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FILED

OCT 07 2016

SUSAN Y. SOONG
CLERK, U.S. DISTRICT COURT
NORTHERN DISTRICT OF CALIFORNIA
OAKLAND

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8 UNITED STATES DISTRICT COURT
9 NORTHERN DISTRICT OF CALIFORNIA
10 OAKLAND DIVISION

11
12 UNITED STATES OF AMERICA) No. CR 13-00143 PJH
13 v.) **PLEA AGREEMENT**
14 MICHAEL RENQUIST,)
15 Defendant.)
16

17 The United States of America and MICHAEL RENQUIST (“defendant”) hereby enter into the
18 following Plea Agreement pursuant to Rule 11(c)(1)(B) of the Federal Rules of Criminal Procedure
19 (“Fed. R. Crim. P.”):

20 **RIGHTS OF DEFENDANT**

- 21 1. The defendant understands his rights:
- 22 (a) to be represented by an attorney;
 - 23 (b) to be charged by Indictment;
 - 24 (c) to plead not guilty to any criminal charge brought against him;
 - 25 (d) to have a trial by jury, at which he would be presumed not guilty of the charge

26 and the United States would have to prove every essential element of the charged offense beyond a
27 reasonable doubt for him to be found guilty;

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1 (e) to confront and cross-examine witnesses against him and to subpoena witnesses in his defense at
2 trial;

3 (f) not to be compelled to incriminate himself;

4 (g) to appeal his conviction, if he is found guilty; and

5 (h) to appeal the imposition of sentence against him.

6 **AGREEMENT TO PLEAD GUILTY AND WAIVE CERTAIN RIGHTS**

7 2. The defendant knowingly and voluntarily waives the rights set out in Paragraph 1(b)-(g)
8 above. The defendant also knowingly and voluntarily waives the right to file any appeal, any collateral
9 attack, or any other writ or motion, including but not limited to an appeal under 18 U.S.C. § 3742 or a
10 motion under 28 U.S.C. § 2241 or § 2255, that challenges the sentence imposed by the Court if that
11 sentence is consistent with or below the United States Sentencing Guidelines range stipulated by the
12 parties in Paragraph 9 of this Plea Agreement, regardless of how the sentence is determined by the
13 Court. This Agreement does not affect the rights or obligations of the United States as set forth in 18
14 U.S.C. § 3742(b). Nothing in this paragraph, however, will act as a bar to the defendant perfecting any
15 legal remedies he may otherwise have on appeal or collateral attack respecting claims of ineffective
16 assistance of counsel or prosecutorial misconduct. Pursuant to Fed. R. Crim. P. 7(b), the defendant will
17 waive indictment and plead guilty to Counts One and Three of the Information filed in this case. Count
18 One of the Information charges the defendant with participating in a conspiracy to suppress and restrain
19 competition by rigging bids to obtain selected properties offered at public real estate foreclosure
20 auctions in Alameda County in the Northern District of California (the “Alameda County selected
21 properties”), in unreasonable restraint of interstate trade and commerce, in violation of the Sherman
22 Antitrust Act, 15 U.S.C. § 1, beginning as early as November 2008 and continuing until in or about
23 January 2011 (the “relevant period”). Count Three of the Information charges the defendant with
24 participating in a conspiracy to suppress and restrain competition by rigging bids to obtain selected
25 properties offered at public real estate foreclosure auctions in Contra Costa County in the Northern
26 District of California (the “Contra Costa County selected properties”), in unreasonable restraint of

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1 interstate trade and commerce, in violation of the Sherman Antitrust Act, 15 U.S.C. § 1, during the
2 relevant period.

3 3. The defendant will plead guilty to the criminal charges described in Paragraph 2,
4 above, pursuant to the terms of this Plea Agreement and will make a factual admission of guilt to the
5 Court in accordance with Fed. R. Crim. P. 11, as set forth in Paragraph 4 below.

