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State Bar Court of California Hearing Department Los Angeles STAYED SUSPENSION		
Counsel For The State Bar Anita Kabaei Deputy Trial Counsel 845 S. Figueroa Street Los Angeles, CA 90017 (213) 765-1248 Bar # 270209	Case Number(s): 16-C-12113-CV 	For Court use only PUBLIC MATTER FILED <i>rs</i> JUL 10 2017 STATE BAR COURT CLERK'S OFFICE LOS ANGELES
In Pro Per Respondent Michael T. Grehl Stratford Real Estate Group P.O. Box 996 Valley Center, CA 92082-0996 Bar # 228689	Submitted to: Settlement Judge STIPULATION RE FACTS, CONCLUSIONS OF LAW AND DISPOSITION AND ORDER APPROVING STAYED SUSPENSION; NO ACTUAL SUSPENSION ☐ PREVIOUS STIPULATION REJECTED	
In the Matter of: MICHAEL TODD GREHL Bar # 228689 A Member of the State Bar of California (Respondent)		

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 **December 3, 2003**.
- (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 **10** 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".

- (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 are added to membership fee for calendar year following effective date of discipline.
 - ☐ Costs are to be paid in equal amounts prior to February 1 for the following membership years: (Hardship, special circumstances or other good cause per rule 5.132, Rules of Procedure). If Respondent fails to pay any installment as described above, or as may be modified by the State Bar Court, the remaining balance is due and payable immediately.
 - ☐ Costs are waived in part as set forth in a separate attachment entitled "Partial Waiver of Costs".
 - ☐ Costs are entirely waived.

B. Aggravating Circumstances [Standards for Attorney Sanctions for Professional Misconduct, standards 1.2(h) & 1.5]. Facts supporting aggravating circumstances are required.

- (1) ☐ **Prior record of discipline**
- (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) ☐ **Intentional/Bad Faith/Dishonesty:** Respondent's misconduct was dishonest, intentional, or surrounded by, or followed by bad faith.
- (3) ☐ **Misrepresentation:** Respondent's misconduct was surrounded by, or followed by misrepresentation.
- (4) ☐ **Concealment:** Respondent's misconduct was surrounded by, or followed by concealment.
- (5) ☐ **Overreaching:** Respondent's misconduct was surrounded by, or followed by overreaching.
- (6) ☐ **Uncharged Violations:** Respondent's conduct involves uncharged violations of the Business and Professions Code, or the Rules of Professional Conduct.
- (7) ☐ **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..
- (8) ☒ **Harm:** Respondent's misconduct harmed significantly a client, the public, or the administration of justice. (See attachment, page 7)

- (9) ☒ **Indifference:** Respondent demonstrated indifference toward rectification of or atonement for the consequences of his or her misconduct. **(See attachment, page 7)**
- (10) ☐ **Candor/Lack of Cooperation:** Respondent displayed a lack of candor and cooperation to victims of his/her misconduct, or to the State Bar during disciplinary investigations or proceedings.
- (11) ☐ **Multiple Acts:** Respondent's current misconduct evidences multiple acts of wrongdoing.
- (12) ☐ **Pattern:** Respondent's current misconduct demonstrates a pattern of misconduct.
- (13) ☐ **Restitution:** Respondent failed to make restitution.
- (14) ☐ **Vulnerable Victim:** The victim(s) of Respondent's misconduct was/were highly vulnerable.
- (15) ☐ **No aggravating circumstances** are involved.

Additional aggravating circumstances

C. Mitigating Circumstances [see standards 1.2(i) & 1.6]. 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 likely to recur.
- (2) ☐ **No Harm:** Respondent did not harm the client, the public, or the administration of justice.
- (3) ☐ **Candor/Cooperation:** Respondent displayed spontaneous candor and cooperation with the victims of his/her misconduct or to the State Bar during disciplinary investigations and proceedings.
- (4) ☐ **Remorse:** Respondent promptly took objective steps demonstrating spontaneous 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 with a good faith belief that was honestly held and objectively reasonable.
- (8) ☐ **Emotional/Physical Difficulties:** At the time of the stipulated act or acts of professional misconduct Respondent suffered extreme emotional difficulties or physical or mental 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 the difficulties or disabilities no longer pose a risk that Respondent will commit misconduct.
- (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 extraordinarily 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 subsequent rehabilitation.
- (13) ☐ **No mitigating circumstances** are involved.

Additional mitigating circumstances

No prior discipline (see attachment, page 7.)
Pretrial stipulation (see attachment, pages 7-8.)

