

Donald J. Trump and Irongate Announce Plans for Trump Ocean Resort Baja Mexico



526-Suite Luxury Hotel-Condominium
Resort Located in North Baja



The Trump Organization CEO Donald J. Trump and Irongate have announced plans for Trump Ocean Resort Baja Mexico, a luxury condominium-hotel resort located in North Baja, Mexico, just 30 minutes from downtown San Diego.

Developed as a partnership between the Trump Organization and Los Angeles-based real estate development and investment company Irongate, Trump Ocean Resort Baja will bring a new level of excellence in design and service to the North Baja peninsula. Trump Ocean Resort Baja will be the first resort along the peninsula to combine luxury resort amenities and services with real estate ownership.

'Trump Ocean Resort Baja will redefine the standard of premier property ownership and service excellence for all of Northern Mexico,' said Trump. 'I've always said, 'location is everything,' and being just 30 minutes from downtown San Diego makes this an ideal locale for a premier resort property.'

Different from many other vacation properties in the area, Trump Ocean Resort Baja will cater to owners and guests with a collection of amenities typically found at luxury resorts. Features will include an owner's concierge, a lobby bar & lounge, a pool house bar & café and a fine dining restaurant, an infinity edge resort pool, and lap and family pools, a spa, a fitness center, tennis courts, and walking trails.

'We're very pleased to be embarking on our second project with the Trump Organization,' said Jason Grosfeld, principal of Irongate Development that is also working in partnership with Trump on the Trump International Hotel and Tower Waikiki Beach Walk(TM). 'We have a world-class property, a world-class design team led by Guerin Glass Architects, also lead architect on the Trump Tower Waikiki, and HOK out of Mexico City, and now a world-class name to pull the resort together.'

Trump Ocean Resort's design will draw on mid-century influences of Luis Barragan, known as the 'father of Mexican modernism,' to create a destination that typifies the expectations of a modern yet contemporary coastal Mexican getaway. Inspired by a dramatic, cliff-side location overlooking the Pacific Ocean, design cues will key on simple interactions with nature, to create a seamless indoor/outdoor living environment. Prices for studio, one-, two-, and three-bedroom residences start in the mid-\$200s and will range from 532 to over 2,200 square feet of indoor and outdoor space.

S&P Destination Properties, a resort and luxury real estate company, is responsible for the sales and marketing of the hotel-condominium suites at Trump Ocean Resort Baja, in addition to Trump Tower Waikiki, and will begin their public marketing and sales campaign later this month. Construction is scheduled to begin in late 2006 with the completion of the first tower scheduled for late 2008. Build-out of the resort will

be completed over the next three to four years.