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12 Attorneys for Plaintiff
 UNITED STATES OF AMERICA
 13

14 UNITED STATES DISTRICT COURT
 15 FOR THE CENTRAL DISTRICT OF CALIFORNIA
 16

17 UNITED STATES OF AMERICA,) No. CV 10-7981-ODW (JCx)
)
 18 Plaintiff,)
) CONSENT JUDGMENT OF FORFEITURE
 19 v.)
)
 20 REAL PROPERTIES LOCATED IN)
 21 KERN, LOS ANGELES, AND SAN)
 22 BERNARDINO COUNTIES,)
)
 23 Defendants.)
)
 24 ABRAHAM SUTANTO AND ENDERAWATI)
 25 SALIM,)
)
 26 Claimants.)
)
 27

1 D. The United States of America shall have judgment as to
2 a combined total of \$1,000,000.00 in interest (the "forfeited
3 interest") in the following three defendant properties, subject
4 to the recorded interests of JPMorgan ChaseBank, N.A.
5 (Instrument Number 06 2410608) with respect to Defendant
6 Property 2, and Nara Bank (Instrument Number 20080866293) with
7 respect to Defendant Property 3, and no other person or entity
8 shall have any right, title or interest therein:

9 i. The real property located in Gardena, California
10 with the following legal description: Lot 50 of Moneta tract, in
11 the City of Gardena, county of Los Angeles, state of California,
12 as per map recorded in book 6 page 162 of maps, in the office of
13 the county recorder of said county. Except the west 10 feet and
14 the easterly 10.00 feet of the westerly 20.00 feet thereof. API#
15 6106-003-002 ("Defendant Property 1");
16

17 ii. The real property located in Torrance, California
18 with the following legal description: Lot 12 of Block 3 of Tract
19 No. 3404, as per Map recorded in Book 41, Pages 8 and 9 of Maps,
20 in the Office of the County Recorder of said County. API# 7346-
21 004-017 ("Defendant Property 2"); and

22 iii. The real property located in Gardena, California
23 with the following legal description: That portion of the east
24 127 acres of the southeast quarter of section 22, township 3
25 south, range 14 west, San Bernardino meridian, in the county of
26 Los Angeles, state of California, according to the official plat
27 said land filed in the district land office, April 12, 1868,
28

1 described as follows: Beginning at a point 20 feet west of the
2 southeast corner of said section 22; thence northerly parallel
3 with the east line of said section, a distance of 200 feet the
4 true point of beginning; thence westerly parallel with the
5 southerly line of said section, a distance of 280 feet; thence
6 northerly parallel with said east line a distance of 50 feet;
7 thence easterly parallel with said southerly line a distance of
8 280 feet; thence southerly parallel with said easterly line, a
9 distance of 50 feet to the true point of beginning. Except
10 therefrom the easterly 30 feet thereof. API# 4070-013-017
11 ("Defendant Property 3").

12 Defendant Properties 1, 2 and 3 are forfeited and condemned to
13 the United States of America to the extent of the interest
14 specified in this paragraph.
15

16 E. All right, title, and interest of Claimants, and all
17 other potential claimants, in the forfeited interest in the
18 Defendant Properties 1, 2 and 3 is hereby condemned and
19 forfeited to the United States of America. The United States
20 Marshals Service shall dispose of the forfeited interest in the
21 Defendant Properties 1, 2 and 3 in accordance with law.

22 F. Claimants may satisfy the judgment entered herein by
23 delivering \$1,000,000.00 to the United States of America by no
24 later than the close of business on the 180th calendar day after
25 entry of this Judgment by the Court (the "Liquidation Payment").
26 The government will release the lis pendens on Defendant
27
28

1 Properties 1, 2, and 3 upon full satisfaction of the Liquidation
2 Payment.

3 i. The Liquidation Payment shall be paid in the form
4 of a cashier's check payable to "United States Marshals
5 Service," and shall be delivered to the Chief, Asset Forfeiture
6 Section, United States Attorney's Office, 312 N. Spring Street,
7 14th Floor, Los Angeles, California 90012.