D. Discipline:

- (1) ☒ **Stayed Suspension:**
- (a) ☒ Respondent must be suspended from the practice of law for a period of **one year**.
- i. ☐ and until Respondent shows proof satisfactory to the State Bar Court of rehabilitation and fitness to practice and present learning and ability in the general law pursuant to standard 1.2(c)(1), 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 **one year**, 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.
- (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 5.162(A) & (E), Rules of Procedure.**
- ☒ No MPRE recommended. Reason: **The protection of the public and the rehabilitation of Respondent do not require passage of the MPRE in this case. (See In the Matter of Respondent G (Review Dept. 1992) 2 Cal. State Bar Ct. Rptr. 181.).**
- (2) ☐ **Other Conditions:**

ATTACHMENT TO
STIPULATION RE FACTS, CONCLUSIONS OF LAW AND DISPOSITION

IN THE MATTER OF: MICHAEL TODD GREHL

CASE NUMBER: 16-C-12113-CV

FACTS AND CONCLUSIONS OF LAW.

Respondent admits that the following facts are true and that the facts and circumstances surrounding the offense for which he was convicted involved other misconduct warranting discipline.

Case No. 16-C-12113 (Conviction Proceedings)

PROCEDURAL BACKGROUND IN CONVICTION PROCEEDING:

1. This is a proceeding pursuant to sections 6101 and 6102 of the Business and Professions Code and rule 9.10 of the California Rules of Court.

2. On December 1, 2015, the San Diego County District Attorney filed a complaint in San Diego Superior Court, Case Number CN352923, charging respondent with one count of violating Penal Code section 69 [Resisting Executive Officer], Penal Code section 273.5(a) [Corporal Injury to Spouse], and Penal Code section 243(e)(1) [Battery to Significant Other].

3. On June 21, 2016, respondent pled guilty to the count of violation of Penal Code section 148 [Resisting a Peace Officer], a misdemeanor. Pursuant to a plea agreement, the court dismissed the remaining counts.

4. On February 21, 2013, the court placed respondent on summary probation until June 20, 2019 and issued a protective order requiring respondent to stay away from Taryn Gindt. Respondent was also ordered to pay a \$450 fine and required to undergo 52-weeks of private counseling and anger management.

5. On April 21, 2017, the Review Department of the State Bar Court issued an order referring the matter to the Hearing Department for a hearing and decision recommending the discipline to be imposed in the event that the Hearing Department finds that the facts and circumstances surrounding the offense(s) for which respondent was convicted involved moral turpitude or other misconduct warranting discipline.

FACTS:

6. On November 26, 2015, respondent got into a heated argument with his girlfriend, Taryn Gindt ("Gindt") after Gindt confronted him regarding a picture of another woman on respondent's mobile phone. During the argument, Gindt started to pack her things up and placed her suitcase by the door. Thereafter, respondent started calling Gindt names and shoved her against the wall, knocking a picture down. Gindt hit her head against the wall and fell to the floor. Respondent then punched Gindt

in the face several times. Gindt rolled into a ball and yelled for him to stop. Gindt eventually ran out of respondent's residence and contacted the police.

7. The police arrived on the scene and Deputy Lovato ("Lovato") contacted respondent by telephone. Respondent hung up the telephone once Lovato identified himself. Lovato and Deputy Steinmeyer ("Steinmeyer") entered the front gate of respondent's residence and attempted to knock on the front door. Respondent came outside to the side patio area. Lovato requested a statement regarding the incident from respondent and respondent stated that he did not wish to talk to Lovato.

8. After assessing the situation, Lovato arrested respondent for inflicting corporal injury on a spouse or a cohabitant. Incident to arrest, Lovato conducted a search of his person. Once the search was complete, Lovato guided respondent towards the rear door of the patrol vehicle. Respondent began screaming and pulled away from Lovato. Lovato yelled, "stop resisting!" and "don't pull away!" Lovato grabbed respondent by the head/neck area in order to gain control of him. As a result, both respondent and Lovato fell to the ground. Thereafter, respondent was compliant and was placed inside the patrol vehicle without further incident.

9. Gindt sustained a cut and a bruise to her right eye, including a bump on the left side of her head. Lovato sustained a shoulder injury, pain to his right knee, and red marks on his chin.

CONCLUSIONS OF LAW:

10. The facts and circumstances surrounding the above-described violations did not involve moral turpitude but did involve other misconduct warranting discipline.

AGGRAVATING CIRCUMSTANCES.

