

DEFENDANT'S EXHIBIT J

Hurley v. Lopez MJM-23-2494

Description, *Corporate structuring-administration*

Group of eight pages, related to the parties shared \$450 million property **fully notarized deeded conveyance** to their 50% owned offshore shared entity **International Investment (Holdings) LTD** (inactive) [Number IBC 12672-2005], executed at Baltimore MD, with the assistance of the Plaintiffs' partners, from September 2005.

Relevancy

To prove the Defendant property shared ownership, and the existence of the **2002 business partnership-relationship**.

Source & Validation

Made, paid, provided, accepted, discussed and/or certified by parties, public notaries and/or governmental institutions

Federal Rules of Evidence

Rule 401 – Relevance Evidence must make a fact more or less probable and be material to the case.

902 – Self-Authentication Certain documents (e.g., certified public records, newspapers, official publications) require no extrinsic evidence of authenticity.

DL Class **C** Driver's License **Maryland**

LIC #: H-640-067-188-780

ANTHONY EDWIN HURLEY
 2100 HORACE WARD RD PO BOX 493
 OWINGS CAL MD 20736

BIRTH DATE: 10-10-1951
 EXPIRES: 10-10-2009
 Sex: M HT: 5-11 WT: 190
 Restr: B Type: R
 Issue Date: 10-05-2004

250018BB1

10-10-1951

MARYLAND EXPIRES 11-17-06
DRIVER'S LICENSE

CLASS ENDORS. IDENTIFICATION NO.
 CM 1-460-55-792-881

BIRTH DATE 11-17-48 ISSUE DATE 08-07-01
 RESTR. 5-08 HEIGHT 5-08 SEX M TYPE R DONOR

ROBERT THOMAS TAYLOR
 308 THADEM AVENUE
 FORT WASHINGTON PG MD 20744

06-08-1954

DL Class **C** Driver's License **Maryland**

LIC #: H-245-587-210-430

MARY ELIZABETH HICKLIN
 1401 SHEFFORD RD
 BALTIMORE MD 21239

BIRTH DATE: 06-08-1954
 EXPIRES: 06-08-2010
 Sex: F HT: 5-03 WT: 157
 Restr: B Type: R
 Issue Date: 05-13-2005

270022878

06-08-1954

MARYLAND EXPIRES 06-15-08
DRIVER'S LICENSE

CLASS ENDORS. IDENTIFICATION NO.
 C 540-60-275-447

BIRTH DATE 06-15-54 ISSUE DATE 06-10-03
 RESTR. 5-11 HEIGHT 5-11 SEX M TYPE R DONOR YES

MICHAEL GENE DANIEL
 11624 DEADWOOD DRIVE
 LUSBY CAL MD 20657

1901M36

MVA
 Motor Vehicle Administration

6601 Ritchie Highway, N.E.
 Glen Burnie, MD 21062

0540603275447
 DRIVER LICENSE / SOUND EX NO.

04/11/05
 DATE

MICHAEL GENE DANIEL
 9900 HOPE ACRES ROAD
 WHITE PLAINS MD 20695

-----PURCHASE AND SALE OF A FIFTY PERCENT-----
-----CONDOMINIUM IN A REAL ESTATE-----

---In the City of *Baltimore*, *Maryland*, United
States of America, on the *23rd* day of *September*,
2005.-----

-----NOW APPEAR-----

---AS PARTY OF THE FIRST PART: ALBERTO MEDINA
LOPEZ (Social Security Number 583-29-1032), of legal age,
single, property owner and resident of Bayamón, Puerto Rico,
temporarily living at *BALTIMORE, MARYLAND*, United States of
America, hereinafter, "The Seller".-----

---AS PARTY OF THE SECOND PART: INTERNATIONAL
INVESTMENTS (Holdings) L.T.D., a company registered at
Saint Vincent and The Grenadines, represented here by MR.
ROBERT THOMAS TAYLOR, Social Security Number 230-66-
5928, of legal age, married, Executive and resident of St. Vincent
and The Grenadines, who is authorized for such representation as
per a Resolution dated _____, signed and
sealed by Robert Thomas Taylor as sole representative of the
Company, a certified copy of which is annexed herewith,
hereinafter, "The Buyer".-----

-----STATE-----

---FIRST: The "Seller" is the owner in fee simple absolute title
("pleno dominio") of a fifty percent (50%) condominium in the
real property described in Spanish as follows:-----

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R.12

---RUSTICA: Estancia denominada "Juan Pérez", sita en el Barrio Montenegro de la jurisdicción de Loíza, compuesta de Ochocientos Cincuenta Cuerdas (850 c) de terreno. Colindante al Norte, con el mar; por el Sur, con la Hacienda de Don Teodoro Chevremont; por el Este, con terrenos de Hacienda Pública; y por el Oeste, con la Hacienda denominada Piñones."-----

