LOCATION:

Portion of Honolulu International Airport, Island of Oahu, identified by Tax Map Key: 1st Division, 1-1-72: 58

PREMISES:

Original: Area/Space No. 009-190, containing a land area of approximately 238,604 square feet, as shown and delineated on the attached map labeled Exhibit. A.

Additional Premise: Area/Space No. 009-188C, containing a land area of approximately 13,662 square feet, as shown and delineated on the attached map labeled Exhibit A-1.

ZONING:

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

LAND TITLE STATUS:

Public Law 88-233 - lands of the Hawaii Admission Act – Ceded
DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: YES__ NO X

CHARACTER OF USE:

Operation, use, and maintenance of a fixed based facility.

TERM OF LEASE:

Thirty (30) years; the original Lease commenced on April 1, 1991 and will terminate on March 31, 2021.

ANNUAL RENTAL:

Currently (4/1/2011 – 3/31/2016): \$744,500 per annum

Amended Rental (through 3/31/2016): \$787,125.44 per annum

AMENDED RENTAL COMMENCEMENT DATE:

Upon execution of Amendment No. 1 to the Lease

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 Department of Transportation (DOT) and Federal Express Corporation entered into State Lease No. DOT-A-91-0017, dated August 6, 1991, to develop, construct, operate, use, and maintain a fixed based facility at Honolulu International Airport. The Lessee is now requesting Area/Space No. 009-188C be added to the Lease in support of its cargo operation. The DOT, in the Public Interest, has no objection to Federal Express Corporation's request.

RECOMMENDATION:

That the Board approves Amendment No. 1 to the Lease, 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,

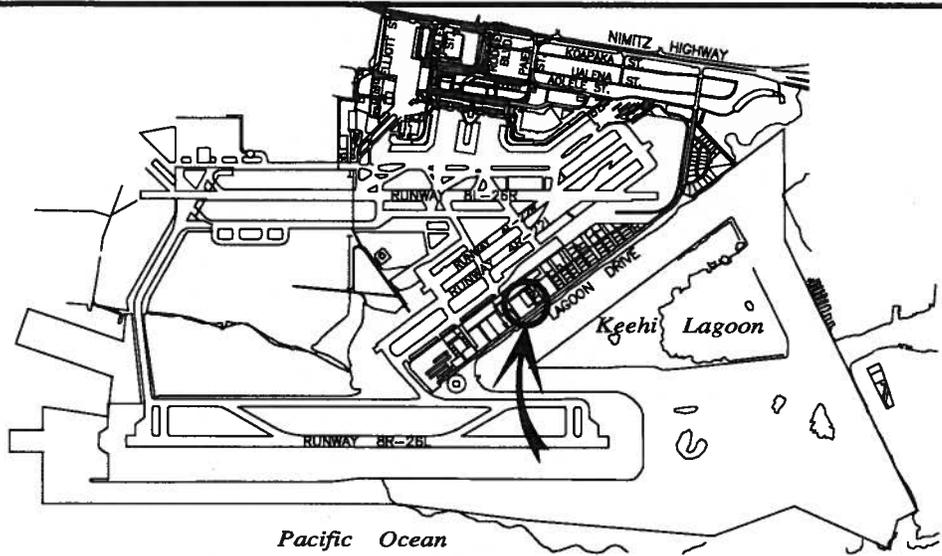


GLENN M. OKIMOTO, Ph.D.
Director of Transportation

APPROVED FOR SUBMITTAL:

