



Changing Map of Olo
Penfield and Smith

The Changing Map at Olo

In early 2012, noticing the possibility that someone had erroneously mistaken Will Swords' control diagram made for Margaret for a final survey, and might be offering some of John's share of the land for sale, Robin engaged the survey firm of Penfield and Smith to reconstruct the entire history of Olo based on the existing documents. They used the property descriptions in Lena's will of 1969, the 1969 Agreement, and also the original deeds. Revisions were required when a new deed was uncovered, and when Douglas and later Carrie and Kelly put the land on the market in 2012.

Their completed work appears (_____), consisting of 5 pages with 3 dates, an original and 2 amendments.

Next, the changes over time from first purchase in _____ to 2000 were chronicled using colors for each child of Lena, and the resulting acreage allocated to each was calculated and noted (_____). Penfield and Smith were crystal clear that the work needed on the ground confirmation, but we have been unable to secure that since no one is willing to pay for that for all of Olo. That work is here (*_____).

Included in the history are the original conveyance of 1960, the Boundaries agreed upon in the 1969 Allocation Agreement, the reallocation after the 1982 Settlement, the 1995 reallocation resulting from Jame's sale of his Papua acreage to Marge and Ben, the further trades between Marge, John and Ben after the sales, resulting in contiguous parcels, a schematic for June 28, 2001 representing post-2000 contested conveyances.

When James sold his acreage in part to Margaret, he did "squish" the lines a bit westward into John's acreage to straighten them out, likely done as part of Margaret's survey. This is called the "Zone of Uncertainty" because it is, well, uncertain. No one is contesting it. (*_____)

In the paperwork transferring James share, an erroneous property description was included (see *_____), believed to be the acre traded to Margaret to result in her nearly 9 acres. Note it says "JAK" by hand in the upper left, a notation made by Leslie when she sent it to me at her mother's request in the registration "drive" of the early 2000's.

A similar error appears on Ben's property, where a hand drawn sketch of his portion actually cuts off a triangle with an erroneous border. That is not included here, and no one is contesting that.

Last, a note by Margaret (undated) is included showing that she paid for the survey, but was reimbursed, and her name was erroneously put on it. We do not know what survey she is referring to.

The Maps of the History of the Changes of Ownership
of Interests at Olo Over Time

Original 1960 Conveyance of Land at Olo to Lena P. Kneubuhl Trust

The "Unassigned Area" of 2.4 AC ± presently (2012) includes the area and the gravesite. There is apparently no 1934 deed of conveyance for that area of land from Sau Pritchard to Lena P. Kneubuhl on the record.

