



(Do not write above this line.)

**State Bar Court of California  
Hearing Department  
San Francisco**

<p>Counsel For The State Bar</p> <p><b>Wonder J. Liang</b> Deputy Trial Counsel 180 Howard Street San Francisco, California 94105 (415) 538-2372</p> <p>Bar # 184357</p>	<p>Case Number (s)</p> <p><b>06-O-13783 [06-O-14022]</b></p>	<p>(for Court's use)</p> <p align="center"><b>PUBLIC MATTER</b></p> <p align="center"><b>FILED</b> <i>LOS</i></p> <p align="center">FEB 22 2007</p> <p align="center">STATE BAR COURT CLERK'S OFFICE SAN FRANCISCO</p>
<p>In Pro Per Respondent</p> <p><b>Albert L. Boasberg</b> Alexander Building, Suite 1010 155 Montgomery Street San Francisco, California 94104 (415) 989-6960</p> <p>Bar # 31205</p>	<p>Submitted to: <b>Settlement Judge</b></p> <p>STIPULATION RE FACTS, CONCLUSIONS OF LAW AND DISPOSITION AND ORDER APPROVING</p> <p><b>STAYED SUSPENSION; NO ACTUAL SUSPENSION</b></p> <p><input type="checkbox"/> PREVIOUS STIPULATION REJECTED</p>	
<p>In the Matter Of:</p> <p><b>ALBERT LOEB BOASBERG</b></p> <p>Bar # 31205</p> <p>A Member of the State Bar of California (Respondent)</p>		

**Note: All information required by this form and any additional information which cannot be provided in the space provided, must be set forth in an attachment to this stipulation under specific headings, e.g., "Facts," "Dismissals," "Conclusions of Law," "Supporting Authority," etc.**

**A. Parties' Acknowledgments:**

- (1) Respondent is a member of the State Bar of California, admitted **January 18, 1961**.
- (2) The parties agree to be bound by the factual stipulations contained herein even if conclusions of law or disposition are rejected or changed by the Supreme Court.
- (3) All investigations or proceedings listed by case number in the caption of this stipulation are entirely resolved by this stipulation and are deemed consolidated. Dismissed charge(s)/count(s) are listed under "Dismissals." The stipulation consists of **14** pages, not including the order.
- (4) A statement of acts or omissions acknowledged by Respondent as cause or causes for discipline is included under "Facts."
- (5) Conclusions of law, drawn from and specifically referring to the facts are also included under "Conclusions of Law".

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- (6) The parties must include supporting authority for the recommended level of discipline under the heading "Supporting Authority."
- (7) No more than 30 days prior to the filing of this stipulation, Respondent has been advised in writing of any pending investigation/proceeding not resolved by this stipulation, except for criminal investigations.
- (8) Payment of Disciplinary Costs—Respondent acknowledges the provisions of Bus. & Prof. Code §§6086.10 & 6140.7. (Check one option only):
- costs added to membership fee for calendar year following effective date of discipline.
  - costs to be paid in equal amounts prior to February 1 for the following membership years: (hardship, special circumstances or other good cause per rule 284, Rules of Procedure)
  - costs waived in part as set forth in a separate attachment entitled "Partial Waiver of Costs"
  - costs entirely waived

**B. Aggravating Circumstances [for definition, see Standards for Attorney Sanctions for Professional Misconduct, standard 1.2(b)]. Facts supporting aggravating circumstances are required.**