---Consta inscrita al folio sesenta y cinco (65) del tomo dos (2) de Loíza, Registro de la Propiedad de Carolina, Sección Tercera, finca número cincuenta y siete (57), inscripción octava y última.-----

-----TITLE-----

---SECOND: The "seller" acquired his title in the described property by virtue of reversion of title from Pedro Malavé Encarnación, as per deed number sixty seven (67) dated July twelve (12), two thousand one (2001) at Ponce, Puerto Rico before Notary Public Raúl Rivera López.-----

---On the twenty eight (28th) of July, two thousand four (2004), the Seller sold a fifty percent (50%) condominium to Anthony Edwin Hurley and his wife Mary Hicklin Hurley.-----

---The property is charged with a mortgage in guarantee of the principal sum of One Thousand Dollars (\$1,000.00) over a two story house in favor of "Convento de Nuestro Padre Juan Francisco" and with another mortgage in guarantee of the principal sum of One Thousand Dollars (\$1,000.00) in favor of the "Venerable Orden Tercera de San Francisco" with interest at five percent (5%). On both of these mortgages has expired the statue of limitation for foreclosure purposes and a petition to cancel them is being presented to the Property Register.-----

-----PURCHASE AND SALE-----

---THIRD: Having previously agreed thereon, the "Seller" hereby

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sells, transfers and conveys a condominium of his fifty percent (50%) or one half of the property unto the "Buyer", with all its appurtenant rights, privileges and improvements, under the following terms and conditions:-----

---One: The purchase price for the condominium is the amount of TWO HUNDRED NINETY FIVE THOUSAND DOLLARS (\$295,000.00) which amount "Seller" acknowledges having received before this date to his entire satisfaction and for which amount "Seller" issues "Buyer" a most formal receipt.-----

---Two: Property taxes and assessments on the Property corresponding to any period up to and including the date of execution of this document shall be for the account of "Seller", those corresponding to any period thereafter shall be for the account of "Buyer" and "Seller" as per their corresponding condominiums.-----

----FOURTH: The parties has been advised that from the date of the preparation of the title search done by Luis Reyes Vázquez & Associates, their may have been presented, and may be presented up to the time that this document is filed in the Registry of the Property, documents that may affect or alter the title and/or encumbrances of the property. The parties, aware of these possibilities and risks, agree to execute this instrument on this date, and the "Seller" agree to indemnify the "Buyer" in the event of any such occurrence that may affect the title hereby transferred to the "Buyer" or the recording of said title with any liens and/or

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encumbrances other than the ones hereby related which liens (mortgages) the "Buyer" accept to pay (if necessary) or confront.--

---FIFTH: The appearing parties are aware that the Property is located in a flood zone, and in a restricted and protected area of marshland and mangrove and then any owner and occupant of said Property, whether present or future, is bound by law to observe and comply with all requirements and provisions of the regulations applicable to zones susceptible to flooding and development or constructions in those zone, under advice that the failure to comply with said regulations may result in legal action pursuant to the provisions of Section Three (3) of Act Eleven (11) of March eighth (8th), nineteen hundred eighty eight (1988), Title Twenty Three (23) of the Laws of Puerto Rico Annotated, Section Two Hundred Twenty Five parenthesis 'g' [225 (g)] or other applicable laws and rules. The appearing parties acknowledge having been duly advised of this requisite and they bind themselves to the strict compliance in the event said provisions are applicable.-----

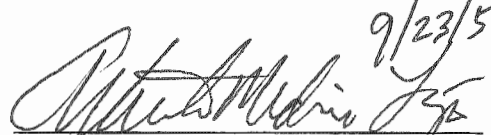
---SIXTH: In compliance with the laws of Puerto Rico the "Buyer" recognized that they has been duly advised that they are only acquiring an undivided portion of all the estate and not a certain and segregated part, that no agreement of division of a real property in lots or portions will be legal without the approval of the regulating agencies in Puerto Rico, and that it can be a felony if done without such approval.-----


---SEVENTH: The parties has been advised that it is their duty to visit the CENTER FOR THE COLLECTION OF MUNICIPAL INCOME (CENTRO DE RECAUDACIONES DE INGRESOS MUNICIPALES) or CRIM (for its acronym in Spanish) and file the petition that is required so that the Property acquired, by this deed be registered there for tax purposes so that they can benefits of any exemption applicable.-----

-----ACCEPTANCE AND EXECUTION-----

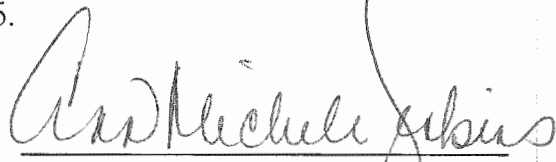
---The appearing parties accept this document as drafted and confirm that the same has been drawn in accordance with their instructions and wishes and that the same includes their agreements.-----

---At UPPER MARLBORO, MARYLAND, United States of America, this 23RD day of SEPTEMBER, 2005.