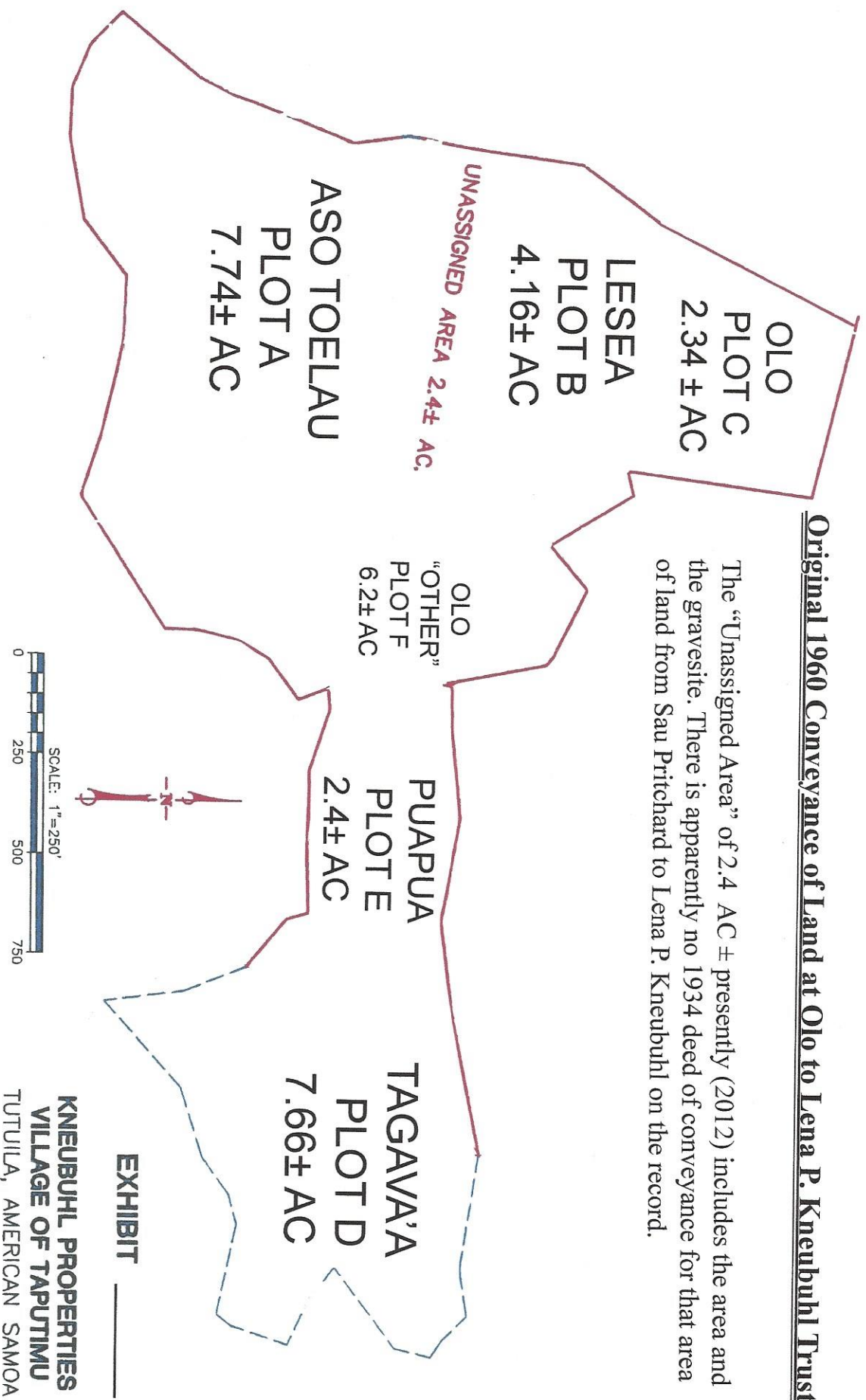
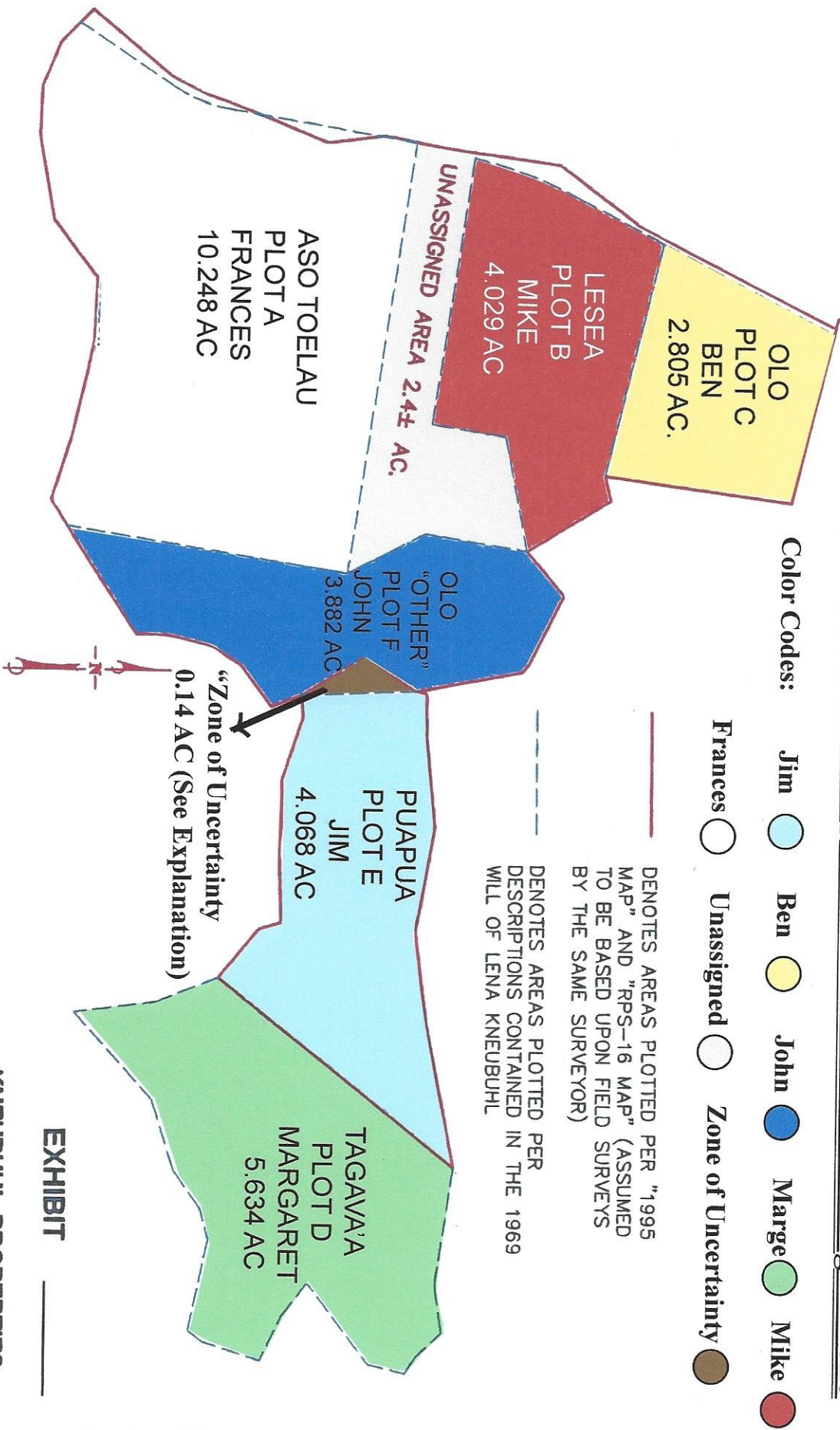


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VILLAGE OF TAPUTIMU
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Note: In 1934, Sau Pritchard conveyed these acres to Lena Pritchard Kneubuhl Lena conveyed them into the Trust on August 15, 1960. The beneficiaries retained undivided interests for a time. William Opelle, believing he was a valid trustee, attempted a distribution, which did not include Jim or John, and was not successful. One or more surveys were made in the 1960s, but boundaries for these parcels are omitted, as interests were then undivided. The acreage is to be found in the original deeds from Sau to Lena.

