

DEFENDANT'S EXHIBIT L

Hurley v. Lopez MJM-23-2494

Description, Marketing & Public Relations

Group of five pages, related to the parties shared \$450 million property sale-financing-development **EXCLUSIVE** brokerage **fully notarized contracting** (inactive) with the New York State **GMAC Real Estate**, International Properties Group, from November 2006.

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.

GMAC REAL ESTATE

Alberto Medina Lopez
4911 Sogar Maple Lane
Dumfries VA 22026

Dear Mr. Lopez,

Your associate, Mr. Hurley, has engaged GMAC Real Estate, International Properties Group for the express purpose of obtaining interim financing and the sale, lease, development, Joint venture, or partitioning for lease of the property owned by One World Investment Management Corporation and its subsidiaries: International Investment Holdings, LTD and Diversified Investment Holdings , LTD. As a stock holder we would require your notarized signature assuring your agreement to the mortgaging, pledging, hypothecating, sale, lease, and or development of the property.

We would like to thank you for your consideration and would urge you to proceed to get the copy signed before a notary and forwarded to our office. I have enclosed a federal express envelope for your convenience.

We look forward to working with you and appreciate your valued and appreciated business. If I or any of my associates can be of any service please don't hesitate in calling.

Sincerely,



Stephen Katz
Hospitality Group
GMAC Real Estate
International Properties Group
505 8th Avenue
Suites 803-804
New York, NY 10018
646-442-3803 direct
212-265-8751 facsimile
914-403-8370 mobile
skatz@ipgmac.com
nyfinanceguy@yahoo.com

505 EIGHTH AVENUE – SUITE 804 NEW YORK, NEW YORK 10018-4549
TEL: 212-620-2600 FAX: 212-265-8751 WEBSITE: WWW.GMACREALESTATEIPG.COM
“An independently owned and operated firm”



International Properties Group, Inc.
505 8th Avenue, Suite 804
New York, NY 10018

November 13, 2005

Attention: President of GMAC Real Estate IPG

Re: The "Property": 826 Acres of vacant oceanfront land@state 187, Loiza, Puerto Rico, USA

Dear Sir or Madam:

We hereby give GMAC Real Estate IPG. (IPG) the exclusive right and authority to secure for us financing for the Property. This exclusive authorization shall be in effect from the date hereof, however, we shall have the right to withdraw this authorization at any time, upon thirty (30) days written notice but not before six (6) months from the date hereof.

In consideration of your services in securing financing for the Property, we agree to pay you a commission in an amount equal to 1.25% of the amount of the loan(s), except in the event the financing is provided by the institutions listed in Schedule A attached hereto then the commission will equal to 1% of the amount of the loan(s).

It is specifically understood that if financing is secured for the Property your commission shall be earned upon our acceptance of such commitment, upon terms and conditions as may be acceptable to us in our sole discretion, and is payable at the closing of the loan.

In order to coordinate efforts to effect a transaction, satisfactory to us during the period of your engagement, in the event we receive any offers or inquiry concerning the Property, we shall promptly inform IPG of the prospect's interest. We shall provide you, and any prospective lender or investor, with all appropriate, available information and material concerning the Property.

Upon the termination of this agreement, you shall furnish us with a list setting forth the terms of the negotiations then pending from the prospective lenders for the Property and in the event that we shall within six (6) months thereafter obtain and accept a Commitment for financing from any of the sources named on such list, the compensation set forth above shall be paid to you.

We agreed that all prior understanding and agreements are fully expressed herein and are merged into this writing, and we agree that you have not made and do not make any representations that IPG will be a lender for or investor in the Property or that you guarantee or have guaranteed that our acceptance of any Financing Commitment obligates you to perform any provisions of such Financing Commitment.

We agree to reimburse you for all reasonable out-of pocket expenses you incur for the marketing of the property. You will inform us on a periodic basis as to the itemized expenses that you have incurred and we will reimburse you on receipt of such itemization. In the event expenses exceed \$1,000, we will reimburse you for such expenses only on our prior written approval.

