

DEVELOPER'S ANNUAL REPORT

Condominium Project Name: MARY SAVIO MEDICAL PLAZA AIEA PEARL CITY

Project Address: 98-1247 Kaahumanu Street, Aiea, Hawaii 96701

Registration Number: 7272 (conversion) Date: _____

HRS §514B-58 requires the Developer to annually file a report to update the material contained in the latest Developer's Public Report and any amendments thereto ("Report") at least thirty days prior to the anniversary date of the Report's effective date. If there is no change to the Report, the Developer shall so state. *Submit a non-refundable filing fee of fifty dollars (\$50) with this report to Real Estate Commission, 335 Merchant Street, Room 333, Honolulu, HI 96813. Make check payable to Commerce and Consumer Affairs.*

The filing of title Annual Report does **not** relieve the Developer, its successor, or assign of the obligation to file amendments to the latest Report, pursuant to HRS §514B-56, or to report any material or pertinent changes regarding the information contained in or omitted from the latest Report.

Developer states that: (check one box only)

- Initial sales of all units have been completed. Developer is not required to file any subsequent annual report; **or**
- There are no changes to the latest Report, **or**
- There are updates to the latest Report and any amendments thereto. The updates are listed below. Also, if the update is a pertinent or a material change, the Developer has included or will include the update in an amended Report or in an amendment to the Report, and has submitted or will be submitting to the Commission a draft of an amended Report or an amendment to the Report in accordance with all applicable laws.

Updates to the latest Developer's Public Report: List the updates to the latest Report and any amendments thereto (include the update's title and description, and refer to the page or exhibit in the Report where the update can be found).

See attached.

- If additional space is needed, check this box and continue list on back of this page or attach separate sheets.

Developer also states that: (check and complete all applicable)

- In accordance with section 514B-92, HRS or section 514B-93, HRS, purchasers' funds, deposits or payments made under a sales contract are being used to pay for project construction costs, and in the case of a conversion for repairs;
- Construction of the project is complete and the date of completion is _____; **or**
- Construction is continuing and the required completion or performance bond issued by a surety licensed in the state in an amount equal to one hundred per cent of the cost of construction-as previously submitted to the Commission and any subsequent determined additional or supplemental cost to complete construction remains in full force and effect; **or**
- Construction is continuing and the required completion or performance bond issued by a material house in the state in an amount equal to one hundred per cent of the cost of construction as previously submitted to the Commission and any subsequent determined additional or supplemental cost to complete construction remains in full force and effect; **or**

Construction is continuing and the required irrevocable letter of credit issued by a federally insured financial institution or other substantially similar instrument or security approved by the Commission in an amount equal to one hundred per cent of the cost of construction as previously submitted to the Commission and any subsequent determined additional or supplemental cost to complete construction remains in full force and effect.

The Developer declares, subject to the penalties set forth in HRS §514B-69, that this Project continues to conform to all zoning, building ordinances, codes, and permitting requirements for the county in which the Project is located, pursuant to HRS §§514B-5 and 32(a)(13).

The Developer certifies that all the information contained in this Annual Report and the latest Developer's Public Report, and all documents furnished by the Developer to Project purchasers and prospective purchasers have been reviewed by the Developer and are correct and complete to the best of the Developer's knowledge, information, and belief.

KMC PARTNERS, LLC, a Hawaii limited liability company
Printed Name of Developer

By: _____
Duly Authorized Signatory*

By: Peter Savio, Sole Member of KMC Manager LLC,
a Hawaii limited liability company, Its Manager
Printed Name & Title of Person Signing Above

Date

***Must be by an officer signed for a corporation; by a general partner for a partnership or limited liability partnership; by the manager or an authorized member for a limited liability company; and by the individual for the individual.**

This form is available to individuals with special needs by calling the Senior Condominium Specialist at (808) 586-2643.

DEVELOPER'S ANNUAL REPORT

ATTACHMENT

Project Name: Mary Savio Medical Plaza Aiea Pearl City
Project Address: 98-1247 Kaahumanu Street, Aiea, Hawaii 96701
Registration No. 7272 (conversion)
Effective Date: February 26, 2018
Developer: KMC Partners, LLC, a Hawaii limited liability company

KMC Partners, LLC, a Hawaii limited liability company (the "Developer") of the Mary Savio Medical Plaza Aiea Pearl City (the "Project") executed an Amended Developer's Public Report for a Condominium on February 26, 2018 ("Amended DPR"), which supercedes all prior public reports, as amended. The Amended DPR amended and restated the Developer's Public Report dated September 27, 2012 and amended by the Amendment 1 effective November 7, 2012, the changes are as follows:

