

Exhibit “A”

**DISTRICT COURT
CLARK COUNTY, NEVADA**

ERIC L. NELSON,
Plaintiff/Counterdefendant,

vs.

LYNITA SUE NELSON, LANA MARTIN, as
Distribution Trustee of the ERIC L. NELSON
NEVADA TRUST dated May 30, 2001,
Defendant/Counterclaimants.

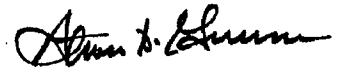
LANA MARTIN, Distribution Trustee of the
ERIC L. NELSON NEVADA TRUST dated
May 30, 2001,

Crossclaimant,

vs.

LYNITA SUE NELSON,
Crossdefendant.

CASE NO.: D-09-411537-D
DEPT. NO.: 0
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CLERK OF THE COURT

DECREE OF DIVORCE

This matter having come before this Honorable Court for a Non-Jury Trial in October 2010, November 2010, July 2012 and August 2012, with Plaintiff, Eric Nelson, appearing and being represented by Rhonda Forsberg, Esq., Defendant, Lynita Nelson, appearing and being represented by Robert Dickerson, Esq., Katherine Provost, Esq., and Josef Karacsonyi, Esq., and Counter-defendant, Cross-defendant, Third Party Defendant Lana Martin, Distribution

FRANK R. SULLIVAN
DISTRICT JUDGE

FAMILY DIVISION, DEPT. D
LAS VEGAS NV 89101

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2 Trustee of the Eric L. Nelson Nevada Trust, being represented by Mark Solomon, Esq., and
3 Jeffrey Luszeck, Esq., good cause being shown:

4 THE COURT HEREBY FINDS that it has jurisdiction in the premises, both as to the
5 subject matter thereof and as the parties thereto, pursuant to NRS 125.010 et seq.

6 THE COURT FURTHER FINDS the Eric Nelson, Plaintiff, has been, and is now, an
7 actual and bona fide resident of the County of Clark, State of Nevada, and has been actually
8 domiciled therein for more than six (6) weeks immediately preceding to the commencement of
9 this action.

10 THE COURT FURTHER FINDS that the parties were married September 17, 1983.

11 THE COURT FURTHER FINDS that 5 children were born the issue of this marriage;
12 two of which are minors, namely, Garrett Nelson born on September 13, 1994, and Carli
13 Nelson born on October 17, 1997; and to the best of her knowledge, Lynita Nelson, is not now
14 pregnant.

15 THE COURT FURTHER FINDS that the Plaintiff filed for divorce on May 6, 2009.

16 THE COURT FURTHER FINDS that the parties entered into a Stipulated Parenting
17 Agreement as to the care and custody of said minor children on October 15, 2008, which was
18 affirmed, ratified and made an Order of this Court on February 8, 2010.

19 THE COURT FURTHER FINDS that on August 9, 2011, both parties stipulated and
20 agreed that the Eric L. Nelson Nevada (ELN) Trust should be joined as a necessary party to this
21 matter.

22 THE COURT FURTHER FINDS that Eric Nelson is entitled to an absolute Decree of
23 Divorce on the grounds of incompatibility.

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2 THE COURT FURTHER FINDS that during the couple's nearly thirty (30) years of
3 marriage, the parties have amassed a substantial amount of wealth.

4 THE COURT FURTHER FINDS that the parties entered into a Separate Property
5 Agreement on July 13, 1993, with Mr. Nelson being advised and counseled with respect to the
6 legal effects of the Agreement by attorney Jeffrey L. Burr and Mrs. Nelson being advised and
7 counseled as its legal effects by attorney Richard Koch.
8

9 THE COURT FURTHER FINDS that, pursuant to NRS 123.080 and NRS 123.220(1),
10 the Separate Property Agreement entered into by the parties on July 13, 1993, was a valid
11 Agreement.

