

1
2
3
4
5
6
7
8 UNITED STATES DISTRICT COURT
9 FOR THE CENTRAL DISTRICT OF CALIFORNIA
10 WESTERN DIVISION

11 UNITED STATES OF AMERICA,
12 Plaintiff,
13 v.
14 ARMAN HAYRAPETYAN,
15 Defendant.
16
17

No. CR 20-00579-SVW-6

~~XXXXXXXXXX~~ [PROPOSED] PRELIMINARY ORDER
OF FORFEITURE PURSUANT TO PLEA
AGREEMENT AS TO 834 CALLE LA
PRIMAVERA, GLENDALE,
CALIFORNIA [911-4]

18
19 Upon consideration of the application of Plaintiff, United
20 States of America, for a preliminary order of forfeiture
21 pursuant to the plea agreement of, and guilty plea to Count
22 Twenty-six of the First Superseding Indictment entered by,
23 defendant ARMAN HAYRAPETYAN, and, good cause appearing thereon,
24 IT IS HEREBY ORDERED:

25 **I. FORFEITABLE PROPERTY**

26 For the reasons set out below, any right, title and
27 interest of defendant Arman Hayrapetyan in the following
28 described property (hereinafter, the "Forfeitable Property") is

1 hereby forfeited to the United States. The Court finds that the
2 government has established the requisite nexus between the
3 Forfeitable Property and the offenses described in Count Twenty-
4 six of the First Superseding Indictment, which charge defendant
5 with 18 U.S.C. § 1956(h) (conspiracy to commit money
6 laundering). The Forfeitable Property is more particularly
7 described as:

8 a. The real property located 834 Calle La Primavera,
9 Glendale, California, APN: 5663-036-33, more particularly
10 described as:

11 Parcel 1:

12 Lot 56 of Tract No. 45375, in the City of Glendale, County
13 of Los Angeles, State of California, as per map recorded in
14 Book 1128, Page(s) 55 to 63 inclusive of Maps, in the
15 office of the County Recorder of said County.

16 Except therefrom all oil and minerals in, on and under said
17 land as reserved by Benjamin Dreyfus in deeds recorded in
18 Book 101, Pages 551 and in Book 107, Page 447 both of
19 Deeds, in said Office of the County Recorder.
20

21 Parcel 2:

22 Non-exclusive easements for access, ingress, egress,
23 encroachments, maintenance, repair, drainage, support and
24 other purposes, all as described in the Master Declaration
25 recorded March 7, 1989 as Instrument No. 1989-354873 and
26 any amendments thereto.

27 **II. IMPLEMENTATION**

28 IT IS FURTHER ORDERED as follows:

1 A. Upon the entry of this Order, and pursuant to Fed. R.
2 Crim. P. 32.2(b)(3) and 21 U.S.C. § 853, the United States
3 Attorney General (or a designee) is authorized to seize the
4 Forfeitable Property.

5 B. Upon entry of this Order, the United States is further
6 authorized to conduct any discovery for the purpose of
7 identifying, locating, or disposing of the Forfeitable Property
8 subject to forfeiture pursuant to this Order, 21 U.S.C. § 853(m)
9 and Rule 32.2(b)(3) of the Federal Rules of Criminal Procedure.
10 "Any discovery" shall include all methods of discovery permitted
11 under the Federal Rules of Civil Procedure.

12 C. Upon entry of this Order (and at any time in the
13 future after amendment of the applicable order of forfeiture in
14 this matter), the United States Attorney General (or a designee)
15 is authorized to commence any applicable proceeding to comply
16 with statutes governing third party rights, including giving
17 notice of this and any other Order affecting specific property.
18 The following paragraphs shall apply to any ancillary proceeding
19 conducted in this matter:

20 (1) Pursuant to 21 U.S.C. § 853(n)(1) and
21 Supplemental Rule G(4)(a)(iv)(C) of the Supplemental Rules for
22 Admiralty or Maritime Claims and Asset Forfeiture Actions, the
23 government shall forthwith publish for at least thirty (30)
24 consecutive days on an official government website notice of
25 this order and any other Order affecting the Forfeitable
26 Property, and notice that any person, other than the defendant,
27 having or claiming a legal interest in the property must file a
28 petition with the Court within thirty (30) days of the

1 publication of notice or receipt of actual notice, whichever is
2 earlier. The United States shall also, to the extent
3 practicable, provide written notice to any person known to have
4 an alleged interest in the Forfeitable Property.

5 (2) Any person other than defendant ARMAN HAYRAPETYAN
6 ("defendant") asserting a legal interest in the Forfeitable
7 Property may, within thirty days of the publication of notice or
8 receipt of notice, whichever is earlier, petition the court for
9 a hearing without a jury to adjudicate the validity of his or
10 her alleged interest in the property, and for an amendment of
11 the order of forfeiture, pursuant to 21 U.S.C. § 853(n)(2).

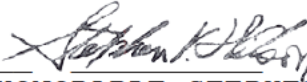
12 (3) Any petition filed by a third party asserting an
13 interest in the Forfeitable Property shall be signed by the
14 petitioner under penalty of perjury and shall set forth the
15 nature and extent of the petitioner's right, title, or interest
16 in such property, the time and circumstances of the petitioner's
17 acquisition of the right, title or interest in the property, any
18 additional facts supporting the petitioner's claim, and the
19 relief sought. 21 U.S.C. § 853(n)(3).

20 (4) The United States shall have clear title to the
21 Forfeitable Property following the Court's disposition of all
22 third-party interests or, if no petitions are filed, following
23 the expiration of the period provided in 21 U.S.C. § 853(n)(2)
24 for the filing of third party petitions.

25 D. Pursuant to Fed. R. Crim. P. 32.2(b)(3) and
26 defendant's consent, this Preliminary Order of Forfeiture shall
27 become final as to defendant ARMAN HAYRAPETYAN upon entry and
28 shall be made part of his sentence and included in his judgment.

1 E. The Court shall retain jurisdiction to enforce this
2 Order, and to amend it as necessary, pursuant to Fed. R. Crim.
3 P. 32.2(e).

4 DATED: September 3, 2021



HONORABLE STEPHEN V. WILSON
UNITED STATES DISTRICT JUDGE

6 PRESENTED BY:

7 TRACY L. WILKISON
8 Acting United States Attorney

9 SCOTT M. GARRINGER
Assistant United States Attorney
10 Chief, Criminal Division

11 /s/Brent A. Whittlesey
BRENT A. WHITTLESEY
12 Assistant United States Attorney
13 Asset Forfeiture Section

14 Attorneys for Plaintiff
UNITED STATES OF AMERICA