

INFORMATION

CHIVATO PARADISE, BCS. MEXICO

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CHIVATO PARADISE DEVELOPMENT

The real estate development project Chivato Paradise, is located on a strip of land directly in front of Concepcion Bay on the Sea of Cortez known as Punta Chivato. This splendid location is still pristine and untouched, “ferocious with life” as John Steinbeck once wrote in his journals through his journey across this majestic gulf.

The property features unparalleled water views of the Sea of Cortez with sunsets that rest behind the majestic Sierra de la Giganta Mountain Range, a unique spectacle unmatched anywhere else. The development project here presented is composed of three sub-developments; Pueblo Viejo, Chivato Village and La Mirage, offering potential buyers various residential layouts and price levels to chose from. Surrounded by islands, bays and virgin beaches, Punta Chivato is the ideal starting point for sea lovers wishing to explore this still untouched paradise.

Location:

The property is located on an outlying point on the Sea of Cortez known as Punta Chivato, 182 km (113 miles) north from the city of Loreto. Miles of sand beaches around to the southwest of the property invite shelling while estuaries, tide pools and rocky reefs teeming with the vivid colors of tropical fish beg beachcombers and divers to come and explore the beauty beneath. Punta Chivato is an exclusive get-away for those who love peace, tranquility, sea and nature. Far from a habitat village, it is based in one of the most beautiful bays of Baja California, Bahía Santa Ines.

Punta Chivato is ideal for relaxing, kayaking, snorkeling, swimming or trekking. The property is located in the municipality of Mulege in the State of Baja California Sur; 56 Km south of the city of Santa Rosalia and 1022Km from the city of Tijuana & international border with the United States.

Access and Transportation:

The main access point to the area is by flights directly to the international Airport of Loreto serviced daily by Alaska Airlines from Los Angeles, California (LAX). From Loreto private transportation must be arranged north to Punta Chivato either by car, boat or private airplane. Driving along Highway 1 there is a turnoff arriving to the town of Palo Verde onto a 18 Km stretch of unpaved road that leads you directly to the property. (View Map).

The location can also be reached arriving to the states capital of La Paz, which is serviced by daily by Alaska Airlines with international flights from Los Angeles and nationally by Aeromexico, Volaris and Viva Aerobus from Tijuana, Mexico City and Guadalajara.

Access to the property is also possible by private airplane; the property features a hard packed landing strip, ideal for single or double engine propeller aircraft. Jet powered aircraft may land at Palo Verde asphalted airstrip only 30 Km from the property (No fuel is currently available at either location).

Map:

Baja California Sur info:

The State of Baja California Sur counts mainly on the development of tourism, fishing, agriculture, and mining activities. Baja California South is distinguished for having the most important marine science education and research centers in all Latin American. The fishing industry stands out: it is the number one producer of lobster and squid in the nation and it's one of the most efficient in the production of fresh shellfish such as large oysters, clams, and seeds and post-larvae shrimp. This is thanks to its five certified water sources which make the offer of high quality products possible. Livestock is another potential activity in B.C.S, as it produces 85% of the cow milk and 40% of the cow meat that is consumed in the state. Besides being the main producer of salt of the nation- 80% is produced in B.C.S. - Cobalt, phosphorus, copper, zinc, and manganese are other mining resources that offer large investment possibilities.

Hotels, golf courses, and luxury home investment in the tourist sector, is prompting the development of Cabo San Lucas and Loreto. The state's Tourism Secretary is giving courses for specialized tour guides as a mean of handling the increasing number of visitors. Three international airports, La Paz, San José del Cabo and Loreto; 14 ports and 52 piers, as well as 5,315 km of highways and roads make up the communications and transportation infrastructure.

Mulege & Santa Rosalia & Immediate Area:

A short drive south of Punta Chivato, the bays boasts some of the most spectacular views on the entire peninsula, with its necklace of white sandy beaches and its coves protected by enormous cliffs and majestic stretches of desert. The breathtaking clarity of the water in the Sea of Cortez invites divers and snorkelers to explore the underwater treasures of this bay. Other aquatic sports are available above the surface. Kayaks, Hobie cats and sailboats set out from the most popular beaches-Punta Prieta, Punta Arena, Santispac, Eco-mundo, La Escondida, El Burro, Requesón and Coyote. Services such as trailer parks, ecological camp sites, restaurants and outfitters offer outdoor-lovers everything they need to commune with nature, to relax and enjoy. Santa Rosalía also looks out over the Sea of Cortez. Its authentic French architecture gives it a completely different feel from any other town in Mexico. In 1885 President Porfirio Díaz gave the French firm El Boleo the concession to mine the rich copper deposits found nearby. Presently, different plans are being considered to renovate the old mining facilities and use them for cultural and social events.

The Sea of Cortez:

The Sea of Cortez is unique in several ways: it receives more sunlight than any other sea (340-plus days of sunshine per year); it has extreme depths of greater than 2 miles;

and it contains three distinct currents. The result is an abundance of microscopic plankton, the stable diet of marine life. Thus, in this environmentally preserved ecosystem, the wealth of marine wildlife is unequalled anywhere in the northern hemisphere. The Sea of Cortez, or Gulf of California, is a naturalist's delight, both above and below the waters, and offers a huge assortment of water sports and eco-adventures for you to enjoy. For starters, it is a world-class sport-fishing, scuba-diving and deep-sea snorkeling destination. Equally a boater's dream, the Sea of Cortez abounds with deserted islands waiting to be explored, as well as pristine, white sand beaches, secret coves, and uninhabited islets — perfect for a kayaking, sailing, or cruising expedition.