12 THE COURT FURTHER FINDS that Schedule A of the Separate Property Agreement
13 contemporaneously established the Eric L. Nelson Separate Property Trust and named Mr.
14 Nelson as trustor. The trust included interest in:
15

16 A First Interstate Bank account;
17 A Bank of America account;
18 4021 Eat Portland Street, Phoenix, Arizona;
19 304 Ramsey Street, Las Vegas, Nevada;
20 Twelve (12) acres located on Cheyenne Avenue, Las Vegas, Nevada;
21 Ten (10) acres located on Cheyenne Avenue, Las Vegas, Nevada;
22 1098 Evergreen Street, Phoenix, Arizona;
23 Forty nine (49) lots, notes and vacant land in Queens Creek, Arizona;
24 Forty one (41) lots, notes and vacant land in Sunland Park, New Mexico;
25 Sport of Kings located at 365 Convention Center Drive, Las Vegas, Nevada;
26 A 1988 Mercedes;
27 Forty percent (40%) interest in Eric Nelson Auctioneering, 4285 South Polaris Avenue,
28 Las Vegas, Nevada;
One hundred percent (100%) interest in Casino Gaming International, LTD., 4285
South Polaris Avenue, Las Vegas, Nevada; and
Twenty five percent (25%) interest in Polk Landing.

THE COURT FURTHER FINDS that Schedule B of the Separate Property Agreement
contemporaneously established the Lynita S. Nelson Separate Property Trust and named Mrs.
Nelson as trustor. The trust included interest in:

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2 A Continental National Bank account;
3 Six (6) Silver State Schools Federal Credit Union accounts;
4 An American Bank of Commerce account;
5 7065 Palmyra Avenue, Las Vegas, Nevada;
6 8558 East Indian School Road, Number J, Scottsdale, Arizona;
7 Ten (10) acres on West Flamingo Road, Las Vegas, Nevada;
8 1167 Pine Ridge Drive, Panguitch, Utah;
9 749 West Main Street, Mesa, Arizona;
10 1618 East Bell Road, Phoenix, Arizona;
11 727 Hartford Avenue, Number 178, Phoenix, Arizona;
12 4285 Polaris Avenue, Las Vegas, Nevada;
13 Metropolitan Mortgage & Security Co., Inc., West 929 Sprague Avenue Spokane,
14 Washington;
15 Apirade Bumpus, 5215 South 39th Street, Phoenix, Arizona;
16 Pool Hall Sycamore, 749 West Main Street, Mesa, Arizona;
17 A Beneficial Life Insurance policy; and
18 A 1992 van

19 THE COURT FURTHER FINDS that on May 30, 2001, the Eric L. Nelson Nevada
20 Trust (hereinafter "ELN Trust") was created under the advice and counsel of Jeffrey L. Burr,
21 Esq., who prepared the trust documents.

22 THE COURT FURTHER FINDS that the ELN Trust was established as a self-settled
23 spendthrift trust in accordance with NRS 166.020.¹

24 THE COURT FURTHER FINDS that all of the assets and interest held by the Eric L.
25 Nelson Separate Property Trust were transferred or assigned to the ELN Trust.

26 THE COURT FURTHER FINDS that on May 30, 2001, the Lynita S. Nelson Nevada
27 Trust (hereinafter "LSN Trust") was created under the advice and counsel of Jeffrey L. Burr,
28 Esq., who prepared the trust documents.

THE COURT FURTHER FINDS that the LSN Trust was established as a self-settled
spendthrift trust in accordance with NRS 166.020.

¹ NRS 166.020 defines a spendthrift trust as "at trust in which by the terms thereof a valid restraint on the voluntary and involuntary transfer of the interest of the beneficiary is imposed. See, NRS 166.020.

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THE COURT FURTHER FINDS that all of the assets and interest held by the Lynita S. Nelson Separate Property Trust were transferred or assigned to the LSN Trust.