Boundaries Agreed Upon in the 1969 Allocation Agreement



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TUTUILA, AMERICAN SAMOA**

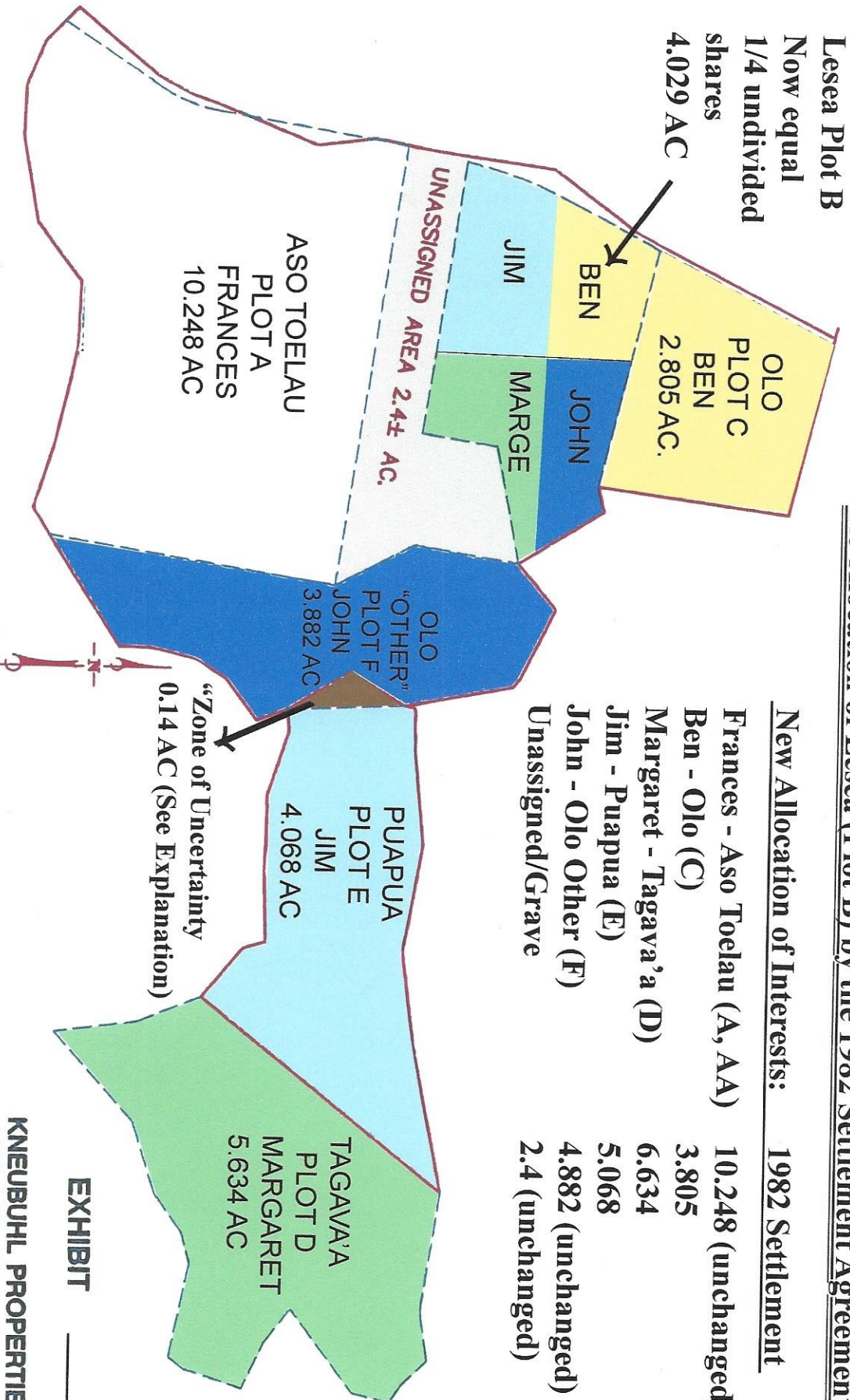
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Note: In 1969, the beneficiaries agreed to the individual distributions shown here, based on the survey(s) then in hand. These are memorialized in the 1969 Agreement and again in Lena's "Will" of October 1, 1969 and "Indentures" (deeds) dated September 30, 1969. The Unassigned Area includes a road; which leads to the gravesite; the interests are undivided among beneficiaries in that area.

Re-Allocation of Lesea (Plot B) by the 1982 Settlement Agreement

Lesea Plot B
 Now equal
 1/4 undivided
 shares
 4.029 AC



| New Allocation of Interests: | | 1982 Settlement |
|------------------------------|--|--------------------|
| Frances - Aso Toelau (A, AA) | | 10.248 (unchanged) |
| Ben - Olo (C) | | 3.805 |
| Margaret - Tagava'a (D) | | 6.634 |
| Jim - Puapua (E) | | 5.068 |
| John - Olo Other (F) | | 4.882 (unchanged) |
| Unassigned/Grave | | 2.4 (unchanged) |

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**KNEUBUHL PROPERTIES
 VILLAGE OF TAPUTIMU
 TUTUILA, AMERICAN SAMOA**

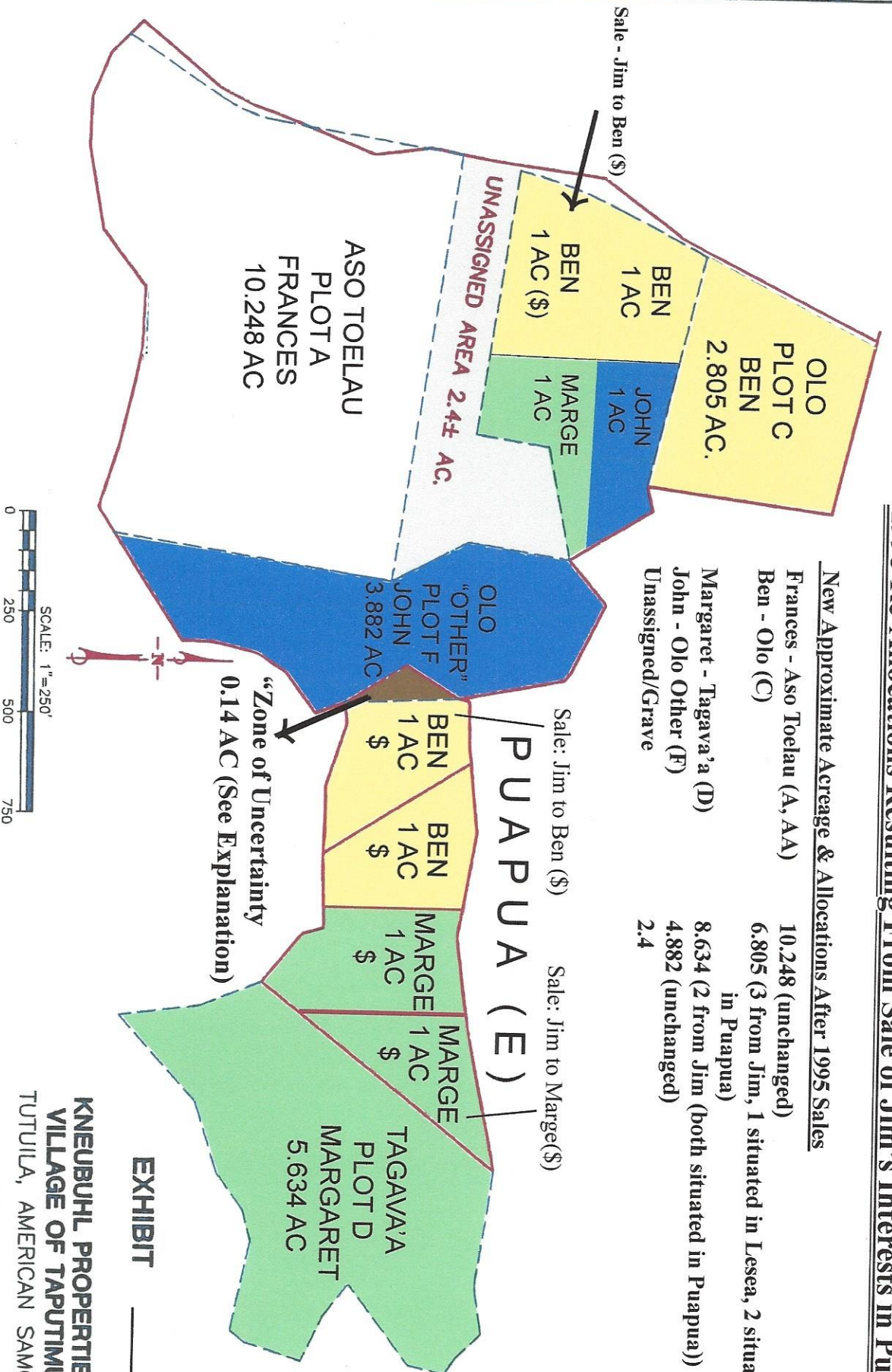
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Note: In 1982, Mike quitclaimed all his interests in Lesea and Olo except the gravesite to Jim, Ben, Marge, and John in equal shares of approximately 1 acre each. While this schematic shows color-coded assignment of interests in roughly equal (1/4) shares, these interests remained formally undivided and un-allocated until 1995 but were not registered until 2002 when the sales and the trades reflecting their informal use were completed.

