

duration of his presidency. Afterward, he will own the choicest oceanfront acreage plus his house.

In addition to the \$416,200, the President has also paid \$167,290 for taxes, utilities, maintenance and insurance at San Clemente. This breaks down to \$72,298 for real estate taxes, \$31,175 for utilities, \$4,713 for fire and casualty insurance and \$59,104 for household maintenance.

Key Biscayne — The President has paid \$228,198 in payments and interest on these properties, which have long been a matter of public record. He owes \$160,000. The original down payments came from a \$65,000 loan from the First National Bank of Miami, which has since been paid off.

The mortgage holders on the Key Biscayne properties are the First Federal Savings and Loan Association of Miami, which is charging a 6 per cent interest rate with final payments due in 1985, and the Greater Miami Federal Savings and Loan Association, which is charging a 7.5 per cent interest rate with all payments due in 1994.

Presently, the President has monthly payments of \$1,399 on the two Key Biscayne properties, which adjoin houses owned by Rebozo and Abplanalp.

Warren said that the President had been aided in the preparation of his report by two attorneys, H. Chapman Rose of Cleve-

land and Kenneth Gemmell of Philadelphia. The two lawyers also recommended the accounting firm of Coopers & Lybrand.

Mr. Nixon paid for the audit from his own funds, Warren said, but he declined to say how much it had cost him.

Warren referred frequently in the briefing to "false allegations" and "false impressions" about the purchase of the land. He said afterward that this was a reference to a story which first appeared in the Santa Ana (Calif.) Register alleging that campaign funds had been used in the purchase of the homes.

The story has never been substantiated, but it prompted the White House to provide information about the San Clemente purchases.

White House press secretary Ronald L. Ziegler was prompted by the story to issue a statement calling the account "totally false and unfounded." In the process of proving its case, the White House issued a May 25 explanation about the San Clemente purchase.

The audit issued today was in response to subsequent questions by reporters calling upon the White House to document its case.

"It is our hope that this will put to rest once and for all the questions about the purchase of the President's home and property at San Clemente. . . ." Warren said in making the audit report

and accompanying documents available today.

Warren said that the release of such information was "unprecedented" by President.

The audit issued today and the May 25 statement both differ substantially from earlier versions of the San Clemente transaction. As recently as last October, White House officials were saying that no buyer had been found for the property surrounding Mr. Nixon's.

Mr. Nixon has a well-publicized love of privacy, and the use of the land re-purchased from him by Abplanalp will insure that he gets it in San Clemente as long as he is President. Abplanalp has given assurances that the 23 acres will remain as a buffer zone around Mr. Nixon's property during the duration of his Presidency.

The question of privacy arose in another context here today when reporters questioned Warren about the failure of the White House to notify White House reporters when the President took solitary drives over the weekend. Under an informal agreement between the White House and the wire services, the wire services are notified on a pool basis of presidential movement.

This is still the policy, Warren said, but he indicated that it would be changed by the President whenever he wishes.

"The President from time to time wants to be private, and that was one of those times," Warren said.