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12 UNITED STATES DISTRICT COURT
 13 FOR THE CENTRAL DISTRICT OF CALIFORNIA
 14 WESTERN DIVISION

15 UNITED STATES OF AMERICA,) No. CV-10-8205 SJO (AJWx)
 16)
 Plaintiff,)
 17)
 v.)
 18) CONSENT JUDGMENT OF FORFEITURE
)
 19 REAL PROPERTY LOCATED IN)
 NEWPORT COAST, CALIFORNIA,)
 20)
 Defendant.)
 21)
 22 NAZZAR AL BUSSAM AND NAZHAT AL)
 BUSSAM,)
 23)
)
 24 Claimants.)
 25)

26 RECITALS

- 27 1. This action was filed on October 29, 2010.
 28 2. Notice was given and published in accordance with law.

1 3. Claimants Nazzar Al Bussam and Nazhat Al Bussam
2 ("Claimants") filed claims to the defendant Real Property Located
3 in Newport Coast, California with assessor parcel number 461-301-
4 78 (the "defendant property"). The legal description of the
5 defendant property is attached as Exhibit "A." No other
6 statements of interest or answers have been filed, and the time
7 for filing such statements of interest and answers has expired.
8 Plaintiff and Claimants have reached an agreement that is
9 dispositive of the action. The parties hereby request that the
10 Court enter this Consent Judgment of Forfeiture.

11 WHEREFORE, IT IS ORDERED, ADJUDGED AND DECREED:

12 A. This Court has jurisdiction over this action
13 pursuant to 28 U.S.C. §§ 1345 and 1355 and over the parties
14 hereto.

15 B. The Complaint for Forfeiture states a claim for
16 relief pursuant to 18 U.S.C. § 981(a)(1)(A), 21 U.S.C. §
17 881(a)(6) and 31 U.S.C. § 5317(c)(2).

18 C. Notice of this action has been given in accordance
19 with law. All potential claimants to the defendant property
20 other than Claimants are deemed to have admitted the allegations
21 of the Complaint. The allegations set out in the Complaint are
22 sufficient to establish a basis for forfeiture. The parties had
23 sought a stay of this matter pursuant to 18 U.S.C. § 981(g), but
24 now jointly file this request that the court enter this consent
25 judgment of forfeiture.

26 D. Judgment is hereby entered in this matter in favor
27 of the United States of America in the amount of \$170,000.00,
28 which represents the value of the forfeited interest in the

1 defendant property. The defendant property is forfeited and
2 condemned to the United States to the extent of the interest
3 specified in this paragraph. The United States Marshals Service
4 shall dispose of the forfeited interest in the defendant property
5 in accordance with law.

6 E. Claimants agree to take whatever steps are
7 necessary to pass to the United States of America clear title to
8 the defendant property including, without limitation, the
9 completion of any legal documents required for the transfer of
10 title to the United States of America.

11 F. Claimants may satisfy the judgment entered herein
12 by delivering \$170,000.00 to the United States of America by no
13 later than the close of business on the 60th calendar day after
14 entry of this Judgment by the Court (the "Liquidation Payment").
15 If the judgment is timely satisfied in accordance with this
16 paragraph, the United States of America agrees to release the lis
17 pendens on the defendant property.

18 a. The Liquidation Payment shall be paid in the
19 form of a cashiers check payable to "United States Marshals
20 Service" and shall be delivered to the Chief, Asset Forfeiture
21 Section, United States Attorney's Office, 312 N. Spring Street,
22 14th Floor, Los Angeles, California 90012.

23 G. If the judgment is not timely satisfied in
24 accordance with paragraph F, the United States Marshals Service
25 ("USMS") is hereby authorized to remove any occupants and/or
26 personal property remaining on the defendant property. The
27 defendant property shall be sold for fair market value by the
28 United States of America and its agents, including the USMS and

1 its authorized agents and contractors, to allow the United States
2 of America to liquidate the interest forfeited to it pursuant to
3 this judgment. The United States of America has the full power
4 to sell and transfer valid title to the defendant property in its
5 entirety in connection such sale, without the need to obtain the
6 participation, signature(s), or consent(s) of claimants to any
7 aspect of the sale and/or title transfer. The proceeds of sale
8 shall be applied as follows, to the extent proceeds are
9 available:

- 10 a. First, to the costs incurred by USMS in
11 taking possession of and selling the
12 defendant property;
- 13 b. Second, to the Orange County Assessor and Tax
14 Collector for payment of unpaid real property
15 taxes assessed against the defendant real
16 property to the date of sale;
- 17 c. Third, to the extent funds remain, payment to
18 any secured lienholders, whose security
19 interests were recorded prior to recording of
20 the United States of America's lis pendens in
21 this action;
- 22 d. Fourth, to the extent funds remain, payment
23 of \$170,000.00 to the United States of
24 America; and
- 25 e. Fifth, to Claimants.

26 H. Claimants hereby release the United States of
27 America, its agencies, agents, and officers, including employees
28 and agents of the United States Drug Enforcement Administration,

1 from any and all claims, actions or liabilities arising out of or
2 related to this action, including, without limitation, any claim
3 for attorney's fees, costs or interest which may be asserted on
4 behalf of Claimants, whether pursuant to 28 U.S.C. § 2465 or
5 otherwise.

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1 I. The court finds that there was reasonable cause
2 for 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 Dated: August 29, 2013



6
7 THE HONORABLE S. JAMES OTERO
UNITED STATES DISTRICT JUDGE

8 Approved as to form and content:

9 Dated: August ____, 2013

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

14
15 JENNIFER M. RESNIK
Assistant United States Attorney
16 Asset Forfeiture Section

17 Attorneys for Plaintiff
United States of America

18 DATED: August ____, 2013

19
20 NAZZAR AL BUSSAM

21 DATED: August ____, 2013

22 NAZHAT AL BUSSAM

23 DATED: August ____, 2013

24 KENNETH WHITE

25 Attorney for Claimants
26 Dr. Nazar Al Bussam and Nazhat Al
Bussam