

**PRACTICE OF LAW BOARD
STATE OF WASHINGTON**

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December 20, 2005

Son Nguyen
Fundamental Escrow
[REDACTED]
Seattle WA [REDACTED]

Re: #05-02 -- Unauthorized Practice of Law Complaint

Dear Mr. Nguyen:

The Practice of Law Board was created by order of the Washington State Supreme Court, General Rule (GR) 25. The Board is charged with the investigation of individuals in Washington allegedly engaging in the unauthorized practice of law. Revised Code of Washington (RCW) 2.48.180 defines conduct constituting the unauthorized practice of law. Court rule GR 24 defines the practice of law. The unauthorized practice of law is a crime in Washington.

In July 2005, the Practice of Law Board opened an unauthorized practice of law investigation of Fundamental Escrow, Inc. The company website lists you as a Limited Practice Officer (LPO).

In July 2005, you sent a written response to the Board's letter. You indicated that when you passed the state's escrow officer test, you believed you were an LPO. You stated that you learned shortly before the business was closed that you were not an LPO. We verified that you are not an LPO. In response to the Board's question about what the "escrow closer" does for Fundamental Escrow, you indicated that he was an attorney and prepared the necessary documents. You also indicated that he worked with his own clients to repair credit, draft contracts or prepare estate planning documents such as wills. The escrow closer is disbarred lawyer B [REDACTED] M [REDACTED]. Mr. M [REDACTED] is not authorized to practice law in Washington State. The Board also

asked about 1031 exchange, personal property exchange and out of state services advertised on the company website. You indicated that the company did not provide those services.

You also met with the Board's investigator, Katherine Johnson. You told Ms. Johnson that Fundamental Escrow stopped operating in October 2004. Ms. Johnson met with you in an office space just next door to the Fundamental Escrow space. Ms. Johnson found no evidence that Fundamental Escrow continued to operate. The telephone line has been disconnected. She did tell you that the website was still operational. Ms. Johnson advised you to contact your internet service provider and ask that the Fundamental Escrow website be shut down. As of December 5, 2005, the Fundamental Escrow website continues to be operational.

RCW 2.48.180(2)(a) states that a nonlawyer practicing law or holding himself out as entitled to do so constitutes the unauthorized practice of law. Selecting, drafting or completing legal documents which affect the legal rights of others is included in the GR 24 definition of the practice of law. The Board finds that your conduct in advertising your services as an LPO, when you are not, and advertising other estate planning and real estate services when no one qualified to provide these services works for Fundamental Escrow constitutes the unauthorized practice of law.

At this time, pursuant to GR 25(f)(4)(B), we request that you enter into a written agreement with this Board, to refrain from the following conduct:

- ◆ Holding yourself out as authorized to select, draft or complete legal documents or pleadings for others.

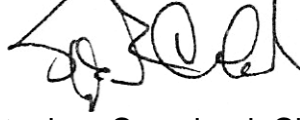
The Board requests that you disable the Fundamental Escrow website within 15 days of receiving this letter. In the event you do not return the signed agreement within 15 days of the mailing of this letter, GR 25(h)(1) requires the Board to consider referring this matter to the County Prosecutor's Office for prosecution. GR 25(h)(2) requires the Board to send the following documents with the prosecution request: original complaint, response, evidence or other proof, investigative report, and transcript of informal conference, if any. You will be notified in writing of the Board's referral.

We are hopeful that we will be able to resolve these matters by stipulation. If you are willing to agree, please sign and date the agreement. You must have your signature witnessed by a person over the age of eighteen, who will also sign as the witness. The signed letter should be returned to the Board within 15 days.

Thank you in advance for your anticipated cooperation.

Letter to Son Nguyen
December 20, 2005
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Very truly yours,

A handwritten signature in black ink, appearing to read 'S. Crossland', written in a cursive style.

Stephen Crossland, Chairman
Practice of Law Board