6 **FACTUAL BASIS FOR OFFENSES CHARGED**

7 4. The defendant agrees that he is guilty of the offenses to which he will plead guilty and
8 agrees that the following facts are true:

9 (a) As to Count One of the Information:

10 During the relevant period, the defendant participated in a conspiracy to rig bids to obtain the
11 Alameda County selected properties. The primary purpose of this conspiracy was to suppress and
12 restrain competition to purchase the Alameda County selected properties at non-competitive prices. To
13 carry out their conspiracy, the defendant and his co-conspirators agreed not to compete to purchase the
14 Alameda County selected properties, designated which conspirator would win the Alameda County
15 selected properties at the public auctions for the
16 group of conspirators, and refrained from or stopped bidding on the Alameda County selected properties
17 at the public auctions.

18 During the relevant period, the business activities of the defendant and his co-conspirators were
19 within the flow of, and substantially affected, interstate trade and commerce. For example, mortgage
20 holders located in states other than California received proceeds from the public real estate foreclosure
21 auctions that were subject to the bid-rigging conspiracy.

22 During the relevant period, the conspiratorial activities described above took place in the
23 Northern District of California, and the real estate that was the subject of this conspiracy was located in
24 this District.

25 (b) As to Count Three of the Information:

26 During the relevant period, the defendant participated in a conspiracy to rig bids to obtain the
27 Contra Costa County selected properties. The primary purpose of this conspiracy was to suppress and

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1 restrain competition to purchase the Contra Costa County selected properties at noncompetitive prices.
2 To carry out their conspiracy, the defendant and his co-conspirators agreed not to compete to purchase
3 the Contra Costa County selected properties, designated which conspirator would win the Contra Costa
4 County selected properties at the public auctions for the group of conspirators, and refrained from or
5 stopped bidding on the Contra Costa County selected properties at the public auctions.

6 During the relevant period, the business activities of the defendant and his co-conspirators were
7 within the flow of, and substantially affected, interstate trade and commerce. For example, mortgage
8 holders located in states other than California received proceeds from the public real estate foreclosure
9 auctions that were subject to the bid-rigging conspiracy.

10 During the relevant period, the conspiratorial activities described above took place in the
11 Northern District of California, and the real estate that was the subject of this conspiracy was located in
12 this District.

13 **POSSIBLE MAXIMUM SENTENCE**

14 5. The defendant understands that the statutory maximum penalty which may be imposed
15 against him upon conviction for a violation of Section One of the Sherman Antitrust Act, 15 U.S.C. § 1,
16 is:

- 17 (a) a term of imprisonment for ten (10) years (15 U.S.C. § 1);
18 (b) a fine in an amount equal to the greatest of (1) \$1 million, (2) twice the gross
19 pecuniary gain the conspirators derived from the crime, or (3) twice the gross
20 pecuniary loss caused to the victims of the crime by the conspirators (15 U.S.C.
21 § 1; 18 U.S.C. § 3571(b) and (d)); and
22 (c) a term of supervised release of three (3) years following any term of
23 imprisonment. If the defendant violates any condition of supervised release, the
24 defendant could be required to serve up to an additional two (2) years in prison
25 (18 U.S.C. § 3559(a)(3); 18 U.S.C. § 3583(b)(2) and (e)(3); and United States
26 Sentencing Guidelines (“U.S.S.G.,” “Sentencing Guidelines,” or “Guidelines”)
27 §5D1.2(a)(2)).

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1 6. In addition, the defendant understands that:

2 (a) pursuant to U.S.S.G. §5E1.1 or 18 U.S.C. § 3663(a)(3), the Court may order him
3 to pay restitution to the victims of the offense; and

4 (b) pursuant to 18 U.S.C. § 3013(a)(2)(A), the Court is required to order the
5 defendant to pay a \$100 special assessment upon conviction for each crime, totaling \$200.

6 **SENTENCING GUIDELINES**

7 7. The defendant understands that the Sentencing Guidelines are advisory, not mandatory,
8 but that the Court must consider, in determining and imposing sentence, the Guidelines Manual in effect
9 on the date of sentencing unless that Manual provides for greater punishment than the Manual in effect
10 on the last date that the offense of conviction was committed, in which case the Court must consider the
11 Guidelines Manual in effect on the last date that the offense of conviction was committed. The Court
12 must also consider the other factors set forth in 18 U.S.C. § 3553(a) in determining and imposing
13 sentence. The defendant understands that the Guidelines determinations will be made by the Court by a
14 preponderance of the evidence standard. The defendant understands that although the Court is not
15 ultimately bound to impose a sentence within the applicable Guidelines range, its sentence must be
16 reasonable, based upon consideration of all relevant sentencing factors set forth in 18 U.S.C. § 3553(a).
17 Pursuant to U.S.S.G. §1B1.8, the United States agrees that self-incriminating information that the
18 defendant provides to the United States pursuant to this Plea Agreement will not be used to increase the
19 volume of affected commerce attributable to the defendant or in determining the defendant's applicable
20 Guidelines range, except to the extent provided in U.S.S.G. §1B1.8(b).