8 ii. Claimants may use Defendant Properties 1, 2 or 3
9 as security for a new loan to finance the Liquidation Payment,
10 subject to the approval of counsel for the United States of
11 America. Until the Liquidation Payment is made in full, all
12 escrow instructions and settlement statements relating to any
13 proposed loan transaction involving Defendant Properties 1, 2 or
14 3 shall also be subject to the approval of counsel for the
15 United States of America.
16

17 iii. Not later than three (3) days prior to the
18 anticipated close of an escrow on Defendant Properties 1, 2 or 3
19 that (1) has been previously approved by counsel for the United
20 States of America, and (2) will result in full or partial
21 payment to the United States of America equivalent to at least
22 one third of the Liquidation Payment, the United States shall
23 deliver to the escrow agent a conditional withdrawal of its lis
24 pendens recorded against the defendant property. This
25 conditional withdrawal may be recorded only if full or partial
26 payment equivalent to at least one third of the Liquidation
27
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1 Payment is received and paid to the United States of America in
2 accordance with this paragraph F;

3 iv. Until the full Liquidation Payment is paid (or,
4 if paragraph G is triggered, until Defendant Properties 1, 2
5 and/or 3 are sold), Claimants will not take any action to affect
6 the marketability of Defendant Properties 1, 2 or 3, and will
7 maintain them in substantially the same condition as they were
8 on the date this agreement is executed by Claimants. Claimants
9 shall maintain appropriate policies of insurance on Defendant
10 Properties 1, 2 and 3 until the full Liquidation Payment is made
11 (or, if paragraph G is triggered, the property is sold),
12 including policies covering potential liability for personal
13 injury or property damage occurring on or around the Defendant
14 Properties. Claimants shall pay all property taxes when due,
15 and shall not commit waste of Defendant Properties 1, 2 or 3 or
16 permit the properties to be used or occupied in any manner which
17 would diminish the value of the property or invalidate any
18 insurance policy on the property.
19

20 G. If the judgment is not timely satisfied in accordance
21 with paragraph F, Defendant Properties 1, 2 and/or 3 shall be
22 sold for fair market value by the United States and its agents,
23 including the United States Marshals Service and its authorized
24 agents and contractors, to allow the United States to liquidate
25 the interest forfeited to it pursuant to this judgment. The
26 United States of America has the full power to sell and transfer
27 valid title to Defendant Properties 1, 2 and 3 in their entirety
28

1 in connection with such sale, without the need to obtain the
2 participation, signature(s), or consent(s) of Claimants to any
3 aspect of the sale and/or title transfer. The Defendant
4 Properties shall be sold in the order listed above (i.e., first
5 Defendant Property 1) to satisfy the judgment in full. If the
6 proceeds from the sale of Defendant Property 1 satisfies the
7 judgment in full, the United States of America will release the
8 lis pendens on the remaining two properties. If the sale of
9 Defendant Property 1 does not satisfy the judgment in full,
10 Defendant Property 2 shall be sold by the United States of
11 America in accordance with this paragraph. If the proceeds from
12 the combined sale of Defendant Properties 1 and 2 satisfies the
13 judgment in full, the United States of America will release the
14 lis pendens on Defendant Property 3. Otherwise, Defendant
15 Property 3 shall be sold in accordance with this paragraph. The
16 proceeds of the sale of any of the Defendant Properties shall be
17 distributed as follows:
18

19 i. First, payment of all outstanding real property
20 taxes to the Los Angeles County Tax Collector to the date of
21 entry of this Judgment;

22 ii. Second, payment of all costs of escrow and sale,
23 including real estate sales commissions and applicable fees
24 triggered by the sale of the Defendant Property;

25 iii. Third, to the extent funds remain, payment to any
26 secured lienholders, whose security interests were recorded prior
27
28

1 to recording of the United States of America's lis pendens in
2 this action;

3 iv. Fourth, to the extent funds remain, all such
4 funds up to \$1,000,000.00 shall be paid to the United States
5 Marshals Service, and are hereby condemned and forfeited without
6 further order of this Court. The United States Marshals Service
7 shall dispose of such funds in accordance with law;

8 v. Fifth, to the extent funds remain, the balance of
9 the proceeds to Claimants through their counsel, Larry Bakman.

10 H. Claimants shall have judgment as to Defendant
11 Properties 4 through 19, the legal descriptions of which are
12 provided in Exhibit A, and no other person or entity shall have
13 any right, title or interest therein.

14 I. Claimants hereby release the United States of America,
15 its agencies, agents, and officers, including employees and
16 agents of the United States Bureau of Alcohol, Tobacco, Firearms
17 and Explosives, from any and all claims, actions or liabilities
18 arising out of or related to this action, including, without
19 limitation, any claim for attorney's fees, costs or interest
20 which may be asserted on behalf of the claimant, whether
21 pursuant to 28 U.S.C. § 2465 or otherwise.

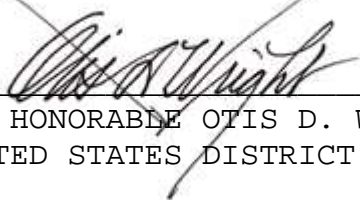
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1 J. The court finds that there was reasonable cause for
2 the institution of these proceedings. This judgment shall be
3 construed as a certificate of reasonable cause pursuant to 28
4 U.S.C. § 2465.