- (1)  **Prior record of discipline** [see standard 1.2(f)]
- (a)  State Bar Court case # of prior case
  - (b)  Date prior discipline effective
  - (c)  Rules of Professional Conduct/ State Bar Act violations:
  - (d)  Degree of prior discipline
  - (e)  If Respondent has two or more incidents of prior discipline, use space provided below or a separate attachment entitled "Prior Discipline."
- (2)  **Dishonesty:** Respondent's misconduct was surrounded by or followed by bad faith, dishonesty, concealment, overreaching or other violations of the State Bar Act or Rules of Professional Conduct.
- (3)  **Trust Violation:** Trust funds or property were involved and Respondent refused or was unable to account to the client or person who was the object of the misconduct for improper conduct toward said funds or property.
- (4)  **Harm:** Respondent's misconduct harmed significantly a client, the public or the administration of justice.
- (5)  **Indifference:** Respondent demonstrated indifference toward rectification of or atonement for the consequences of his or her misconduct.
- (6)  **Lack of Cooperation:** Respondent displayed a lack of candor and cooperation to victims of his/her misconduct or to the State Bar during disciplinary investigation or proceedings.
- (7)  **Multiple/Pattern of Misconduct:** Respondent's current misconduct evidences multiple acts of wrongdoing or demonstrates a pattern of misconduct.

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- (8)  **No aggravating circumstances** are involved.

**Additional aggravating circumstances**

**C. Mitigating Circumstances [see standard 1.2(e)]. Facts supporting mitigating circumstances are required.**

- (1)  **No Prior Discipline:** Respondent has no prior record of discipline over many years of practice coupled with present misconduct which is not deemed serious.
- (2)  **No Harm:** Respondent did not harm the client or person who was the object of the misconduct.
- (3)  **Candor/Cooperation:** Respondent displayed spontaneous candor and cooperation with the victims of his/her misconduct and to the State Bar during disciplinary investigation and proceedings.
- (4)  **Remorse:** Respondent promptly took objective steps spontaneously demonstrating remorse and recognition of the wrongdoing, which steps were designed to timely atone for any consequences of his/her misconduct.
- (5)  **Restitution:** Respondent paid \$ \_\_\_\_\_ on \_\_\_\_\_ in restitution to \_\_\_\_\_ without the threat or force of disciplinary, civil or criminal proceedings.
- (6)  **Delay:** These disciplinary proceedings were excessively delayed. The delay is not attributable to Respondent and the delay prejudiced him/her.
- (7)  **Good Faith:** Respondent acted in good faith.
- (8)  **Emotional/Physical Difficulties:** At the time of the stipulated act or acts of professional misconduct Respondent suffered extreme emotional difficulties or physical disabilities which expert testimony would establish was directly responsible for the misconduct. The difficulties or disabilities were not the product of any illegal conduct by the member, such as illegal drug or substance abuse, and Respondent no longer suffers from such difficulties or disabilities.
- (9)  **Severe Financial Stress:** At the time of the misconduct, Respondent suffered from severe financial stress which resulted from circumstances not reasonably foreseeable or which were beyond his/her control and which were directly responsible for the misconduct.
- (10)  **Family Problems:** At the time of the misconduct, Respondent suffered extreme difficulties in his/her personal life which were other than emotional or physical in nature.
- (11)  **Good Character:** Respondent's good character is attested to by a wide range of references in the legal and general communities who are aware of the full extent of his/her misconduct.
- (12)  **Rehabilitation:** Considerable time has passed since the acts of professional misconduct occurred followed by convincing proof of subsequent rehabilitation.
- (13)  **No mitigating circumstances** are involved.

**Additional mitigating circumstances**

**D. Discipline:**

(1)  **Stayed Suspension:**

(a)  Respondent must be suspended from the practice of law for a period of **ONE (1) YEAR**.

- i.  and until Respondent shows proof satisfactory to the State Bar Court of rehabilitation and present fitness to practice and present learning and ability in the law pursuant to standard 1.4(c)(ii), Standards for Attorney Sanctions for Professional Misconduct.
- ii.  and until Respondent pays restitution as set forth in the Financial Conditions form attached to this stipulation.
- iii.  and until Respondent does the following:

The above-referenced suspension is stayed.