THE COURT FURTHER FINDS that while the parties may differ as to the reason why the trusts were created, the effect of a spendthrift trust is to prevent creditors from reaching the principle or corpus of the trust unless said creditor is known at the time in which an asset is transferred to the trust and the creditor brings an action no more than two years after the transfer occurs or no more than 6 months after the creditor discovers or reasonably should have discovered the transfer, whichever occurs latest.²

THE COURT FURTHER FINDS that while spendthrift trusts have been utilized for decades; Nevada is one of the few states that recognize self-settled spendthrift trusts. The legislature approved the creation of spendthrift trusts in 1999 and it is certainly not the purpose of this Court to challenge the merits of spendthrift trusts.

THE COURT FURTHER FINDS that the testimony of the parties clearly established that the intent of creating the spendthrift trusts was to provide maximum protection from creditors and was not intended to be a property settlement in the event that the parties divorced.

THE COURT FURTHER FINDS that throughout the history of the Trusts, there were significant transfers of property and loans primarily from the LSN Trust to the ELN Trust. Such evidence corroborates Mrs. Nelson's testimony that the purpose of the two Trusts was to allow for the ELN Trust to invest in gaming and other risky ventures, while the LSN Trust would maintain the unencumbered assets free and clear from the reach of creditors in order to provide the family with stable and reliable support should the risky ventures fail.

...

² NRS 166.170(1)

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2 THE COURT FURTHER FINDS that, due to Mrs. Nelson's complete faith in and total
3 support of her husband, Mr. Nelson had unfettered access to the LSN Trust to regularly transfer
4 assets from the LSN Trust to the ELN Trust to infuse cash and other assets to fund its gaming
5 and other risky investment ventures.

6
7 THE COURT FURTHER FINDS that on numerous occasions during these proceedings,
8 Mr. Nelson indicated that the ELN Trust and LSN Trust both held assets that were indeed
9 considered by the parties to be community property.

10 THE COURT FURTHER FINDS that during the first phase of trial held in August
11 2010, Mr. Nelson was questioned ad nauseam by both his former attorney, Mr. James
12 Jimmerson, and by Mrs. Nelson's attorney, Mr. Dickerson, about his role as the primary wage
13 earner for the family.

14 THE COURT FURTHER FINDS that on direct examination, when asked what he had
15 done to earn a living following obtaining his real estate license in 1990, Mr. Nelson's lengthy
16 response included:

17
18 "So that's my primary focus is managing all my assets and Lynita's assets so we
19 manage our *community assets*, and that's where our primary revenue is driven
(emphasis added)."

20 THE COURT FURTHER FINDS that upon further direct examination, when asked why
21 the ELN and LSN Trusts were created, Mr. Nelson responded:

22
23 "In the event that something happened to me, I didn't have to carry life insurance. I
24 would put safe assets into her property in her assets for her and the kids. My assets
25 were much more volatile, much more -- I would say daring; casino properties, zoning
26 properties, partners properties, so we maintained this and these — all these trusts
27 were designed and set up by Jeff Burr. Jeff Burr is an excellent attorney and so I felt
28 comfortable. This protected Lynita and her children and it gave me the flexibility
because I do a lot of tax scenarios, to protect her and the kids and me and we could
level off yearly by putting assets in her trust or my trust depending on the
transaction and protect -- the basic bottom line is to protect her (emphasis added)."

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2 THE COURT FURTHER FINDS that upon further examination by Attorney Jimmerson
3 inquiring about the status of a rental property located on Lindell Road, Mr. Nelson's response
4 was:

5 "Well, we don't pay rent because we're managing all the assets, so I don't pay
6 myself to pay Lynita because we — it's all *community* (emphasis added)."

7 THE COURT FURTHER FINDS that during cross-examination on October 19, 2010,
8 Mr. Nelson was questioned as to why he closed his auctioning company and his response was:

9 "I was under water these businesses. And for business purposes and to -- to set -- to
10 save as much in our *community* estate, I was forced to lay people off, generate cash flow so
11 Lynita would have the cash flow from these properties in the future (emphasis added)."

12 THE COURT FURTHER FINDS that throughout Mr. Nelson's aforementioned
13 testimony, he either expressly stated that his actions were intended to benefit his and Mrs.
14 Nelson's community estate or made reference to the community.