If this is accordance with your understanding, kindly confirm your acceptance and agreement by signing and returning the enclosed duplicate of this letter.

Very truly yours,

GMAC International
Real Estate Properties

Dated: _____

_____, President & CEO
Anthony E. Hurley
One World Investments Management Corporation and its subsidiaries:
International Investment Holdings, LTD and Diversified Investment Holdings

Dated: NOVEMBER 15, 2006

State of VA
County of Prince William
Nov 15, 2006
Carol Robertson
April 30, 2010

Alberto Medina Lopez, OWNER
Alberto Medina Lopez

Dated: _____

_____, OWNER
Mary Elizabeth Hicklin

Dated: 11/13/06
George F. Donohue, President
George F. Donohue
GMAC Real Estate IPG

REAL ESTATE BROKERAGE AGREEMENT EXCLUSIVE

Anthony E. Hurley, President & CEO, Alberto Medina Lopez, Mary Elizabeth Hicklin, One World Investments Management Corporation and its subsidiaries: International Investment Holdings, LTD and Diversified Investment Holdings, LTD all domiciled in St. Vincent & the Grenadines

BROKER agrees to diligently and in accordance with all applicable regulations and laws to seek to find a buyer for the property. This exclusive listing shall expire 150 days after commencement.

The minimum selling price of the property shall be:

\$ 200,000,000 (Two Hundred Million U.S. Dollars)

BROKER may place a sign during the term of this listing on the property stating that it is the broker herein, and OWNER agrees to allow the sign to be kept during the term of the listing and to allow BROKER access to the same for maintenance. During a period when a closing is pending, the BROKER may continue to place a sign indicating the same.

OWNER agrees to pay a commission of six percent percent (6 %) of the sales price, if (1) you procure a buyer who is ready, willing and able to purchase the premises upon the terms stated above; (2) you procure a buyer to whom OWNER in fact sells or trades the property; (3) during the terms of the listing, the property is sold through a buyer procured by others.(4) The property is developed for any residential or commercial usage. A commission as provided shall be due if BROKER procures a buyer that purchases the property on other terms acceptable to the OWNER.

If the property is sold or otherwise conveyed to a prospect first submitted by BROKER within 4 months of the expiration of the listing period, the commission provided for herein shall be due and payable.

Should a purchaser procured by BROKER default, and if any deposit, escrow or earnest money is forfeited by OWNER, OWNER shall pay fifty percent (50%) of the same to the BROKER as compensation, but in no event, an amount in excess of the commission earned on the transaction had it closed.

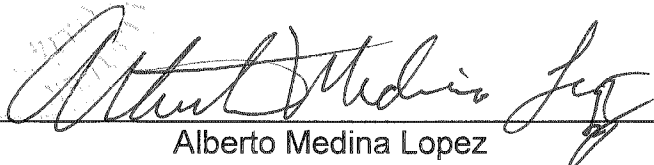
OWNER represents and warrants that it has disclosed all defects in the property to the BROKER and BROKER acknowledges an opportunity to fully inspect the premises.

Dated: _____

_____, President & CEO
Anthony E. Hurley
One World Investments Management Corporation and its subsidiaries:
International Investment Holdings, LTD and Diversified Investment Holdings

Dated: NOVEMBER 15, 2006

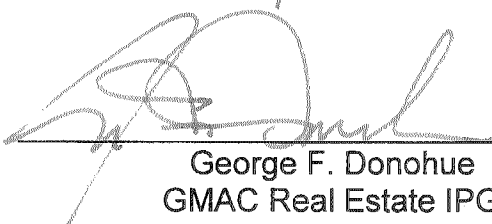
State of VA
County of Prince William
Nov 15, 2006
Came Robertson
April 30, 2010


_____, OWNER
Alberto Medina Lopez

Dated: _____

_____, OWNER
Mary Elizabeth Hicklin

Dated: 11/13/06


_____, President
George F. Donohue
GMAC Real Estate IPG