1995 Re-Allocations Resulting From Sale of Jim's Interests in Puapua

New Approximate Acreage & Allocations After 1995 Sales

| | |
|------------------------------|---|
| Frances - Aso Toelau (A, AA) | 10.248 (unchanged) |
| Ben - Olo (C) | 6.805 (3 from Jim, 1 situated in Lesea, 2 situated in Puapua) |
| Margaret - Tagava'a (D) | 8.634 (2 from Jim (both situated in Puapua)) |
| John - Olo Other (F) | 4.882 (unchanged) |
| Unassigned/Grave | 2.4 |



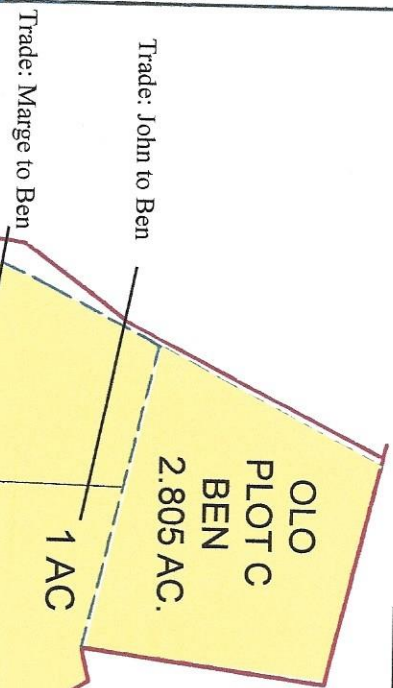
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VILLAGE OF TAPUTIMU
 TUTUILA, AMERICAN SAMOA

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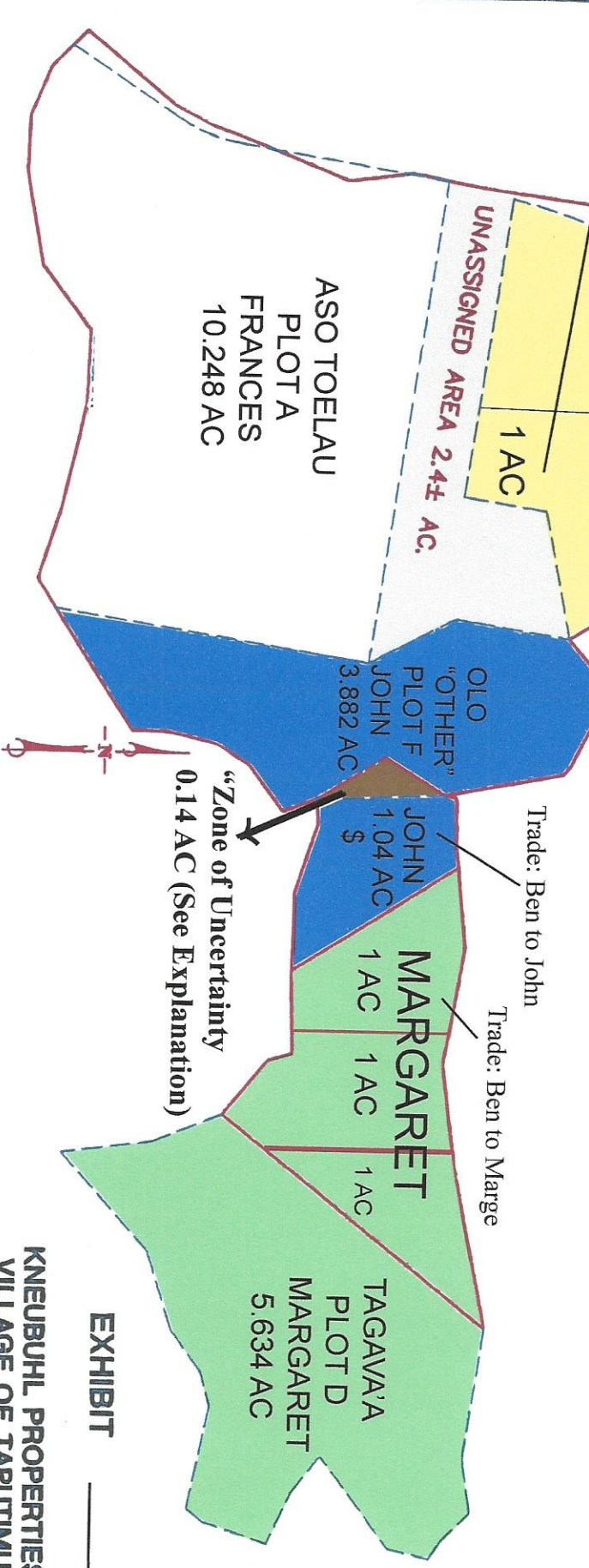
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Note: After 1982 and until 2002, the beneficiaries enjoyed years of open, informal possessory use, discussion, and conducted active "horse trading" over price and amounts, contemplating trades and sales to achieve contiguous plots of adjacent acres. In 1995, Jim sold 3 acres to Ben, 2 situated in Puapua, and 1 situated in Lesea. Jim also sold 2 acres to Margaret, both situated in Puapua. A survey of sorts was conducted in 1995. Registration of interests was not finalized until 2002.