15 THE COURT FURTHER FINDS that it heard testimony from Mr. Nelson over several
16 days during the months of August 2010, September 2010 and October 2010, in which Mr.
17 Nelson's testimony clearly categorized the ELN Trust and LSN Trust's property as community
18 property.

19 THE COURT FURTHER FINDS that Mr. Nelson's sworn testimony corroborates Mrs.
20 Nelson's claim that Mr. Nelson informed her throughout the marriage that the assets
21 accumulated in both the ELN Trust and LSN Trust were for the betterment of their family unit,
22 and, thus, the community.

23 THE COURT FURTHER FINDS Attorney Burr's testimony corroborated the fact that
24 the purpose of creating the spendthrift trusts was to "supercharge" the protection afforded
25 against creditors and was not intended to be a property settlement.
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2 THE COURT FURTHER FINDS that Attorney Burr testified that he discussed and
3 suggested that the Nelsons periodically transfer properties between the two trusts to ensure that
4 their respective values remained equal.

5 THE COURT FURTHER FINDS that Attorney Burr further testified that the values of
6 the respective trust could be equalized through gifting and even created a gifting form for the
7 parties to use to make gifts between the trusts.
8

9 THE COURT FURTHER FINDS that the Minutes from a Trust Meeting, dated
10 November 20, 2004, reflected that all Mississippi property and Las Vegas property owned by
11 the ELN Trust was transferred to the LSN trust as final payment on the 2002 loans from the
12 LSN to the ELN Trust and to "*level off the trusts*" (emphasis added).

13 THE COURT FURTHER FINDS that the evidence adduced at trial clearly established
14 the parties intended to maintain an equitable allocation of the assets between the ELN Trust and
15 the LSN Trust.
16

17 *Fiduciary Duty*

18 THE COURT FURTHER FINDS that the Nevada Supreme Court has articulated that a
19 fiduciary relationship exists between husbands and wives, and that includes a duty to "disclose
20 pertinent assets and factors relating to those assets." *Williams v. Waldman*, 108 Nev. 466, 472
21 (1992).

22 THE COURT FURTHER FINDS that Mr. Nelson owed a duty to his spouse, Mrs.
23 Nelson, to disclose all pertinent factors relating to the numerous transfers of the assets from the
24 LSN Trust to the ELN Trust.
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THE COURT FURTHER FINDS that Mrs. Nelson credibly testified that on numerous occasions, Mr. Nelson requested that she sign documentation relating to the transfer of LSN Trust assets to the ELN Trust. Mrs. Nelson further stated that she rarely questioned Mr. Nelson regarding these matters for two reasons: (1) Mr. Nelson would become upset if she asked questions due to his controlling nature concerning business and property transactions; and (2) she trusted him as her husband and adviser.

THE COURT FURTHER FINDS that Mr. Nelson's behavior during the course of these extended proceedings, as discussed in detail hereinafter, corroborates Mrs. Nelson's assertions that Mr. Nelson exercises unquestioned authority over property and other business ventures and loses control of his emotions when someone questions his authority.

THE COURT FURTHER FINDS that the evidence clearly established that Mr. Nelson did not regularly discuss the factors relating to the numerous transfers of the assets from the LSN Trust to the ELN Trust with Mrs. Nelson, and, therefore, violated his fiduciary duty to his spouse.

THE COURT FURTHER FINDS that NRS 163.554 defines a fiduciary as a trustee...or any other person, including an investment trust adviser, which is acting in a *fiduciary capacity* for any person, trust or estate. See, NRS 163.554 (emphasis added).