(2)  **Probation:**

Respondent is placed on probation for a period of **TWO (2) YEARS**, which will commence upon the effective date of the Supreme Court order in this matter. (See rule 9.18 California Rules of Court)

**E. Additional Conditions of Probation:**

- (1)  During the probation period, Respondent must comply with the provisions of the State Bar Act and Rules of Professional Conduct.
- (2)  Within ten (10) days of any change, Respondent must report to the Membership Records Office of the State Bar and to the Office of Probation of the State Bar of California ("Office of Probation"), all changes of information, including current office address and telephone number, or other address for State Bar purposes, as prescribed by section 6002.1 of the Business and Professions Code.
- (3)  Within thirty (30) days from the effective date of discipline, Respondent must contact the Office of Probation and schedule a meeting with Respondent's assigned probation deputy to discuss these terms and conditions of probation. Upon the direction of the Office of Probation, Respondent must meet with the probation deputy either in-person or by telephone. During the period of probation, Respondent must promptly meet with the probation deputy as directed and upon request.
- (4)  Respondent must submit written quarterly reports to the Office of Probation on each January 10, April 10, July 10, and October 10 of the period of probation. Under penalty of perjury, Respondent must state whether Respondent has complied with the State Bar Act, the Rules of Professional Conduct, and all conditions of probation during the preceding calendar quarter. Respondent must also state whether there are any proceedings pending against him or her in the State Bar Court and if so, the case number and current status of that proceeding. If the first report would cover less than 30 days, that report must be submitted on the next quarter date, and cover the extended period.

In addition to all quarterly reports, a final report, containing the same information, is due no earlier than twenty (20) days before the last day of the period of probation and no later than the last day of probation.

- (5)  Respondent must be assigned a probation monitor. Respondent must promptly review the terms and conditions of probation with the probation monitor to establish a manner and schedule of compliance. During the period of probation, Respondent must furnish to the monitor such reports as may be requested, in addition to the quarterly reports required to be submitted to the Office of Probation. Respondent must cooperate fully with the probation monitor.

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- (6)  Subject to assertion of applicable privileges, Respondent must answer fully, promptly and truthfully any inquiries of the Office of Probation and any probation monitor assigned under these conditions which are directed to Respondent personally or in writing relating to whether Respondent is complying or has complied with the probation conditions.
- (7)  Within one (1) year of the effective date of the discipline herein, Respondent must provide to the Office of Probation satisfactory proof of attendance at a session of the State Bar Ethics School, and passage of the test given at the end of that session.
- No Ethics School recommended. Reason: .
- (8)  Respondent must comply with all conditions of probation imposed in the underlying criminal matter and must so declare under penalty of perjury in conjunction with any quarterly report to be filed with the Office of Probation.
- (9)  The following conditions are attached hereto and incorporated:
- Substance Abuse Conditions                       Law Office Management Conditions
- Medical Conditions                                       Financial Conditions

**F. Other Conditions Negotiated by the Parties:**

- (1)  **Multistate Professional Responsibility Examination:** Respondent must provide proof of passage of the Multistate Professional Responsibility Examination ("MPRE"), administered by the National Conference of Bar Examiners, to the Office of Probation within one year. **Failure to pass the MPRE results in actual suspension without further hearing until passage. But see rule 9.10(b), California Rules of Court, and rule 321(a)(1) & (c), Rules of Procedure.**
- No MPRE recommended. Reason:
- (2)  **Other Conditions:**

In the Matter of

Case number(s):

Albert L. Boasberg  
SBN 31205

06-O-13783 [06-O-14022]

A Member of the State Bar

### Law Office Management Conditions

- a.  Within 30 days/ 0 months/ 0 years of the effective date of the discipline herein, Respondent must develop a law office management/organization plan, which must be approved by the Office of Probation. This plan must include procedures to (1) send periodic reports to clients; (2) document telephone messages received and sent; (3) maintain files; (4) meet deadlines; (5) withdraw as attorney, whether of record or not, when clients cannot be contacted or located; (6) train and supervise support personnel; and (7) address any subject area or deficiency that caused or contributed to Respondent's misconduct in the current proceeding.
- b.  Within 0 days/ 6 months/ 0 years of the effective date of the discipline herein, Respondent must submit to the Office of Probation satisfactory evidence of completion of no less than 3 hours of Minimum Continuing Legal Education (MCLE) approved courses in law office management, attorney client relations and/or general legal ethics. This requirement is separate from any MCLE requirement, and Respondent will not receive MCLE credit for attending these courses (Rule 3201, Rules of Procedure of the State Bar.)
- c.  Within 30 days of the effective date of the discipline, Respondent must join the Law Practice Management and Technology Section of the State Bar of California and pay the dues and costs of enrollment for \_\_\_\_\_ year(s). Respondent must furnish satisfactory evidence of membership in the section to the Office of Probation of the State Bar of California in the first report required.