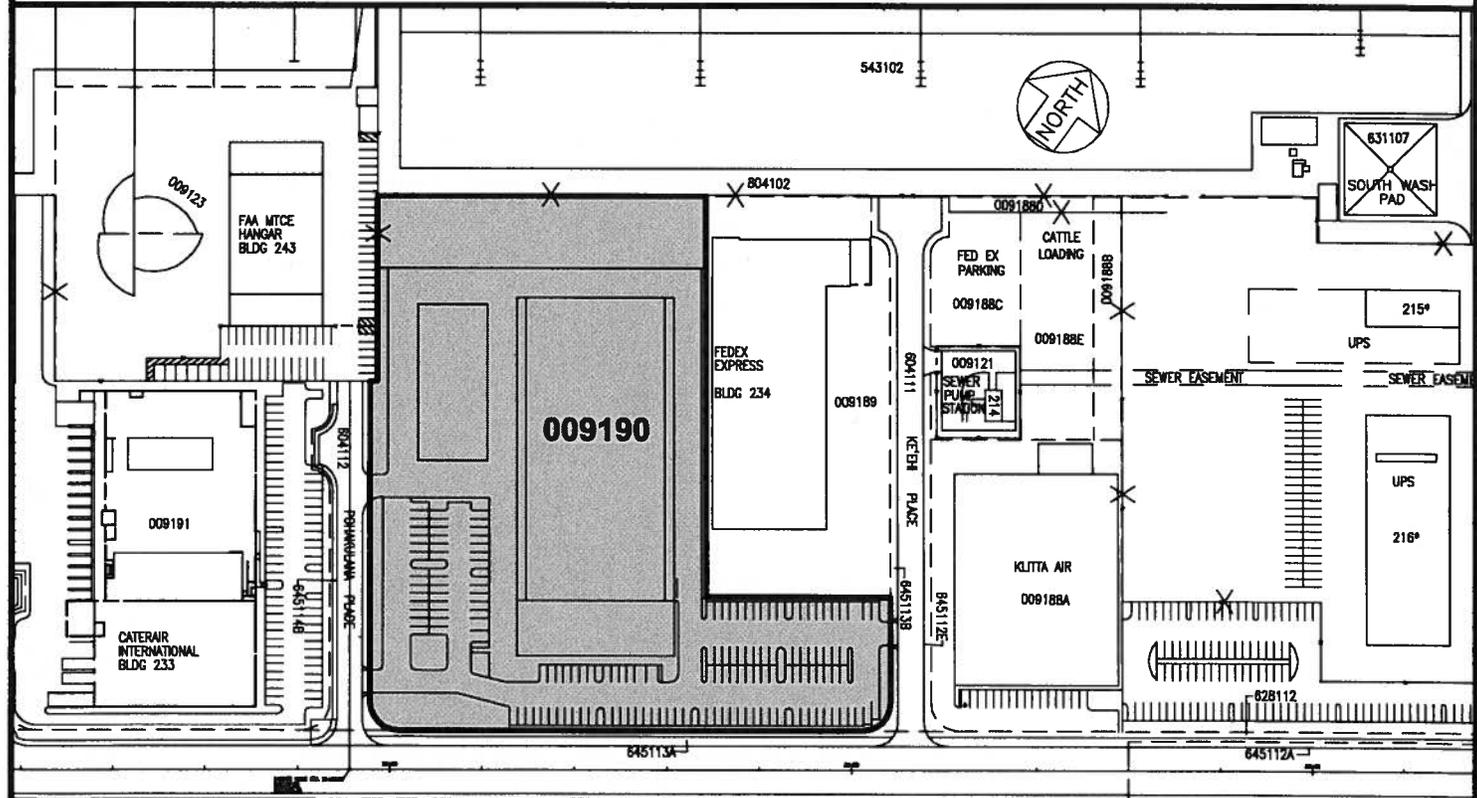


WILLIAM J. AILA, JR.
Chairperson and Member



LOCATION PLAN

5000:1



AREA/SPACE	SQ. FT.
009 190	238,600

SCALE: 1" = 200'