5
6 Dated: August 2, 2013

7
8 
9 THE HONORABLE OTIS D. WRIGHT
UNITED STATES DISTRICT JUDGE

10 Approved as to form and content:

11 Dated: July 31, 2013

12 ANDRÉ BIROTTE JR.
13 United States Attorney
14 ROBERT E. DUGDALE
Assistant United States Attorney
15 Chief, Criminal Division
STEVEN R. WELK
16 Assistant United States Attorney
Chief, Asset Forfeiture Section

17 _____/s/_____
18 JENNIFER M. RESNIK
19 Assistant United States Attorney
Asset Forfeiture Section

20 Attorneys for Plaintiff
21 United States of America

22 DATED: July 31, 2013

23 _____/s/_____
24 ABRAHAM SUTANTO

25
26 (signatures continue on next page)

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DATED: July 31, 2013

_____/s/_____
ABRAHAM SUTANTO
President
ABEN, LLC

DATED: July 31, 2013

_____/s/_____
ABRAHAM SUTANTO
President
ABENSOEEN, LLC

DATED: July 31, 2013

_____/s/_____
ABRAHAM SUTANTO
President
ABEN, LLC

DATED: July 31, 2013

_____/s/_____
ABRAHAM SUTANTO
President
ABENRA, LLC

DATED: July 31, 2013

_____/s/_____
ENDERAWATI SALIM

DATED: July 31, 2013

_____/s/_____
LARRY BAKMAN, ESQ.
Attorney for Claimants Abraham
Sutanto and Enderawati Salim

EXHIBIT A

1
2 1. The defendant property located in Gardena, California with the
3 legal description:

4 Lot 50 of Moneta tract, in the city of Gardena,
5 county of Los Angeles, state of California, as
6 per map recorded in book 6 page 162 of maps, in
7 the office of the county recorder of said county.
8 Except the west 10 feet and the easterly 10.00
9 feet of the westerly 20.00 feet thereof.

10 API No. 6106-003-002. ("defendant property 1")

11 2. The defendant property located in Torrance, California with
12 the legal description:

13 Lot 12 of Block 3 of Tract No. 3404, as per Map
14 recorded in Book 41, Pages 8 and 9 of Maps, in
15 the Office of the County Recorder of Los Angeles
16 County. Except the East 50 feet thereof.

17 API No. 7346-004-017. ("defendant property 2")

18 3. The defendant property located in Gardena, California with the
19 legal description:

20 That portion of the east 127 acres of the
21 southeast quarter of section 22, township 3 south,
22 range 14 west, San Bernardino meridian, in the
23 county of Los Angeles, state of California,
24 according to the official plat of said land filed
25 in the district land office, April 12, 1868,
26 described as follows: Beginning at a point 20 feet
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1 west of the southeast corner of said section 22;
2 thence northerly parallel with the east line of
3 said section, a distance of 200 feet the true
4 point of beginning; thence westerly parallel with
5 the southerly line of said section, a distance of
6 280 feet; thence northerly parallel with said east
7 line a distance of 50 feet; thence easterly
8 parallel with said southerly line a distance of
9 280 feet; thence southerly parallel with said
10 easterly line, a distance of 50 feet to the true
11 point of beginning. Except therefrom the easterly
12 30 feet thereof.

13 API No. 4070-013-017. ("defendant property 3")

14 4. The defendant property in Kern County, California with the
15 legal description:
16

17 Lot 423 of Tract No. 2225 in the City of
18 California City, County of Kern, State of
19 California, as per Map recorded July 2, 1959 in
20 Book 1, Page(s) 173 through 179 inclusive of Maps,
21 in the Office of the County Recorder of said
22 County.

23 API No. 210-120-09. ("defendant property 4")

24 5. The defendant property in Kern County, California with the
25 legal description:

26 Lot 10 of tract number 2226 in the county of
27 Kern, state of California, as per map recorded
28

1 in book 10, page 196 of maps, in the office of
2 the county recorder of said county. Excepting
3 therefrom 3/4 of all oil, gas and other
4 minerals, but without the right to enter any
5 portion of said land lying above a depth of 500
6 feet below the surface thereof, as reserved and
7 granted in previous deeds of record. And
8 excepting therefrom all water in and under said
9 land and water rights appurtenant thereto.

10 API No. 210-221-10. ("defendant property 5")

11 6. The defendant property in Big Bear City, California with the
12 legal description:

13 North 1/2 of Lot 90 of Baldwin Lake Tract No.
14 1724, as per map recorded in Book 25, Page 71,
15 records of San Bernardino County.

16 API No. 0313-093-11. ("defendant property 6")

17 7. The defendant property in Big Bear City, California with the
18 legal description:

19 Lot 17 of Tract No. 6153, Big Bear Land and Water
20 Co., No. 35 in the County of San Bernardino, State
21 of California, as per map recorded in Book 78,
22 Page(s) 65 and 66, inclusive, in the office of the
23 County Recorder of said County.

