

Mon, Dec 18, 2017 12:13 PM

## Kastor - For Reference



From: Michael Wolf <disperser.wolf@mail.ru>

To: pedro@clubcantamar.com

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Pedro,

Please read when you are not too busy. This is not urgent by any means and is only intended to be informational, in the hopes of starting the process of clearing my name due to rumors spread by Karsten Honack.

I wanted to relate the events which led to the current situation, specifically the rumors spread by Karsten Honack in relation to the property next door and Kastor Industrial.

We have filed a denuncia against Karsten Honack and Kastor Industrial for extortion, threats, and intimidation. In our efforts to investigate this crime, we have since determined that Kastor Industrial does not and never has existed as a legal entity and is the means by which Karsten, his mother, and his uncle, Wolfgang Honack's brother, are acquiring title to the property through corruption.

We have been told by the state, in text attached below, that the land will be given to Kastor Industrial. We asked someone to check with the archives of the notaries as our investigation determined that there was no record of Kastor Industrial. The response we received was that the transaction is illegal, but is going through, without the knowledge of the chief state lawyer from the lawyer pool. Cesar Ojeda from the Office of Material Resources, and Jorge Ayala from Patrimonio Inmobiliario, appear to be involved. Jorge Ayala was the man who gave us false information when we sought to find the legal owner of the property in our effort to make a proposal for use of the land. He told us Cantamar owned the property and then gave us Francisco Beltran's number, whom we met with later that same day and forwarded the information as we received it from Jorge Ayala, director of Patrimonio Inmobiliario for the state.

Karsten Honack found out that we were making inquiries both from Jorge Ayala (we assume) and (we know) from inquiries I made to two companies he works with on equipment we found on the property. He illegally acquired and used this information, a criminal aspect of the case we are also pursuing. I inquired as to the value and function of the equipment, but in a way I was sure I would find an answer, by asking if they were interested in buying it. I made these inquiries with the understanding that the state was the owner and that Cantamar was going to be given title to the property. Karsten Honack saw these inquiries in his capacity as a consultant for/employee of

these two companies (Stahl in Germany, a Stahl dealer in Queretaro) and made his assumptions rather than asking questions. I attempted to explain things to him over the phone after the men he pays came over after Orlando confronted them about shooting rifles into the water, but as he refused to listen, I gave up trying.

I do not even know what I am accused of. But I do know that Karsten Honack is a criminal who has tried to extort money from me and has used threats including threats of violence and implied threats with firearms. He is profiting from the illegal acquisition of property to which he is in no way entitled. So of course he is going to act to protect his illegal interests, thus why he threatened me and spread rumors about me.

At this time, my lawyer is working with the Ministerio Publico to charge Karsten Honack. We are inquiring about his immigration status and seeking alternative justice through arbitration. My goal is to clear our name. I am paying my attorney to talk to you on my behalf because I have difficulties because of the brain damage I suffered and which affects my ability to communicate effectively. We would like to meet in person, but given you are out of the country for some time, I wanted to at least advise you of what is really going on.

You are more than welcome to contact my attorney to confirm what I have said. He is Lic. Contreras Verdugo Godofredo and he can be reached at 122-4710. The email I received from Cesar Ojeda is attached below. If you wish to confirm that Kastor Industrial does not exist, I would suggest you ask your attorney to check with the archives of the notaries or the state lawyer pool. The denuncia can be found under report number LPZ/8393/2017.

At this time, my primary goal is to clear my name so that I may set about making arrangements as necessary to complete repairs to and work on completing our ship. I intend to make a proposal to you in that regard, but I cannot do so under the current circumstances. As I am anxious to get started, I hope you understand my communicating these things to you at this time and in this manner, with the understanding that I much prefer to speak in person and with my attorney present due to my difficulties with communication.

If you have any questions, please feel free to ask me or Lic. Godofredo.

Thank you,

Michael Wolf

Message from Cesar Ojeda:

Sr. Michael Wolf.

He recibido y leído el correo electrónico que me ha enviado el día de hoy.

Al respecto le comento que la propiedad a que usted se refiere, forma parte de 12,777.77 m2 fue adjudicada a título gratuito por parte de la Federación al Fideicomiso Fondo Nacional para los Desarrollos Portuarios (FONDEPORT), realizada mediante un procedimiento de desincorporación de bienes, adquiriendo FONDEPORT derechos posesorios.

FONDEPORT, a su vez comercializo dicha propiedad de 12,777.77 m2 mediante la celebración de contratos de compraventa con 4 empresas de la siguiente manera:

Productos Pesqueros de La Paz, S.A. de C.V. ....9,046.06 m2,

Promotora Industrial Acuasistemas, S.A. de C.V.....981.88 m2,

Cecapo Náutico Pesquero, S.A. de C.V.....1,858.72 m2 y con

Kastor Industrial, S.A. de C.V.....891.11 m2.

La escrituración a nombre de los adquirentes no fue realizada antes de que el Estado de Baja California Sur recibiera el dominio de dichas propiedades a través de la celebración de un Contrato de Cesión de Derechos.

El Gobierno del Estado como Cesionario acepto la obligación de escriturar a los adquirentes derivado de los contratos de compraventa celebrados por FONDEPORT. Los trabajos de escrituración se encuentran en proceso de ser concluidos.

Por la razón anterior es que usted encontró antecedente de que los derechos de posesión de la propiedad de la cual manifiesta su interés, es del Gobierno del Estado; pero le es imposible dar posesión y uso a una persona distinta a los que ya han pagado cabalmente por ella.

Mis comentarios son solo de carácter informativo y no jurídico, ya que no cuento con las facultades para así hacerlo. Son con la simple intención de atender de la mejor manera posible sus inquietudes manifestadas en su correo. Si mis comentarios no son satisfactorios para usted, tiene la posibilidad de solicitar la información de manera formal a través del Instituto de Transparencia y Acceso a la Información (ITAI).

Con el gusto de haber podido atenderle y con el deseo de que mis comentarios le sean de utilidad, me despido enviándole un cordial saludo.

**Lic. Cèsar Alberto Ojeda de la Toba**

Director General de Recursos Materiales

Subsecretaria de Administraciòn

Secretaria de Finanzas y Administraciòn

(612) 123-9400 Ext. 12018

