



TOURISITIC INTERNATIONAL DEVELOPMENT

NEW CITY

- HOTELS
- GOLF COURSES
- CONDOS
- RESORTS
- CASINOS
- CONVENTION AND BUSINESS CENTER
- F1 RACETRACK
- AQUARIUM
- WATER PARK
- MALLS
- VILLAS AND RESIDENCES
- AMUSEMENT AND ENTERTAINMENT PARK



PUERTO PEÑASCO - CABORCA
SONORA, MEXICO

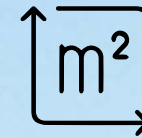


DEVELOPMENT DESCRIPTION

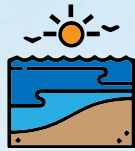
St. Francis is a Preliminary Master Plan of international stature for the New Great Touristic Development on the Riviera of the Sea of Cortes, located in Puerto Peñasco, Sonora, Mexico.



Just **116** miles from the border with the United States of America. Puerto Peñasco is the closest beach.



43 million square meters of the land would be used for international tourism and commercial development and **10** million square meters for the New City.



With **46,360** meters of beachfront. This front is greater than Cancun, Puerto Vallarta, Acapulco, Mazatlan, among other tourist international destinations.



The land connectivity project to the San Francisco development is considered, including the construction of a scenic highway that connects with the Mar de Cortes International Airport.



United States of America and Canadian market, mainly the states of Arizona, Nevada, Colorado, New Mexico, Utah, Texas, California, Oklahoma, Kansas, Oregon, Idaho, Wyoming, Nebraska among others with high acquisition power and that do not have sea are our market.



Puerto Peñasco or Rocky Point, Sonora, Mexico, receives more than **2** million visitors annually, and over the last **20** years it has promoted the development of large real estate properties, such as resorts, condominiums, hotels, golf courses, beach clubs, restaurants, among others.

THE NEW WORLD CLASS TOURISTIC DEVELOPMENT PROJECT

SONORA

**MUNICIPALITY OF
PUERTO PEÑASCO**

**MUNICIPALITY
OF CABORCA**

CITY LIMIT PUERTO PEÑASCO
CITY LIMIT CABORCA

26.14 km

20.24 km

**TOURISTIC DEVELOPMENT
43,077,237 M2**

**AGRICULTURAL AREA WITH
POTABLE WATER WELLS**

**NEW CITY
10,878,816 M2**

	TOURISTIC DEVELOPMENT	43,077,237 M2
	NEW CITY	10,878,816 M2
TOTAL		53,956,053 M2

GENERAL AREAS



Salem
2226 km

OREGON
4.2 Million

Boise
1844 km

IDAHO
1.8 Million

2 HOURS
ZONE

Cheyenne
1886 km

WYOMING
0.5 Million

Lincoln
2436 km

NEBRASKA
1.9 Million

NEVADA
3.1 Million

Salt Lake City
1479 km

COLORADO
5.7 Million

Topeka
2270 km

CALIFORNIA
39.5 Million

Las Vegas
836 km

UTAH
3.2 Million

Denver
1729 km

KANSAS
2.9 Million

UNITED STATES OF AMERICA



Los Angeles
753 km

Phoenix
428 km

ARIZONA
7.1 Million

NEW MEXICO
2.1 Million

San Antonio
1812 km

OKLAHOMA
3.9 Million

Oklahoma City
1952 km

Yuma
377 km

Tucson
362 km

Albuquerque
1149 km

San Antonio
1812 km

Lukeville, AZ
188 km

Nogales, AZ
393 KM

El Paso, TX
939 km

TEXAS
29.1 Million

Puerto Peñasco

SONORA



MEXICO

1 HOUR
FLIGHT TIME
ZONE

Los Cabos
1797 km

AIR CONNECTIVITY

105,614,676 MILLION PEOPLE
TOTAL POPULATION IN THE INDICATED STATES



LUKEVILLE



UNITED STATES OF AMERICA



MÉXICO

SONOYTA CITY

FEDERAL HIGHWAY 2
TIJUANA - CABORCA - HERMOSILLO - MEXICO CITY

EL PINACATE

2

2

2

STATE HIGHWAY 8
ROCKY POINT - LUKEVILLE

8

FEDERAL HIGHWAY 2
TIJUANA - CABORCA - HERMOSILLO - MEXICO CITY

SONORA

TOLL ROAD
PROJECTED



INTERNATIONAL
AIRPORT

3

8

ACTUAL TRAIN TRACKS
PÚERTO PEÑASCO - MEXICALI

STATE HIGHWAY 3
CABORCA - PÚERTO PEÑASCO

PROJECTED TRAIN TRACKS TO THE
NEW ST FRANCIS CARGO PORT

CITY OF PUERTO PEÑASCO

ST. FRANCIS
TOURIST
DEVELOPMENT

ACTUAL TRAIN TRACKS
CABORCA - PÚERTO PEÑASCO

CITY OF
CABORCA

FEDERAL AND STATE HIGHWAY CONNECTION

STATE HIGHWAY 3
CABORCA - PÚERTO PEÑASCO

NEW ST FRANCIS CARGO PORT

PUERTO PEÑASCO - CABORCA - SONORA, MEXICO

PUERTO PEÑASCO - CABORCA - SONORA, MEXICO

LETTER OF INTEREST FROM THE MUNICIPALITY OF CABORCA



H. AYUNTAMIENTO DE CABORCA, SONORA PRESIDENCIA MUNICIPAL

H. Caborca, Sonora, a 06 de enero del 2023.

LIC. LUIS FERNANDO HERAS PORTILLO
PRESIDENTE DE HERAS GROUP, Negocios, Inversiones y Desarrollos Internacionales

PRESENTE

Por medio de la presente me permito expresar nuestro interés por que se lleven a cabo en nuestro municipio, los diversos proyectos dentro del plan maestro de desarrollo denominado St. Francis, Sea of Cortes, un proyecto de gran visión, de largo plazo, que considera entre otros aspectos un Desarrollo Turístico Internacional, un Puerto de Carga para Importación y Exportación, y un Parque Industrial internacional Estilo Zona Libre, entre muchos otros, los cuales detonaran enormemente la economía de nuestro municipio y de nuestro Estado de Sonora.

Este H. Ayuntamiento que me honro en presidir, expresa por este medio el interés de promover inversiones extranjeras y nacionales, para transformar nuestro municipio, y sobre todo para elevar la calidad de vida de nuestros ciudadanos, impulsar desarrollos que generen inversiones, empleos, y múltiples beneficios en nuestro territorio.

Por tal motivo expresamos nuestra intención de apoyar este gran proyecto, cumpliendo en todo momento con las leyes y reglamentos aplicables, dándole agilidad prioritaria a los permisos de uso de suelo turístico, comercial, industrial y de vivienda que se requieran para llevar a cabo dicho proyecto.

De igual forma expresamos nuestro decidido apoyo a los inversionistas extranjeros y nacionales que decidan llevar a cabo este proyecto con apego a las leyes de nuestro país y de nuestro estado de Sonora.

Agradeciendo de antemano la atención que le brinden a la presente carta, quedo de ustedes.

Atentamente

ABRAHAM DAVID MIER NOGALES
PRESIDENTE MUNICIPAL,
H. CABORCA SONORA, MEXICO



L.A.E. JORGE LUIS MORENO DAVILA
Secretario del H. Ayuntamiento

ARQ. MIGDALIA DEL CARMEN LEMAS
PESQUEIRA
Directora de Desarrollo Urbano y Ecología

C.c.p. Copropietarios y Ejidatarios Rodolfo Campodónico de Caborca
C.c.p. Octavio Augusto Sandoval Cota/Poseionario Predio Los Porohuis
C.c.p. Lorena Yolanda Varela Esquer/Agencia Titanium Inmobiliaria



H. AYUNTAMIENTO DE CABORCA, SONORA PRESIDENCIA MUNICIPAL

Caborca, Sonora, México, January 6th, 2023.