24 API No. 0313-281-14. ("defendant property 7")

25 8. The defendant properties in Kern County, California with
26 the legal description:
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1 Tract No. 2812, Lots 388, 574 & 620, in the
2 County of Kern, State of California as per map
3 recorded in book 14, pages 38 to 40 inclusive of
4 maps in the office of the county recorder of said
5 county.

6 API Nos. 229-042-08-007, 229-051-08-003
7 and 229-063-01-009. ("defendant property
8 8")

9 9. The defendant properties in Kern County, California with the
10 legal description:

11 Tract No. 2812, Lots 270 & 429 situated in the
12 City of California City, County of Kern, State of
13 California, exclusive of interest mineral rights,
14 as per maps recorded in the County Recorders
15 Office of said County.

16 API Nos. 229-065-08-004 and 229-053-28.
17 ("defendant property 9")

18 10. The defendant properties in Kern County, California with
19 the legal description:

20 Tract No. 2811, Lots 77 & 84, subject to any
21 mineral reservations of record. In the City of
22 California City, County of Kern County, State of
23 California. Said conveyance shall be made subject
24 to all covenants, conditions, restrictions,
25 reservations, easements, right and rights of way
26 of record in said County Recorders Office.
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1 API Nos. 213-316-22-008 and 213-325-10-009.

2 ("defendant property 10")

3 11. The defendant property in Kern County, California with the
4 legal description:

5 Lot 162 in block 080 of Tract No. 2162, as per
6 map recorded in book 7, page 111 of maps, in the
7 office of the county recorder of Kern County.

8 API No. 215-080-31-000. ("defendant property 11")

9 12. The defendant property in Kern County, California with the
10 legal description:

11 Lot 67 of Tract No. 2898, in the County of Kern,
12 State of California as per map recorded in book
13 14, pages 199 to 203 inclusive of maps in the
14 office of the county recorder of said county.

15 API No. 218-311-05-009. ("defendant property 12")

16 13. The defendant property in Kern County, California with the
17 legal description:

18 Lot 326 of Tract No. 2115 as per map thereof
19 recorded in book 10, pages 102 of miscellaneous
20 maps in the office of the recorder of said
21 county.

22 API No. 207-093-10-004. ("defendant property 13")

23 14. The real properties in Kern County, California with the
24 legal description:

25 Tract No. 2898, Lots 50 and 410, exclusive of 75%
26 mineral rights, in the County of Kern, State of
27 California, subject to covenants, conditions,
28

1 restrictions, reservations, and right or rights
2 of way now on record.

3 API Nos. 218-314-03-004 and 218-361-03-008.

4 ("defendant property 14")

5 15. The defendant properties in Kern County, California
6 with the legal description:

7 Tract No. 2898, Lots 210 & 211, in the City of
8 California City, County of Kern, State of
9 California, exclusive of interest mineral rights,
10 as per map recorded in the County Recorders
11 Office of said County. Said conveyance shall be
12 made subject to all covenants, conditions,
13 restrictions, reservations, easements, rights and
14 rights of way of record in said County Recorders
15 Office. This deed is being issued in compliance
16 with the Agreement for Deed dated June 29, 2005.
17 API Nos. 229-083-03-001 and 229-083-02-008.

18 ("defendant property 15")

19 16. The defendant property in Kern County, California with the
20 legal description:

21 Tract No. 2528, Lot 397, exclusive of 500
22 interest mineral rights as per map recorded in
23 the County Recorders Office of said county.

24 API No. 216-113-13-004. ("defendant property 16")

25 17. The defendant property in Kern County, California with the
26 legal description:

27 Tract No. 2898, Lot 78, exclusive of 750 mineral
28 rights, in the city of California City, County of

1 Kern, State of California, as per map recorded in
2 the County Recorders Office of said County.

3 API No. 218-321-09-004. ("defendant property 17")

4 18. The defendant property in Kern County, California with the
5 legal description:

6 Tract No. 2812, Lot 464, exclusive of mineral
7 rights, in the city of California City, County of
8 Kern, State of California, as per map recorded in
9 the County Recorders Office of said County.

10 API No. 229-052-27-005. ("defendant property 18")

11 19. The defendant properties in Kern County, California with
12 the legal description:

13 Tract No. 2887, Lots 287, 532, 594, and 605, in
14 the city of California City, County of Kern,
15 State of California, as per map recorded in book
16 14, page(s) 145 through 149, inclusive, of maps,
17 in the office of the county recorder of Kern
18 County.

19 API Nos. 218-292-19-002, 218-282-03-002,
20 218-254-03-007, and 218-261-29-005. ("defendant
21 property 19")
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