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UNITED STATES DISTRICT COURT
FOR THE CENTRAL DISTRICT OF CALIFORNIA

UNITED STATES OF AMERICA,

Plaintiff,

v.

REAL PROPERTY LOCATED IN LOS
ANGELES, CALIFORNIA,

Defendant.

ORIOLE DRIVE (LA) LLC,

Claimant.

No. CV 16-5378-DSF (PLA)

**FIRST AMENDED CONSENT
JUDGMENT OF FORFEITURE**

[This Amended Consent Judgment is case-
dispositive]

Upon consideration of the First Amended Stipulation for the entry of this First Amended Consent Judgment filed by the Plaintiff United States of America (“United States”) and Claimant ORIOLE DRIVE (LA) LLC (“Claimant”) (collectively, together with certain non-claimants who have agreed to be bound by this Judgment¹, the

¹ The non-claimant parties to the Stipulation seeking entry of this First Amended Consent Judgment are FFP (Cayman) Limited, FFP Trustee (NZ) Limited, and FFP (Directors) Limited, FFP (Corporate Services) Limited (collectively, “FFP”); and
(footnote cont’d on next page)

1 “Parties”), which First Amended Consent Judgment disposes of the entirety of this
2 action, the Court HEREBY finds that FFP has petitioned the foreign courts in the
3 relevant trust jurisdictions – New Zealand and/or Cayman Islands – for an order known
4 as a “blessing order”; such blessing order has been obtained; and that blessing order
5 authorizes FFP to forfeit or otherwise distribute the Defendant property or sales proceeds
6 of such property to the United States in accordance with the orders of this Court; nothing
7 precludes the Court from entering this First Amended Consent Judgment; and there is
8 good cause for entering the First Amended Consent Judgment;

9 WHEREFORE, the Court HEREBY ORDERS, ADJUDGES AND DECREES
10 that the Consent Judgment (Dkt. No. 141), incorporated herein by reference, is hereby
11 amended as follows:

12 1. All right, title, and interest in and to the Defendant Real Property more
13 particularly described as:

14 Parcel A of Parcel Map L.A. No. 3042, in the City of Los Angeles, County
15 of Los Angeles, State of California, as per map filed in Book 69, Page 54 of
16 Parcel Maps, in the office of the County Recorder of said County.

17 APN: 5560-006-015

18 ADDRESS: 423 Oriole Drive, Los Angeles, CA 90069

19 (hereinafter the “ORIOLE Property”) is hereby forfeited to and title is vested in the
20 United States; judgment is entered in favor of the United States; and any and all right,
21 title, or interest in or to the ORIOLE Property, or claims or potential claims to the
22 ORIOLE Property including those of ORIOLE DRIVE (LA) LLC, “FFP” and the “Low
23 Family” are hereby released from the ORIOLE Property.

24 2. This Judgment shall serve as the Order transferring title to the ORIOLE
25 Property from the titled owner ORIOLE DRIVE (LA) LLC to the United States.

26 _____
27 beneficiaries Low Hock Peng, Goh Gaik Ewe, Low May Lin, Low Taek Szen, and Low
28 Taek Jho (collectively, the “Low Family”). (Dkt. 139)

1 3. The United States shall dispose of the ORIOLE Property in accordance with
2 law.

3 4. The Amended Order for Interlocutory Sale of the ORIOLE Property (Dkt.
4 No. 136) is hereby vacated, with the exception of the following:

5 a. The existing Listing Agreement dated December 4, 2019 to sell the
6 ORIOLE Property entered into by Colliers International Greater Los
7 Angeles, Inc. with Douglas Elliman of California, Inc. (ERNIE
8 CARSWELL, Broker) shall remain in effect through February 29, 2020;

9 b. Although there is no existing sale contract for the ORIOLE Property, if
10 negotiations are taking place for the sale of the ORIOLE Property to a
11 prospective purchaser prior to February 29, 2020, then the existing Listing
12 Agreement shall be extended until the sale with that purchaser closes or it
13 appears that the contract has fallen out of escrow or will not close;

14 c. The sale proceeds of the ORIOLE Property, except the “net proceeds”, shall
15 be determined and distributed in accordance with Paragraph 8 of the
16 Amended Interlocutory Sale Order, (Dkt. No. 136), incorporated herein by
17 reference, including the payment by Claimant of the “Claimant Property
18 Taxes” and “Claimant Costs and Expenses” as defined in Paragraph 8; and

19 d. The “net proceeds” as that term is defined in Paragraph 8(e) shall be
20 disposed of by the USMS in accordance with the law.

21 5. The terms of this First Amended Consent Judgment shall control in the
22 event of any alleged conflict with any prior Stipulation or Order filed or entered in this
23 action, including, without limitation, the Amended Interlocutory Sale Order (Dkt. 136),
24 the Stipulation to Enter Consent Judgment (Dkt. 139) and the Consent Judgment of
25 Forfeiture (Dkt. 141).

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