

Fagaiofu Title Search

by Attorney Jason Annandale

COMPUTER FOLIO CERTIFICATE
TUSI FAAMAONIA O LE LAUTUSI FAANUMERAINA I KOMEPIUTA
Land Titles Registration Act 2008
TULAFONO O LE FAAMAUINA O PULE O FANUA 2008



GOVERNMENT OF SAMOA

Reference to the Folio of the Register
(Numera i luga ole Resitala)

1262/7106

Date Issued: 08/12/2014

(Aso na tuuina atu ai)

I certify that the person described in the First Schedule is the registered proprietor of land in fee simple (or such other estate or interest as is set forth in that Schedule in the land within described) subject to such exceptions, encumbrances, interests and entries as appear in the Second Schedule and to any additional entries in the Folio of the Register.

Ou te faamaonia o le o lo o taua i le Faamatalaga Muamua o le Pule o le Fanua (po o se esetete po o se aia ua mafua ai e pei ona taua i Faamatalaga Muamua e uiga i lea fanua) e le aofia ai noataga ma aia o lo o faamauina i le Faamatalaga Lona Lua ma isi faamaumauga e ono tuuina atu i totonu o le Lautusi o le Resitala.

LAND DESCRIPTION/ FAAMATALAGA O LE FANUA

Freehold

Lot 1262 in Plan 7106

973304 square metres

At Falelatai

District of Aana

FIRST SCHEDULE/ FAAMATALAGA MUAMUA

Haleck Investments Limited

SECOND SCHEDULE/ FAAMATALAGA LONA LUA

CAUTION

The land herein may be subject to any existing interests, whether recorded therein or not in accordance with sections 14 and 15 of the Land Titles Registration Act 2008.

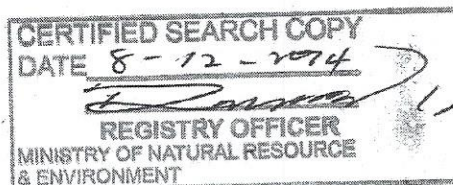
LAPATAIGA

O le fanua ua faamauina, e ono aofia ai i totonu ni isi aia ua mafua ai, pe ua faamauina iai i totonu pe leai foi e tusa ma le Fuaiupu 14 ma le 15 o le Tulafono o le Faamauina o Pule o Fanua 2008.

Registered Dealings - Nil

NOTATIONS/ FAAALIGA

Unregistered Dealings - Nil



CERTIFIED that the foregoing Alienation is within the provisions of the
Alienation of Freehold Land Act 1972

Solicitor for the Donee

THIS DEED made the 11 day of July 1984 BETWEEN
FRANCES KNEUBUHL OPELLE of California in the United States of
America, Married Woman (hereinafter called "the Donor") of the
one part AND DOUGLAS CRANE KNEUBUHL (also known as Mike Kneubuhl)
of California aforesaid, Executive (hereinafter called "the Donee")
of the other part WHEREAS the Donor is the owner of a one sixth
(1/6) undivided share and interest in the lands more particularly
described in the schedule hereto AND WHEREAS the donor is desirous
of conveying the said land unto her brother the Donee by way of
gift NOW THIS DEED WITNESSETH that in pursuance of the premises and
IN CONSIDERATION of the natural love and affection which the Donor
bears towards the Donee, the Donor DOTH HEREBY GIVE AND CONVEY
unto the Donee all that the undivided one sixth (1/6) share and
interest in the said land TO HOLD the same unto the Donee
his executors assigns and administrators forever.

IN WITNESS WHEREOF these presents have been executed the day and
year first hereinbefore written.

THE SCHEDULE

ALL that piece or parcel of land situated in
Falelatai in the District of A'ana Upolu Samoa
being the Eastern portion of land Claim No 941
and called "Fagaiofu" being all the land
comprised in Court Grant No 1021 and being the
land now registered in Volume I Folio 31 of the
Land Register of Western Samoa together with all
rights of ways easements and appurtenances
thereunto belonging.

SIGNED by the said FRANCES KNEUBUHL

) *Frances Kneubuhl Opele*

OPELLE in the presence of:-

)

"Debbie Sutton"

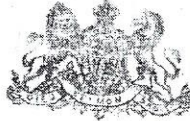
Notary Public

My commission expires 8/21/87

CERTIFIED SEARCH COPY
DATE 15 December 2014
[Signature]
REGISTRY OFFICER
MINISTRY OF NATURAL RESOURCE
ENVIRONMENT

Search by Arkes

Compared with original and certified
to be a true copy thereof.



LAND REGISTER

Classification *European*

Volume *1*

Folio *31*

this *20* day of *April* 1920

MEMORIALS

George John Pritchard of Apia

*All that portion of the land... to be... and being... portion of said... claim 941 and called *Togasope* as the... name is more fully described in *Plan* of *1021*.*

*subject to public use over roads... and 80... 200... in favour of the merchant *Kristian Helesoe* and the master builder *Peter Paul* both of *Apia* Trustees of the estate of *Baroness*...*

... 18th day of March 1914...

... 15th July 1915...