1995 Allocations Resulting From Trades Between Marge, John, and Ben



| Distribution of Reallocated Acreage | Acreage After 1995 Trades |
|-------------------------------------|---|
| Frances - Aso Toelau (A, AA) | 10.248 (unchanged) |
| Ben - Olo (C) | 6.805 trades 1 Puapua acre with John and Marge for 1 acre in Lesesa |
| Margaret - Tagava'a (D) | 8.634 trades 1 Lesesa acre for 1 Puapua acre from Ben |
| John - Olo Other (F) | 4.88 trades 1 Lesesa acre for 1 Puapua acre from Ben |
| Unassigned/Grave | 2.4 |



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TUTUILA, AMERICAN SAMOA**

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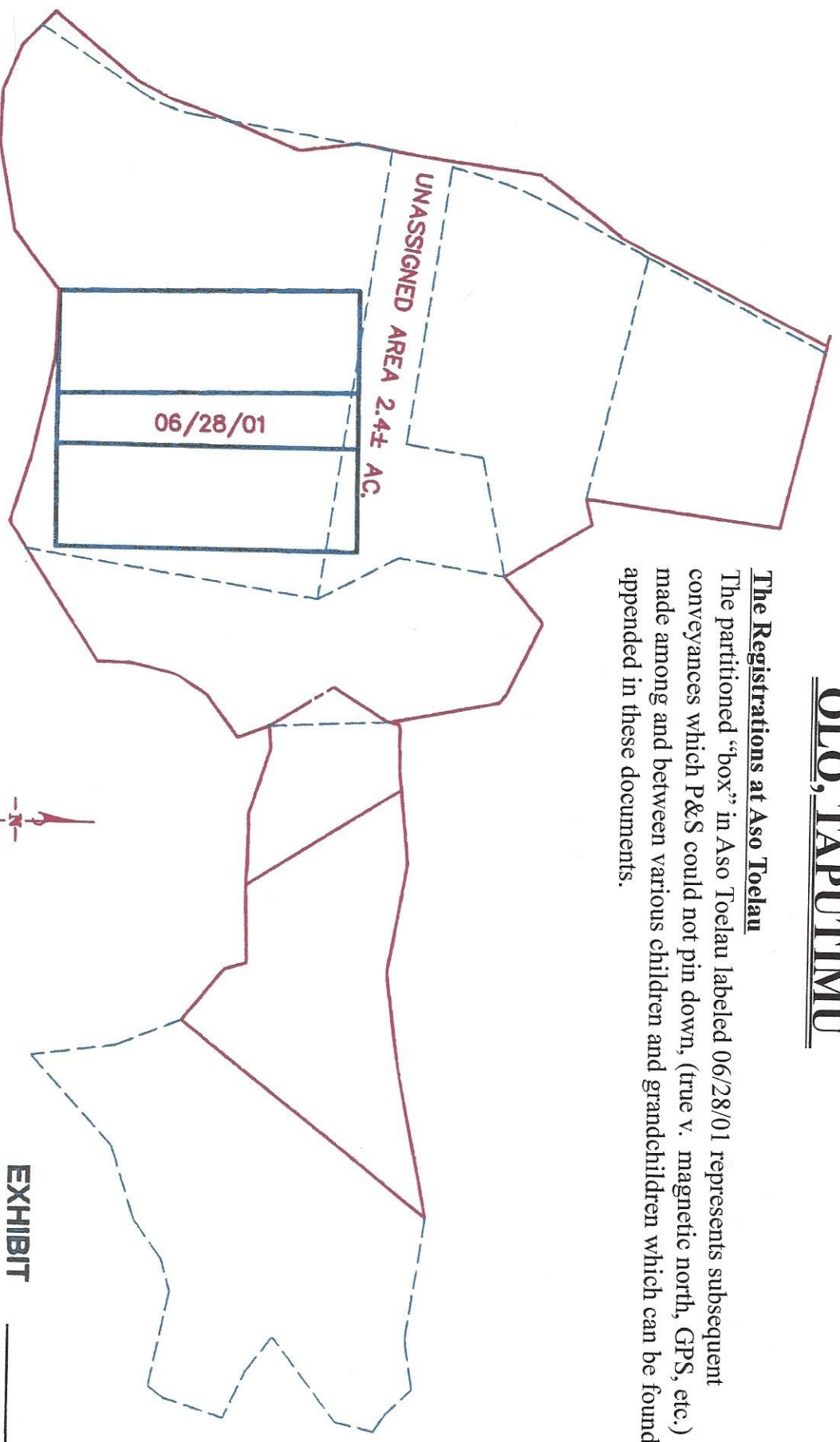
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Note: To achieve contiguous acreage in individual plots, the beneficiaries finalized their reallocation by trading the remaining interests in Lesesa, held by John and Marge to Ben for those in Puapua, which he had purchased from Jim. John traded his 1 acre in Lesesa for Ben's acre in Puapua adjacent to the east of his existing Plot F; Margaret traded her one acre in Lesesa for Ben's acre in Puapua immediately west of those he purchased from Jim. The deed from Jim to Marge does not reflect that she paid for only two, but his letter of April 13, 1992 does. A survey of sorts memorializes this.

OLO, TAPUTIMU

The Registrations at Aso Toelau

The partitioned "box" in Aso Toelau labeled 06/28/01 represents subsequent conveyances which P&S could not pin down, (true v. magnetic north, GPS, etc.) made among and between various children and grandchildren which can be found appended in these documents.



