



Summary
Sale Attempts at Olo



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Summary of Sale Attempts at Olo

As soon as the High Court published its decision in Opelle v. Kneubuhl (2006-2007), wherein it ordered that individual beneficiaries could sell their interests, Douglas Jr., Carrie and Kelly began a continuing (now ten year) effort to market surreptitiously their claimed "valid" titles, mostly by using anonymous and highly misleading ads. This section documents those attempts, beginning with a summary section for each of 7 attempts. These are elaborated in detail individually, thereafter.

Mark did not plan to sell, but instead wanted to expand his land holding and buy all three of "their" acres, offering \$90,000 to his siblings. They declined. He also wanted to buy the "Coke House." He built structures to lease or rent, and pitched new projects from outside investors, a power grid, a dialysis unit, a bed and breakfast, all ignoring the residential rule and formality of legal title.

It was all a very disturbing Wild, Wild West. Potential buyers were confused as to what was being sold, and worse, who even owned it? Buyers wanted legal title, not vague "interests."

Rumor was that Afoa Ripley expressed interest, but Margaret put her foot down. We know the Halecks pitched interest to Charles Alailima. The Perelini Lutu Sanchez family was interested. Margaret was adamant none of the land could be sold, and planned to leave it to her children, despite any statutory requirements to the contrary.

Douglas could never obtain majority approval; pressure about this caused Trustee Langkilde to resign. Shortly, they decided that Carrie and Kelly's acres took precedence over Douglas' acre. Oddly, Douglas went along with that, with no further success.

They hired Hall to advance their title claims. Some believe Hall's larger plan for the overall scheme was to force forfeiture by forcing the family into court with his Memorandum. He certainly emphasized it above all in the present litigation.

Introduction

Sale Attempt No. ___ 1 ___ dated ___ November, 2016

Made by _____ Douglas, on behalf of himself, Carrie, Kelly

Amount ___ \$325,000 ___ acreage ___ all 3 _____

Parcel _____

Offer type ___ newspaper advertisement anonymous

Summary:

Robin, not knowing of the sale attempts, had sent the 2006 Opelle decision to Douglas in early October, 2006. They were completely aware of the decision, and had advertised the land as soon as the decision came down. Mark was fully aware of the sales, had even offered \$90,000 for all 3 acres, but they turned him down.

The ad read: "Three prime acres in American Samoa for Sale, with access to power, water and road- asking \$325k. Write to the email address below, if interested."

The address was dfs@hawaiiantel.com i.e. "duty free shop/Carrie"

Family Conversation: Pin Access only

Robin, Douglas, James , Mark, and everyone in the Kool Aid Correspondence (_____).

Introduction

Sale Attempt No. 2 dated June, 2007

Made BY Douglas as maxtroom@aol.com

Amount \$100,000 acreage 1 ace

Parcel Douglas' acre only

Offer type anonymous newspaper advertisement

Summary:

Douglas advertised as follows: He reported that the courts recently ruled in favor of transfer and that the "family lawyer" can provide additional information. No favorable ruling had been obtained to sell the land; the lawyer is presumed to be Roy Hall

Family Conversation: Pin Access only

Emails and letters to Douglas and to Frances, with further information obtained by "Margaret Alford"

Introduction

Sale Attempt No. ___3___ dated __2008

Made by ___Douglas

Amount \$75,000 in 30 days_____ acreage _____1 acre

Parcel_____”Douglas”

Offer type__Douglas offered a lease purchase agreement- 10 years

Summary:

Douglas offered land to the Perelini family and warranted good title, despite by now knowing of the objections of the family (after the Kool Aid correspondence of 2006-7). He later reported to Robin that he flew to Faleolo Airport, Apia to meet with Perelini’s father who “failed to perform” (did not give him cash). He discusses this in his deposition on pages 41, 42, 43, 49, 66, 67

The terms were 10 years as a lease (paid up front), upon the termination of which, legal title would be transferred for the purchase price of \$1.00. The document appears to have been prepared on Roy Hall office stationary and type font.

No right of first refusal or majority approval was given or sought.

Peri Perilini met with Robin at the Ala Moana mall in 2015 and in this conversation Peri denied knowing of the offer and said his father would never have paid for land for him [but note: the land is to be in trust for Peri’s children, his father’s grandchildren]. We talked for at least an hour. Peri had a beer and Robin had a wine. We had a nice time.

Family Conversation: Pin Access only

There was none, since by now the offers were kept completely secret. Defendants were apparently unaware that Mark had given Robin’s email to the Perelinis, and they had begun corresponding at an earlier time.

Introduction

Sale Attempt No. 4 dated June 10, 2010

Made by Carrie Sue

Amount not stated acreage unknown

Parcel 3 acres were "cleared"

Offer type not advertised

Summary:

Keshon Pritchard and Carrie Sue "cleared" the land at Olo, but denied (through Kelly) any sale intention or knowing any of the principals, especially the Lutus, and thereafter made no further reply.

Margaret was made deeply upset by this, but was, by then, unable to return "home" so she relied on word of mouth to obtain information.

Carrie claimed in her deposition that she and her husband reviewed the land and cleared it with the intention of building their home there, and she testified that the year was largely forgotten but was probably 2008. Carrie's divorce declarations were not introduced to contradict this timeline. She claimed to have separated in 2001 and divorced in 2004. And further that she had no real estate property to declare.

That is all public information.

Again, the potential buyers communicated by email.

Family Conversation: Pin Access only

The Kneubuhl Family with the Lutus, Sanchez, and Perelinis.

Introduction

Sale Attempt No. 5-6 dated Jan-July, 2012

Made by: Douglas on behalf of his sisters and himself

Amount \$191,666 acreage 2 acres

Parcel Douglas acre, and 1 owned by Kelly (but "registered to Mike")

Offer type proposed sale through Trustee

Summary:

Douglas first spirited through a right of first refusal offer, once the Memorandum of Understanding was filed, signed, and completed the appointment of Hans Langkilde as Trustee.

No majority approval was obtained, because, as ever, title was contested. David Vargas was involved as attorney and reminded Hans of the rules. Hans resigned promptly and was not replaced for a long time.

At this time, the family began to lose members, as Keith, James, Bob Opelle, Margaret, and cousin Buzzy died. Into this empty space came Roy Hall.

Hall's first contribution was to advise Douglas that Carrie Sue and Kelly should sell their acreage first. No rationale was offered. Douglas acknowledged this in the exhibits offered by Hall.

Family Conversation: Pin Access only

Introduction

Sale Attempt No. 7 dated January 15-20, 2013

Made by Carrie Sue and Kelly, as joint owners

Amount \$100,000 acreage 1 acre

Parcel revised division of the Carrie acre

Offer type draft of purchase and sale agreement by Hall

Summary:

Roy Hall assumed authority to take over sales at Olo and bartered an offer from the Ino family. The Inos learn they will not obtain legal title, and are not further heard from. The Bank of Hawaii, however, as principal for the Veterans mortgage funds, advises it will not finance unless there is a warranty deed. [There is but it is very likely void].
() The bank then states it would finance without a warranty deed, but would do so if paperwork is satisfactory to counsel, and asking that Trustee (Abe Malae) transfer legal title. Hall assures this title transfer will be done separately.

There is no majority approval anyway.

No sale occurs.

Mr. Hall then sends the October Memo under Sandra cover letter which springs the litigation of 2014. ()

Family Conversation: Pin Access only