Registered Number	Nature of Instrument	Particulars
<i>5^R</i>	<i>Release</i>	<i>Kristian Helesoe and Peter Paul to George John Pritchard produced 26th October 1920. 11/2</i>
<i>100^{MS}</i>	<i>Mortgage</i>	<i>George John Pritchard & Mr. Helesoe mortgaged premises 30th day of May 1920. 21/4</i>
<i>392^C</i>	<i>Homecharge</i>	<i>George John Pritchard, Morris Helesoe & Mrs. Helesoe produced it - 5th October 1932. 25/1</i>
<i>636^T</i>	<i>Lease</i>	<i>Lina Kneubuhl to Kristian Helesoe (the younger) from this 2nd day of April, 1914</i>
<i>155^{AL}</i>	<i>Assignment</i>	<i>Kristian Helesoe to Pritchard of lease</i>

CERTIFIED SEARCH COPY
 DATE *12-12-2014*

 REGISTRY OFFICER
 MINISTRY OF NATURAL RESOURCE & ENVIRONMENT

refer to computer.

3667^c
3667^b - Conveyance - John Alexander Kneubuhl to James Pitchoard
5th day of August 1970 at 2.00.
REGISTRAR OF LAND

3667^c
3667^b - Conveyance - James Kneubuhl to James Pitchoard
5th day of Oct. 1978 at 8.10.

4936^c - Conveyance - James Richard Kneubuhl and others to Douglas
Crane Kneubuhl - produced this 20th November
1983 at 9.30 o'clock.
REGISTRAR OF LAND

5116^c - Conveyance - James Kneubuhl to Douglas
Crane Kneubuhl - produced this 10th of 1983.
REGISTRAR OF LAND

N.B.
A certified copy of conveyances NOS 3667^c, 4936^c and 5116^c have
been issued to Transalpine Malleson - produced this 19th
May 1974 at 12.00 o'clock.
REGISTRAR OF LAND

CONTINUATION SEE LR 35, 27

DEALING NUMBER: 38999

Form: 36
Edition: 06
ALL HANDWRITING MUST BE IN
BLOCK CAPITALS

TRANSFER
FAALILIUINA ATU
Land Titles Registration Act 2008
Samoa

Instructions for completion are printed on
the back of this form

MINISTRY OF NATURAL RESOURCES
AND ENVIRONMENT

Stamp Duty: Leave this space free

Stamp Duty: _____

Reference: _____

Certified: _____

LAND MANAGEMENT

(1) LODGED BY	Name, Address FEPULEA'I & ROMA, SOLICITORS, APIA
(2) FOLIO OF THE REGISTER	Property transferred 1262/7106
(3) TRANSFEROR (Vendor)	Name, Address, Occupation DOUGLAS CRANE KNEUBUHL of Newport, CA, USA, Businessman
(4) CONSIDERATION	The transferor acknowledges receipt of 31% US\$2,100,000-00 being consideration for the purchase of the land specified above and transfers to the transferee the estate in fee simple.
(5) ESTATE	
(6) SHARE TRANSFERRED	Entire
(7) TRANSFEEE (Purchaser)	Name, Address, Occupation HALECK INVESTMENTS LIMITED a duly incorporated company having its registered office in Apia.
(8) TENANCY	
(9) DATE (dd/mm/yyyy)	1/11/12

(10) I certify that the transferor, whose identity I have satisfied myself, signed this transfer in my presence and that this transfer is correct for the purposes of section 25 of the *Land Titles Registration Act 2008*. I certify that this transfer is correct for the purposes of section 25 of the *Land Titles Registration Act 2008*.

**SEE ATTACHED
NOTARIAL CERTIFICATE**

Signature of transferor's solicitor / witness

Name: *Sean Angier*
Qualification: *Notary Public*
Address: *1024 Bayside Dr. Newport Beach CA 92660*

Douglas Crane Kneubuhl
Signature of transferor

I certify that the transferee, whose identity I have satisfied myself, signed this transfer in my presence and that this transfer is correct for the purposes of section 25 of the *Land Titles Registration Act 2008*.

Patrick Fepulea'i
Signature of transferee's solicitor / witness

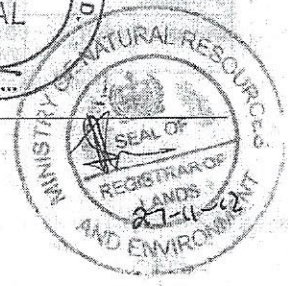
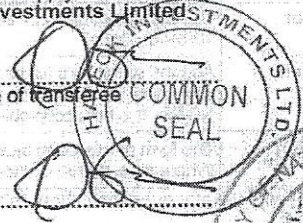
Name:
Qualification:
Address:

**PATRICK FEPULEA'I
SOLICITOR
APIA**

I certify that this transfer is correct for the purposes of section 25 of the *Land Titles Registration Act 2008* and that the *Alienation of Freehold Land Act 1972 DOES NOT* apply to this transfer.
Haleck Investments Limited

Director.....
Signature of transferee

Director.....



Douglas Crane Kreubuhl
Owner

Owner
Applicant

NOTES:
All boundaries are not fenced,
unless otherwise shown.

