

People v. Bates. 11PDJ071. September 15, 2011. Attorney Regulation. The Presiding Disciplinary Judge approved a Conditional Admission of Misconduct submitted by the parties and disbarred James F. Bates (Attorney Registration Number 35610), effective October 17, 2011. Bates solicited a \$62,500.00 investment from his client in three real estate projects that Bates claimed to be developing. Bates never disclosed in writing his conflict of interest in the three projects, never provided his client the opportunity to seek independent legal advice, and never obtained his client's written informed consent as to the essential terms of the real estate transactions, including Bates's role in those transactions. After accepting his client's investment, Bates advised his client that he was no longer involved in the transactions and that they were no longer viable. His client lost his entire investment. Bates's misconduct in this matter constitutes grounds for the imposition of discipline pursuant to C.R.C.P. 251.5 and violated Colo. RPC 1.8(a).