**ATTACHMENT TO**  
**STIPULATION RE FACTS, CONCLUSIONS OF LAW AND DISPOSITION**

IN THE MATTER OF:       ALBERT L. BOASBERG, SBN 31205

CASE NUMBER(S):        06-O-13783, ET AL.

**FACTS AND CONCLUSIONS OF LAW.**

Facts: Count One: Case No. 06-O-13783:

1. On or about December 8, 2004, Juanita Waycott ("Waycott") passed away, leaving the corpus of the Juanita Waycott Trust ("the Trust") to be distributed amongst her two daughters, Sharon Brownlee ("Brownlee"), and Diana Butler Schmick ("Schmick"). The corpus of the trust consisted of real property in the form of a residential building located in San Francisco, in which two tenants lived.

2. On or about October 2005, Brownlee and Schmick, as co-trustees, attempted to evict the two tenants in order to rehabilitate the property based on a mold report. One tenant cooperated, however, the remaining tenant, Norma Cook ("Cook") refused to move, asserting that Waycott had given her a life estate in the property.

3. On or about December 30, 2005, attorney Ariano Hrvatin ("Hrvatin"), of Morrison and Forester, sent a letter to Brownlee stating they had been retained by Cook on a pro-bono basis.

4. In or around January 2006, Brownlee contacted Pre-Paid Legal Services which referred her to respondent. In or around the same time, Brownlee provided several documents to respondent including, but not limited to, Hrvatin's December 30, 2005 letter. Respondent agreed to represent Brownlee up to and including jury trial for a fee of \$4,500.

5. On or about January 3, 2006, Brownlee paid respondent \$4,500 by check. Respondent did not prepare or execute a written fee agreement.

6. On or about January 11, 2006, respondent sent a letter to Hrvatin stating Brownlee's interest in resolving the matter through mediation.

7. On or about January 27, 2006, Hrvatin confirmed their agreement to resolve their dispute through mediation.

8. From on or about January 17, 2006, through on or about March 9, 2006, Brownlee repeatedly attempted to contact respondent by telephone without success concerning the setting of the mediation.

9. On or about March 10, 2006, Brownlee spoke to respondent by telephone and respondent instructed her to write her questions down and to send her questions to him by facsimile.

10. On or about March 13, 2006, respondent received a letter from attorney Glen Christopher Shea ("Shea"), of Roseville, advising that Shea was retained by one of the Trust beneficiaries, Tori Hutichinson, to participate in the mediation. Shea requested a copy of the trust agreement, and a report on the assets and disbursements of the trust.

11. On or about March 15, 2006, Brownlee sent respondent a list of four questions pertaining to the trust property and eviction of Cook by facsimile as instructed by respondent.

12. On or about March 16, 2006, respondent sent a copy of Shea's March 13, 2006 letter to Ms. Brownlee, asking her to call him after she reviewed the letter.

13. Having not heard from respondent regarding her March 15, 2006 facsimile and having been unable to reach respondent by telephone to discuss Shea's March 13, 2006 letter, on or about March 21, 2006, Brownlee sent a letter by facsimile to respondent, stating that she had been unable to reach him for a week as his voice-mailbox was full and questioning why he had not contacted her.

14. On or about May 16, 2006, following a discussion with respondent, Shea sent a letter to respondent enclosing blank grant deed forms for the purpose of vesting a portion of the Trust corpus in the Trust beneficiaries.