LIC. LUIS FERNANDO HERAS PORTILLO
PRESIDENT OF HERAS GROUP, Business, Investments and International Business Development

This letter serves as our expression of support for the following projects that are taking place in our county based on the master development plan called St. Francis, Sea of Cortes. This visionary large scale and long term development project is expected to evolve into an International Tourism Development, an Import/Export Cargo Port, a Free Zone emulating an International Industrial Park, and many other attractions that would launch the economy in our county and the State of Sonora.

As representatives of this great city, our office has every intention of promoting foreign and domestic investments designed to further develop our city and most importantly improve the quality of life of our citizens. We are dedicated to development growth that will generate jobs, investments and a variety of benefits for our region.

For that reason we are determined to support these efforts in adherence to the respective laws and regulations for touristic, commercial, industrial and housing land uses as needed, in order to carry out the desired projects.

We also would like to express our support to the foreign and domestic investors that, in adherence to the laws and regulations of our nation and our State of Sonora, decide to carry out these development projects.

We'd like to express our respect and gratitude in advance for taking the time to read this letter.

Sincerely,

ABRAHAM DAVID MIER NOGALES
MAYOR
H. CABORCA SONORA, MEXICO



L.A.E. JORGE LUIS MORENO DAVILA
Secretary Of City Hall

ARQ. MIGDALIA DEL CARMEN LEMAS
PESQUEIRA
Director Of Urban Development And Ecology

C.c.p. Co-Owners and Ejidatarios Rodolfo Campodónico de Caborca
C.c.p. Octavio Augusto Sandoval Cota/Possessor, Predio Los Porohuis
C.c.p. Lorena Yolanda Varela Esquer/Titanium Real Estate

AL CONTESTAR ESTE OFICIO, CITESE LOS DATOS CONTENIDOS EN EL ANGULO SUPERIOR DERECHO.

AL CONTESTAR ESTE OFICIO, CITESE LOS DATOS CONTENIDOS EN EL ANGULO SUPERIOR DERECHO.



UNITED STATES OF AMERICA

HIGHWAY NO. 3 CABORCA - PUERTO PEÑASCO

RAILROAD
HIGHWAY NO. 3 CABORCA - PUERTO PEÑASCO

ECO PARK AND MARINE PHASE IV

- RACETRACK
- WATER PARK
- AQUARIUM
- EXHIBITION CENTER
- FASHION MALL
- SALT LAKES
- SIX FLAGS, DISNEY WORLD, UNIVERSAL STUDIOS STYLE AMUSEMENT PARK
- THEME PARK
- ENDEMIC FOREST

TOURISTIC DEVELOPMENT PHASE III

- RESORTS
- HOTELS
- CONDOS
- GOLF COURSES
- CLUBS
- VILLAS AND RESIDENCES
- ECO CENTRAL PARK
- URBANPARKS

NEW CITY PHASE I AND II

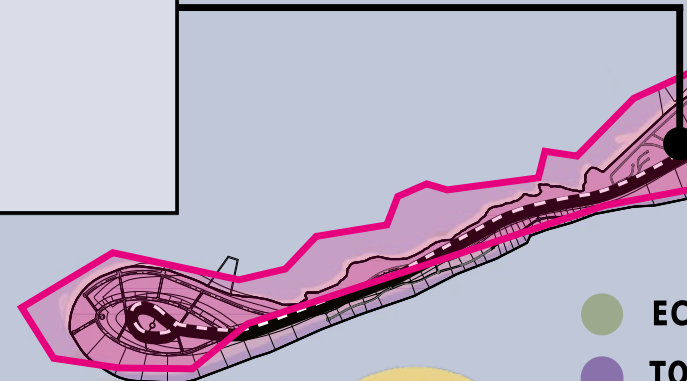
- SINGLE FAMILY HOMES
- URBAN EQUIPMENT
- CITY SERVICES
- ECO CENTRAL PARK
- URBAN PARKS
- GOVERNMENT SERVICES

PUERTO PEÑASCO - ST. FRANCIS SCENIC HIGHWAY

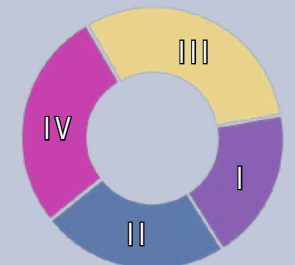


ST. FRANCIS PENINSULA PHASE IV

- CONDOS
- HOTELS
- CASINOS
- BEACH CLUB
- VILLAS AND RESIDENCES
- BEACH FRONT HOUSES
- MARINE



- ECO PARK
- TOURISTIC DEVELOPMENT AND NEW CITY PHASE I
- TOURISTIC DEVELOPMENT AND NEW CITY PHASE II
- TOURISTIC DEVELOPMENT AND NEW CITY PHASE III
- TOURISTIC DEVELOPMENT ST FRANCIS PENINSULA PHASE IV