21 **SENTENCING AGREEMENT**

22 8. The United States and the defendant agree that the following Sentencing Guidelines
23 apply to Counts One and Three (15 U.S.C. § 1). Counts One and Three are grouped under U.S.S.G
24 §3D1.2(d) by aggregating the volume of commerce attributable to the defendant in both counties, for a
25 total of \$5,964,348.

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1	(a)	Base Offense Level, U.S.S.G. §2R1.1(a):	12
2	(b)	Conduct involved agreement to submit	
3		noncompetitive bids, U.S.S.G. §2R1.1(b)(1):	+1
4	(c)	Volume of commerce (stipulated to be \$5,964,348),	
5		U.S.S.G. §2R1.1(b)(2)(A):	+2
6		Total:	15

7 Fine calculated as one to five percent of the
 8 volume of commerce (stipulated to be \$5,964,348),
 9 but not less than \$20,000, U.S.S.G. §2R1.1(c)(1): \$59,643 to \$298,217
 10

11 9. The United States agrees that it will make a motion, pursuant to U.S.S.G. §3E1.1, for a
 12 downward adjustment of two levels for acceptance of responsibility due to the defendant's timely
 13 notification of his intention to enter a guilty plea. Therefore, the total Guidelines calculations result in
 14 an adjusted offense level of 13, for a jail term of 12 to 18 months and a fine of \$59,643 to \$298,217.
 15 The United States agrees to recommend a fine between \$7,500 and \$75,000.

16 10. The defendant understands that the Court will order him to pay a special assessment of
 17 \$100 per count (\$200 total) pursuant to 18 U.S.C. § 3013(a)(2)(A), in addition to any fine imposed. The
 18 parties agree that there exists no aggravating or mitigating circumstance of a kind, or to a degree, not
 19 adequately taken into consideration by the U.S. Sentencing Commission in formulating the Guidelines
 20 justifying a departure pursuant to U.S.S.G. §5K2.0.

21 11. The government and the defendant agree to recommend that the Court order the
 22 defendant to pay restitution in the amount of \$239,590 pursuant to U.S.S.G. §5E1.1(a). The defendant
 23 understands that this Plea Agreement is voidable by the government if he fails to pay the restitution as
 24 ordered by the Court. The defendant further agrees that he will not seek to discharge any restitution
 25 obligation or any part of such obligation in any bankruptcy proceeding.

26 12. The United States and the defendant are not aware of any information that would affect the
 27 defendant's Criminal History Category. If no other information were discovered, the defendant's

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1 Criminal History Category would be I. The parties understand that the defendant's Criminal History
2 Category is determined by the Court.

3 13. The defendant understands that the sentence to be imposed on him is within the sole
4 discretion of the sentencing judge. The United States cannot and does not make any promises or
5 representations as to what sentence the defendant will receive. The United States will inform the
6 Probation Office and the Court of (a) this Agreement, (b) the nature and extent of the defendant's
7 activities in this case and all other activities of the defendant that the United States deems relevant to
8 sentencing, and (c) the nature and extent of the defendant's cooperation with the United States. In so
9 doing, the United States may use any information it deems relevant, including information provided by
10 the defendant both prior and subsequent to the signing of this Agreement. The United States reserves
11 the right to make any statement to the Court or the Probation Office concerning the nature of the
12 criminal violations charged in the Information, the participation of the defendant therein, and any other
13 facts or circumstances that it deems relevant. The United States also reserves the right to comment on or
14 to correct any representation made by or on behalf of the defendant and to supply any other information
15 that the Court may require.

