



Lim Ruger's First eNewsletter!

Our mission is to achieve the best possible results for our clients and take pride and joy in doing so.

A CEO on Why She Relies on Lim Ruger

Interview with Joanne Kim, CEO of Wilshire State Bank

"Lawyers at Lim Ruger have been proactive, which in turn helps our customers."

Q. What sets Wilshire State Bank apart from other mainstream community banks?

Kim: We are managed by a very ethnically diverse management team that understands the complexities of running a business in a multicultural, dynamic business environment. We believe that this diversity in our management gives us a competitive edge in serving the needs of our customers. Not surprisingly, our customer base is as diverse as our management.



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John Lim to Head Asian Pacific American Legal Center

Lim Ruger managing partner John Lim has been elected chairman of the board of directors of the Asian Pacific American Legal Center. Lim has served on the board for over 15 years. Lim Ruger is a strong law firm supporter of the noted civil rights organization.

John Lim stated, "I am honored to follow these esteemed colleagues and friends as APALC's next Board Chair. In these distressed economic times, the work of APALC is more critical than ever."



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Lim Ruger Wins Unprecedented Class Action Settlement

On behalf of a class of residents, Lim Ruger obtained an over \$3 million settlement against a landlord who had been repeatedly cited for health and safety violations. The case is the largest class action habitability settlement in the city, and presented a range of cutting edge legal issues.

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Lim Ruger Wins \$45 Million Jury Verdict for Ponzi Scheme

A Los Angeles Superior Court jury awarded over \$45 million to Lim Ruger's client against real estate developer Charles Yi for fraud and breach of fiduciary duty.

Beginning in 2003, Charles Yi induced Lim Ruger client Dr. Frank Kim to invest in six real estate development projects in Southern California.

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Lim Ruger Uses Immigration Law to Expand Capital Access

Federal immigration law offers permanent residency to foreigners who make large investments in U.S. companies. This program offers U.S. businesses increased access to foreign capital. In order to participate under certain less stringent conditions, companies must apply to U.S. Citizenship and Immigration Services for a special designation.

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Lim Ruger Closes a \$78.3 Million Purchase of a Major Shopping Center

Lim Ruger successfully closed a \$78.3 million purchase of a major shopping center in Chino Hills. Lim Ruger client CRCH, LLC ("CRCH") purchased Crossroads Marketplace, a 264,000 square foot shopping center with prominent tenants such as Best Buy, Bed, Bath & Beyond, Steinmart, Pet Smart, Sports

Chalet and CVS Pharmacy. The purchase and sale agreement provided for CRCH to assume the seller's \$63 million loan. The lender took advantage of the liquidity crisis by imposing more than \$2 million in new financial conditions, but Lim Ruger lawyers carefully structured the loan assumption through a series of amendments and collateral agreements to allocate almost all of these costs to the seller, thus producing a highly favorable outcome for CRCH.

Four Lim Ruger Super Lawyers

For the fourth year in a row, four Lim Ruger partners were chosen as Super Lawyers. John Lim, Christopher Kim, Richard Ruger, and Bruce Iwasaki, have each been selected as Super Lawyers since 2006. The selections reflect the outstanding reputation Lim Ruger has in the legal community.



Richard Kim

Practices Law and Lives His Life By Balancing Risks and Rewards

You wouldn't ordinarily think that a soft-spoken Yale/Berkeley educated corporate tax partner would be yearning for adventure and its attendant risk, but then you would be mistaken. Richard Kim fills his personal time seeking adventures on the hiking trails of mountaintop peaks. He has scaled the likes of Mt. Whitney cresting at nearly 15,000 feet above sea level in his favorite Sierra Nevadas, and regularly practices his mountaineering skills traversing the backcountry of the local Santa Monica Mountains. With a big smile, he claims hiking through the local mountains is simply "a kick" because they are close, accessible, nearly in his backyard, but a complete change of scenery from the downtown skyline and the trappings of a successful corporate practice complete with computers, papers, and the tax code.



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Yvonne Ballesteros

Passionate and Effective Advocate

Yvonne Ballesteros enjoys being a spokesperson and an advocate. As the eldest child in an immigrant family, she took on the role of being her family's representative at an early age. Today, she continues to relish the role of being a champion for people and

causes as an attorney at Lim Ruger. Just as she helped her family navigate through an unfamiliar culture as she was growing up, Yvonne helps her clients navigate through our complex (and sometimes intimidating) legal system as a litigation attorney at Lim Ruger. Yvonne is good at advocating for her family, friends, and clients.



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Lim Ruger is trusted by Fortune 500 companies, multinational corporations, governments, and private entrepreneurs. We deliver cost-effective business solutions to our clients.

