



AFFIRMATIVE
DISPUTE RESOLUTION

Waldine “Dean” H. Olson, Esq.



SUMMARY OF QUALIFICATIONS

Attorney Dean Olson is a commercial arbitrator available to assist with arbitrating a variety of disputes throughout Nebraska, including personal injury, business, contract, employment, insurance, real estate, construction and other matters. His full-time civil litigation law practice included the representation of both plaintiffs and defendants in major civil litigation, commercial litigation, and construction litigation. Olson was engaged in a full-time civil litigation practice for over 35 years and has been a commercial arbitrator for over 25 years.

Olson’s substantial commercial arbitration experience is an asset to parties in conflict and their counsel. Whether the dispute involves personal injury and insurance defense (such as product, automobile, commercial, crop, and environmental claims), commercial litigation (such as business contract disputes, inverse condemnation actions, corporate shareholder disputes) or any phases of construction litigation (including building owners, general contractors, subcontractors, architects, and engineers), Olson is adept at conducting arbitration proceedings in a professional, impartial and efficient manner.

EDUCATION

- J.D., Creighton University School of Law, 1965
- B.S., Midland College, 1962

ADMISSIONS

- Colorado, 1965
- Nebraska, 1966
- U.S. District Court, District of Nebraska, 1971
- U.S. Court of Appeals, Eighth Circuit, 1972



MEMBERSHIPS

- Nebraska Bar Association
- Omaha Bar Association
- American Board of Trial Advocates (Nebraska Chapter, Charter Member; Past President, two terms)

PROFESSIONAL EXPERIENCE

- Of Counsel, Nolan, Olson & Stryker, P.C., L.L.O., 2009 to present;
- Of Counsel and Partner, Nolan, Olson, Hansen, Lautenbaugh & Buckley LLP (and predecessor firms), 1997-2008;
- Shareholder and Partner, Schmid, Mooney & Frederick, P.C. (and predecessor firms), 1971-97;
- Attorney and Partner, Harden, Olson & Napheys (and predecessor firm), 1965-71 .

INSURANCE-RELATED EXPERIENCE/EXPERTISE

Dean Olson's private law practice included litigation in all Nebraska courts on a wide range of issues, such as:

- Business Interruption/Property Loss
- Agency/Broker Issues
- Claims Management Practices (e.g. bad faith claims)
- Property/Casualty Insurance

His insurance practice also included the issuance of numerous Insurance Coverage opinions relating to Allocation of Loss Among Multiple Insurers, Primary/Excess Issues, Coverage Trigger Issues, Interpretation and Application of Exclusionary Clauses, and various other first- and third-party coverage. Olson's experience as a Neutral has included several high-dollar Crop Insurance claims in four Midwestern states.

REPRESENTATIVE CASES

Personal Injury/Insurance Defense

- Representation of manufacturer of transformer in wrongful death action for damages resulting from alleged electrical explosion. Verdict for defendant manufacturer. Affirmed on appeal. Erickson et al. v. Monarch Industries, Inc. et al. , 216 Neb. 875 (1984).
- Representation of homeowners in action to recover damages for injuries resulting from exposure to termiticide. Summary judgment for defendants reversed on appeal. Settled

via mediation. *Malleck v. The Dow Chemical Corp. et al.*, 2000 Neb. App. LEXIS 312 (2000).

- Representation of manufacturer of oil well service rig for alleged design and manufacturing deficiencies resulting in crush injury from falling pulley assembly. Verdict for defendant. *Goforth v. Crane Carrier Corp.*, U.S. District Court for the District of Nebraska.

Commercial Litigation

- Representation of public carrier in inverse condemnation action arising out of urban renewal project. *Greyhound Lines v. City of Omaha*, District Court for Douglas County, Nebraska.
- Representation of national credit card processor in defense of action for damages due to cancellation of processing agreement. *Benchmark, Inc. v. First National Bank of Omaha*, District Court for Douglas County, Nebraska.
- Representation of majority shareholders in minority shareholder suit to force liquidation and dissolution of family-owned corporation, owner of 80,000+ acre ranch in western Nebraska. *Caldwell v. Ressegieus*, U.S. District Court for the District of Nebraska.

Construction Litigation

- Representation of general contractor in action for recovery of damages for alleged deficiencies in the design and construction of pharmacy college building. Summary judgment for defendant. Affirmed on appeal. *Board of Regents of the Univ. of Nebraska v. Lueder Constr. Co.*, 230 Neb. 686 (1988).
- Representation of geological engineer in action for recovery of damages resulting from subsidence of airport parking garage under construction. Settled during trial. *Omaha Airport Authority v. Woodward Clyde et al.*, District Court for Douglas County, Nebraska.
- Representation of well driller in action for recovery of damages for alleged groundwater contamination at galvanizing and manufacturing facility. Verdict for defendant. Affirmed on appeal. *Lindsay Mfg. v. Bruce Gilmore Assoc. et al.*, 246 Neb. 495 (1994).

Other Experience

Dean Olson served in a quasi-judicial capacity during six-year term on the Nebraska District Two Disciplinary Committee on Inquiry, which heard and decided grievances against practicing attorneys. Olson also served as court-appointed referee to hear evidence and provide recommendations in attorney disciplinary proceedings.

Arbitration Experience



Dean Olson has served as an arbitrator since 1987. Representative arbitration cases include:

- Chaired three-member panel arbitration of dispute arising out of the rebuild of a municipal cable television system.
- Chaired three-member panel arbitration of dispute arising out of joint venture agreement for ownership and management of luxury golf club.
- Chaired three-member panel arbitration of dispute involving alleged wrongful liquidation of a margin account by securities broker.
- Arbitration of dispute involving alleged wrongful termination of employment of insurance agent.
- Arbitration of dispute arising out of alleged wrongful termination of distributorship contract.
- Arbitration of two separate disputes arising out of alleged denial of benefits and cancellation of excess loss insurance coverage for group health benefit plans.
- Arbitration of several crop insurance claims.

Alternative Dispute Resolution Training

- AAA Managing the Arbitration Process for Efficiency & Economy Following the Preliminary Hearing, 2012
- AAA Webinar, Arbitrator Boundaries: What are the Limits of Arbitrator Authority, 2011
- AAA Webinar, Navigating the Construction Arbitration Roadmap, 2011
- AAA Webinar, What's a Respondent Like You Doing in a Place Like This? Confronting Arbitrability and Jurisdiction Issues in Arbitration, 2011
- AAA Webinar, Ethics 101: Mediators, Arbitrators, Attorneys, 2011
- AAA Webinar, Right Process, Wrong Arbitrator: Choosing the Right Construction Arbitrator(s), 2010
- AAA Webinar, Judicial Remands of Challenged Awards: What Happens When the Decision Isn't Final, 2009
- AAA Webinar, Get Smart: Issues Surrounding Surveillance in the Workplace, 2009
- AAA Chairing an Arbitration Panel: Managing Procedures, Process & Dynamics (ACE005), 2008
- AAA Arbitrator Ethics & Disclosure (ACE003), 2007
- AAA Dealing With Delay Tactics in Arbitration (ACE004), 2006
- AAA ProSe: Managing Cases Involving Self-Represented Parties (ACE002), 2005
- AAA Arbitration Awards: Safeguarding, Deciding & Writing Awards (ACE001), 2004
- AAA Commercial Arbitrator II Training: Advanced Case Management Issues, 2002
- AAA Arbitrator Update 2001
- AAA Commercial Arbitrator Training, 1999; Federal Mediation Training, 1995
- AAA Basic Mediation Training, 1995
- Various other ADR training