1. **PROJECT NAME.** The name of the Project has been changed from "Mary Savio Medical Plaza at Newtown" to "Mary Savio Medical Plaza Aiea Pearl City".
2. **SUBDIVISION OF UNITS.** Units 205, 305, and 320/322/322A have each been subdivided to create additional units pursuant to the Developer's reserved rights under the Declaration. Following the subdivision, those three units are now known as Units 205, 205A, 305, 305A, 320, and 322. Section 1.3 of the Amended DPR reflects the corresponding increase in the number of units for Registration No. 7272 to sixty-five (65) units.
3. **PARKING STRUCTURE.** The parking structure has been constructed within the Mauka Spatial Unit, and the ground floor parking area has been reconfigured. Exhibit B of the Amended DPR reflects the increased number of parking stalls.
4. **AMENDMENT OF CONDOMINIUM MAP.** The Condominium Map has been amended to depict the following:
 - i. The construction of the parking structure within the Mauka Spatial Unit, together with the reconfiguration of the ground floor parking area; The location of the doorway to Unit 116;
 - ii. The removal of the railing and extension of the concrete slab near the Makai Wing of the Office Building
 - iii. The addition of a doorway and ramp;
 - iv. The location of the doorway to Unit 122; and
 - v. The addition of a ramp to the exterior of Unit 118A.
5. **PURCHASE CONTRACT.** The Specimen Purchase Contract submitted with the Amended DPR reflects changes to: (i) the name of the Project (consistent with Paragraph 1 above); (ii) the Developer's address; and (iii) information in Article IV, Section A.5. of the Amended DPR regarding the priority of the seller's lender.
6. **UNIT DEED.** The Specimen Unit Deed submitted with the Amended DPR reflects changes to: (i) the name of the Project (consistent with Paragraph 1 above); (ii) the Developer's address; and (iii) describe certain rights reserved by the Developer under the Declaration with respect to the common interests in the Project.
7. **PROJECT BROKER.** The Project's broker has changed from Hawaiian Island Homes, Ltd. to Savio Realty Ltd., a Hawaii corporation ("Savio Realty"). Developer is affiliated with Savio Realty. Specifically, Developer's interests are owned, in part, by HIH Development Company, Inc., a Hawaii corporation. HIH Development Company is wholly owned by Hawaiian Island Holdings, which is wholly owned by Peter and Phyllis Savio. KMC Manager LLC, a Hawaii limited liability company, is the manager of Developer and is wholly owned by Peter Savio. The Project's broker, Savio Realty, is a wholly owned subsidiary of Savio Holding Company LLC, a Hawaii limited liability company. The membership interest in Savio Holding Company is owned by the Revocable Living Trust of Peter and Phyllis Savio. Therefore, Developer, KMC Manager and Savio Realty all have common ownership by Peter Savio.
8. **AMENDMENTS TO DECLARATION.** Since an effective date was issued for the original Developer's Public Report, the following amendments have been made to the Declaration:
 - i. The First Amendment to the Declaration: (i) updated certain provisions of the Declaration relating to spatial units, limited common elements, and building descriptions; (ii) subdivided certain units; (iii) amended the Condominium Map; and (iv) corrected a unit area description.
 - ii. The Second Amendment to the Declaration updated certain provisions of the Declaration relating to building descriptions and uses of the Project.

- iii. The Third Amendment to the Declaration changed the name of the Project, as described in the Declaration, to its current name.
- iv. The Fourth Amendment to the Declaration: (i) noted the construction of the parking garage within the Mauka Spatial Unit; (ii) subdivided certain units; (iii) updated certain provisions of the Declaration relating to building descriptions and the Project name to reflect its current name; and (iv) amended the Condominium Map.

9. AMENDMENTS TO BYLAWS. Since an effective date was issued for the original Developer's Public Report, the following amendments have been made to the Bylaws:

- i. The First Amendment to the Bylaws updated certain provisions of the Bylaws relating to eligibility for a director position and procedures for handling vacancies on the board of directors.
- ii. The Second Amendment to the Bylaws changed the name of the Project, as described in the Bylaws, to its current name.

10. FLOOD ZONE. A small portion of the property is in FEMA flood zone AE, which means the floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights. Additionally, a small portion of the property is in FEMA flood zone X (shaded), which means areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

11. LEAD WARNING/HAZARDOUS MATERIALS. For prospective purchasers' ease of reference, the existing disclosures in the original Developer's Public Report regarding lead-based paint and lead-containing paint and hazardous materials have been reproduced on Pages 19 and 19a of the Amended DPR.