

DEFENDANT'S EXHIBIT K

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 **Diversified Investment (Holdings) LTD** (inactive) [Number IBC 12673-2005], 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

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

MARYLAND EXPIRES 11-17-06
DRIVER'S LICENSE

CLASS ENDORS. IDENTIFICATION NO. 792-881
CM T-46
BIRTH DATE 11-17-48 SP-0000 ISSUE DATE 08-07-01
RESTR. 5-08 HEIGHT 5-08 SEX M TYPE R DONOR

ROBERT THOMAS TAYLOR
308 THADEN AVENUE
FORT WASHINGTON PG MD 20744

MARYLAND EXPIRES 06-15-08
DRIVER'S LICENSE

CLASS ENDORS. IDENTIFICATION NO. 540-60-275-447
C BIRTH DATE 06-15-54 SP CODE 06-10-03 ISSUE DATE
RESTR. 5-13 HEIGHT 5-13 SEX M TYPE R DONOR YES

MICHAEL GENE DANIEL
11624 DEADWOOD DRIVE
LUSBY CAL MD 20657

1901K36

MVA 6601 Ritchie Highway, N.E.
Motor Vehicle Administration Glen Burnie, MD 21062

0540603275447 04/11/05
DRIVER LICENSE / SOUNDINDEX NO. 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: ANTHONY EDWIN
HURLEY (no second surname) (Social Security Number 214-48-
7682) and his wife MARY HICKLIN-HURLEY (Social Security
Number 213-60-6669), both of legal age, married, property owners
and residents of Baltimore, Maryland, United States of America,
hereinafter, "The Sellers".-----

---AS PARTY OF THE SECOND PART: DIVERSIFIED
INVESTMENTS (Holdings) L.T.D, a company registered at Saint
Vincent and The Grenadines, represented here by MR.
MICHAEL GENE DANIEL (Social Security Number 063-52-
4412), 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 Michael Gene Daniels as sole representative
of the Company, a certified copy of which is annexed herewith,
hereinafter, "The Buyer".-----

-----STATE-----

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


MGD

---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-----

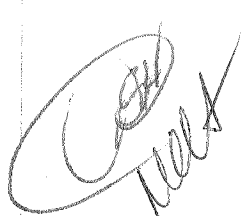
---SECOND: The "Sellers" acquired his title in the described property by virtue of a purchase from Alberto Medina López dated July twenty eighth (28th), two thousand and four (2004).-----

---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 "Sellers" hereby sells, transfers and conveys a condominium of their 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

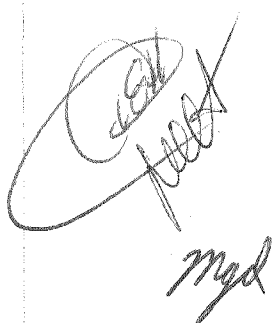

Mgd

of TWO HUNDRED NINETY FIVE THOUSAND DOLLARS (\$295,000.00), which amount "Sellers" acknowledges having received before this date to his entire satisfaction and for which amount "Sellers" 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 "Sellers", those corresponding to any period thereafter shall be for the account of "Buyer" and "Sellers" 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, there 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 "Sellers" 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 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

Handwritten signature and initials in the left margin. The signature appears to be "Luis Reyes Vázquez" and the initials below it are "Mgd".

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.-----

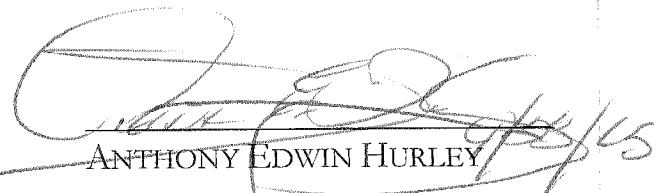
---SEVENTH: The parties has been advised that it is their duty to visit the CENTER FOR THE COLLECTION OF MUNICIPAL INCOME (CENTRO DE RECAUDACIONES DE INGRESOS MUNICIPALES) or CRIM (for its acronym in Spanish) and file the petition that is required so that the Property acquired, by this deed be registered

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.-----

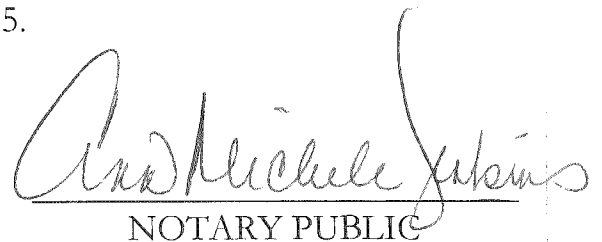
---At *Upper Merion*, *Maryland*, United States of America, this *23rd* day of *September*, 2005.


ANTHONY EDWIN HURLEY


MARY HICKLIN-HURLEY *9/23/05*

Michael D. Daniel *9/23/05*
DIVERSIFIED INVESTMENTS (HOLDINGS) LTD
Represented by: MICHAEL GENE DANIEL

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
My Commission Expires June 16, 2008

Mi commission expire on _____

CERTIFICATE OF
CORPORATE RESOLUTION

DIVERSIFIED INVESTMENTS (HOLDINGS) LTD

I, Michael Gene Daniel (Social Security Number 063-52-4412),
of legal age, 51 and resident of St. Vincent and the Grenadines,
as sole responsible official of DIVERSIFIED 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. Michael Gene Daniels 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 neccesary 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, MARYLAND, United States of America, this 23 day of SEPTEMBER, 2005.

DIVERSIFIED INVESTMENTS
(HOLDINGS) LTD

(seal)

Michael G. Daniel 9/23/05
By:

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

(seal)

Ann Michele Jenkins
NOTARY PUBLIC

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

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

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

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 ending on the 30th day of June, 2004.



Simony 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, Sct.

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