16 14. If the United States determines that the defendant has provided substantial assistance in
17 any Federal Proceeding, as defined in Paragraph 17 of this Plea Agreement, and has otherwise fully
18 complied with all of the terms of this Plea Agreement, it will file a motion, pursuant to U.S.S.G. §5K1.1,
19 advising the sentencing judge of all relevant facts pertaining to that determination and requesting the
20 Court to sentence the defendant in light of the factors set forth in U.S.S.G. §5K1.1(a)(1)-(5). The
21 defendant acknowledges that the decision whether he has provided substantial assistance in any Federal
22 Proceeding and has otherwise complied with the terms of this Plea Agreement is within the sole
23 discretion of the United States. It is understood that, should the United States determine that the
24 defendant has not provided substantial assistance in any Federal Proceeding, or should the United States
25 determine that the defendant has violated any provision of this Plea Agreement, such a determination
26 will release the United States from any obligation to file a motion pursuant to U.S.S.G. §5K1.1, but will
27 not entitle the defendant to withdraw his guilty plea once it has been entered. The defendant further

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1 understands that, whether or not the United States files a motion pursuant to U.S.S.G. §5K1.1, the
2 sentence to be imposed on him remains within the sole discretion of the sentencing judge.

3 15. Subject to the full, truthful, and continuing cooperation of the defendant, as
4 defined in Paragraph 17 of this Plea Agreement, and prior to sentencing in this case, the United States
5 will fully advise the Court and the Probation Office of the fact, manner, and extent of the defendant's
6 cooperation and his commitment to prospective cooperation with the United States' investigation and
7 prosecutions, all material facts relating to the defendant's involvement in the charged offenses, and all
8 other relevant conduct. To enable the Court to have the benefit of all relevant sentencing information,
9 the United States may request, and the defendant will not oppose, that sentencing be postponed until the
10 defendant's cooperation is complete.

11 16. The United States and the defendant understand that the Court retains complete discretion
12 to accept or reject either party's sentencing recommendation. The defendant understands that, as
13 provided in Fed. R. Crim. P. 11(c)(3)(B), if the Court does not impose a sentence consistent with either
14 party's sentencing recommendation, he nevertheless has no right to withdraw his plea of guilty.

15 **DEFENDANT'S COOPERATION**

16 17. The defendant will cooperate fully and truthfully with the United States in the
17 prosecution of this case, the conduct of the current federal investigation of violations of federal antitrust
18 and related criminal laws involving the purchase of properties at public real estate foreclosure auctions
19 in the Northern District of California, any other federal investigation resulting therefrom, and any
20 litigation or other proceedings arising or resulting from any such
21 investigation to which the United States is a party ("Federal Proceeding"). The ongoing, full, and
22 truthful cooperation of the defendant shall include, but not be limited to:

23 (a) producing all documents, including claimed personal documents, and other
24 materials, wherever located, not protected under the attorney-client privilege or the work-product
25 doctrine in the possession, custody, or control of the defendant, that are requested by attorneys and
26 agents of the United States in connection with any Federal Proceeding;

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1 (b) making himself available for interviews, not at the expense of the United States,
2 upon the request of attorneys and agents of the United States in connection with any Federal Proceeding;

3 (c) responding fully and truthfully to all inquiries of the United States in connection
4 with any Federal Proceeding, without falsely implicating any person or intentionally withholding any
5 information, subject to the penalties of making a false statement or declaration (18 U.S.C. §§ 1001,
6 1623), obstruction of justice (18 U.S.C. § 1503, *et seq.*), or conspiracy to commit such offenses;

7 (d) otherwise voluntarily providing the United States with any material or
8 information not requested in (a) - (c) of this paragraph and not protected under the attorney-client
9 privilege or work-product doctrine that he may have that is related to any Federal Proceeding; and

10 (e) when called upon to do so by the United States in connection with any Federal
11 Proceeding, testifying in grand jury, trial, and other judicial proceedings fully, truthfully, and under oath,
12 subject to the penalties of perjury (18 U.S.C. § 1621), making a false statement or declaration in grand
13 jury or court proceedings (18 U.S.C. § 1623), contempt (18 U.S.C. §§ 401-402), and obstruction of
14 justice (18 U.S.C. § 1503, *et seq.*).