**KNEUBHL PROPERTIES
VILLAGE OF TAPUTIMU
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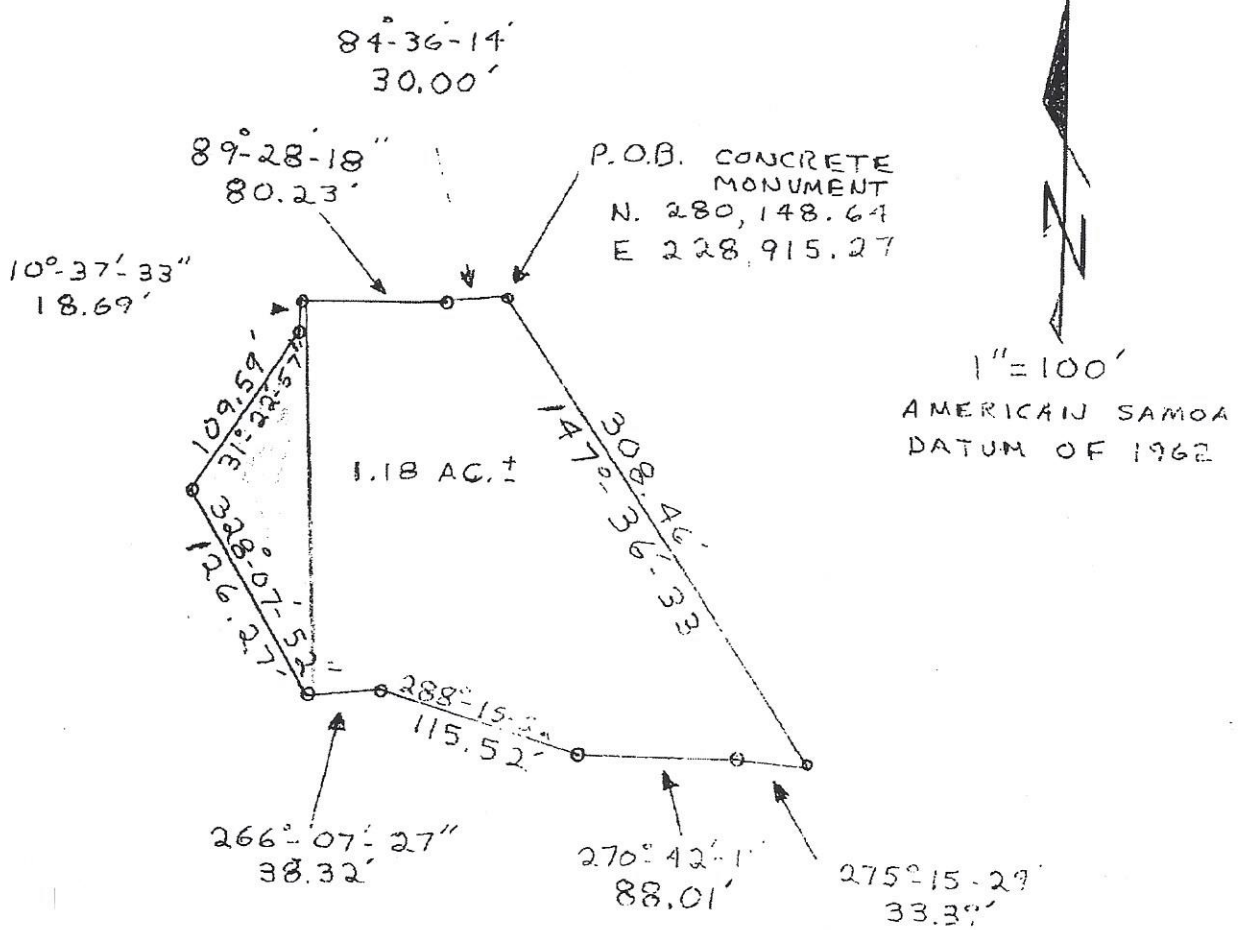
Penfield and Smith is unable to locate these precisely on the map, with only the survey data given.

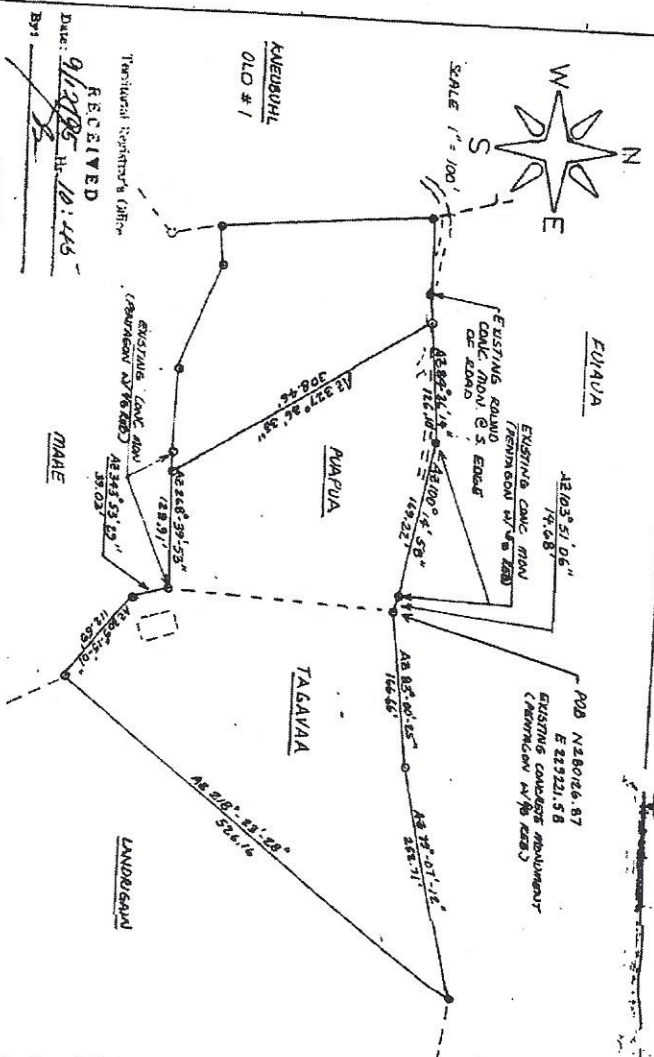
Explanation of "The Zone of Uncertainty" Between John (Olo Other) and James Puapua

When James transferred his interests to Marge and Ben, followed by the trades between Ben and Marge and John it was obviously simpler and less expensive to use existing property descriptions than it would have been to resurvey. Thus, in the former Puapua, to achieve 3 acres for Marge and 1 acre for John, the beneficiaries simply "moved" the most westerly 1.18 acre in Puapua further to the west, so that it actually overlapped John's existing acreage. This area of overlap is the "Zone of Uncertainty" which is shown in brown on most maps.

This plot was 1.18 acres and John was due to receive only 1. As a consequence, this freed up in the easterly portion of Puapua a tiny amount more for Marge (.27 acres) than was due, but made some good sense, since it straightened up the lines in the map and thus made everything more manageable.

Unfortunately, whoever matched up the map of the acre with the accompanying property description, mistakenly reiterated the description of the 3.27 acres transferred to Marge instead of the one describing this acre. Penfield and Smith figured this out in 2012, resulting in the "Zone of Uncertainty" which calculates in 2012 at .014 acres.





