

SATALA

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Satala lies on a strip of land on the Pago Pago harbor where the BFK., Inc. offices were located and where they built the Kneubuhl warehouse alongside the docks, to offload cargo as the sole agent for the Matson Shipping Lines. As such, it was the heart of the BFK commercial activities, and the greatest symbol of what the enterprising Ben had become. A solid businessman, but always a sailor at heart with the heft of a stevedore, and his eyes forever on the horizon.

After Ben died in 1964, Satala was even more coveted, and became the site of the Pacifica Foods processing plant, during the brief life of that business. Mike had wanted to buy it in the settlement, but that did not happen.

The warehouse property went dormant as the businesses wound down, and was finally sold to the Steffany family in the mid-2000's. It may be the site of the new power plant today.

Naturally, there was a squabble over Satala, too. First the price, then the distribution of the proceeds (Satala math herein), and a new claim from Mike that he is still owed for Malaloa (see Malaloa), and should be paid for that from Satala proceeds, one presumes from the individual who split the proceeds of sale.

OFFICE OF THE TERRITORIAL REGISTRAR
GOVERNMENT OF AMERICAN SAMOA
FAGATOGO
AMERICAN SAMOA


CERTIFICATE OF REGISTRATION

THIS IS TO CERTIFY THAT

A PORTION OF LAND KNOWN AS " SATALA " SITUATED IN THE VILLAGE
OF SATALA, CONTAINING 23,249 SQUARE FEET OR .53 ACRES MORE OR LE
OFFERED FOR REGISTRATION BY LENA P. KNEUBUHL
AS HER INDIVIDUALLY - OWNED LAND WAS FILED IN THIS OFFICE
ON NOVEMBER 3, 19³⁷, AND HAS BEEN DULY REGISTERED
IN VOL. 2 OF THE REGISTER OF LAND TRANSFERS
PAGE 263-265 ON THIS 8TH DAY OF AUGUST 1938

In Witness Whereof, I Hereby Fixed My Hand and Official Seal.

DATE ISSUED: 10/3/91



T. TUIENI

TERRITORIAL REGISTRAR

Deed

Norman Foster to Lena P. Kneubuhl.

This indenture made this third day of November, nineteen hundred and thirty seven, between Norman Foster and Sulu Foster, his wife, of the village of Fagatogo, Tutuila, American Samoa, parties of the first part and Mrs. Lena Pritchard Kneubuhl of the village of Fagatogo, Tutuila, American Samoa, party of the second part.

Witnesseth; that the said parties of the first part, for and in consideration of the sum of four hundred dollars (\$400.00) in hand paid by the party of the second part, the receipt of which is hereby acknowledged, and the party of the second part forever released and discharged therefrom, have granted, bargained, sold, remise, released, conveyed, aliened and confirmed, and by these presents do grant, bargain, sell, remise, release, convey, alien and confirm unto the said party of the second part, and to her heirs and assigns forever, all the following lot piece or parcel of land known as "Satala" situated on the north shore of Fagatogo Harbor adjoining the Eastern side of land belonging to the United States Navy, which is known as "Cemetery land, said land known as "Satala" being described as follows:

along Northern boundary of Naval land to a dry bed; thence 3 degrees 26 minutes for 87 feet 5 inc
thence 88 degrees 34 minutes for 127 feet 5 inc
thence 158 degrees 45 minutes for 29 feet 2 inc
thence 168 degrees 25 minutes for 107 feet 9 inc
thence 181 degrees 13 minutes for 121 feet 5 inc
the beach side of main road; thence 281 deg
11 minutes for 87 feet 6 inches along beach S.
of main road to starting point, the whole is
23,249 square feet or .53 Acre. All bearings
referred to the magnetic meridian, North to
0 degree. Survey was made Aug. 18th, 1937
plan of the land is filed in the office of the
Registrar of Titles for American Samoa, together with
and singular the hereditaments and appurtenances
unto belonging, or in any wise appertaining, or
reversion and reversions; remainder and remainders
issues and profits thereof; and all the estate, right
title, interest, claim or demand whatever, of the
parties of the first part, either in law or equity
in and to the above bargained premises, with the
hereditaments and appurtenances. To have and to
said premises above bargained and described, with
appurtenances unto, the said party of the second part
heirs and assigns forever.

264 And the said Norman Oster and Sulu Tosi
parties of the first part, for themselves, their heirs, exe-
cutors and administrators, do covenant, grant, bargain
and agree, to and with the said party of the s-
cond part, her heirs and assigns, that at the time
of the ensembling and delivery of these presents, they
were well seized of the premises above conveyed, as
of a good, sure, perfect, absolute and indefeasible
estate of inheritance in law, in fee simple, and have
good right, full power, and lawful authority to grant,
bargain, sell and convey the same in manner, a-
foresaid, and that the same are free and a-

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from all former and other grants, bargains, sales, lic
taxes, assessments and encumbrances, of what kin
or nature soever, and the above bargained premises,
in the quiet and peaceable possession of the said par,
of the second part, her heirs and assigns, against
all and every person or persons lawfully claim
or to claim the whole or any part thereof; the
said parties of the first part shall and will warr
and forever defend.

In witness whereof, the said parties of
the first part have hereunto set their hands
and seals, the day and year first above writ

Norman Foster (Seal)
Sulu (Seal)

Signed, sealed and
delivered in the presence of:

H. A. Zuberano.

8 August, 1938.

Forwarded, recommending approval.

L. L. Rowe,
attorney General of
American Samoa.

Approved.

E. W. Hanson,
Governor of American Samoa.

Boundary begins in the center of a square cement block, in the main road, said block marking the Southeast corner of United States Navy land. Boundary then runs inland along Eastern side of Naval land on bearing 8 degrees 49 minutes for 193 feet to another cement block marking Northeast corner of said Naval land. Boundary then runs 257 degrees 22 minutes for 106 feet.

Sepp H. Steffany
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September 29, 2003

Marg Landrigan
Secretary of the Board
B.F.Kneubuhl Inc.
Pago Pago, American Samoa 96799

Dear Marge,

I would like to give you a proposal to purchase the property in Satala. I have done some research and have found that the property is more or less than 19,600 sq ft. and have done an extensive survey on the building and its present condition to date, and without some serious attention for major repairs could be condemned.

My offer is \$200,000.00 payable within 60 days of bill of sale, with the 5% nonrefundable deposit on acceptance of this offer, signed by all parties concerned.

Regards,



Sepp H. Steffany

10/11/03

Dear Robin,

The enclosed information on the Satala warehouse was received this week. Needless to say, the building is in a sad state of disrepair. It would have a slim chance of surviving a major storm. We are fortunate that it hasn't been condemned as a public liability.

Mr Sepp Stephano's offer of \$200.00 seems a fair price, to me. The number of qualified buyers, locally, is also a consideration.

The only change I would suggest is: Escrow be established with either the Bank of Hawaii or America Samoa Bank with a non-refundable deposit of 5% of purchase price. Balance to be paid upon transfer of title.

Your prompt response to this letter would be appreciated. Fasfetai,

Maryann K Landrigan
(Marge) Secretary

Email address:

Keithlandrigan@hotmail.com

Copies: Jim K

Ben K

Robin R. for John K

Francesopelle