“FULLY APPOINTED LIVING SPACES”

http://www.bayrockgroup.com/Folio_TRUMP%20SOHO.html from Bayrock Group website
STILL ACTIVE AS OF 3/2/2007

“WHEN NOT OCCUPYING RESIDENCES”

New York Magazine Ad Feb. 21, 2007 refers to “residences” and says owners can “opt” to rent out room, though city claims rooms must be rented out for most of the year to conform to zoning.

Bayrock group listed as contact


“RESIDENCES AMENITIES”

December 21, 2006 web advertisement from realtors claim they are “working closely with the Trump Organization”
From the Trump Soho website Dec. 6, 2006:

Prospective buyer sign-up form included option for “permanent residence”

Dec. 6, 2006 –
In brochure distributed to prospective buyers

sample floor plans
include kitchenettes,
in spite of explicit prohibitions from City.

Dec. 10, 2006 –
The City’s own convention and visitor’s bureau website:

“This property is envisioned as the city’s first “condo-hotel” every unit will be sold individually to buyers who might live there year-round, from time to time, or seasonally.”

Dec. 20, 2006
After signing up for information re: Trump SoHo Condo-Hotel, GVSHP receives solicitation offering “pied-à-terre suites” which “can be” rented out when not in use, which goes on to describe the “luxurious” amenities of “five star living” which “residents” can enjoy.
TRUMP “CONDO HOTEL”
246 Spring Street

“The luxury hotel...will be more pied-a-terre than short-stay hotel...every unit will be sold to buyers who might live there year-round, from time to time, or seasonally.”
- Partner in Trump development, as represented in The Villager

A transient hotel is “a building or part of a building in which living or sleeping accommodations are used primarily for transient occupancy, and may be rented on a daily basis.”
- NYC Zoning Resolution, Section 12-10

“In order to develop a transient hotel in a manufacturing district, units may not be made subject to sale, lease, or other arrangements under which they would not be available for occupancy.”
- NYC Department of Buildings