THE COURT FURTHER FINDS that NRS 163.5557 defines an investment trust adviser as a person, appointed by an instrument, to act in regard to investment decisions. NRS 163.5557 further states:

2. An investment trust adviser may exercise the powers provided to the investment trust adviser in the instrument in the best interests of the trust. **The powers exercised by an investment trust adviser are at the sole discretion of the investment trust adviser and are binding on all other persons.** The powers granted to an investment trust adviser may include, without limitation, the power to:

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- 2 (a) Direct the trustee with respect to the retention, purchase,
- 3 sale or encumbrance of trust property and the investment and
- 4 reinvestment of principal and income of the trust.
- 5 (b) Vote proxies for securities held in trust.
- 6 (c) Select one or more investment advisers, managers or counselors,
- 7 including the trustee, and delegate to such persons any of the powers
- 8 of the investment trust adviser.

9 See, NRS 163.5557 (emphasis added).

10 THE COURT FURTHER FINDS that Mr. Nelson continuously testified as to his role

11 as the investment trustee for both trusts, specifically testifying during cross examination on

12 September 1, 2010, as follows:

13 Q. Now you're the one that put title to those parcels

14 that we've talked about in the name of Dynasty, Bal Harbor,

15 Emerald Bay, Bay Harbor Beach Resorts and (indiscernible)

16 Financial Partnerships. Is that correct?

17 A. I believe so, yes.

18 Q. And you're the one that also put title in the name

19 of -- all the remaining lots in the name of LSN Nevada Trust.

20 Is that true?

21 A. Yes, sir.

22 THE COURT FURTHER FINDS that during his September 1st cross-examination, Mr.

23 Nelson also testified as to the assets located in Mississippi as follows:

24 Q. The height of the market was 18 months ago according

25 to your testimony?

26 A. No, no. But I'm just saying we could have -- the

27 this lawsuit's been pending for a while, sir. We did these

28 deeds mistake -- if you can -- if you reference back to it, it

shows -- shows Dynas -- it's my --

Q. Exhibit -- the Exhibit for the --

A. -- company. It shows Eric Nelson. That's my

company. We put them into Lynita's for community protection,

and she would not cooperate.

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3 Q. You put them --

4 A. Yes, sir.

5 Q. -- into Lynita's?

6 A. Yes, sir --

7 Q. All right. Sir --

8 A. -- for *co -- unity wealth* (emphasis added).

9 THE COURT FURTHER FINDS that while the LSN Trust documents expressly named
10 Mrs. Nelson as investment trust adviser, the evidence clearly established that Mr. Nelson
11 exercised a pattern of continuous, unchallenged investment and property-transfer decisions for
12 both the ELN and the LSN Trusts, thereby illustrating that Mr. Nelson acted as the investment
13 trust adviser of the LSN Trust from its inception.
14

15 THE COURT FURTHER FINDS that the testimony of both parties clearly shows that,
16 pursuant to NRS 163.5557(2)(c), Mrs. Nelson delegated the duties of investment trustee to her
17 husband, Mr. Nelson.
18

19 THE COURT FURTHER FINDS that as the delegated investment trustee for the LSN
20 Trust, Mr. Nelson acted in a fiduciary capacity for Mrs. Nelson.³ Therefore, Mr. Nelson had a
21 duty to "disclose pertinent assets and factors relating to those assets".⁴

22 THE COURT FURTHER FINDS that, despite serving as the delegated investment
23 trustee for the LSN Trust, Mr. Nelson did not regularly discuss the pertinent factors relating to
24 the transfer of the assets from the LSN Trust to the ELN Trust, and, as such, violated the
25 fiduciary duty he owed to Mrs. Nelson and to the LSN Trust as the delegated investment trustee
26 to the LSN Trust.
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28 ³ NRS 163.554.

⁴ *Williams v. Waldman*, 108 Nev. 466, 472 (1992).

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2 THE COURT FURTHER FINDS that Mr. Nelson, in his dual role as a spouse and as
3 the delegated investment trustee for the LSN Trust, violated the fiduciary duties owed to Mrs.
4 Nelson and the LSN Trust.

5 ***Constructive Trust***
6

7 THE COURT FURTHER FINDS that Mr. Nelson's activities as the delegated
8 investment trustee for the LSN Trust in which he transferred numerous properties and assets
9 from the LSN Trust to the ELN Trust, unjustly resulted in the ELN Trust obtaining title to
10 certain properties that the LSN Trust formerly held.