Significant Harm to Client, Public or Administration of Justice (Std. 1.5(j)): Both Gindt and Lovato suffered harm from respondent's misconduct. Gindt sustained a cut and a bruise to her right eye, including a bump on the left side of her head. Lovato sustained a shoulder injury, pain to his right knee, and red marks on his chin.

Indifference (Std. 1.5(k)): Respondent displayed a lack of insight regarding his misconduct. In his response to the State Bar's Notice of Hearing on Conviction, respondent blamed the police officers for punching him while he slept and accused Gindt of showing up to his residence intoxicated rather than recognizing that it was his actions that set the events into motion. Respondent further expressed that he views this incident as an unfair attack on him, that he did not commit a crime, and that he agreed to the plea in order to protect his children from participating as witnesses.

MITIGATING CIRCUMSTANCES.

No Prior Discipline: Respondent does not have a prior record of discipline. He was admitted to the State Bar of California on December 3, 2003. Respondent's 14-years of discipline free practice at the time of the misconduct should be given significant weight in mitigation. (*Hawes v. State Bar* (1990) 51 Cal.3d 587, 596 [more than 10 years of discipline-free practice entitled to "significant" mitigation]).

Pretrial Stipulation: By entering into this stipulation, respondent is entitled to mitigation for saving the State Bar significant resources and time. (*Silva-Vidor v. State Bar* (1989) 49 Cal.3d 1071, 1079 [where mitigative credit was given for entering into a stipulation as to facts and culpability]; *In the Matter of Spalth* (Review Dept. 1996) 3 Cal. State Bar Ct. Rptr. 511, 521 [where the attorney's stipulation to facts and culpability was held to be a mitigating circumstance].)

AUTHORITIES SUPPORTING DISCIPLINE.

The Standards for Attorney Sanctions for Professional Misconduct “set forth a means for determining the appropriate disciplinary sanction in a particular case and to ensure consistency across cases dealing with similar misconduct and surrounding circumstances.” (Rules Proc. of State Bar, tit. IV, Stds. for Atty. Sanctions for Prof. Misconduct, std. 1.1. All further references to standards are to this source.) The standards help fulfill the primary purposes of discipline, which include: protection of the public, the courts and the legal profession; maintenance of the highest professional standards; and preservation of public confidence in the legal profession. (See std. 1.1; *In re Morse* (1995) 11 Cal.4th 184, 205.)

Although not binding, the standards are entitled to “great weight” and should be followed “whenever possible” in determining level of discipline. (*In re Silverton* (2005) 36 Cal.4th 81, 92, quoting *In re Brown* (1995) 12 Cal.4th 205, 220 and *In re Young* (1989) 49 Cal.3d 257, 267, fn. 11.) Adherence to the standards in the great majority of cases serves the valuable purpose of eliminating disparity and assuring consistency, that is, the imposition of similar attorney discipline for instances of similar attorney misconduct. (*In re Naney* (1990) 51 Cal.3d 186, 190.) If a recommendation is at the high end or low end of a standard, an explanation must be given as to how the recommendation was reached. (Std. 1.1.) “Any disciplinary recommendation that deviates from the Standards must include clear reasons for the departure.” (Std. 1.1; *Blair v. State Bar* (1989) 49 Cal.3d 762, 776, fn. 5.)

In determining whether to impose a sanction greater or less than that specified in a given standard, in addition to the factors set forth in the specific standard, consideration is to be given to the primary purposes of discipline; the balancing of all aggravating and mitigating circumstances; the type of misconduct at issue; whether the client, public, legal system or profession was harmed; and the member’s willingness and ability to conform to ethical responsibilities in the future. (Stds. 1.7(b) and (c).)

Standard 2.16(b) provides that a suspension or reproof is appropriate for a final conviction of a misdemeanor not involving moral turpitude but involving other misconduct warranting discipline. Respondent was convicted of a misdemeanor violation of Penal Code section 148. His conviction does not involve moral turpitude but does involve other misconduct warranting discipline.

Here, respondent was convicted of willfully and unlawfully resisting a peace officer resulting in physical injury to the officer. Additionally, the facts and circumstances surrounding the conviction involved domestic violence which caused injury to the victim and police officer. While respondent’s misconduct was not related to the practice of law, it was nonetheless serious as his conduct posed a threat of danger to himself and to the public. To determine the appropriate level of discipline, consideration must also be given to the aggravating and mitigating circumstances. Respondent’s misconduct is surrounded by aggravating circumstances in that respondent’s misconduct resulted in harm and respondent initially did not accept responsibility for his actions, and rather, blamed others. In mitigation, he had 14-years of discipline-free practice at the time of the misconduct and entered into a

pretrial stipulation. Based on the facts and circumstances in this case, including the mitigation and the aggravating circumstances, respondent's misconduct warrants a one-year suspension, stayed, and one-year probation with conditions to protect the public, maintain high professional standards, and preserve public confidence in the legal profession.

