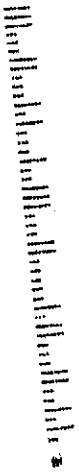


066, San Juan, Puerto Rico 00916-7066

Sr. Nicholas Apostol
PO Box 40278
San Juan PR 00940



00940-0278



Estado Libre Asociado de Puerto Rico
AUTORIDAD DE ACUEDUCTOS Y ALCANTARILLADOS

26 de abril de 2000

Sr. Nicholas Apostol
PO Box 40278
San Juan, PR 00940

Estimado señor Apostol:

Asunto: Guaynabo – Adquisición de
Terreno para Tanque, Barrio Mamey I
Sector Laberinto

Con relación a lo mencionado en asunto, deseamos informarle que la Autoridad de Acueductos y Alcantarillados está interesada en adquirir un predio de terreno de su propiedad para mejoras al tanque de agua existente.

Actualmente estamos preparando el plano parcelario del predio a ser adquirido y realizar una tasación del terreno.

La Autoridad se responsabiliza de cualquier daño que se ocasione a su propiedad durante la construcción de las mejoras.

Cualquier información adicional sobre este asunto, puede comunicarse al teléfono 620-2277 extensión 2628.

Cordialmente,



Manuel Rodríguez Berrios
Jefe, Div. Adq. de Terrenos

MRB/AR/mo

AUTORIDAD DE ACUEDUCTOS Y ALCANTARILLADOS

DIVISION DE ADQUISICION DE TERRENOS
Apartado 7066 San Juan, Puerto Rico 00916-7066
Teléfonos (787) 620-2277 Ext. 2754, 2628, 2639
Fax (787) 620-3764

FAX

PARA : SR. NICHOLAS APOSTOL
OFICINA : P.O. BOX 40278 SAN JUAN P.R.
NUM. FAX : 731-1780
DE : GERSON GONZALEZ
NUM. PAGINAS : 2

MENSAJE

CASO ADQUISICIÓN TERRENO PARA
TANQUE EXIST. DO. MANEY I
SECTOR LABERINTO - GUAYNABO.

Este facsímil es sólo para la persona o entidad a la va dirigida. Puede contener información privilegiada, confidencial o cuya divulgación está protegida bajo las leyes aplicables. Si ha recibido esta comunicación por error, favor de comunicarse a nuestros teléfonos.

**Estado Libre Asociado de Puerto Rico
AUTORIDAD DE ACUEDUCTOS Y ALCANTARILLADOS**

26 de abril de 2000

Sr. Nicholas Apostol
PO Box 40278
San Juan, PR 00940

Estimado señor Apostol:

Asunto: Guaynabo – Adquisición de
Terreno para Tanque, Barrio Mamey I
Sector Laberinto

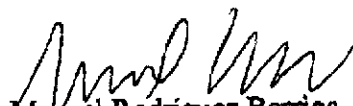
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Cordialmente,


Manuel Rodríguez Berrios
Jefe, Div. Adq. de Terrenos

MRB/AR/mo



Mouravieff-Apostol-Corobyine

Sr. Manuel Rodriguez Berrios
Jefe Division
Adquisicion de Terrenos
Compania de Aguas
Ave, Barbosa 604
Piso 9, Oficina 922
Rio Piedras, P.R.

8 February 2000

Dear Mr. Rodriguez,

This letter is to communicate to you that since August of 1999 contractors and personnel related to your Company have occupied private property and have erected structures and placed immovable equipment on said property without the required authorization from the owner.

The property in question is located in Barrio Hato Nuevo, Sector Laberinto, Road 834, Km. 1.3 near the intersection with a county road (no name) connecting with Mamey I. It is located across the road from the Hato Nuevo CDT.

Some 30 years ago, land from our Finca was transferred to AAA for the installation of a reservoir tank. In addition, a small *servidumbre* was granted to AAA to allow access by AAA personnel from the county road up to the tank. A small stairway was installed to permit same.

In mid-summer 1999, work was done to install new water piping on the county road and shortly thereafter work began on improvements to the tank and the existing pump station.

Earth moving equipment realized preparatory activities despite being advised at the time that the land did not belong to AAA according to Plot Plans and the *escritura* available to us. Workers continued to install a cement bed and retaining wall as well as an electric substation and emergency generator. In addition, they destroyed an existing pump house and rebuilt an expanded pumphouse creating significant interruptions to our normal property access not to mention land erosion and general problems associated with construction sites. They attempted to tear down a fence and destroy an existing garage claiming that both were on property of AAA. During the work, personnel used my property to introduce several large pumps into the pump house after securing my authorization and in the process destroyed a palm tree which to date has not been replaced.