11 THE COURT FURTHER FINDS that a legal remedy available to rectify this unjust
12 result is the Court's imposition of a constructive trust. The basic objective of a constructive
13 trust is to recognize and protect an innocent party's property rights. Constructive trusts are
14 grounded in the concept of equity. *Cummings v. Tinkle*, 91 Nev. 548, 550 (1975).
15

16 THE COURT FURTHER FINDS that the Nevada Supreme Court has held that a
17 constructive trust is proper when "(1) a confidential relationship exists between the parties; (2)
18 retention of legal title by the holder thereof against another would be inequitable; and (3) the
19 existence of such a trust is essential to the effectuation of justice." *Locken v. Locken*, 98 Nev.
20 369, 372 (1982).
21

22 THE COURT FURTHER FINDS that in *Locken*, the Nevada Supreme Court found that
23 an oral agreement bound a son to convey land to his father, as the father was to make certain
24 improvements to the land. The Court found that even though the father completed an affidavit
25 claiming no interest in the land, this act did not preclude him from enforcing the oral
26 agreement. *Id.*, at 373.
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2 THE COURT FURTHER FINDS that the *Locken* court found that the imposition of a
3 constructive trust does not violate the statute of frauds as NRS 111.025 states:

4 1. No estate or interest in lands...nor any trust or power over or
5 concerning lands, or in any manner relating thereto, shall be created,
6 granted, assigned, surrendered or declared after December 2, 1861,
7 unless by act or operation of law, or by deed or conveyance, in writing, subscribed by
8 the party creating, granting, assigning, surrendering or
9 declaring the same, or by the party's lawful agent thereunto authorized
10 in writing.

11 2. Subsection 1 shall not be construed to affect in any manner the power
12 of a testator in the disposition of the testator's real property by a last will
13 and testament, **nor to prevent any trust from arising or being extinguished**
14 **by implication or operation of law.**

15 See, NRS 111.025 (Emphasis added).

16 THE COURT FURTHER FINDS that NRS 111.025(2) creates an exception to the
17 statute of frauds that allows for the creation of a constructive trust to remedy or prevent the
18 type of injustice that the statute seeks to prevent.

19 THE COURT FURTHER FINDS that in this case, we clearly have a confidential
20 relationship as the two parties were married at the time of the transfers. In addition, Mr. Nelson
21 acted as the investment trustee for the LSN Trust, which effectively created another
22 confidential relationship between him and Mrs. Nelson as she is the beneficiary of the LSN
23 Trust.

24 THE COURT FURTHER FINDS that while Mr. Nelson argues that no confidential
25 relationship existed between Mrs. Nelson and the ELN Trust, a confidential relationship clearly
26 existed between Mrs. Nelson and Mr. Nelson, who, as the beneficiary of the ELN Trust,
27 benefits greatly from the ELN Trust's acquisition and accumulation of properties.
28 ...

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2 THE COURT FURTHER FINDS that the ELN Trust's retention of title to properties
3 that the LSN Trust previously held would be inequitable and would result in an unjust
4 enrichment of the ELN Trust to the financial benefit of Mr. Nelson and to the financial
5 detriment of the LSN Trust and Mrs. Nelson.

6 THE COURT FURTHER FINDS that Mrs. Nelson, as a faithful and supporting spouse
7 of thirty years, had no reason to question Mr. Nelson regarding the true nature of the assets that
8 he transferred from the LSN Trust to the ELN Trust.

9
10 THE COURT FURTHER FINDS that Mr. Nelson argues that the imposition of a
11 constructive trust is barred in this instance because Mrs. Nelson benefitted from the creation
12 and implementation of the trust and cites the Nevada Supreme Court ruling in *DeLee v.*
13 *Roggen*, to support his argument. 111 Nev. 1453 (1995).