Datum Old Cadastral
Origin Lemuta

Total Area 97.3306ha (240-2-01.4)
Comprised in LR 85/27 Ct. Gr.

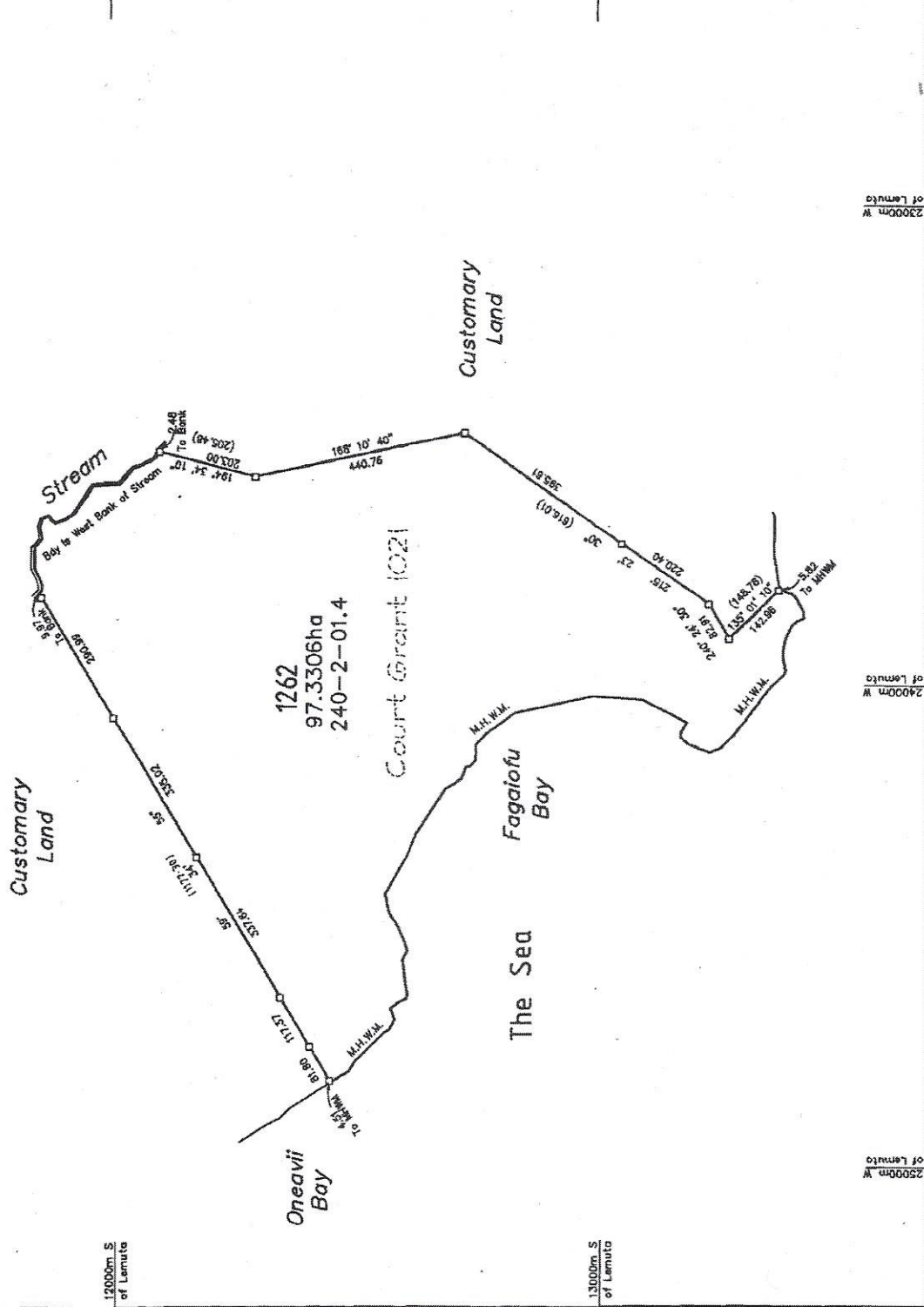
Piki Tu'oto
Licensed Surveyor, hereby certify that this plan
has been made from surveys executed by me,
and that both plan and survey are correct and have
been made in accordance with the regulations under
the Survey Ordinance 1981.
Dated at Apia this 20 day
of November 2003

Signature [Signature]
Field Book 207 h. 1-12 Traverse Book LV1 p. 75-97
Reference Plans 25559

Examined E. SMITHSON, Coroner
Received 20-11-2003
File # 15120 Yel-XXXVI [1] 198
Recorded by [Signature]
Drawn by [Signature]
Survey Record [Signature]

Approved [Signature]
4.12.05 C.E.O. of M.N.R.E.M

Area schedule forwarded
to Surveyor. **7106**



Surveyed by Piki Surveying Firm
Date November 2003
Scale 1:6000

Plan of Definition of Court Grant
1021, Situated at Falelatai.

DISTRICT Aana
FLUR XV-Upolu
Red Map No. 21A.

12000m S
of Lemuta

13000m S
of Lemuta

25000m W
of Lemuta

24000m W
of Lemuta

22000m W
of Lemuta