 9/23/5
ALBERTO MEDINA LOPEZ

 9/23/05
INTERNATIONAL INVESTMENT (HOLDINGS) LTD
Represented by: ROBERT THOMAS TAYLOR

Sign and sworn to before me, a Notary Public, this 23rd day of September, 2005.


NOTARY PUBLIC

ANN MICHELE JENKINS
NOTARY PUBLIC STATE OF MARYLAND

Mi commission expire on My Commission Expires June 16, 2008

CERTIFICATE OF
CORPORATE RESOLUTION

INTERNATIONAL INVESTMENTS (HOLDINGS) LTD

I, Robert Thomas Taylor (Social Security Number 230-66-5928)
of legal age, 56 and resident of St. Vincent and the Grenadines of
~~West Indies~~, as sole responsible official of INTERNATIONAL INVESTMENTS
(Holdings) LTD, a company registered at Saint Vincent and the Grenadines.

CERTIFY: On the 23rd day of September, 2005, in an
extraordinary meeting of the Company, it was approve the following:

RESOLUTION

"To authorize Mr. Robert Thomas Taylor to represent the Company in the
purchase for the price and conditions he decides in favor of the Company the real state
described in Spanish as follows:

---"RUSTICA: Estancia denominada "Juan Pérez", sita en el Barrio
Montenegro de la jurisdicción de Loíza, compuesta de Ochocientos
Cincuenta Cuerdas (850.00 c) de terreno. Colindante al Norte, con el mar;
por el Sur, con la Hacienda de Don Teodoro Chevremont; por el Este, con
terrenos de Hacienda Pública; y por el Oeste, con la Hacienda denominada
Piñones."

---Consta inscrita al folio sesenta y cinco (65) del tomo dos (2) de Loíza,
Registro de la Propiedad de Carolina, Sección Tercera, finca número
cincuenta y siete (57), inscripción octava y última.

This authorization includes the signing of all the documents necessary for
purchase according to any applicable law, to pay the price and expenses of such
transaction.

In witness whereof, I issue the present under my signature and seal of the
Company.

At Upper Marlboro, Md., United States of America, this 23 day of September
, 2005.

INTERNATIONAL INVESTMENTS
(HOLDINGS) LTD

Robert T Taylor 9/23/05
By:

Sworn and subscribed before me a Notary Public, this 23rd day of
September, 2005.

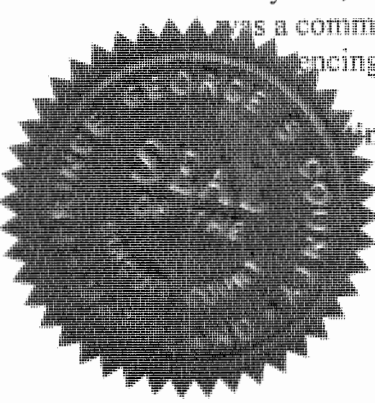
Ann Michele Jenkins
NOTARY PUBLIC

ANN MICHELE JENKINS
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires June 16, 2008

STATE OF MARYLAND, Prince George's County, Sect.

I, Rosalyn E. Pugh, Clerk of the Circuit Court for Prince George's County, Maryland, a court of record, do hereby certify that Ann Michele Jenkins was a commissioned/appointed and qualified Notary, Prince George's County, MD commencing on the 30th day of June, 2004.

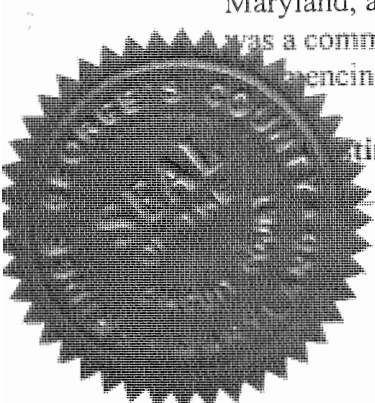
In testimony Whereof, I have hereunto set my hand and affixed the seal of the Court day of September 23, 2005.


Rosalyn E. Pugh
Clerk of the Circuit Court for
Prince George's County, Maryland

STATE OF MARYLAND, Prince George's County, Sect.

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