Finally, in December 1999 I had a meeting with several contractors and project engineers at the Guaynabo Centro de Operaciones where after consulting the plans of the Project, they agreed that in fact the installation had been made on my private property. They stated that they would come to the site the following week between Christmas and New Year to determine the exact course of action and that they would take the necessary steps to expropriate the land and undertake the segregation. At the time, I made it clear that the amount of property to be included

(Mail) PO Box 40278, San Juan, P.R. 00940

(Physical) Hwy #1, Road 834, Km. 1.3, Bo. Mamey I, Guaynabo, P.R. 00969

Tel (787) 731-7639 or 287-8919/Fax (787) 731-1780



Mouravieff-Apostol-Corobyine

in the segregation would be more than just that occupied by the structure and would have to include the remnant reaching to the county road.

To date noone from AAA nor the Municipality has appeared nor communicated with me. As you are aware, expropriation must be accomplished FIRST, then construction can begin. I believe that under the circumstances I have been most cooperative and understanding. However, I must now insist that ALL work immediately cease pending arriving at a firm solution to this predicament.

Proper and due compensation must be made for the land required, in addition, rent for unauthorized occupation and compensation for taxes etc must also be made for that portion of property occupied by yourselves. In the absence of reaching such an accord and your depositing in escrow such sum of money as being demanded, either you must remove all property encroaching on my land immediately or I shall consider it to be abandoned property and confiscate same. I shall not permit any personnel to access the property except through the agreed upon right of way leading ONLY to the tank until I receive proper communication from AAA requesting same.

I believe that all unpleasantness and obstacles can be overcome by simple communication. I am most desirous to cooperate provided your agency respects my rights and comes to a fair compensation given existing and projected land values, unauthorized invasion of the property to date and remedial activities needed to protect the privacy and harmony of the existing area.

I look forward to your immediate response regarding this matter so we can reach a mutually acceptable accord.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nicholas Apostol', written over a printed name.

Nicholas Apostol

CC: Lic. Rafael Velez

(Mail) PO Box 40278, San Juan, P.R. 00940
(Physical) Hwy #1, Road 834, Km. 1.3, Bo. Mamey I, Guaynabo, P.R. 00969
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5 OCTUBRE / 2000

Autoridad de Acueductos y
Alcantarillados de Puerto Rico
Apartado de Correos 7066
Estación de Barrio Obrero
Santurce, Puerto Rico 00916

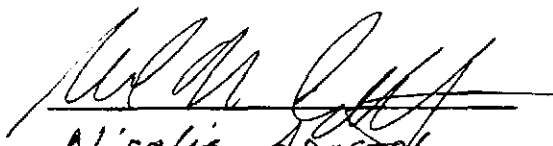
Re: Proy. Mejoras TANQUE
AGUA SECTOR CABERITO
BO. MANEY I. GUYNABO, P.R.

Estimados señores:

Por la presente [autorizo, autorizamos] a la Autoridad de Acueductos y Alcantarillados de Puerto Rico a comenzar la construcción de las obras de referencia, en lo que se llega a un acuerdo en lo relacionado a la valoración de los terrenos y servidumbres a adquirirse.

Queda entendido que cualquier daño que se ocasione a mi propiedad como consecuencia de las obras, me será debidamente compensado por esa Agencia.

Atentamente,


Nicolás Apostol
(DUEÑO)

NOTA: LA AGENCIA LIBERA AL DUEÑO DE CUALQUIER
RESPONSABILIDAD RELACIONADA CON LA CONSTRUCCIÓN
DE LA OBRA.

x 2727

3015367

Ing. Verónica Negron

AAA - 281-7878 → ING y Agrimenos

620 2277 x 2603

2860425

Sr. Manuel Rodriguez x 2754
Benito ~~275~~ 2622

Jefe, División
Adquisición de terrenos

756-2351

Ave Barbosa 604
Piso 9 of. 922
Río Piedras, P.R.

GERSON GONZÁLEZ (A.A.A.)

P:50#9

TELEFONO: 620-2277

EXT. 2909

1-800-374-9500

CitiBank N.A.

1-800-456-4510