

# MEMORANDUM

TO: John J. Client  
DATE: June 1, 2018  
RE: Susan Storm Liquid Asset Report

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As requested, we initiated and completed a basic asset investigation on Susan Storm in the State of California. The results of our investigation are as follows:

## Employment/Sources of Income

Our search revealed the subject is employed by the County of Orange, in the Official Recorder's office. The Recorder's Office is located at 12 Civic Center Plaza, Room 101, Santa Ana, California 92701.

We were unable to determine the subject's monthly or annual income, due to the employer's privacy rules.

Our investigation found no other sources of income for this subject.

## Bank Affiliations – California

We conducted a search of all banks, credit unions and saving and loan associations in the State of California, including but not limited to First Bank, First Northern Bank, American River Bank, Bank of America, The Bank of California, Bank of the West, Bank of the Sierra, Bank of Orange County, Alliance Bank, 1<sup>st</sup> Enterprise Bank, California Federal Bank, California Bank and Trust, Capitol Valley Bank, Central Pacific Bank, Chase Bank, Citibank, City National Bank, Citizens Bank, Colonial Bank, Community First Bank, Los Angeles Savings Bank, Farmers and Merchants Bank, HSBC Bank, Fremont Bank, F&M Bank, Pacific Trust Bank, Mechanics Bank, Community West Bank, First California Bank, First National Bank, San Joaquin Bank, Sumitomo Bank of California, Universal Bank, Santa Barbara Bank and Trust, Central California Bank, San Diego National Bank, Tokai Bank of California, United California Bank, Silicon Valley Bank, Santa Monica Bank, US Bank, Union Bank of California, Wachovia Bank, Wilshire Trust Bank, Vineyard Bank, and Wells Fargo Bank.

We found **three (3) records** of the subject maintaining open and/or active bank accounts under his full name and Social Security Number in the State of California. Details as follows:

- |                  |                                 |
|------------------|---------------------------------|
| Bank Name:       | Bank of America                 |
| Bank Address:    | 1005 First St.<br>Santa Ana, CA |
| Telephone:       | (714) 556-8700                  |
| Account Name:    | Susan B. Storm                  |
| Account Type:    | Personal Checking               |
| Account Balance: | \$4,356.92                      |
| Account Signer:  | Susan B. Storm                  |

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2. Bank Name: Bank of America  
Bank Address: 1005 First St.  
Santa Ana, CA  
Telephone: (714) 556-8700  
Account Name: Susan B. Storm  
Account Type: Personal Savings  
Account Balance: \$41,095.01  
Account Signer: Susan B. Storm
3. Bank Name: Bank of America  
Bank Address: 1005 First St.  
Santa Ana, CA  
Telephone: (714) 556-8700  
Account Name: Susan B. Storm  
Account Type: Certificate of Deposit  
Account Balance: \$10,156.97  
Account Signer: Susan B. Storm

Our search included all banking and/or investment institutions identified to us as possibly held in the subject's name. We cannot obtain domestic banking or investment institution information in violation of federal banking privacy laws pertaining to banks and investment institutions, including without limitation the Financial Services Modernization Act of 1999, commonly known as the Gramm-Leach-Bliley Act; and, in particular, the financial privacy rules codified at 15 U.S. Code §§ 6801-6809; and the provisions of 15 USC §§ 6821-6827, and related statutes.

### **Business Ownership Search**

A current seven-year search for any businesses owned or operated by the subject was conducted. This search includes a search for fictitious business names in the subject's county of residence, and also includes a search of Secretary of State records for the subject's participation as an officer, director or registered agent of any corporation, limited liability company or registered partnership in California.

Our search found **one (1) record** of the subject owning a non-owner occupied single family residence, in addition to the subject's primary residence. It appears from our investigation that this non-occupied property is rented to tenants. We would need to conduct an interview and/or onsite inspection of said property, to determine whether the subject is receiving any rental income from this property.

Our search found **no record** of any other business entity or operations, referenced by the name of the subject of this report.