TOTAL

10,134,780 M2
12,530,410 M2
14,760,863 M2
16,530,000 M2
53,956,053 HA

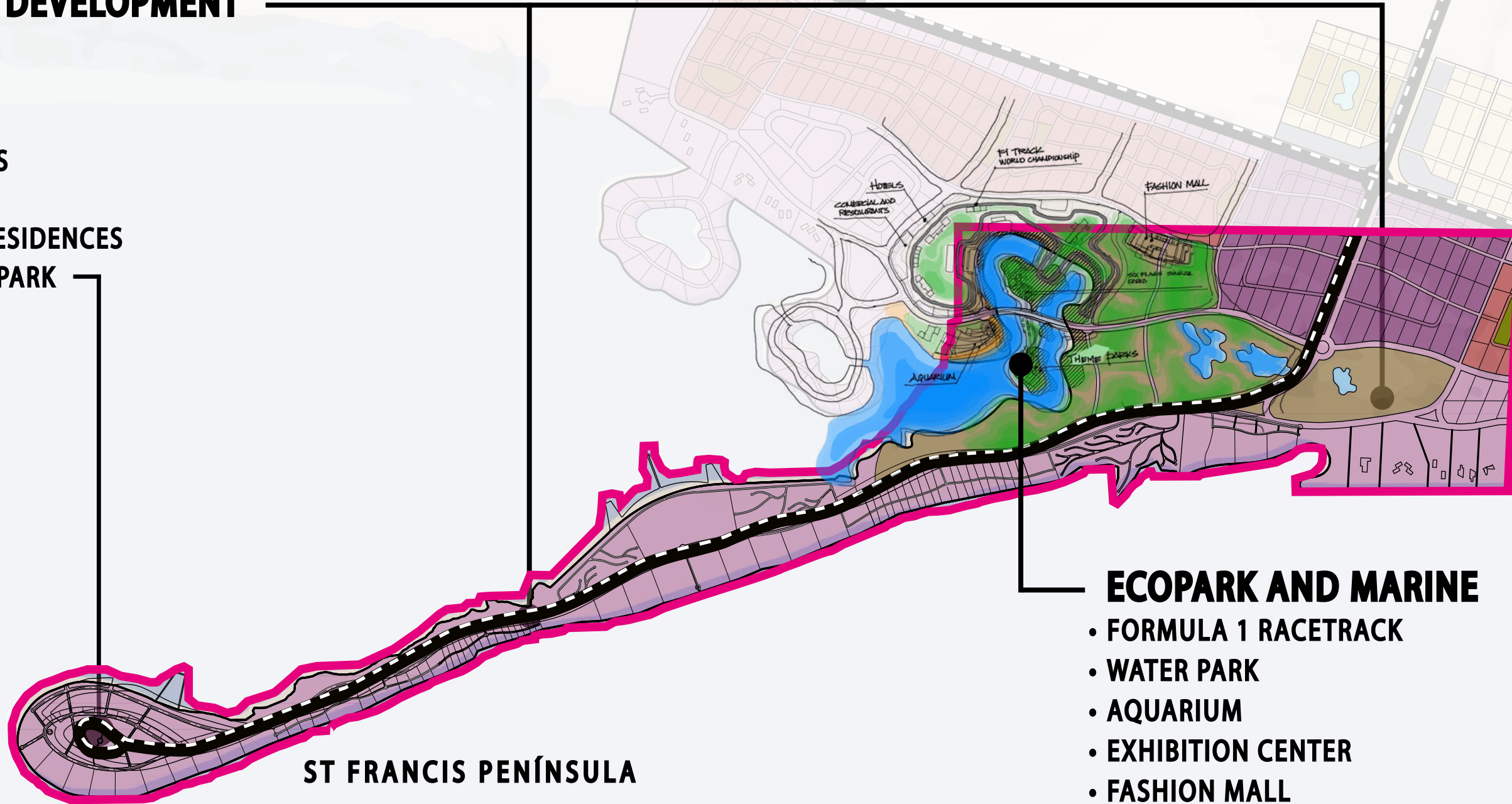
TOURISTIC DEVELOPMENT PHASE I AND II

- RESORTS
- HOTELS
- CONDOS
- GOLF COURSES
- CLUBS
- VILLAS AND RESIDENCES
- ECO CENTRAL PARK
- URBANPARKS
- MARINE
- CASINOS

REGULATORY MASTER PLAN ZONIFICATION

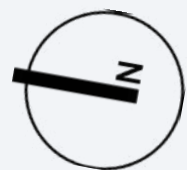
TOURISTIC DEVELOPMENT

- RESORTS
- HOTELS
- CONDOS
- GOLF COURSES
- CLUBS
- VILLAS AND RESIDENCES
- ECO CENTRAL PARK
- URBAN PARKS
- MARINE
- CASINOS



ECOPARK AND MARINE

- FORMULA 1 RACETRACK
- WATER PARK
- AQUARIUM
- EXHIBITION CENTER
- FASHION MALL
- SIX FLAGS, DISNEYWORLD, UNIVERSAL STUDIOS STYLE AMUSEMENT PARK
- THEME PARK
- ENDEMIC FOREST
- SALT LAKES
- MARINE