Relevant case law supports the instant discipline recommendation.

In *In re Hickey* (1990) 50 Cal. 3d 571, the Court imposed a three-year suspension, three-year probation and a 30-day actual suspension, where an attorney was convicted for violating penal code section 12025(b), carrying a concealed weapon. Hickey hit his wife across the face with a loaded firearm, threatened her and fired the firearm outside the residence where she was staying. The wife, scared for her life, left the club and went to a neighbor's house for the night. The attorney went to the neighbor's house later in the evening, threatened his wife and fired his firearm outside the neighbor's house. The attorney had a prior conviction for similar behavior against his wife in which he slapped his wife, proceeded to chase her as she ran away and beat her in front of bystanders. The Court found that Hickey's criminal conduct did not involve moral turpitude, but did involve conduct warranting discipline and noted harm in aggravation.

In the present matter, the facts and circumstances surrounding respondent's conviction are analogous to those in *Hickey*. Like *Hickey*, respondent's misconduct was not related to the practice of law and he used physical violence towards another which caused harm and led to his conviction of Penal Code Section 148. This case is distinguishable from *Hickey* since respondent did not possess or use a firearm at the time of the incident and he did not have a prior conviction for similar behavior. Balancing all of the factors, a lower level of discipline is warranted. Accordingly, a one-year suspension, stayed, and one-year probation with conditions is appropriate to protect the public, maintain high professional standards, and preserve public confidence in the legal profession.

COSTS OF DISCIPLINARY PROCEEDINGS.

Respondent acknowledges that the Office of Chief Trial Counsel has informed respondent that as of June 14, 2017, the discipline costs in this matter are \$2,629. 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.

EXCLUSION FROM MINIMUM CONTINUING LEGAL EDUCATION ("MCLE") CREDIT

Respondent may not receive MCLE credit for completion of State Bar Ethics School. (Rules Proc. of State Bar, rule 3201.)

(Do not write above this line.)

In the Matter of:
MICHAEL TODD GREHL

Case number(s):
16-C-12113-CV

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 Facts, Conclusions of Law, and Disposition.

6/21/2017  MICHAEL GREHL
Date Respondent's Signature Print Name

6/27/17  Anita Kabaei
Date Deputy Trial Counsel's Signature Print Name

(Do not write above this line.)

In the Matter of:
MICHAEL TODD GREHL

Case Number(s):
16-C-12113-CV

STAYED SUSPENSION 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.

- On page 4 of the Stipulation, under "Additional mitigating circumstances," "Pretrial stipulation," "pages 7-8" is deleted, and in its place is inserted "page 8".
- On page 5 of the Stipulation, an "X" is inserted in the box at paragraph F.(1) requiring Respondent to provide proof of passage of the MPRE. In addition, the "X" in the box next to "No MPRE recommended" and all language after "Reason" is deleted. (See *Segretti v. State Bar* (1976) 15 Cal.3d 878; cf. *In the Matter of Respondent G* (Review Dept. 1992) 2 Cal. State Bar Ct. Rptr. 181 [decision specifically limited to reproval cases].)
- On page 7 of the Stipulation, "No Prior Discipline," line 2, "14-years" is deleted, and in its place is inserted "nearly 12 years".
- On page 8 of the Stipulation, last line, "14-years" is deleted, and in its place is inserted "nearly 12 years".

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 5.58(E) & (F), 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.)**

Date

7/10/17


DONALD F. MILES
Judge of the State Bar Court

CERTIFICATE OF SERVICE

[Rules Proc. of State Bar; Rule 5.27(B); 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 Los Angeles, on July 10, 2017, 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:

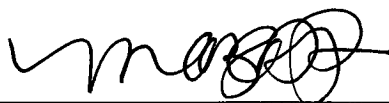
- ☒ by first-class mail, with postage thereon fully prepaid, through the United States Postal Service at Los Angeles, California, addressed as follows:

MICHAEL TODD GREHL
STRATFORD REAL ESTATE GROUP
PO BOX 996
VALLEY CENTER, CA 92082 - 0996

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

ANITA KABAEI, Enforcement, Los Angeles

I hereby certify that the foregoing is true and correct. Executed in Los Angeles, California, on July 10, 2017.



Mazie Yip
Case Administrator
State Bar Court