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**Real Estate and Personal Property Search – Orange County, California**

A current search of real property records for Orange County, California, revealed **two (2) records** of real property currently vested in the subject's name. Details as follows:

1. APN: 101-20-3348  
Address: 3245 Watercress Place, Irvine, CA 92612  
Owner(s): Susan B. Muller  
Date Purchased: 01/04/2011  
Use: Single family residence  
Assessed Value: \$345,126.00  
Current Market Value: \$675,500.00  
1<sup>st</sup> Lender: Bank of America  
Loan Amount: \$310,000.00  
Approx. Net Equity: \$365,500.00  
Homestead Exemption: Yes
  
2. APN: 387-21-0168  
Address: 125 First St., Santa Ana, CA  
Owner(s): Susan B. Muller  
Date Purchased: 01/04/2011  
Use: Single family residence  
Assessed Value: \$279,565.00  
Current Market Value: \$498,500.00  
1<sup>st</sup> Lender: No mortgage  
Approx. Net Equity: \$498,500.00  
Homestead Exemption: Rental property – not applicable

**Department of Motor Vehicles – California – Driver's License**

A current search of driver license records with the California Department of Motor Vehicles (DMV) revealed **one (1) record** of a driver's license in the subject's name. Details as follows:

1. License Holder's Name: Susan Blanchette Muller  
Driver License Number: A1617784  
Class: C  
Issuance Date: 10/03/1983  
Status: Active, corrective lenses restriction

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### Civil Records Search – Orange County, California

A seven-year search of the Superior, Limited Jurisdiction and Small Claims Court civil case lists and indices within Orange County, California revealed **one (1) record** of a civil case listing the subject as a plaintiff and/or defendant. Details as follows

1. Case Number: 2014-56578932-NC  
Court: North Orange County Courthouse  
Date Filed: 06/01/2014  
Case Type: Civil - Collections  
Plaintiff: American Express Corp.  
Defendant: Susan Storm  
Status: Judgment for plaintiff, \$70,356.55, 09/23/2014

### Civil Records Search – Federal

A seven-year search of the United States District Court for the Central District of California civil case lists and indices revealed **no record(s)** of federal civil court cases listing the subject as a plaintiff and/or defendant.

### Judgment/Lien Search – Orange County, California

A seven-year search conducted for Orange County, California revealed **one (1) record(s)** of a tax lien filed against the subject, and **one (1) record** of a judgment filed against the subject. Details as follows:

1. Type: Tax Lien  
Date: 01/02/2013  
Amount: \$452.65  
Debtor: Susan Storm  
Creditor: Franchise Tax Board, Sacramento, CA
2. Type: Judgment  
Case Number: 2014-56578932-NC  
Court: North Orange County Courthouse  
Date Entered: 09/23/2014  
Amount: \$70,356.55  
Debtor: Susan Storm  
Creditor: American Express Corp.

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### Bankruptcy Search

A seven-year search of the United States Bankruptcy Court for the Central District of California revealed **one (1) record** of a bankruptcy proceeding filed by the subject.

1. Case Number: 2007-bk-985320-BR-RJR  
Bankruptcy Court: US Bankruptcy Ct., Santa Ana, CA  
Type: Chapter 7 – no assets  
Debtor(s): Susan M. Storm  
Filing Date: 10/17/2007  
Status: Discharge entered 12/23/2007

### Internet Search

We conducted an Internet search through all major search engines and found the following information about the subject:

The subject is a real estate investor in Orange County, California. The subject does not have any social media accounts we could confirm relate to this Susan M. Storm. The subject is listed in telephone directories in Orange County, California.

### Recommendations

We recommend that further investigation be performed regarding this subject. In particular, we recommend a review and analysis of the subject's Chapter 7 Bankruptcy Court filings be conducted, to determine the nature, location and amounts of assets, court cases and other potential assets disclosed to the Bankruptcy Court. Such an analysis would also disclose the current status and/or enforceability of judgments and liens filed against the subject.

Please contact this office to discuss arrangements so that we may perform this additional investigation work. It is a pleasure to be of service to you. Should you have any questions, please do not hesitate to contact our office.

*The accuracy of the data submitted by the requestor will directly determine the accuracy of the results obtained. While the information furnished is from reliable sources, her accuracy is not guaranteed. Use of available data may be affected by the Fair Credit Reporting Act ("FCRA"), the Fair Debt Collection Practices Act, the Graham-Leach-Bliley Act, or federal and state privacy laws. This report was prepared by usadetectives.com, including its agents, employees and investigators, at the request of the client to whom it is addressed. The client agrees by accepting this report that reports and information received from usadetectives.com, including its agents, employees and investigators, are strictly confidential, and are intended solely for the client's sole private, exclusive use. Any other use, communication, publication or reproduction of this report, or any portion of her contents, without the written consent of usadetectives.com, including its agents, employees and investigators, is strictly forbidden. By ordering and accepting delivery of this report, the client agrees to indemnify usadetectives.com, including its agents, employees and investigators, against any damages or claims resulting from any such unauthorized use. This report is not a recommendation, endorsement or approval of any kind, with respect to any specific transaction, decision or evaluation, and should not be relied on as such under any circumstances. All information contained herein is confidential and proprietary, the property of the investigation company providing this report. Client agrees usadetectives.com's liability, if any, for any information included in this report does not exceed the fee paid for such report.*