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

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7 Attorneys for the United States

8 UNITED STATES DISTRICT COURT
9 NORTHERN DISTRICT OF CALIFORNIA
10 SAN FRANCISCO DIVISION

11
12 UNITED STATES OF AMERICA

CASE NO. CR 13-00246 CRB

PLEA AGREEMENT

13
14 v.

15
16 MOHAMMED REZAIAN,

17 Defendant.
18

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

22 **RIGHTS OF DEFENDANT**

- 23 1. The defendant understands his rights:
24 (a) to be represented by an attorney;
25 (b) to be charged by Indictment;
26 (c) to plead not guilty to any criminal charge brought against him;

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1 (d) to have a trial by jury, at which he would be presumed not guilty of the charge
2 and the United States would have to prove every essential element of the charged offense beyond a
3 reasonable doubt for him to be found guilty;

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

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

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

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

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

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

1 of California (“the San Mateo County selected properties”), in unreasonable restraint of interstate trade
2 and commerce, in violation of the Sherman Antitrust Act, 15 U.S.C. § 1, beginning as early as August
3 2008 and continuing until in or about January 2011 (the “second relevant period”).

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

7 **FACTUAL BASIS FOR OFFENSES CHARGED**

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

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

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

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

22 During the first 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 second relevant period, the defendant participated in a conspiracy to rig bids to obtain
27 the San Mateo County selected properties. The primary purpose of the conspiracy was to suppress and
28 restrain competition to purchase the San Mateo County selected properties at non-competitive prices. To

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

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

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

12 **POSSIBLE MAXIMUM SENTENCE**

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

16 (a) a term of imprisonment for ten (10) years (15 U.S.C. § 1);

17 (b) a fine in an amount equal to the greatest of (1) \$1 million, (2) twice the gross
18 pecuniary gain the conspirators derived from the crime, or (3) twice the gross pecuniary loss
19 caused to the victims of the crime by the conspirators (15 U.S.C. § 1; 18 U.S.C. § 3571(b) and
20 (d)); and

21 (c) a term of supervised release of three (3) years following any term of
22 imprisonment. If the defendant violates any condition of supervised release, the defendant could be
23 required to serve up to an additional two (2) years in prison (18 U.S.C. § 3559(a)(3); 18 U.S.C. §
24 3583(b)(2) and (e)(3); and United States Sentencing Guidelines (“U.S.S.G.,” “Sentencing Guidelines,”
25 or “Guidelines”) §5D1.2(a)(2)).

26 6. In addition, the defendant understands that:

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

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

3 **SENTENCING GUIDELINES**

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

18 **SENTENCING AGREEMENT**

19 8. The United States and the defendant agree that the following Sentencing Guidelines
 20 apply to Counts One and Three (15 U.S.C. § 1). Counts One and Three are grouped under U.S.S.G §
 21 3D1.2(d) by aggregating the volume of commerce attributable to the defendant in both counties, for a
 22 total of \$24,727,112.

- | | | |
|----|--|----|
| 23 | (a) Base Offense Level, U.S.S.G. §2R1.1(a): | 12 |
| 24 | (b) Conduct involved agreement to submit non-competitive | |
| 25 | bids, U.S.S.G. §2R1.1(b)(1): | +1 |
| 26 | (c) Volume of Commerce (stipulated to be \$24,727,112), | |
| 27 | U.S.S.G. §2R1.1(b)(2): | +4 |
| 28 | (d) Aggravating Role, U.S.S.G. §3B1.1(b): | +3 |

1 Total: 20

2 Fine calculated as one to five percent of the volume
 3 of commerce, but not less than \$20,000,
 4 U.S.S.G. §2R1.1(c)(1) \$247,271 – \$1,236,355

5 9. The United States agrees that it will make a motion, pursuant to U.S.S.G. §3E1.1, for a
 6 downward adjustment of three levels for acceptance of responsibility due to the defendant's timely
 7 notification of his intention to enter a guilty plea. Therefore, the ultimate Guidelines calculations result
 8 in an adjusted offense level of 17, for a jail term of 24 to 30 months, and a fine of \$247,721 -
 9 \$1,236,355. The United States agrees to recommend a fine between \$10,000 and \$100,000.

10 10. The defendant understands that the Court will order him to pay a special assessment of
 11 \$100 per count (\$200 total) pursuant to 18 U.S.C. § 3013(a)(2)(A) in addition to any fine imposed. The
 12 parties agree that there exists no aggravating or mitigating circumstance of a kind, or to a degree, not
 13 adequately taken into consideration by the U.S. Sentencing Commission in formulating the Sentencing
 14 Guidelines justifying a departure pursuant to U.S.S.G. §5K2.0.

15 11. The government and the defendant agree to recommend that the Court order the
 16 defendant to pay restitution in the amount of \$110,156 pursuant to U.S.S.G. §5E1.1(a). The defendant
 17 understands that this Plea Agreement is voidable by the government if he fails to pay the restitution as
 18 ordered by the Court. The defendant further agrees that he will not seek to discharge any restitution
 19 obligation or any part of such obligation in any bankruptcy proceeding.

20 12. The United States and the defendant are not aware of any information that would affect
 21 the defendant's Criminal History Category. If no other information were discovered, the defendant's
 22 Criminal History Category would be I. The parties understand that the defendant's Criminal History
 23 Category is determined by the Court.