ST FRANCIS PENÍNSULA

SEA OF CORTES

PHASE IV - ST FRANCIS PENINSULA 16,530,000 M2

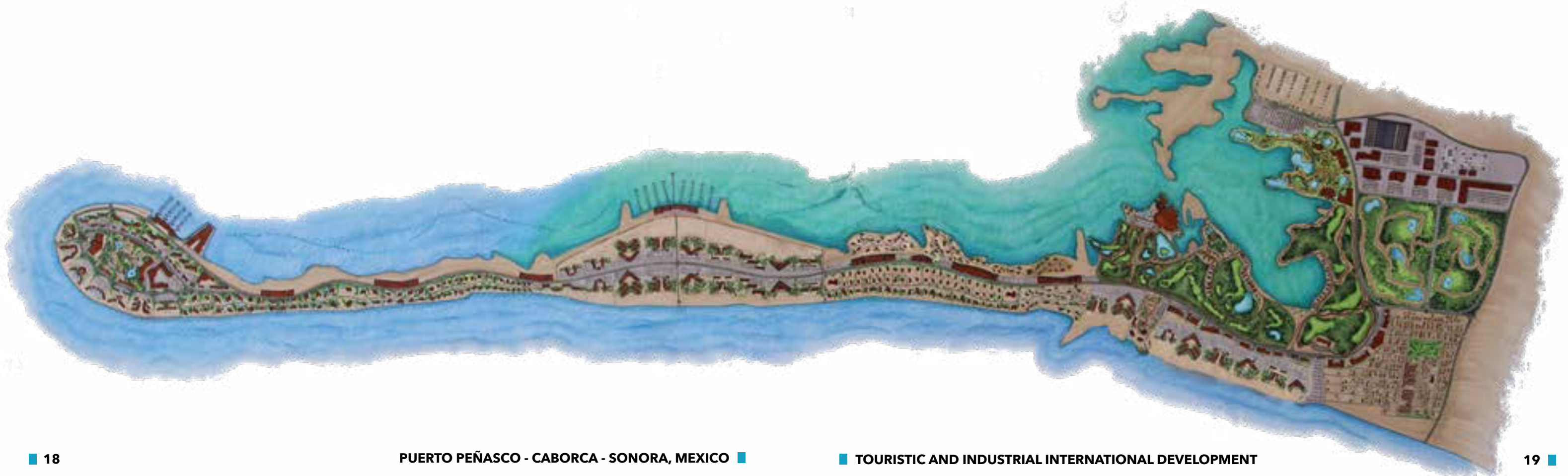
JELLYFISH
MEDUSA

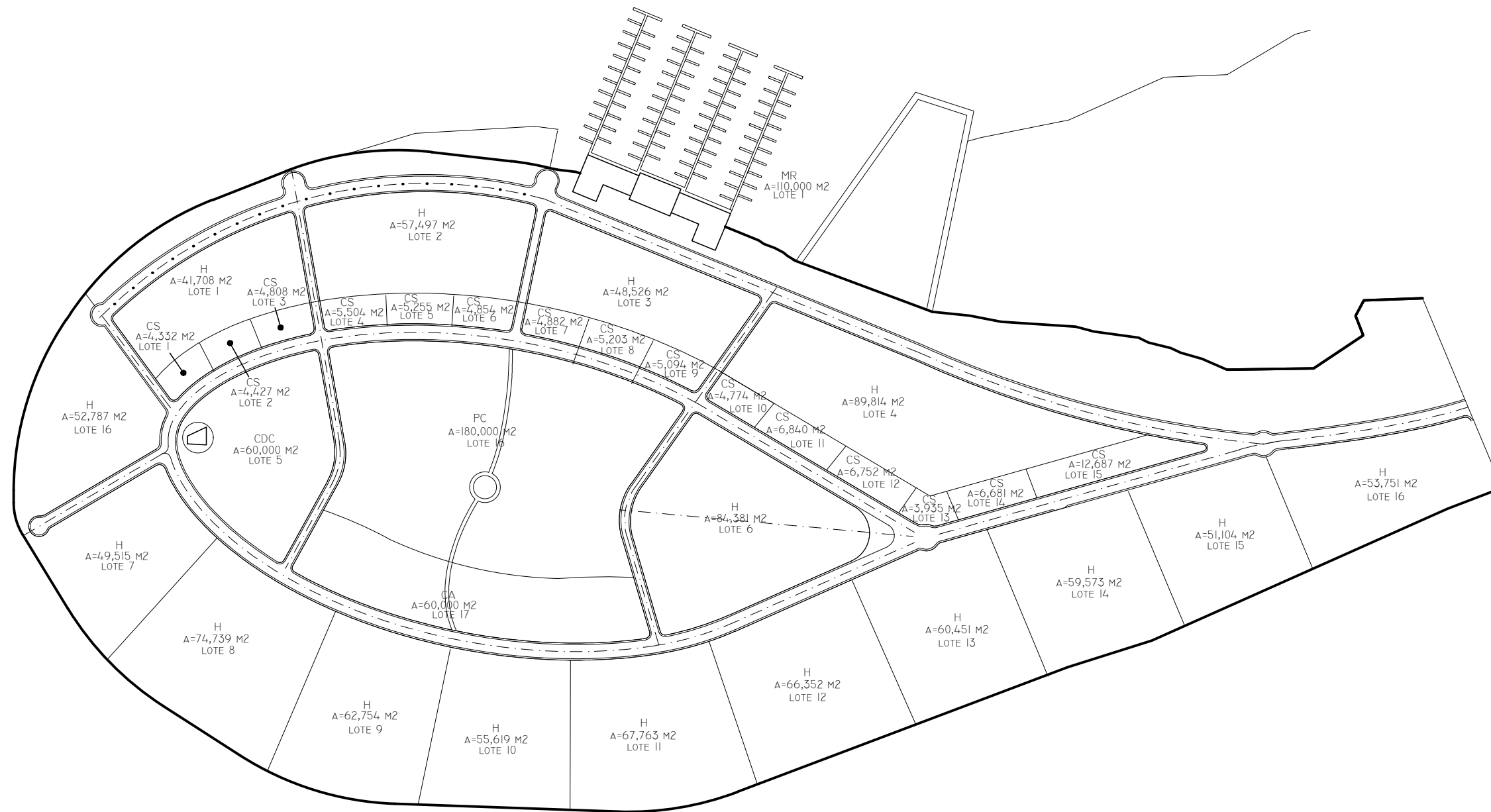
SHARK
TIBURON

ANCHOR
ANCLA

STINGRAY
MANTARRAYA

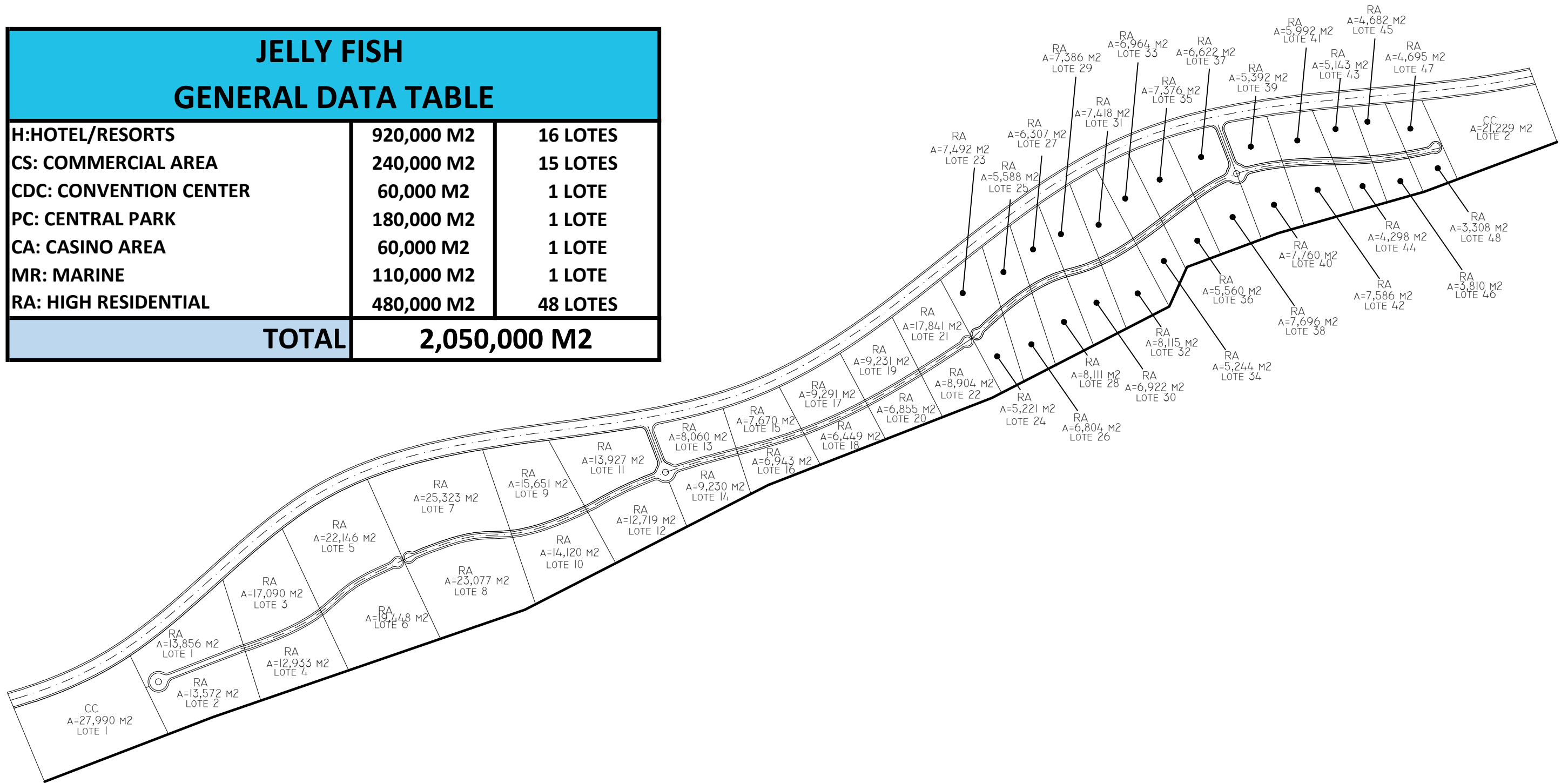
SEAHORSE
CABALLO DE MAR





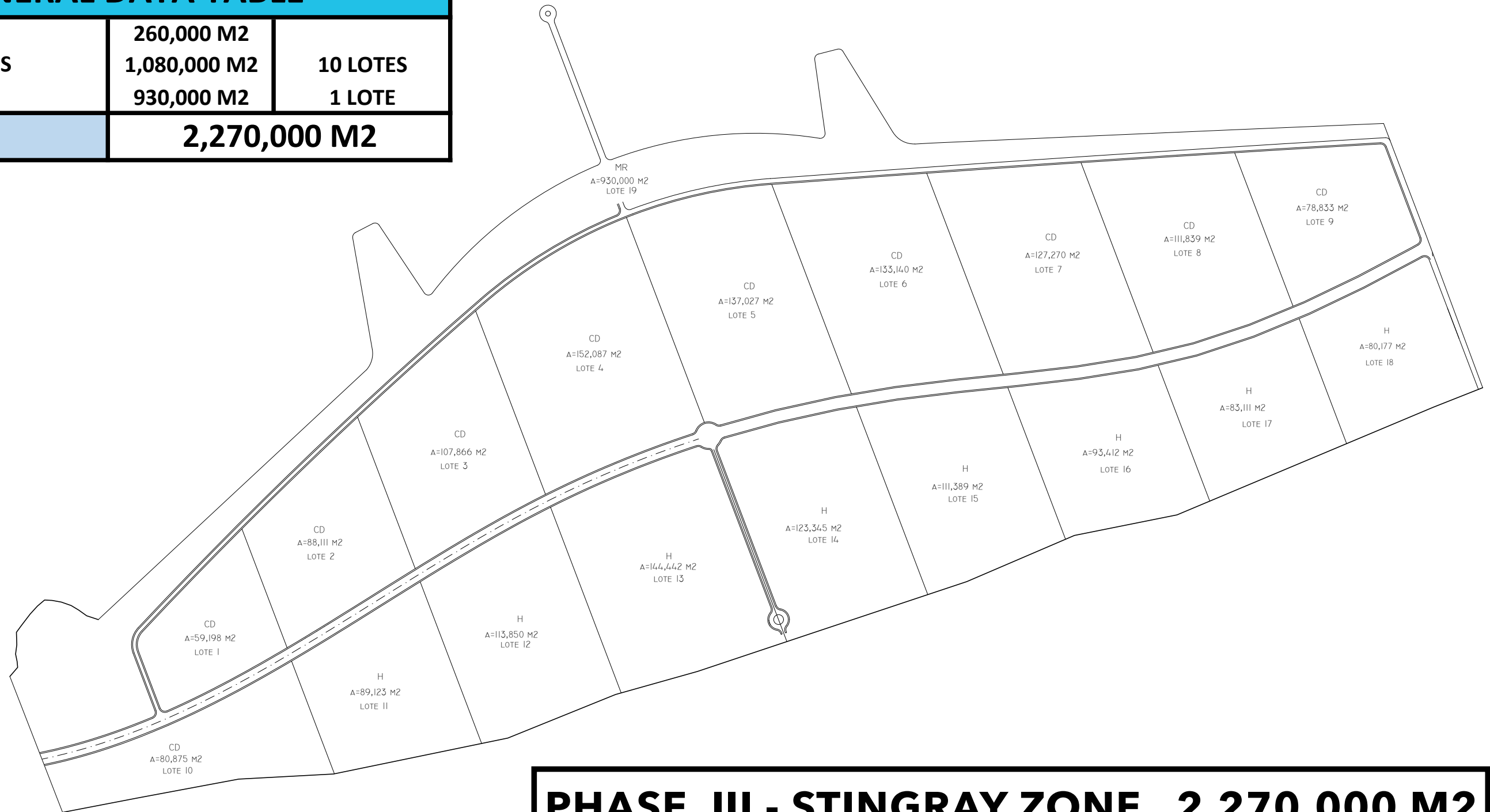
**PHASE III - JELLYFISH A ZONE
SALABLE AREA**

JELLY FISH GENERAL DATA TABLE		
H: HOTEL/RESORTS	920,000 M2	16 LOTES