RECEIVED
 DATE: 9/27/85 AT 10:46 AM
 BY: [Signature]

- NOTES
1. ALL ABIMUTH'S REFERRED TO TRAIL NORTH
 2. FOUND SEVERAL OTHER ABIMUTHS SHARED CENTER'S IN LAND TAGAVAVA
 3. ROAD IS A CONCRETE TRAIL ROAD.

SURVEYORS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME AND UNDER MY DIRECTION IN CONFORMANCE WITH THE CODE AND REGULATIONS OF THE GOVERNMENT OF AMERICAN SAMOA AT THE REQUEST OF MR. MINGGE LANDRIGAN.

[Signature]

KS 10/16

DESCRIPTION

ALL THAT LAND LYING IN LAND SAUNGS 74 UNIT D, SITUATED IN THE VILLAGE OF FAPUTIMU, COUNTY OF TULATAI, WESTERN DISTRICT, ISLAND OF TONGAREVA, AMERICAN SAMOA, BEING A PORTION OF LAND KNOWN AS "PAPAUA" AND A PORTION OF LAND KNOWN AS "TAGAVAVA" RECORDED IN VOLUME II FOLS 196-7-B-9-200-1-2 IN THE REGISTER OF LAND TRANSFERS, LEVA HUTCHARD KOBUDUHL.

BEGINNING AT A POINT IN THE CENTER OF AN IRON PIN EMBEDDED IN A FORTY-GOON SHARDED CONCRETE MANHOLE WHICH HAS COORDINATES N28026.87, E239221.58 (MERCATOR, SPHER, DATUM OF 1962, KONA-REDUCE ON ABIMUTH 83-00-85, 146.66 TO AN IRON PIN, THENCE ON ABIMUTH 79° 07' 16", 252.71 TO AN IRON PIN, THENCE ON ABIMUTH 218° 23' 28", 526.16, TO AN IRON PIN, THENCE ON ABIMUTH 309° 15' 01", 112.59, TO AN IRON PIN, THENCE ON ABIMUTH 543° 53' 23", 131.03, TO AN IRON PIN, THENCE ON ABIMUTH 286° 59' 53", 122.91, TO AN IRON PIN, THENCE ON ABIMUTH 87° 36' 38", 308.96, TO AN IRON PIN, THENCE ON ABIMUTH 84° 36' 14", 126.10, TO AN EXISTING CONCRETE MANHOLE, THENCE ON ABIMUTH 100° 14' 58", 153.22, TO AN IRON PIN, THENCE ON ABIMUTH 103° 57' 06", 14.68, TO THE POINT OF BEGINNING. SAID LAND CONTAINING 3.27 ACRES OR LESS.

MANAGERS CERTIFICATE

THIS MAP HAS BEEN EXAMINED BY ME OR WITH MY DIRECTION AND CONFORMS WITH THE LAWS OF AMERICAN SAMOA AND THE RULES AND REGULATIONS OF THE BOARD OF REGISTRATION FOR PROFESSIONAL SURVEYORS AND IS HEREBY APPROVED FOR REGISTRATION THIS 12th DAY OF SEPTEMBER, 1995.

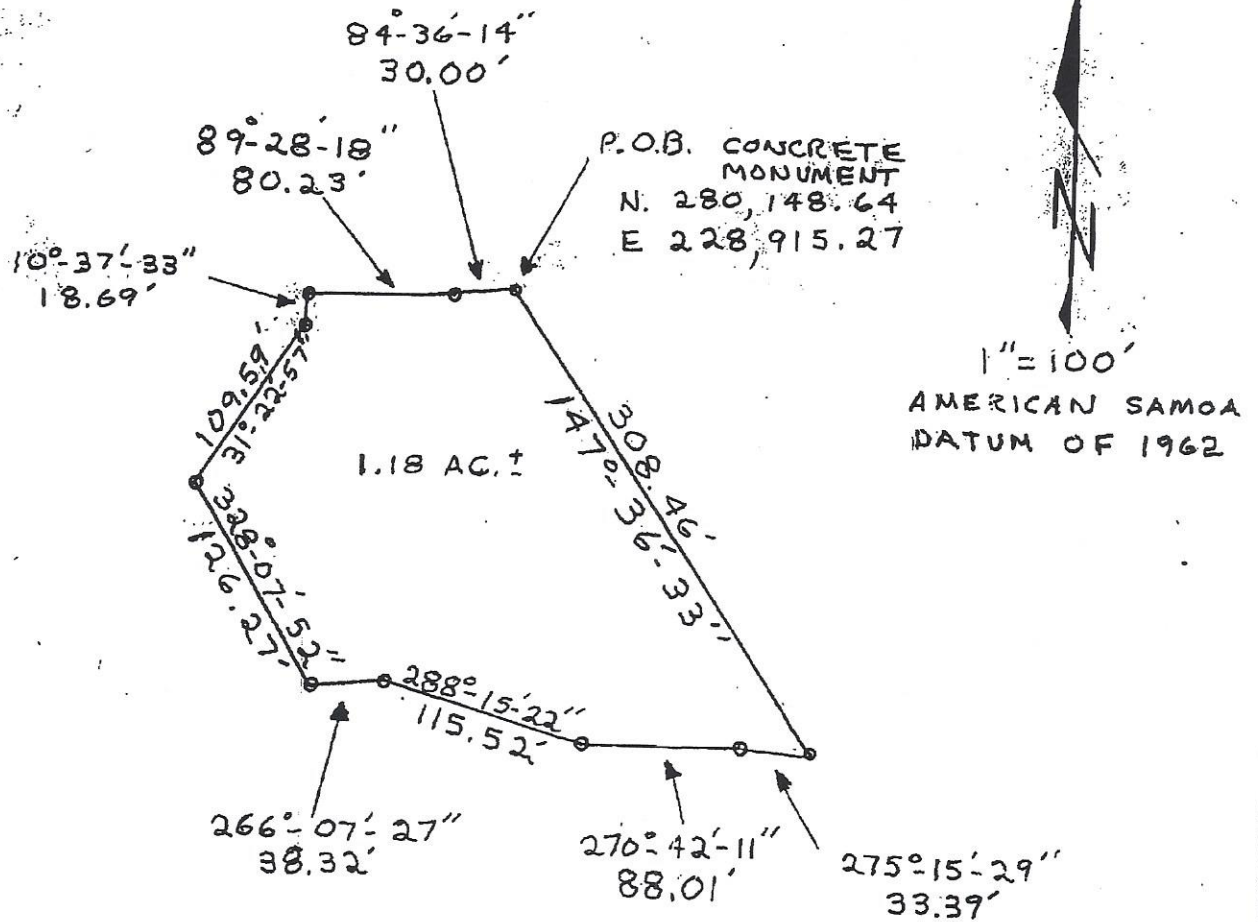
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CERTIFIED TO BE TRUE COPY
 as Recd filed in Office
 [Signature]
 08-30-01