15. Respondent sent a copy of Shea's May 16, 2006 letter to Brownlee.

16. Upon receipt of Shea's May 16, 2006 letter to respondent, Brownlee attempted to contact respondent without success to discuss why she needed to execute the grant deeds.

17. On or about May 25, 2006, having not received the executed grant deeds or heard from respondent, Shea wrote to respondent, asking for a response to his May 16, 2006 letter.

18. On or about June 4, 2006, having not been able to discuss her case with respondent, Brownlee contacted her friend Daniel Herzkowitz ("Herzkowitz"), a real estate broker and a licensed non-practicing California attorney, as to the grant deeds. Herzkowitz then contacted respondent who then requested that he send his questions by facsimile and respondent will then



respond to them.

19. To date, respondent has not provided a response to Herzkowitz's questions sent by facsimile.

20. On or about June 8, 2006, Ms. Brownlee terminated respondent's representation by letter and requested that her client file be sent to her new attorney.

21. At no time did respondent arrange or set a mediation with counsels Hrvatin and/or Shea.

Conclusions of Law: Count One: Case No. 06-O-13783:

By failing to arrange the mediation with opposing counsels, respondent recklessly failed to perform legal services with competence in violation of rule 3-110(A) of the Rules of Professional Conduct.

Facts: Count Two: Case No. 06-O-13783:

22. The allegations of Count One of this Attachment to Stipulation re Facts, Conclusions of Law and Disposition ("Stipulation Attachment") are incorporated by reference.

Conclusions of Law: Count Two: Case No. 06-O-13783:

By failing to respond to Brownlee's questions sent by facsimile, by failing to explain the significance of the grant deeds to her and by failing to give her the status of her case, respondent failed to respond promptly to reasonable status inquiries of a client and failed to keep his client reasonably informed of significant developments in matters in which respondent had agreed to provide legal services in violation of section 6068(m) of the Business and Professions Code.

Facts: Count Three: Case No. 06-O-13783:

23. The allegations of Counts One of this Stipulation Attachment are incorporated by reference.

24. On February 1, 2007, respondent sent Brownlee by mail a check in the amount of \$4,987.50 as a refund of the unearned fees with interest.

Conclusions of Law: Count Three: Case No. 06-O-13783:

By not refunding the \$4,500 to Brownlee promptly following termination of his

representation in June 2006, respondent failed to promptly refund unearned fees in violation of rule 3-700(D)(2) of the Rules of Professional Conduct.

Facts: Count Four: Case No. 06-O-14022:

25. In or around November 2004, Dr. William J. Ruch IV, DC, ("Ruch") discovered that his wife of approximately three years had sought the assistance of the Divorce Helpline which referred her to a law firm in Santa Cruz ("Law Firm") for mediation and assistance in preparing an undisputed dissolution, through a stipulated marital settlement agreement. In or around the same time, Ruch executed a response to the petition for dissolution of marriage in *Ruch v. Ruch*, Alameda Superior Court case number RF-04-188931, prepared by the Law Firm.

26. At a meeting with his former spouse and the mediator at the Law Firm in November 2004, Ruch discovered that his wife was asserting a 50% interest in the chiropractic business and that she had incorporated the practice without his consent as Ruch Chiropractic, Inc. The mediator informed Ruch to consult with counsel.

27. In or around December 2004, Ruch contacted Pre-paid Legal Services, Inc., and he was referred to respondent.

28. On or about December 7, 2004, respondent met with Ruch at Ruch's home. Respondent was hired to research the status of the corporation, dissolve the corporation and advise Ruch as to his community property rights.

29. On or about December 7, 2004, Ruch paid respondent \$3,500 by check. Respondent did not prepare or execute a written fee agreement. Since he did not have any documentation on the corporation, Ruch requested that respondent obtain copies of the incorporation papers from the Secretary of State. To date, respondent has not obtained copies of the incorporation papers.