CS: COMMERCIAL AREA	240,000 M2	15 LOTES
CDC: CONVENTION CENTER	60,000 M2	1 LOTE
PC: CENTRAL PARK	180,000 M2	1 LOTE
CA: CASINO AREA	60,000 M2	1 LOTE
MR: MARINE	110,000 M2	1 LOTE
RA: HIGH RESIDENTIAL	480,000 M2	48 LOTES
TOTAL	2,050,000 M2	



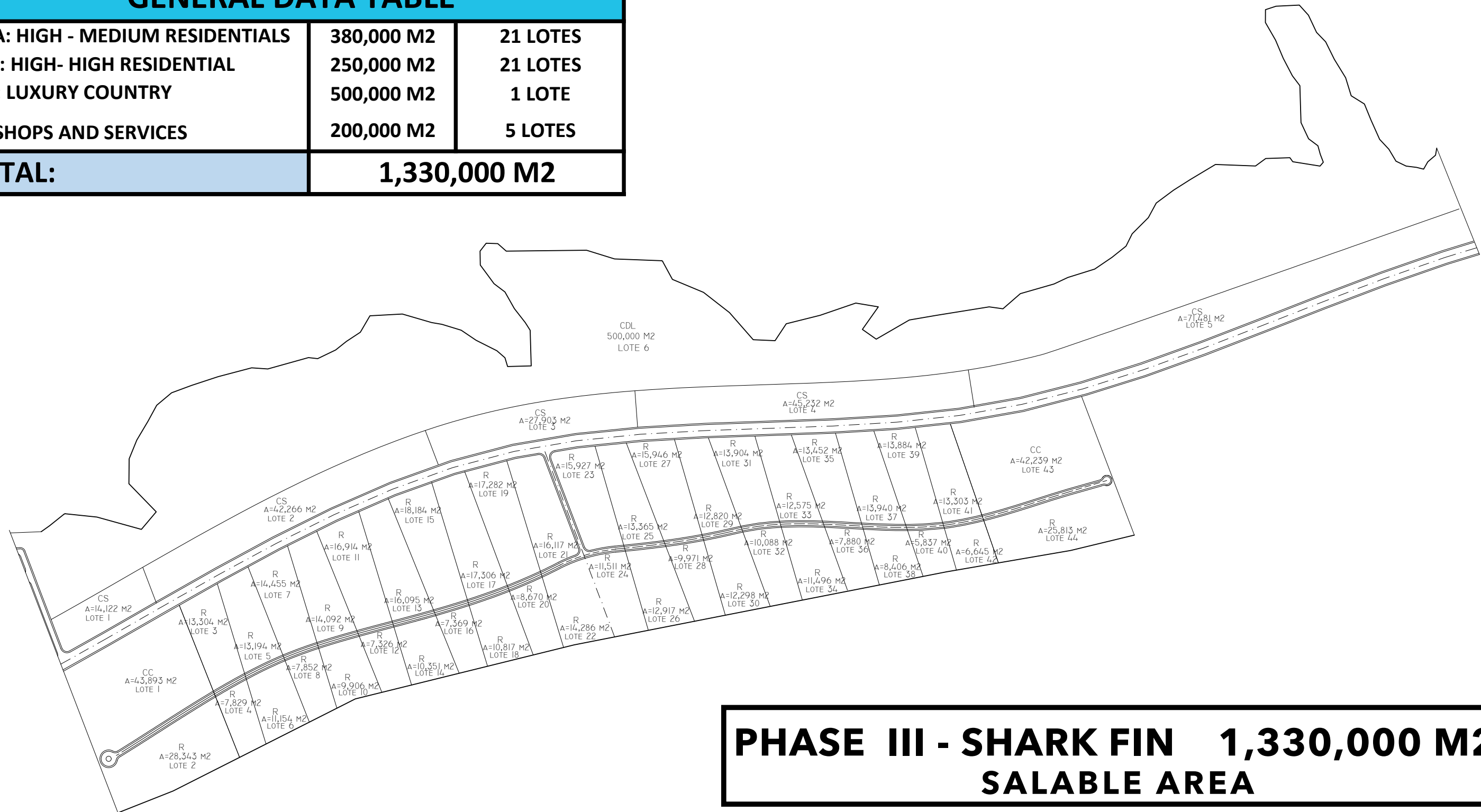
PHASE III - JELLYFISH A ZONE 2,050,000 M2
SALABLE AREA

STINGRAY GENERAL DATA TABLE		
MR: MARINE	260,000 M2	
CD: CONDOMINIUMS	1,080,000 M2	10 LOTES
H: HOTELS	930,000 M2	1 LOTE
TOTAL:	2,270,000 M2	