14 THE COURT FURTHER FINDS that in *DeLee*, the party seeking the imposition of the
15 constructive trust made no immediate demands because he knew that his debtors would lay
16 claim to the property. The court found that a constructive trust was not warranted because the
17 creation of the trust was not necessary to effectuate justice. *Id.*, at 1457.

18
19 THE COURT FURTHER FINDS that unlike *DeLee*, Mrs. Nelson made no demand for
20 the property because Mr. Nelson assured her that he managed the assets in the trusts for the
21 benefit of the community. Consequently, Mrs. Nelson did not have notice that the LSN Trust
22 should reclaim the property.

23 THE COURT FURTHER FINDS that while Mr. Nelson acted as the investment trustee
24 for both the ELN and LSN Trust respectively, the properties never effectively left the
25 community. Consequently, Mrs. Nelson never thought that she needed to recover the
26 properties on behalf of the LSN Trust. Mrs. Nelson was not advised that she was not entitled to
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2 the benefit of the assets transferred from the LSN Trust to the ELN Trust under the direction of
3 Mr. Nelson until the ELN Trust joined the case as a necessary party.

4 THE COURT FURTHER FINDS that allowing the ELN Trust to acquire property from
5 the LSN Trust under the guise that these property transfers benefitted the community,
6 effectively deprives Mrs. Nelson of the benefit of those assets as beneficiary under the LSN
7 Trust, and will ultimately result in Mr. Nelson, as beneficiary of the ELN Trust, being unjustly
8 enriched at the expense of Mrs. Nelson.
9

10 THE COURT FURTHER FINDS that, as addressed in detail below, the Court will
11 impose a constructive trust on the following assets: (1) 5220 East Russell Road Property; (2)
12 3611 Lindell Road.

13 THE COURT FURTHER FINDS that as to the Russell Road property, according to the
14 report prepared by Larry Bertsch, the court-appointed forensic accountant, Mr. Nelson, as the
15 investment trustee for the LSN Trust, purchased the property at 5220 E. Russell Road on
16 November 11, 1999, for \$855,945. Mr. Nelson's brother, Cal Nelson, made a down payment of
17 \$20,000 and became a 50% owner of the Russell Road Property despite this paltry
18 contribution.⁵ Cal Nelson and Mrs. Nelson later formed CJE&L, LLC, which rented this
19 property to Cal's Blue Water Marine. Shortly thereafter, CJE&L, LLC obtained a \$3,100,000
20 loan for the purpose of constructing a building for Cal's Blue Water Marine.⁶
21
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23 THE COURT FURTHER FINDS that in 2004, Mrs. Nelson signed a guarantee on the
24 flooring contract for Cal's Blue Water Marine. She subsequently withdrew her guarantee and
25 the LSN Trust forfeited its interest in the property to Cal Nelson. While Mr. Nelson argues that
26 the release of Mrs. Nelson as guarantor could be consideration, the flooring contract was never
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28 ⁵ Mr. Nelson testified that Cal Nelson also assumed a \$160,000 liability arising from a transaction by Mr. Nelson involving a Las Vegas Casino.

⁶ Defendant's Exhibit GGGGG

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2 produced at trial and no value was ever assigned as to Mrs. Nelson's liability. Furthermore, the
3 Declaration of Value for Tax Purposes indicates that it was exempted from taxation due to
4 being a "transfer without consideration for being transferred to or from a trust."⁷ As such, the
5 alleged consideration was never established and appears to be illusory, and, accordingly, the
6 LSN Trust received no compensation from the Russell Road transaction.⁸

7 THE COURT FURTHER FINDS that in February 2010, Mr. Nelson purchased a 65%
8 interest in the Russell Road property, with Cal Nelson retaining a 35% interest in the property.
9

10 THE COURT FURTHER FINDS that on May 27, 2011, the Russell Road property was
11 sold for \$6,500,000. As part of the sale, Mr. Nelson testified that the ELN Trust made a
12 \$300,000 loan to the purchaser for improvements to the property, however, a first note/deed
13 was placed in the name of Julie Brown in the amount \$300,000 for such property improvement
14 loan. Due to the ambiguity as to who is entitled to repayment of the \$300,000 loan (ELN Trust
15 or Julie Brown), the Court is not inclined at this time to include such loan into the calculation
16 as to the ELN Trust's interest in the property.
17

18 THE COURT FURTHER FINDS that a second note/deed was placed on the Russell
19 Road property in the amount of \$295,000 to recapture all back rents and taxes.