30. In or around December 2004, Ruch discovered that his wife had established an account with Bill, Etc., in Phoenix, Arizona to act as the "Personal Business Manger" for Ruch Chiropractic, Inc., and that she had incurred a sizeable credit card debt. In or around late December 2004, Ruch promptly informed respondent of his former spouse's actions.

31. On or about January 7, 2005, respondent filed a form Order to Show Cause for Injunctive Order ("OSC") in *Ruch* as attorney of record for Ruch.

32. Ruch asked that respondent take the OSC off-calendar and to place Ruch in pro per.

33. On or about March 9, 2005, respondent filed a substitution of attorney on behalf of Ruch and placing Ruch in pro per.

34. On or about March 10, 2005, Ruch received a letter from the U.S. Patent Office informing him that they were not able to process his request to "assign/convey" his patent to "Ruch IP, LLC," a corporation formed in Nevada on August 11, 2004. Ruch knew nothing about this patent request or a company by the name of Ruch IP, LLC.

35. On or about March 18, 2005, Ruch wrote to respondent enclosing copies of the documents from the March 10, 2005 U.S. Patent Office letter and requested that respondent research this new corporation and to prepare a contract to remove his former spouse's name from all his business activities.

36. To date, respondent has not responded to Ruch's March 18, 2005 letter.

37. To date, respondent has not provided any materials to Ruch to support any research respondent conducted regarding Ruch IP, LLC, or any document to remove Ruch's former spouse from all of Ruch's business activities.

38. In or around late April 2005, Ruch terminated respondent's representation.

39. In or around March 19, 2006, Ruch sent a letter to respondent requesting the return of the \$3,500.

Conclusions of Law: Count Four: Case No. 06-O-14022:

By failing to do any research or obtain incorporation documents of Ruch Chiropractic, Inc., and by failing to do any research or obtain incorporation documents regarding Ruch IP, LLC., respondent recklessly and repeatedly failed to perform with competence in violation of rule 3-110(A) of the Rules of Professional Conduct.

Facts: Count Five: Case No. 06-O-14022:

40. The allegations of Count Four of this Stipulation Attachment are incorporated by reference.

Conclusions of Law: Count Five: Case No. 06-O-14022:

41. By failing to respond to Ruch's March 18, 2005 letter and by failing to inform Ruch that no research was conducted into the corporations, respondent failed to respond promptly to reasonable status inquiries of a client and failed to keep his client reasonably informed of significant developments in matters in which respondent had agreed to provide legal services in violation of section 6068(m) of the Business and Professions Code.

Facts: Count Six: Case No. 06-O-14022:

42. The allegations of Count Four of this Stipulation Attachment are incorporated by reference.

43. Respondent did not provide any services of value to Ruch. Respondent did not earn any of the advanced fees paid by Ruch.

44. On February 1, 2007, respondent sent Ruch by mail a check in the amount of \$4,258.34 as a refund of the unearned fees with interest.

Conclusions of Law: Count Six: Case No. 06-O-14022:

By not refunding the \$3,500 to Ruch promptly following termination of his representation in April 2005, respondent failed to promptly refund unearned fees in violation of rule 3-700(D)(2) of the Rules of Professional Conduct.

**PENDING PROCEEDINGS.**

The disclosure date referred to, on page one, paragraph A.(7), was February 6, 2007.

**COSTS OF DISCIPLINARY PROCEEDINGS.**

Respondent acknowledges that the Office of the Chief Trial Counsel has informed respondent that as of February 6, 2007, the estimated prosecution costs in this matter are approximately \$1,983.00. Respondent acknowledges that this figure is an estimate only. Respondent further acknowledges that should this stipulation be rejected or should relief from the stipulation be granted, the costs in this matter may increase due to the cost of further proceedings.

**AUTHORITIES SUPPORTING DISCIPLINE.**

Standard 2.4(b) provides that culpability of a member of wilfully failing to perform services in an individual matter or matters not demonstrating a pattern of misconduct or culpability of a member of wilfully failing to communicate with a client shall result in reproof or suspension depending upon the extent of the misconduct and the degree of harm to the client.

