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CURT T. OTAGURO
ROBIN K. SHISHIDO

IN REPLY REFER TO:

AIR-PM 26.0040

**STATE OF HAWAII | KA MOKU'ĀINA 'O HAWAII
DEPARTMENT OF TRANSPORTATION | KA 'OIHANA ALAKAU
AIRPORTS
400 RODGERS BOULEVARD, SUITE 700
HONOLULU, HAWAII 96819-1880**

February 12, 2026

DOT Land Matters
State of Hawaii
Honolulu, Hawaii

ISSUANCE OF A REVOCABLE PERMIT FOR AIRCRAFT PARKING
ATMOS LLC
KALAELOA AIRPORT
TAX MAP KEY: (1) 9-1-013: PORTION OF 032

OAHU

REQUEST:

Issuance of a Revocable Permit for Aircraft Parking (Parking Permit) to Atmos LLC, for an aircraft tie-down space, situated at Kalaeloa Airport.

LEGAL REFERENCE:

Hawaii Revised Statutes (HRS), Sections 26-19 and 171-2, as amended.

APPLICANT:

Atmos LLC, whose mailing address is 92-1211 Umena Street, Kapolei, Hawaii 96707.

LOCATION AND TAX MAP KEY:

A portion of Kalaeloa Airport (Airport), Kapolei, Island of Oahu, State of Hawaii, identified by Tax Map Key: 1st Division, 9-1-013: portion of 032.

AREA:

Area/Space No. 405-140, containing an area of approximately 849 square feet, as shown and delineated on the attached map labeled Exhibit A.

ZONING:

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

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ATMOS LLC
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LAND TITLE STATUS:

Non-ceded - Section 5(a) lands of the Hawaii Admission Act
DHHL 30% entitlement lands pursuant to Hawaii Admission Act YES NO X

CURRENT USE STATUS:

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

CHARACTER OF USE:

Aircraft tie-down (1975 Commander 112, Tail No. N-1302J).

COMMENCEMENT DATE:

To be determined by the Director of Transportation at a later date.

MONTHLY RENTAL:

\$55.00 (as determined from the HDOT Schedule of Rates and Charges established by appraisal of Airports properties statewide).

SECURITY DEPOSIT:

\$165.00, or three times the monthly rental in effect.

DCCA VERIFICATION:

Place of business registration confirmed:	YES <u>X</u>	NO <u> </u>
Registered business name confirmed:	YES <u>X</u>	NO <u> </u>
Good standing confirmed:	YES <u>X</u>	NO <u> </u>

CHAPTER 343, HRS - ENVIRONMENTAL ASSESSMENT:

The subject land area is covered by the Final Environmental Assessment for the Kalaeloa Airfield Development Plan Improvements, State Project No. AO5011-02 dated June 2010. This Environmental Assessment was prepared by Wilson Okamoto Corp. for the State of Hawaii Department of Transportation, in part to evaluate the environmental effects of the recommended Kalaeloa Airfield Master Plan to meet existing and forecast general aviation demands.

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ATMOS LLC
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REMARKS:

HDOT proposes to issue a month-to-month Parking Permit to Atmos LLC, for aircraft parking at the Airport.

RECOMMENDATION:

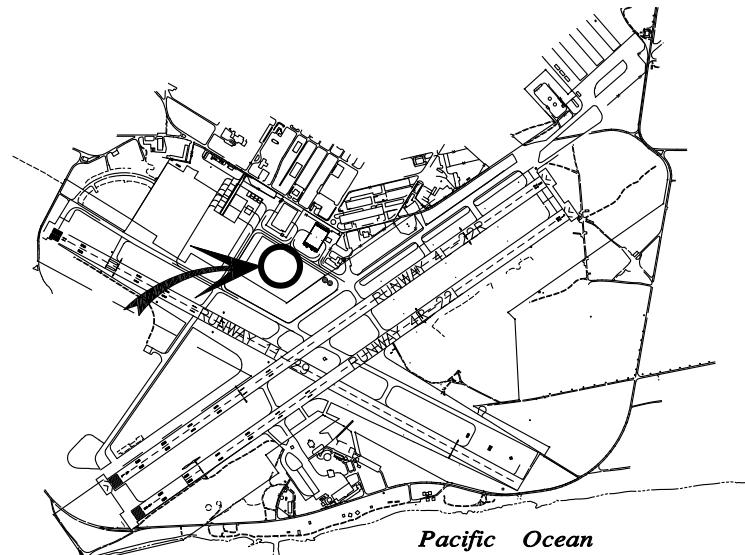
Based on this submittal, and testimony and facts presented, the HDOT recommends the Director of Transportation finds that approving the issuance of a month-to-month Parking Permit to Atmos LLC, including its conditions and rent, will serve the best interests of the State.