**PHASE III - STINGRAY ZONE 2,270,000 M2
SALABLE AREA**

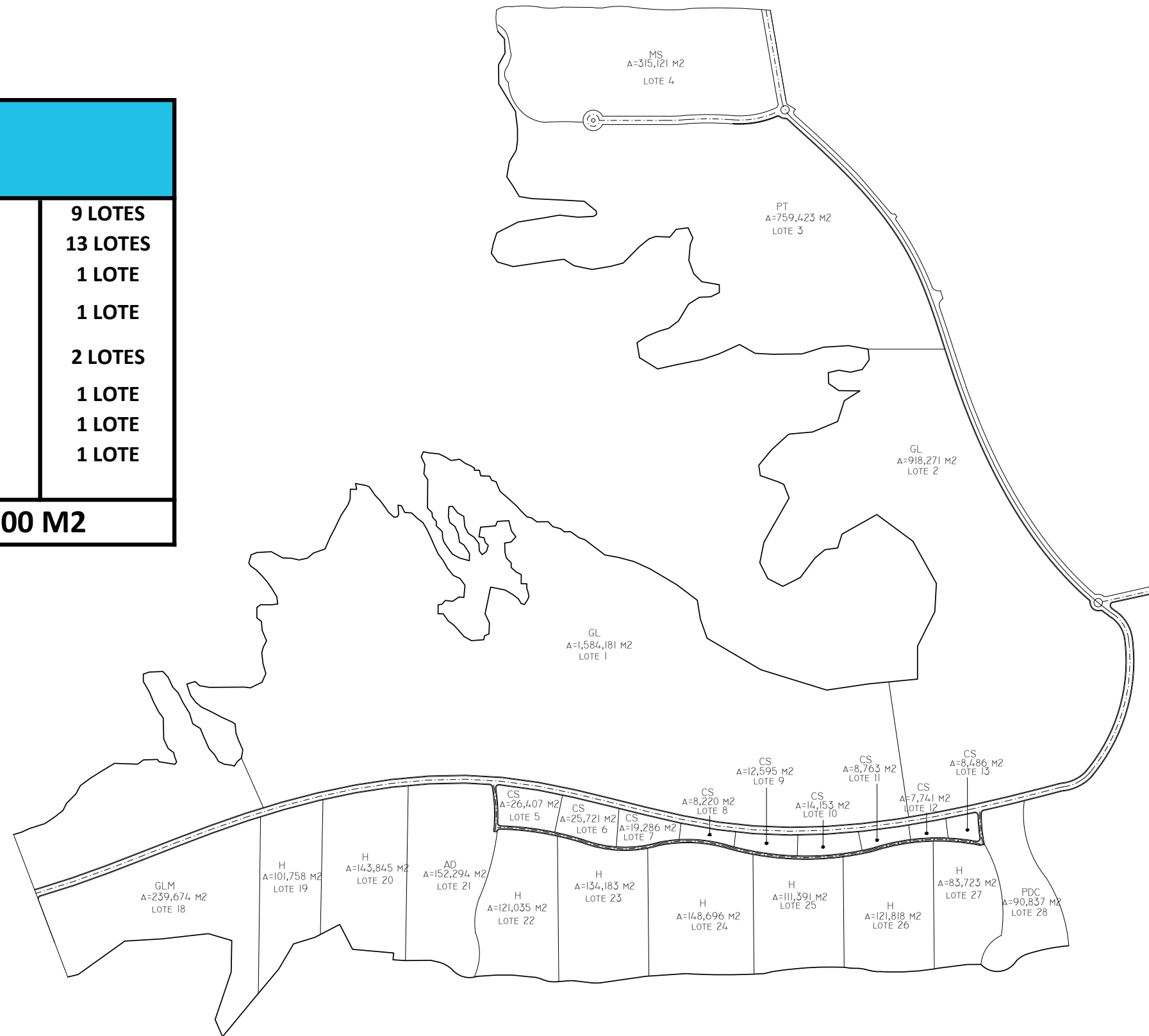
SHARK FIN GENERAL DATA TABLE		
RMA: HIGH - MEDIUM RESIDENTIALS	380,000 M2	21 LOTES
RAA: HIGH- HIGH RESIDENTIAL	250,000 M2	21 LOTES
CDL: LUXURY COUNTRY	500,000 M2	1 LOTE
CS: SHOPS AND SERVICES	200,000 M2	5 LOTES
TOTAL:	1,330,000 M2	



**PHASE III - SHARK FIN 1,330,000 M2
SALABLE AREA**

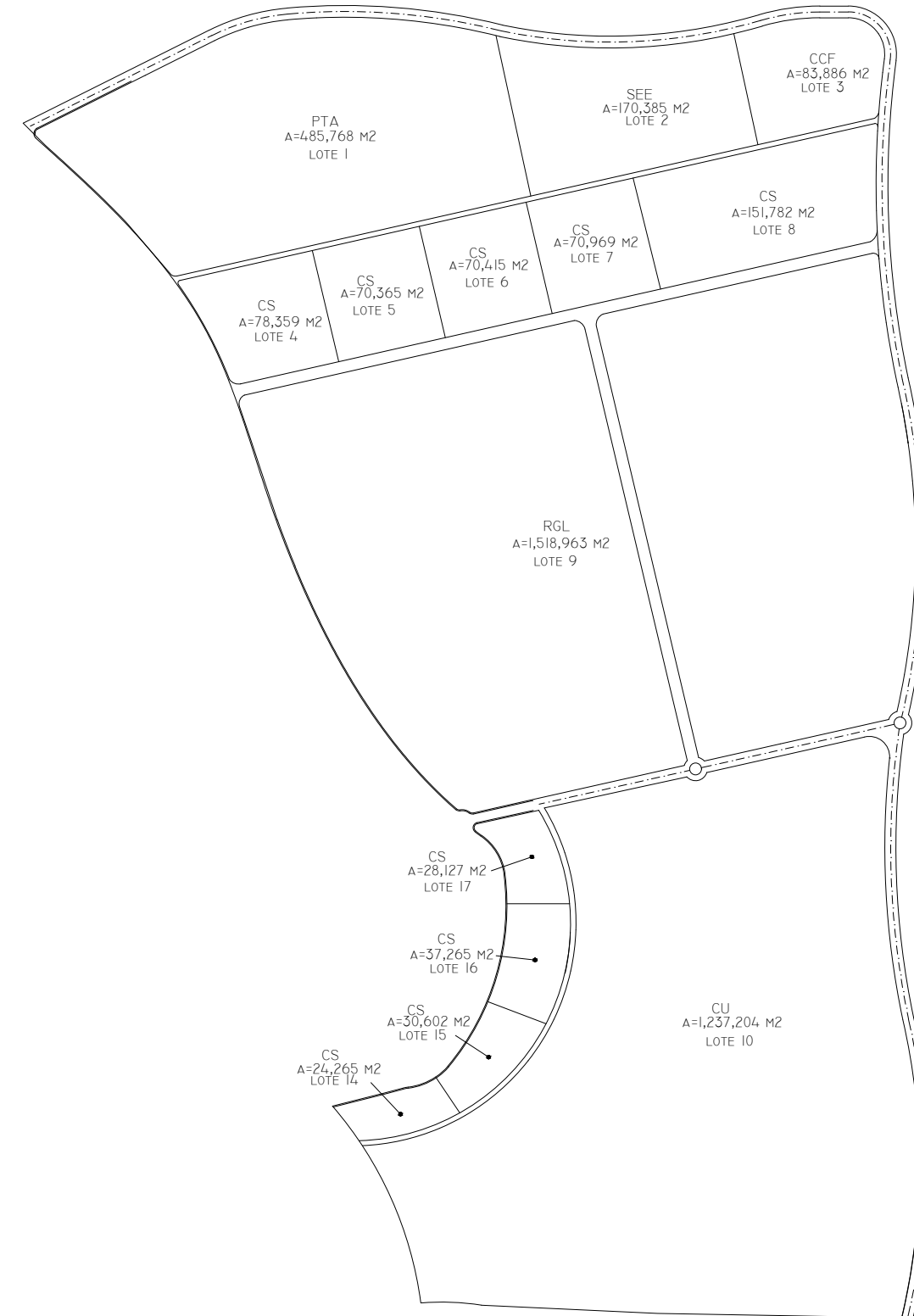
SEAHORSE GENERAL DATA TABLE

H: HOTELS AND CONDOMINIUMS	1,000,000 M2	9 LOTES
CS: SHOPS AND SERVICES	150,000 M2	13 LOTES
CDL: LUXURY COUNTRY	500,000 M2	1 LOTE
AD: SPORT'S ZONE	140,000 M2	1 LOTE
CG: GOLF COURSES	1,800,000 M2	2 LOTES
MS: DRY MARINE	320,000 M2	1 LOTE
PDC: RV PARK	100,000 M2	1 LOTE
PT: THEMATIC PARK	750,000 M2	1 LOTE
RA: RESIDENTIAL	300,000 M2	
TOTAL	5,060,000 M2	