**MITIGATING CIRCUMSTANCES.**

**FACTS SUPPORTING MITIGATING CIRCUMSTANCES.**

**No Prior Discipline:** Respondent has no prior record of discipline in his approximate 43 years of practice prior to the alleged misconduct.

**Emotional Difficulties:** Respondent's wife of nine years passed away on November 26, 2005.

**STATE BAR ETHICS SCHOOL.**

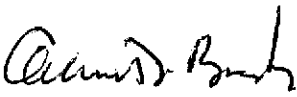
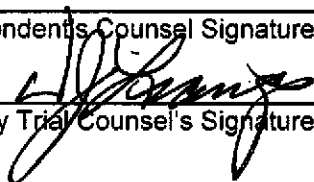
Because respondent has agreed to attend State Bar Ethics School as part of this stipulation, respondent may receive Minimum Continuing Legal Education credit upon the satisfactory completion of State Bar Ethics School.

(Do not write above this line.)

In the Matter of  Albert L. Boasberg SBN 31205	Case number(s):  06-O-13783 [06-O-14022]
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**SIGNATURE OF THE PARTIES**

By their signatures below, the parties and their counsel, as applicable, signify their agreement with each of the recitations and each of the terms and conditions of this Stipulation Re Fact, Conclusions of Law and Disposition.

<u>2-7-06</u> Date	 Respondent's Signature	<u>Albert L. Boasberg</u> Print Name
<u>                    </u> Date	<u>                    </u> Respondent's Counsel Signature	<u>N/A</u> Print Name
<u>2/8/06</u> Date	 Deputy Trial Counsel's Signature	<u>Wonder J. Liang</u> Print Name

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In the Matter Of  <b>Albert L. Boasberg</b> <b>SBN 31205</b>	Case Number(s):  <b>06-O-13783 [06-O-14022]</b>
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**ORDER**

Finding the stipulation to be fair to the parties and that it adequately protects the public, IT IS ORDERED that the requested dismissal of counts/charges, if any, is GRANTED without prejudice, and:

- The stipulated facts and disposition are APPROVED and the DISCIPLINE RECOMMENDED to the Supreme Court.
- The stipulated facts and disposition are APPROVED AS MODIFIED as set forth below, and the DISCIPLINE IS RECOMMENDED to the Supreme Court.
- All Hearing dates are vacated.

The parties are bound by the stipulation as approved unless: 1) a motion to withdraw or modify the stipulation, filed within 15 days after service of this order, is granted; or 2) this court modifies or further modifies the approved stipulation. (See rule 135(b), Rules of Procedure.) **The effective date of this disposition is the effective date of the Supreme Court order herein, normally 30 days after file date. (See rule 9.18(a), California Rules of Court.)**

2/22/07  
Date

  
Judge of the State Bar Court

**CERTIFICATE OF SERVICE**  
[Rule 62(b), Rules Proc.; Code Civ. Proc., § 1013a(4)]

I am a Case Administrator of the State Bar Court of California. I am over the age of eighteen and not a party to the within proceeding. Pursuant to standard court practice, in the City and County of San Francisco, on February 22, 2007, I deposited a true copy of the following document(s):

**STIPULATION RE FACTS, CONCLUSIONS OF LAW AND DISPOSITION  
AND ORDER APPROVING**

in a sealed envelope for collection and mailing on that date as follows:

- [X] by first-class mail, with postage thereon fully prepaid, through the United States Postal Service at San Francisco, California, addressed as follows:

**ALBERT LOEB BOASBERG  
155 MONTGOMERY ST #1010  
SAN FRANCISCO, CA 94104**

- [X] by interoffice mail through a facility regularly maintained by the State Bar of California addressed as follows:

**WONDER LIANG, Enforcement, San Francisco**

I hereby certify that the foregoing is true and correct. Executed in San Francisco, California, on **February 22, 2007.**



\_\_\_\_\_  
**Laine Silber**  
Case Administrator  
State Bar Court