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7 Attorneys for Plaintiffs,
8 Asia Economic Institute,
Raymond Mobrez, and
9 Iliana Llaneras

10 **UNITED STATES DISTRICT COURT**
11 **CENTRAL DISTRICT OF CALIFORNIA**

13 ASIA ECONOMIC INSTITUTE, a
California LLC; RAYMOND
14 MOBREZ an individual; and ILIANA
LLANERAS, an individual,

15 Plaintiffs,

16 vs.

17 XCENTRIC VENTURES, LLC, an
18 Arizona LLC, d/b/a as BADBUSINESS
BUREAU and/or
19 BADBUSINESSBUREAU.COM
and/or RIP OFF REPORT and/or
20 RIPOFFREPORT.COM; BAD
21 BUSINESS BUREAU, LLC, organized
and existing under the laws of St.
22 Kitts/Nevis, West Indies; EDWARD
MAGEDSON an individual, and DOES
23 1 through 100, inclusive,

24 Defendants.

Case No.: 2:10-cv-01360-SVW-PJW

DECLARATION OF JUSTIN LIN

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28
J.L.

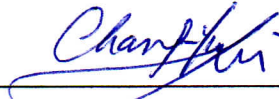
Declaration of Justin Lin - 1

1 I, Justin Lin, declare under penalty of perjury as follows:

- 2 1. My name is Justin Lin. I am a resident of the State of California, not a party
3 to this action, am over the age of 18 years, and if called to testify before this
4 Honorable Court or other proceeding I could and would give the following
5 testimony which is based on my own personal knowledge unless otherwise
6 stated.
- 7 2. I am a licensed California commercial real estate broker and work mainly as
8 an agent for overseas investors.
- 9 3. I met Dr. Mobrez about a year ago. He presented me with several
10 commercial real estate investment opportunities, including for hotels and
11 office buildings. I shared information regarding these opportunities with the
12 investors for which I was acting as an agent.
- 13 4. It is customary in my field, commercial real estate, to share broker fees
14 under a co-brokering fee-sharing agreement with an introducing agent.
- 15 5. In the transactions identified by Dr. Mobrez, we would have shared fees
16 under such an agreement. In these deals, co-brokers such as Dr. Mobrez and
17 myself are compensated as a percentage of the sales price. The transactions
18 proposed by Dr. Mobrez were approximately between \$12 million to \$75
19 million in size and the percentage broker fee to be shared between Dr.
20 Mobrez and myself was from 1.50% to 3.50%.
- 21 6. I am afraid that my clients will not feel comfortable working with me and
22 Dr. Mobrez under a customary co-brokering fee-sharing arrangement after
23 they come across derogatory comments online appearing on RipoffReport at
24 the top of the search engines about Dr. Mobrez.

1 I declare under penalty of perjury under the laws of the United States tat the
2 foregoing is true and correct.

3 Executed June 14, 2010 at AZUSA [city], California [state].
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5 By: 
6 Justin Lin
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