Respectfully submitted,



CURT T. OTAGURO
Deputy Director of Transportation for Airports

Attachment



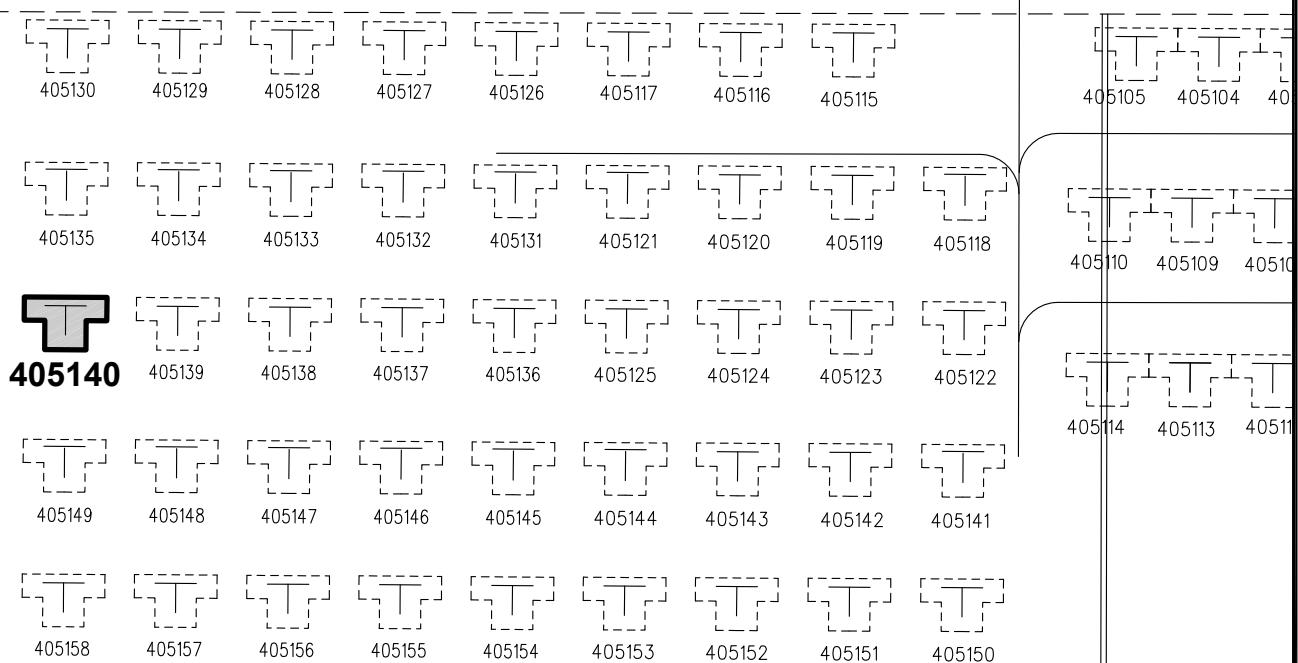
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LOCATION PLAN

TAXIROUTE "B4"



PAVEMENT



SCALE: 1" = 100'

AREA/SPACE	SQ. FT.
405	140

PP-26-0003

DATE : JANUARY 2026

EXHIBIT: A



AIRPORTS

ATMOS LLC

TIE-DOWN

405140

KALAELOA AIRPORT