

Rebozo Aided Nixon Land Purchase

WXPost

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SAN CLEMENTE, Calif., Aug. 27— Presidential intimate Charles (Bebe) Rebozo was revealed today as the unnamed silent partner who joined Robert Abplanalp in buying back from Mr. Nixon the 23 acres surrounding the President's 5.9-acre oceanfront San Clemente home.

The identification of Rebozo came in a detailed audit of the fiscal transactions involved in the purchases of presidential residences at San Clemente and Key Biscayne. It was included as a refutation of what Mr. Nixon called "false allegations" by a southern California newspaper that he had used Rebozo's campaign funds to buy the San Clemente property.

The audit, which is one of the

down payment for the San Clemente purchase came from two loans by Abplanalp totaling \$675,000. Since then, it shows, installment and interest payments have come from Mr. Nixon's own funds.

The information about the Abplanalp loans was made public last May, when the White House first made public the details of the San Clemente land transaction. Until today, however, White House spokesmen had refused to identify anyone other than Abplanalp who had participated in the re-purchase of the 23 acres.

A White House statement today said that the re-purchase of the 23 acres was made by the B & C Investment Co., a partnership owned by Abplanalp and Rebozo.

"Abplanalp recently acquired the

Rebozo interest in the company," the statement said.

Other than the identification of Rebozo, the major new detail to emerge from the audit and accompanying sales documents was to show that Mr. Nixon had spent far more on improvements of his San Clemente home than was previously announced.

The previously announced figure was \$123,000. The audit shows that Mr. Nixon spent \$217,000 of his own money on "improvements and furnishings," with a \$25,000 real estate commission included in this total.

The audit, by the New York-based firm of Coopers & Lybrand, disclosed that Mr. Nixon has spent a total of \$811,728 in payments, taxes, furnishings and improvements on the San Clemente property and on the ad-

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joining properties in Key Biscayne. This is roughly equivalent to the presidential salary Mr. Nixon has received during the last four years.

The audit made no mention of any capital gains benefit to Mr. Nixon or to the Abplanalp investment company. Nor did it deal with the increase in value that might accrue to the Nixon home, known as "La Casa Pacifica," because of the \$5.9 million spent for equipment and security at the adjoining western White House.

Here is the breakdown on the three properties, as revealed by the audit:

San Clemente—On April 24, 1969, Mr. Nixon spent \$1.5 million for two parcels totaling 28.9 acres with the down payment coming from the first of two Abplanalp loans, this one totaling \$450,000. He made a subsequent payment of \$175,000 in 1970, also with an Abplanalp loan.

On Dec. 15, 1970, the President sold back 23 acres to the Abplanalp-Rebozo Company for \$1,249,000.

After the sale, the President retained 5.9 acres plus the house and had an obligation of \$340,000—representing the unpaid portion of the original note on the property which had not been assumed by the B & C Investment Co.

Subsequently, Mr. Nixon paid \$56,883 to Abplanalp (the 8 per cent interest he owed on the loans), an interest payment of \$28,993 on the original notes and \$113,102 in installments and interest on the 5.9 acres.

As of May 31, 1973, the cut-off date in the audit, Mr. Nixon owed a balance of \$264,440 on the property with interest due of 7.5 per cent. A \$37,780 payment was due on July 31, 1973, and the remaining payment of \$226,660 is due on July 15, 1974. Deputy press secretary Gerald L. Warren said that the July, 1973, payment had been made.

Mr. Nixon also spent a total of \$187,977 on improvements and furnishings plus \$25,000 for a real estate commission and \$4,200 for a geotechnical survey, for a total of \$217,270.

The total amount of money thus spent by Mr. Nixon at San Clemente, including the improvement and the interest on the Abplanalp loans, is \$416,200. For this, the President has free use of the 28.9 acres during the

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 Gemmill 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.