DWG 02-16-95

JAK

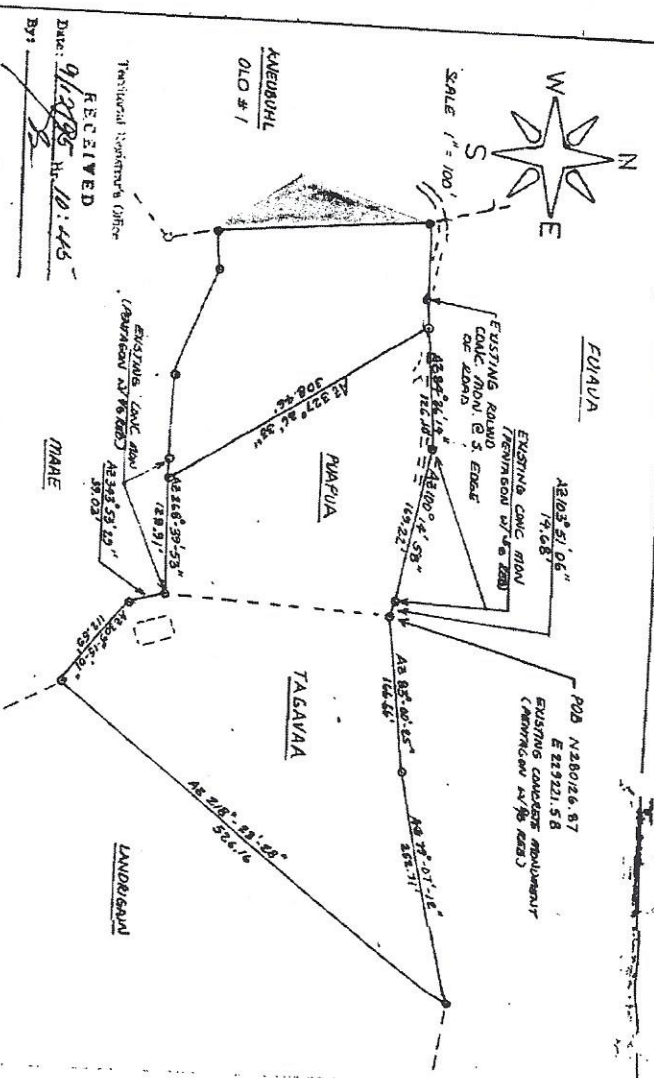


↑ The description below
↓ Does not describe above

Description

Beginning at a point in the center of an iron pin embedded in a pentagon shaped concrete monument which has coordinates N280126.87, E229221.58 American Samoa Datum of 1962. Run thence on azimuth 83° 00' 25" 166.66' to an iron pin, thence on azimuth 79° 07' 12", 252.71 to an iron pin, Thence on azimuth 218° 23' 28", 526.16' to an iron pin; Thence on azimuth 309° 15' 01", 112.59' to an iron pin, Thence on azimuth 343° 53' 29", 89.03' to an iron pin, Thence on azimuth 268° 39' 53", 129.91' to an iron pin; thence on azimuth 327° 36' 33", 308.46' to an iron pin; thence on azimuth 84° 36' 14", 126.10' to an iron pin, thence on azimuth 100° 14' 58" 169.22' to an existing concrete monument, Thence on azimuth 103° 51' 06" 14.68' to the point of beginning. Containing 3.27 acres more or less.

Leale - 8-1331



- NOTES**
1. ALL DEEDS RETURNED TO TOLSON AGENCY
 2. FOUND GENERAL ORDER PERTAINING TO SPACED MONUMENTS IN LAND TAGAVAA
 3. ROAD IS A CONCRETED TRAIL TRACK.

MANAGERS CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE CODE AND REGULATIONS OF THE GOVERNMENT OF AMERICAN SAMOA AT THE REQUEST OF MRS MIRABEE LANDIGANI.

W.L. Anderson
 08-30-95

DESCRIPTION

ALL THAT LAND LYING IN LAND SQUARES 74 UNIT D, SITUATED IN THE VILLAGE OF FOFUAVA, COUNTY OF TUTUILA, WESTERN DISTRICT, ISLAND OF TUTUILA, AMERICAN SAMOA, BEING A PORTION OF LAND KNOWN AS "FOFUAVA" AND A PORTION OF LAND KNOWN AS "TAGAVAA" RECORDED IN VOLUME II FOLS 76-7-B-3-200-1-2 IN THE REGISTER OF LAND TRANSACTIONS, LEAIA REICHARD KUERBUIHL.

BEGINNING AT A POINT IN THE CENTER OF AN IRON PIN EMPLOYED IN A PREVIOUS SURVEY CONVEYED MANUVENT WHICH HAS COORDINATES N260726.87, E239221.58 (AMERICAN SAMOA), BEARING ON IRON PIN, 79° 07' 10", 522.71', TO AN IRON PIN, THENCE ON IRON PIN, 47° 36' 14", 128.10' TO AN IRON PIN, THENCE ON IRON PIN, 163° 22' 70' AN EXISTING CONCRETED MANUVENT THENCE ON IRON PIN, 103° 51' 06" 14.68' TO THE POINT OF BEGINNING. SAID LAND CONTAINING 3.27 ACRES MORE OR LESS.

CERTIFIED TO BE TRUE COPY
 In Record filed in Office of the
 Technical Services
 08-30-95
 Date 02-16-95

Leah asked me to send this on to you

Happy Birthday - Muckalpa

A quick note to send this out to you - also have a big ~~happy~~ the entire of Leah's first order to have copies made - will take one with us when we go to Oamaru Dec 14th in 18th September on when we can get reservations - My name was ~~mentioned~~ put on this banner since I park for it (was recommended) like she made has had Frances's name in it -

Robin