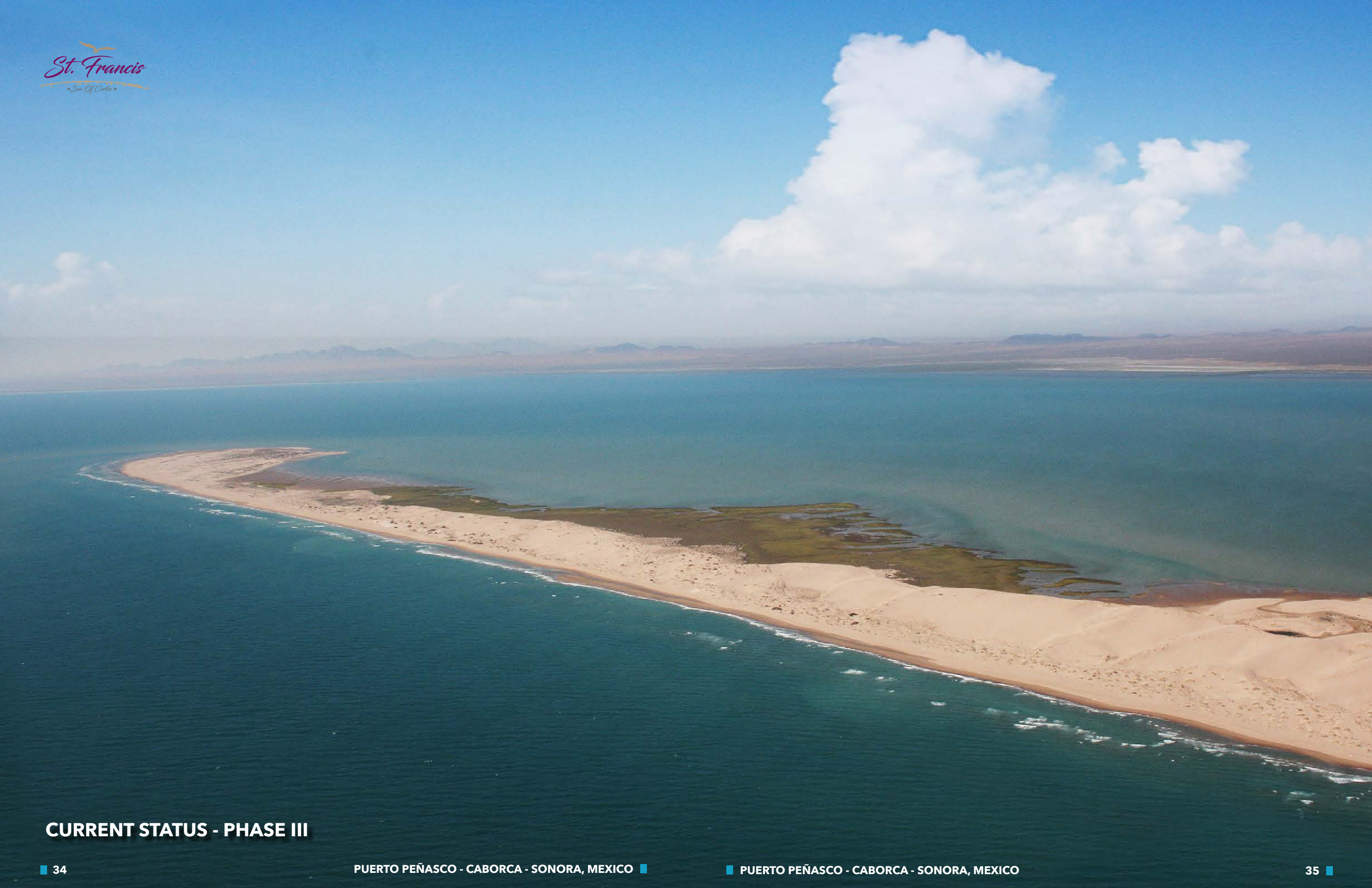


**PHASE III - SEAHORSE ZONE 5,060,000 M2
SALABLE AREA**

ANCHOR GENERAL DATA TABLE		
CS: DEPARTMENT STORES	300,000 M2	9 LOTES
RGL: RESIDENTIAL WITH GOLF COURSE	1,500,000 M2	1 LOTE
CCF: FIELD OF PHOTOVOLTAIC CELLS	100,000 M2	1 LOTE
PTA: WATER TREATMENT PLANT	500,000 M2	1 LOTE
CU: URBAN CENTER	1,150,000 M2	1 LOTE
SEE: ELECTRIC SUBSTATION	170,000 M2	1 LOTE
AC: CIVIL AIRPORT	100,000 M2	1 LOTE
SM: MEDICAL SERVICES	150,000 M2	1 LOTE
M: MALL	120,000 M2	1 LOTE
TOTAL:	4,090,000 M2	



**PHASE III - ANCHOR ZONE 4,090,000 M2
SALABLE AREA**



CURRENT STATUS - PHASE III

BIOSPHERIC RESERVE OF EL PINACATE - SONORA, MEXICO



**CABEZA PRIETA NATIONAL WILDLIFE REFUGE
MOUNTAINS - ARIZONA, USA**



CURRENT STATUS



CONCEPTUAL DRAWINGS - MASTER PLAN



CONCEPTUAL DRAWINGS - MASTER PLAN



TITTLE DEEDS OF THE DIFFERENT POLYGONS OF THE REAL ESTATE DEVELOPMENT OF THE PROJECT IN GENERAL

LEGAL DOCUMENTATION

TITULO DE PROPIEDAD

No. **00000000036**

17 OCT 2000

QUE SE EXPIDE POR INSTRUCCIONES DEL **C. ERNESTO ZEDILLO PONCE DE LEON**, PRESIDENTE DE LOS ESTADOS UNIDOS MEXICANOS, CON FUNDAMENTO EN EL ARTICULO OCTAVO TRANSITORIO DE LA LEY AGRARIA Y 150 DEL REGLAMENTO DE LA LEY AGRARIA EN MATERIA DE ORDENAMIENTO DE LA PROPIEDAD RURAL, ASI COMO EN EL REGLAMENTO INTERIOR DEL REGISTRO AGRARIO NACIONAL, RESPECTO DEL LOTE No. **271**

DE LA COLONIA **DISTRITO DE COLONIZACION ALTAR Y CABORCA**

MUNICIPIO DE **CABORCA**

ESTADO DE **SONORA** CON SUPERFICIE DE **1653 - 46 - 76.00** HA.

MIL SEISCIENTOS CINCUENTA Y TRES HECTAREAS, CUARENTA Y SEIS AREAS, SETENTA Y SEIS CENTIAREAS.

