

MEMORANDUM TO CLIENTS AND FRIENDS

March 17, 2006

Land Use Plan of Puerto Rico

On March 24, 25 and 27, 2006, the Puerto Rico Planning Board will be conducting its first round of public hearings on the preliminary draft of the Land Use Plan of Puerto Rico, the Soil Classification Maps that would be approved thereunder, and the proposed Regulation for the Implementation of the Land Use Plan of Puerto Rico. Once approved, and pursuant to the Land Use Plan Act of the Commonwealth of Puerto Rico, Act 550 of October 3, 2004, the Plan will be the principal planning instrument for the sustainable development of Puerto Rico.

Among others, the Plan includes Soil Classification Maps that classify all land in broad categories - urban, urbanizable and rural - which establish the bases for defining authorized land uses through zoning districts. In particular, one subcategory known as "Specially Protected Rural Land" is of protective nature and refers to land which is not considered for urban or urbanizable use because of its special location, topography, aesthetic, archeological or ecological value, unique resources or attributes and will never be used as urban land. Urban lands includes developed areas that have the necessary infrastructure. For its part, urbanizable land includes areas that may be subject to urban development, subject to the growth of each municipality, within a period of 10 years.

If you would have any questions regarding the proposed Land Use Plan of Puerto Rico or would like to evaluate its impact or that of the proposed Soil Classification Maps or proposed Regulation, please contact any of the attorneys of our Environmental and Land Use Practice Group listed below.

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