24 13. The defendant understands that the sentence to be imposed on him is within the sole
 25 discretion of the sentencing judge. The United States cannot and does not make any promises or
 26 representations as to what sentence the defendant will receive. However, the United States will inform
 27 the Probation Office and the Court of (a) this Agreement; (b) the nature and extent of the defendant's
 28 activities in this case and all other activities of the defendant that the United States deems relevant to

1 sentencing; and (c) the nature and extent of the defendant's cooperation with the United States. In so
2 doing, the United States may use any information it deems relevant, including information provided by
3 the defendant both prior and subsequent to the signing of this Agreement. The United States reserves
4 the right to make any statement to the Court or the Probation Office concerning the nature of the
5 criminal violations charged in the Information, the participation of the defendant therein, and any other
6 facts or circumstances that it deems relevant. The United States also reserves the right to comment on or
7 to correct any representation made by or on behalf of the defendant and to supply any other information
8 that the Court may require.

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

23 15. Subject to the full, truthful, and continuing cooperation of the defendant, as defined in
24 Paragraph 17 of this Plea Agreement, and prior to sentencing in this case, the United States will fully
25 advise the Court and the Probation Office of the fact, manner, and extent of the defendant's cooperation
26 and his commitment to prospective cooperation with the United States' investigation and prosecutions,
27 all material facts relating to the defendant's involvement in the charged offenses, and all other relevant
28 conduct. To enable the Court to have the benefit of all relevant sentencing information, the United

1 States may request, and the defendant will not oppose, that sentencing be postponed until the
2 defendant's cooperation is complete.

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

7 **DEFENDANT'S COOPERATION**

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

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

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

21 (c) responding fully and truthfully to all inquiries of the United States in connection
22 with any Federal Proceeding, without falsely implicating any person or intentionally withholding any
23 information, subject to the penalties of making a false statement or declaration (18 U.S.C. §§ 1001,
24 1623), obstruction of justice (18 U.S.C. § 1503, *et seq.*), or conspiracy to commit such offenses;

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

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

6 **GOVERNMENT'S AGREEMENT**

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

19 19. The defendant understands that he may be subject to administrative action by federal or
20 state agencies other than the United States Department of Justice, Antitrust Division, based upon the
21 conviction resulting from this Plea Agreement, and that this Plea Agreement in no way controls
22 whatever action, if any, other agencies may take. However, the United States agrees that, if requested, it
23 will advise the appropriate officials of any governmental agency considering such administrative action
24 of the fact, manner, and extent of the cooperation of the defendant as a matter for that agency to consider
25 before determining what administrative action, if any, to take.

26 **REPRESENTATION BY COUNSEL**

27 20. The defendant has reviewed all legal and factual aspects of this case with his attorney and
28 is fully satisfied with his attorney's legal representation. The defendant has thoroughly reviewed this

1 Plea Agreement with his attorney and has received satisfactory explanations from his attorney
2 concerning each paragraph of this Plea Agreement and alternatives available to the defendant other than
3 entering into this Plea Agreement. After conferring with his attorney and considering all available
4 alternatives, the defendant has made a knowing and voluntary decision to enter into this Plea
5 Agreement.

6 **VOLUNTARY PLEA**

7 21. The defendant's decision to enter into this Plea Agreement and to tender a plea of guilty
8 is freely and voluntarily made and is not the result of force, threats, assurances, promises, or
9 representations other than the representations contained in this Plea Agreement. The United
10 States has made no promises or representations to the defendant as to whether the Court will accept or
11 reject the recommendations contained within this Plea Agreement.

12 **VIOLATION OF PLEA AGREEMENT**

13 22. The defendant agrees that, should the United States determine in good faith, during the
14 period that any Federal Proceeding is pending, that the defendant has failed to provide full, truthful, and
15 continuing cooperation, as defined in Paragraph 17 of this Plea Agreement, or has otherwise violated
16 any provision of this Plea Agreement, the United States will notify counsel for the defendant in writing
17 by personal or overnight delivery, email, or facsimile transmission, and may also notify counsel by
18 telephone of its intention to void any of its obligations under this Plea Agreement (except its obligations
19 under this paragraph), and the defendant will be subject to prosecution for any federal crime of which
20 the United States has knowledge, including but not limited to, the substantive offenses relating to the
21 investigation resulting in this Plea Agreement. The defendant may seek Court review of any
22 determination made by the United States under this paragraph to void any of its obligations under this
23 Plea Agreement. The defendant agrees that, in the event that the United States is released from its
24 obligations under this Plea Agreement and brings criminal charges against the defendant for any
25 Relevant Offense, the statute of limitations period for such offense will be tolled for the period between
26 the date of signature of this Plea Agreement and six (6) months after the date the United States gave
27 notice of its intent to void its obligations under this Plea Agreement.

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


8 ENTIRETY OF AGREEMENT

9 24. This Plea Agreement constitutes the entire agreement between the United States and the
10 defendant concerning the disposition of the criminal charges in this case and supersedes and replaces in
11 its entirety any prior plea agreement between the parties concerning the disposition of the criminal
12 charges in this case. This Plea Agreement cannot be modified except in writing, signed by the United
13 States and the defendant.

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

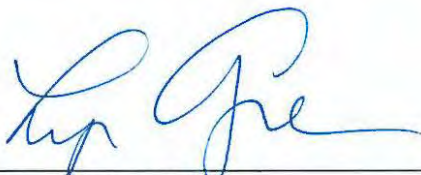
16 26. A facsimile or PDF signature will be deemed an original signature for the purpose of
17 executing this Plea Agreement. Multiple signature pages are authorized for the purpose of executing
18 this Plea Agreement.

19
20
21 
22 _____
23 MOHAMMED REZAIAN
24 Defendant


25 _____
26 ANDREW J. NICHOLSON-MEADE
27 Trial Attorney
28 U.S. Department of Justice
Antitrust Division

26 DATED: 10/11/17

DATED: 10/11/2017



1
2 MARCUS S. TOPEL
3 LYN R. AGRE
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8 DATED: 10 - 11 - 17