Wildlife:

The Sea of Cortez has been described as "Ferocious with life," by writer John Steinbeck, while legendary diver Jacques Cousteau referred to the Sea of Cortez as the "world's aquarium." In 2005, hundreds of islands in Mexico's Sea of Cortez were declared World Heritage Fund sites by United Nations Educational Scientific and Cultural Organization (UNESCO) as it is home to one-third of the world's whale and dolphin species. The Sea of Cortez houses twelve species of annual whales; including the Blue Whale (the largest animal that inhabits the planet), Humpback Whales and California Gray Whales, who travel 12,000 miles from the Arctic Sea to reach the choice lagoons which have become their annual birthing grounds.

Tourism:

Punta Chivato is an ideal location for Adventure Travel and Spa retreats. In the immediate area there plenty of Kayaking, Fishing, Scuba diving sites and ample space for mountain bike lovers. The seclusion and privacy the area provides is ideal for tourist that are looking for a sactuary of serenity to escape the daily routine. The Bay of St. Ines directly in front of the property is a prefect starting point for fishing in the Sea of Cortez and countless islands and rock reefs for Scuba Diving. Bahia de Concepcion, considered on of the most beautiful bays in all of Mexico, features some of the most astonishing beaches in the peninsula and offers Kayakers a pristine playground to explore. Directly north from the property lies Laguna de San Ignacio and Ojo de Liebre (186 Km and 283 Km respectfully) where from January to March each year hundreds of Grey Whales migrate from Alaska to give birth to their young, the longest migration of any mammal and a spectacle to admired. Thousands of tourists every year make the trip to this bay to photograph and occasionally met these peaceful giants of the sea.

General Property Description:

Overview: The property is composed of 26 Hectares with 100 meters of waterfront. The property is currently subdivided into 5 parcels, 1 for hotel, 3 zoned residential and commercial areas with all required state and federal permits, and a registered landing strip with a 5 year federal permit. (Very rare permit to obtain)

Access Roads: From the federal Highway 1, which stretches from Tijuana to Cabo San Lucas, there is a turn off road at the town of Palo Verde 20 km north of Mulege. This unpaved road is maintained monthly and allows traffic to transit in both directions simultaneously and the only road to service the Punta Chivato area.

Services: The property has access to fresh water by a reservoir tank in the area which is afforded water from a private well 8 km away. Electricity is currently not provided by the government since the population of the area has not reached adequate levels, however the government is willing and able to provide electricity if the costs for the materials and labor is paid for by residents and/or investors (Current quote for this project is \$80,000 USD). Garbage and waste is deposited in an a specified zone within the area.

Landing Strip: The property counts with an landing strip registered by the Secretaria de Comunicaciones y Transportes. The runway is a hard packed surface: 1309 Meters (4,295 Feet) in length and 34 Meters (112 Feet) wide, at an elevation of 15 Feet above sea level. IATA Code: PCV. Unicom Frequency 122.80. It holds a current and valid 5 year federal permits N. 438267498374982

Chivato Village, La Mirage & Pueblo Viejo Residential Development:

Plan & Project Description: The property at Punta Chivato has been zoned and structured for sale of individual land lots for residential and commercial development. The Chivato Village and La Mirage residential development plans has been submitted to and approved by the Municipality of Mulege. These two projects both are for the developments of single family vacation homes, all with access to roads and services. The third project, Pueblo Viejo, is the development of a mix-use project which would be the recreation of a Mexican town small town, with pedestrian and golf cart access. The first floor would be reserved mostly for commercial activities, restaurants and retail and the second floor for 1 & 2 bedroom condominiums. The project would be incorporated to the already existing hotel and landing strip. Residents would have use of the airport and hotel services.

Chivato Village

Chivato Village is a luxury single-family home residential complex. Part of Chivato Paradise, this section offers its residents the opportunity to own an entire lot in this beautiful area. Homes are designed to feature 2 bedrooms, 3 bathrooms, living, dining room, kitchen and 2 car garage (size 100 square meters) with elegant Mexican contemporary style finishes. Lots vary in size from 1500 to 1900 Sq. meters and are surrounded by rich landscape and unobstructed water & desert views. With a total of 28 homes, Chivato Village is an exclusive and privileged residential development with prices ranging from \$300,000 to 460,000 USD

La Mirage

The Mirage is Baja's only fly-in residential development designed especially for private aircraft owners who wish to make the most of their vacation home. 34 home lots averaging 1000 square meters are built parallel to the water line facing the Sea of Cortez. Each unit is designed to feature a private hangar with residential housing unit on the second floor. Once landing at Punta Chivato's private airstrip, residents of La Mirage will be able to taxi their aircraft directly to their home in their personal hangar. Each home is designed to accommodate a single engine aircraft with up to a 40 foot wingspan and offer a 3 bedroom & 4 bathroom home with living, dining, kitchen and patio decks with unobstructed water views on the second floor; a truly one of a kind residence where aviation enthusiasts will be able to combine their passion for flight with a complete vacation experience. Prices ranging from \$ 4000,000 to \$ 6000,000 USD:

Pueblo Viejo

Nestled in the heart of Chivato Paradise is the mixed used development project "Pueblo Viejo". Designed to replicate a charming old Mexican town it features ground floor retail and commercial space and one & two bedroom condominiums and town homes. All units feature roof top decks to maximize space and comfort while allowing all of the

residents to enjoy the unobstructed water and sunset views. Pueblo Viejo is a place where the desert blends with the water and clear Baja skyes. Intended to offer investors and residents a comfortable and accessible vacation or retirement home with minimal maintenance costs. Residents would be able to enjoy an array of services ranging from restaurants, cafes, and retail shops and other amenities offered by the near by hotel and marina.

Airstrip:

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