DATE : OCTOBER 2012

EXHIBIT: **A**



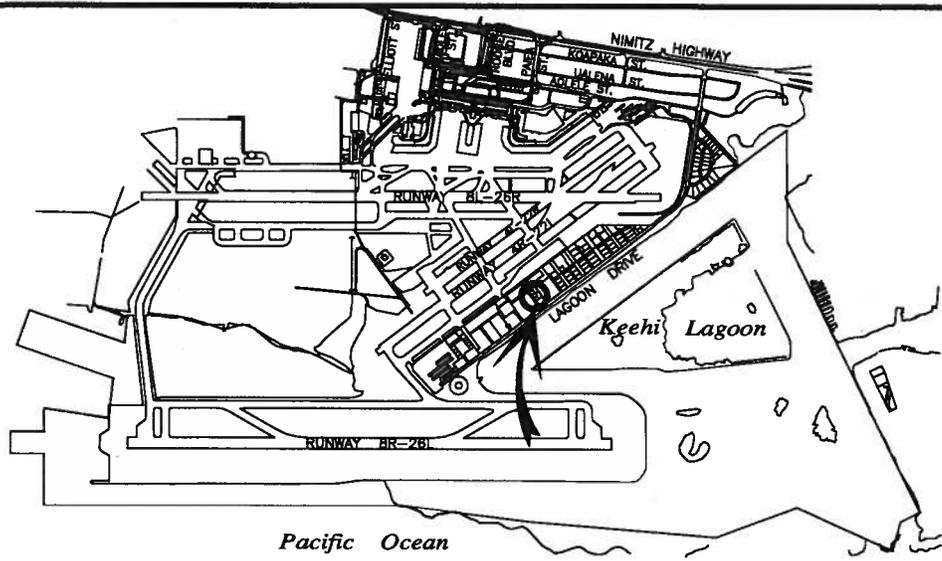
Airports Division

LOTS
SOUTH RAMP

009190
PLAT 45

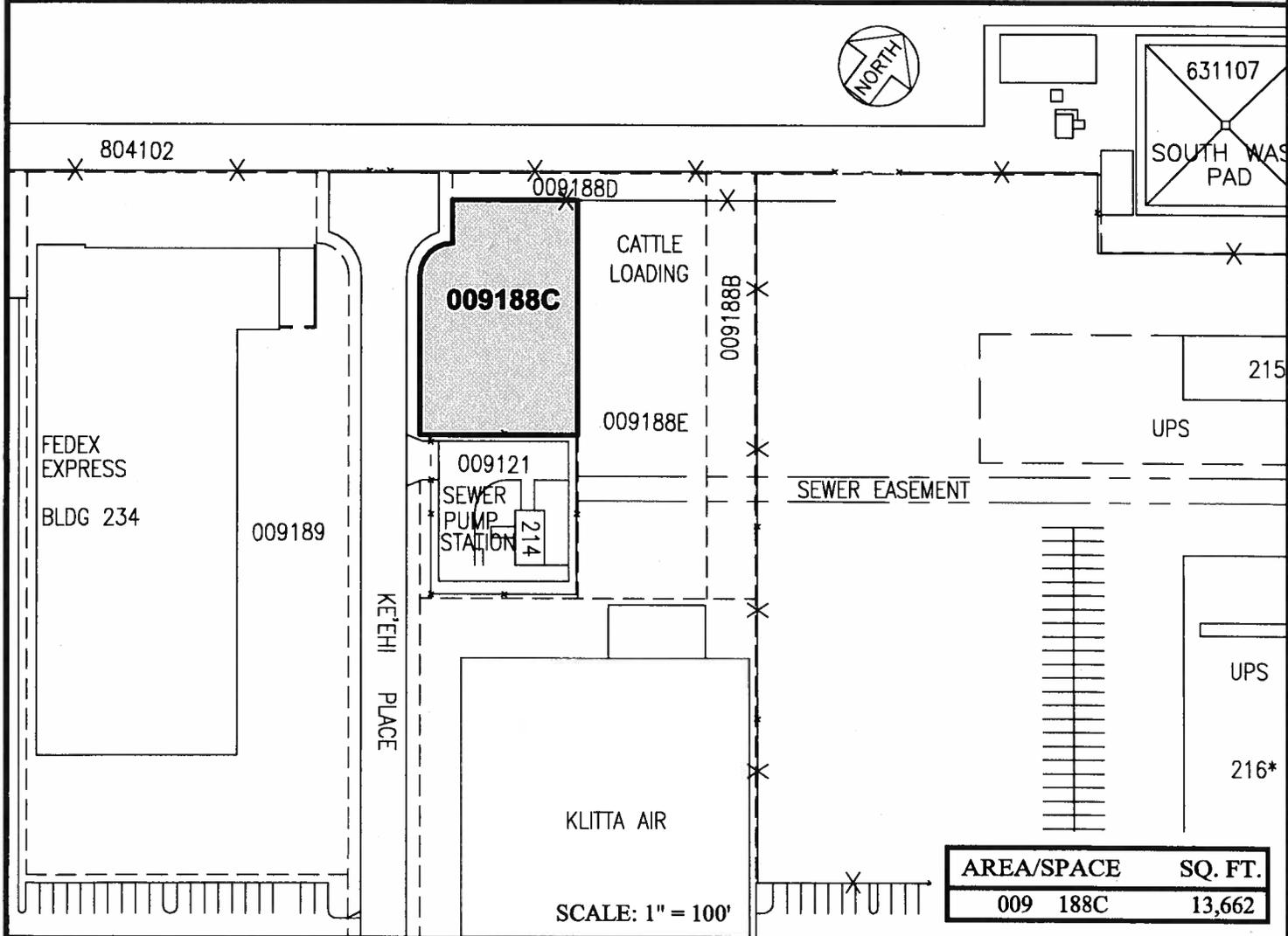
HONOLULU INTERNATIONAL AIRPORT

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LOCATION PLAN

5000:1



AREA/SPACE	SQ. FT.
009 188C	13,662

DATE : OCTOBER 2012

EXHIBIT: **A-1**



Airports Division

LOTS
SOUTH RAMP

009188C
PLAT 45

HONOLULU INTERNATIONAL AIRPORT

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