CON LAS SIGUIENTES MEDIDAS Y COLINDANCIAS:

**AL NORTE EN 344 MTS. CON GOLFO DE CALIFORNIA
AL SUR EN 1,985 MTS. CON TERRENOS NACIONALES
AL ESTE EN 15,246 MTS. CON TERR. NAC. Y GOLFO DE CALIFORNIA**

EN FAVOR DE **ROBLES MENDOZA OCTAVIO Y COPROPIETARIOS**

DE **30** AÑOS, ORIGINARIO DE **MEXICO, DISTRITO FEDERAL**

ESTADO CIVIL **SOLTERO** OCUPACION **COMERCIANTE**

CON DOMICILIO EN **COLONIA MARGARITAS, HERMOSILLO, SONORA**

DE CONFORMIDAD CON **SOLICITUD DE FECHA**
21 DE SEPTIEMBRE DE 2000

HERMOSILLO, SON. A 25 DE SEPTIEMBRE DE 2000

C. LIC. EDELMIRA GIRON DOMINGUEZ No. **D 3007**
DELEGADO DEL REGISTRO AGRARIO NACIONAL

PROPERTY TITLE
SEPTEMBER 21, 2000

Gobierno del Estado de Sonora | Secretaría de Hacienda

INSTITUTO CATASTRAL Y REGISTRAL
Dirección General de Servicios Registrales

INFORMACIÓN REGISTRAL

INFORMA QUE PRACTICADA UNA BÚSQUEDA MINUCIOSA EN EL ACERVO REGISTRAL DE LA OFICINA JURISDICCIONAL DE CABORCA SE ENCONTRÓ UNA PARTIDA QUE CONTIENE DERECHOS REGISTRALES INSCRITO BAJO EL NÚMERO **3775 (TRES MIL SETECIENTOS SETENTA Y CINCO)** EN EL VOLUMEN **16 (DIECISÉIS)** DE LA SECCIÓN **REGISTRO INMOBILIARIO LIBRO SEIS** CON FECHA **DIECISIETE DE OCTUBRE DE DOS MIL** CUYA SITUACIÓN JURÍDICA SE DESCRIBE A CONTINUACIÓN:

I. DETALLES DEL LOTE
PREDIO RÚSTICO CLAVE CATASTRAL 1600A5310091, LOTE 271, LOCALIZACIÓN DISTRITO DE COLONIZACION ALTAR Y CABORCA, SUPERFICIE DE 1653.4676 HECTÁREAS, COLINDA AL **NORTE** EN 344.00 M CON GOLFO DE CALIFORNIA AL **SUR** EN 1985.00 M CON TERRENOS NACIONALES AL **ESTE** EN 15246.00 M CON TERRENO NACIONAL Y GOLFO DE CALIFORNIA, CUYO TITULAR DEL PREDIO SE ENCUENTRA A NOMBRE DE **OCTAVIO ROBLES MENDOZA Y COPROPIETARIOS**

EL LOTE NO PRESENTA ANOTACIONES MARGINALES VIGENTES

SOLICITUD DE **JOSE LUIS GONZALEZ MENDIVIL** QUIEN SE IDENTIFICÓ CON IFE FOLIO **871063394724** PREVIO PAGO DE DERECHOS ASOCIADOS A LA SOLICITUD NÚMERO **509879** CON EL RECIBO OFICIAL 310C3-0001-378600191340 Y NÚMERO DE TRÁMITE 116174, SE EXPIDE EL PRESENTE EN LA CIUDAD DE **CABORCA**, SONORA SIENDO LAS DIEZ HORAS CON TRECE MINUTOS DEL DÍA OCHO DE OCTUBRE DE DOS MIL VEINTIUNO.

Validado por **MARIA DE LOS ANGELES ELIAS RIVERA** a las 10:14 horas del 08/10/2021, con el identificador 230273-jj6uGBk:

Validado por **ROBERTO HIRAM GUTIERREZ LIMON REGISTRADOR** a las 10:58 horas del 08/10/2021, con el identificador 230556-sjo6YZe:

ESTADO DE SONORA
GOBIERNO DEL ESTADO DE SONORA

CERTIFICATE OF NO DEEDS OR LEANINGS
OCTOBER 08, 2021

TITTLES DEEDS			
LOT	HECTARES	SQUARE METERS	
1	1302	13,022,623.6	
2	561	5,613,224.6	
3	2008	20,080,465.1	
4	1528	15,280,432.6	
5	66	660,252.2	
6	95	949,586.1	
7	253	2,525,030.8	
8	200	2,001,898.7	
9	23	228,123.5	
10	326	3,259,778.8	
TOTAL	6362	63,621,416.1	

PENINSULA AREA TITTLES DEEDS			
LOT	HECTARES	SQUARE METERS	
1	1653	16,534,676.0	

PROJECT AREA			
HECTARES		SQUARE METERS	
5,396		53,956,053.0	

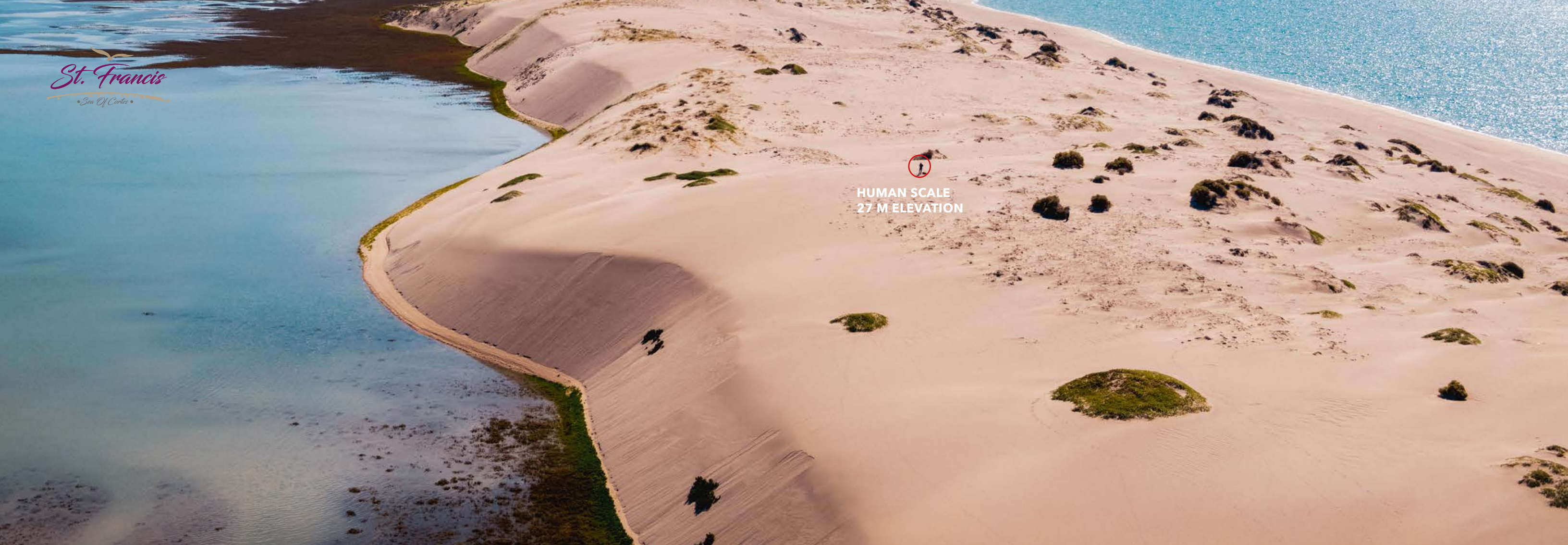
TOTAL AREA			
HECTARES		SQUARE METERS	
8,016		80,156,092.1	



**SPECTACULAR VIEWS OF THE BAY OF
SAN JORGE IN THE SEA OF CORTES
46.36 KILOMETERS OF BEACH FRONT**







HUMAN SCALE
27 M ELEVATION