15 **GOVERNMENT'S AGREEMENT**

16 18. Subject to the full, truthful, and continuing cooperation of the defendant, as defined in
17 Paragraph 17 of this Plea Agreement, and upon the Court's acceptance of the guilty plea called for by
18 this Plea Agreement and the imposition of sentence, the United States agrees that it will not bring further
19 criminal charges against the defendant for any act or offense committed before the date of signature of
20 this Plea Agreement that was undertaken in furtherance of an antitrust conspiracy or in violation of any
21 related criminal law involving the purchase of properties at public real estate foreclosure auctions in the
22 Northern District of California ("Relevant Offenses"). The nonprosecution terms of this paragraph do
23 not apply to (a) any acts of perjury or subornation of perjury (18 U.S.C. §§ 1621-22), making a false
24 statement or declaration (18 U.S.C. §§ 1001, 1623), obstruction of justice (18 U.S.C. § 1503, *et seq.*),
25 contempt (18 U.S.C. §§ 401-402), or conspiracy to commit such offenses; (b) civil matters of any kind;
26 (c) any violation of the federal tax or securities laws or conspiracy to commit such offenses; or (d) any
27 crime of violence.

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1 telephone of its intention to void any of its obligations under this Plea Agreement (except its obligations
2 under this paragraph), and the defendant will be subject to prosecution for any federal crime of which
3 the United States has knowledge, including, but not limited to, the substantive offenses relating to the
4 investigation resulting in this Plea Agreement. The defendant may seek Court review of any
5 determination made by the United States under this paragraph to void any of its obligations under this
6 Plea Agreement. The defendant agrees that, in the event that the United States is released from its
7 obligations under this Plea Agreement and brings criminal charges against the defendant for any
8 Relevant Offense, the statute of limitations period for such offense will be tolled for the period between
9 the date of signature of this Plea Agreement and six (6) months after the date the United States gave
10 notice of its intent to void its obligations under this Plea Agreement.

11 23. The defendant understands and agrees that in any further prosecution of him resulting
12 from the release of the United States from its obligations under this Plea Agreement because of the
13 defendant's violation of this Plea Agreement, any documents, statements, information, testimony, or
14 evidence provided by him to attorneys or agents of the United States, federal grand juries, or courts, and
15 any leads derived therefrom, may be used against him. In addition, the defendant unconditionally
16 waives his right to challenge the use of such evidence in any such further prosecution, notwithstanding
17 the protections of Fed. R. Evid. 410.

18 **ENTIRETY OF AGREEMENT**

19 24. This Plea Agreement constitutes the entire agreement between the United States and the
20 defendant concerning the disposition of the criminal charges in this case and supersedes and replaces in
21 its entirety any prior plea agreement between the parties concerning the disposition of the criminal
22 charges in this case. This Plea Agreement cannot be modified except in writing, signed by the United
23 States and the defendant.

24 25. The undersigned attorneys for the United States have been authorized by the Attorney
25 General of the United States to enter this Plea Agreement on behalf of the United States.

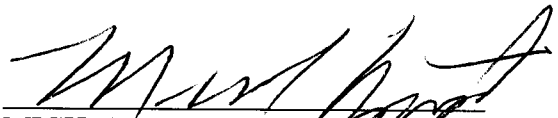
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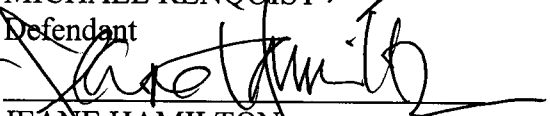
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1 26. A facsimile or PDF signature will be deemed an original signature for the purpose of
2 executing this Plea Agreement. Multiple signature pages are authorized for the purpose of executing
3 this Plea Agreement.

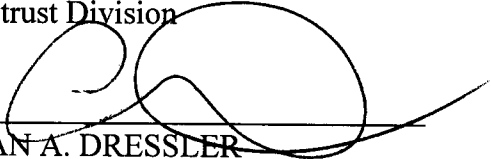
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5 DATED: 10/7/16


MICHAEL RENQUIST
Defendant

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7 DATED: 10.7.16


JEANE HAMILTON
ALBERT B. SAMBAT
MICHAEL A. RABKIN
Trial Attorneys
U.S. Department of Justice
Antitrust Division

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11 DATED: 10/7/16


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