

Rebozo a Secret Partner

Details of Nixon's San Clemente Deal

His Aides Release a New Audit

San Clemente

President Nixon's closest friend, C. G. (Bebe) Rebozo, was disclosed yesterday as the secret partner who joined with Robert Abplanalp in a \$1.2-million deal to buy the bulk of the Nixons' San Clemente property 2½ years ago.

Mr. Nixon's aides who made the deal public called it an unprecedented step they hoped would "put to rest once and for all" what they called "false impressions and false allegations relating to the purchase of the San Clemente property."

Voluminous documents were released, including what deputy press secretary Gerald L. Warren said was a complete accounting by a major accounting firm: Coopers and Lybrand of New York City.

DEAL

It shows that the Nixons entered into an agreement in December 1970 to sell all but 5.9 acres of their 28.9-acre Pacific Ocean front property to Abplanalp and Rebozo as co-partners in the B & C Investment Co. for \$1,249,000. Abplanalp later acquired Rebozo's interest.

The White House had disclosed in May that Mr. Nixon's wealthy New York industrialist friend Abplanalp had bought the property, with Mr. Nixon retaining ownership of his San Clemente home and about one-quarter of the land he originally bought in 1969.

But the disclosure of Rebozo's partnership in the transaction had been kept secret until now.

FIGURES

The figures in the latest report appeared to be consistent with those released in May, except the White House now says \$217,270 has been spent by Mr. Nixon for

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improvements, furnishings and other costs on his San Clemente estate — compared with the \$123,514 reported in May.

A spokesman said the higher figure was the result of the thorough audit by the accounting firm.

The new figure includes \$55,863 for furnishings, \$30,440 for kitchen remodeling, \$27,167 for other remodeling costs, \$25,165 for painting, \$25,000 for the realtors' commission, \$14,950 for the swimming pool and \$13,318 for sewer system work.

The documents released gave this account of the complex San Clemente transaction:

On July 15, 1969, the Nixons agreed to buy the house and 26 acres of land from an old-line California family for \$1.4 million. On Oct. 13, 1969, they agreed to buy an adjoining 2.9-acre tract for \$100,000.

On the larger tract, they paid \$400,000 down and executed a \$1 million mortgage. On the smaller tract, they paid \$20,000 down and got an \$80,000 mortgage.

Mr. Nixon made the larger down payment with proceeds of a \$450,000 loan from Abplanalp, the millionaire owner of the company which

makes most of the nation's aerosol valves.

A year later, he borrowed another \$175,000 from Abplanalp to pay the first installment on the \$1 million mortgage. This brought his indebtedness to Abplanalp to \$625,000.

SALE

On Dec. 15, 1970, he sold the smaller parcel and 20.1 acres of the larger parcel to the B&C company. Under the deal, the company assumed \$560,000 of the amount owed on the larger tract, the full \$64,000 owed on the smaller tract and wrote off as paid the \$625,000 in loans made by Abplanalp to Mr. Nixon.

This left the President with 5.9 acres of land and the Spanish-style house known as "Casa Pacifica." It also left him with an obligation of \$340,000 — the unpaid portion of the original \$1 million mortgage which had not been assumed by the investment company.

At no time did any cash change hands between Mr. Nixon and the investment company.

PAYMENTS

Since the transaction, Mr. Nixon has paid from his personal funds \$56,883 in interest on the loans from Abplanalp as well as instalment and interest totaling about \$142,000 on his mortgages.

The accounting firm's report was based on figures of May 31. Since then, presidential aides say, he has made another \$37,780 instalment payment, leaving him with a balance due of \$226,660 to be paid next July 15.

In addition to detailing the San Clemente transaction, the accounting firm's letter gave a breakdown on the President's purchase of two homes in Key Biscayne, Fla. The Florida purchases had

been more fully disclosed in previous news accounts than the California purchases were because deeds and mortgages were filed in public records.

TRUST

Details of the California transactions were hidden behind the trust agreement, with all deeds and mortgages being held in the name of the trust company, Title Insurance and Trust Co., and not filed publicly.

The accountants' report also said that the Nixons had spent \$76,000 for improvements at Key Biscayne.

In addition, it said, they spent \$169,000 for maintenance and operation of both properties in the past four years.

Some of the San Clemente improvements may have been financed from proceeds of the Abplanalp loans, although the report says only that they were paid for from "personal funds."

AUDIT

In releasing the documents, Warren said Mr. Nixon had paid for the audit "from his personal funds," but would not say what it cost.

Warren also said two of the President's long-time lawyer friends, H. Chapman Rose of Cleveland and Kenneth Gemmill of Philadelphia, had consulted with him without pay in selecting the accounting firm and preparing the statement.

(The New York Times reported yesterday that Coopers & Lybrand is the new name of a firm formerly known as Lybrand, Ross Brothers and Montgomery. In 1968 Carl J. Simon, a general partner, Robert H. Kaiser, a partner, and Melvin S. Fishman, a senior associate, were convicted of distributing false financial statements and of mail fraud growing out of the false 1962 financial statement of the Continental Vending Machine Corp. They were fined a total of \$17,000.

(On Dec. 20, 1972, President Nixon gave all three unconditional pardons.)

Associated Press

* ROSE - SEE ~~NO~~ NOTE,
WXP 29 AUG 73, GREER,
FILED NIXON, REAL ESTATE.

For Coopers and Lybrand audit, follow-up stories, etc., see clippings filed Nixon, real estate.