20 THE COURT FURTHER FINDS that through a series of notes/deeds, the ELN Trust is
21 currently entitled to 66.67% of the \$6,500,000 purchase price and 66.67% of the \$295,000
22 note/deed for rents and taxes. Therefore, the ELN Trust and Mr. Nelson are entitled to
23 proceeds in the amount of \$4,530,227 (\$4,333,550 + \$196,677) from the Russell Road property
24 transaction.⁹
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26 ...

27 ⁷ Defendant's Exhibit UUUU

28 ⁸ Id.

⁹ Defendant's Exhibit GGGG.

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2 THE COURT FURTHER FINDS that because the LSN Trust was not compensated for
3 transferring its interest in Russell Road, under the advice and direction of Mr. Nelson, it would
4 be inequitable to allow the ELN Trust to retain its full 66.67% interest in the property to the
5 detriment of the LSN Trust. Therefore, the Court hereby imposes a constructive trust over half
6 of the ELN Trust 66.67% ownership interest in the Russell Road property on behalf of the LSN
7 Trust. As such, the LSN Trust is entitled to a 50% interest of the ELN Trust's 66.67%
8 ownership interest, resulting in the LSN Trust effectively receiving an overall one-third interest
9 in the Russell Road property with a value of \$2,265,113.50 (\$4,333,550 + \$196,677 x 1/2).
10

11 THE COURT FURTHER FINDS that as to the 3611 Lindell property, on August 22,
12 2001, the entire interest in the property was transferred to the LSN trust from Mrs. Nelson's
13 1993 revocable trust.

14 THE COURT FURTHER FINDS that on March 22, 2007, a 50% interest in the Lindell
15 property was transferred to the ELN Trust at the direction of Mr. Nelson without any
16 compensation to the LSN Trust. Review of the Grant, Bargain, Sale Deed allegedly executed
17 by Mrs. Nelson on said date clearly reflects a signature not consistent with Mrs. Nelson's
18 signature when compared to the numerous documents signed by Mrs. Nelson and submitted to
19 this Court. As such, the validity of the transfer of the 50% interest of the LSN Trust to the ELN
20 Trust is seriously questioned.¹⁰
21

22 THE COURT FURTHER FINDS that while Mr. Gerety testified that consideration for
23 the 50% interest being transferred to the ELN Trust was the transfer of the Mississippi property
24 to the LSN, the court did not find such testimony credible as it appears that the transfer of the
25 Mississippi property occurred in 2004, whereas, the Lindell transfer to the ELN Trust was in
26 2007. In addition, the testimony was not clear as to which Mississippi properties were involved
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28 ¹⁰ Defendant's Exhibit PPPP.

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2 in the alleged transfer and no credible testimony as to the value of the Mississippi property was
3 presented. Accordingly, any alleged consideration for the transfer of the 50% interest in the
4 Lindell property from the LSN Trust to the ELN Trust is illusory.

5 THE COURT FURTHER FINDS that because the LSN Trust was not compensated for
6 transferring a 50% interest in the Lindell property to the ELN Trust, under the advice and
7 direction of Mr. Nelson, it would inequitable to allow the ELN Trust to retain a 50% interest in
8 the property.
9

10 THE COURT FURTHER FINDS that the Court imposes a constructive trust over the
11 ELN Trust's 50% interest in the Lindell property; therefore, the LSN Trust is entitled to 100%
12 interest in the Lindell property, with an appraised value of \$1,145,000.
13

14 *Unjust Enrichment*

15 THE COURT FURTHER FINDS that to allow the ELN Trust to retain the benefits
16 from the sale of the High Country Inn, which will be addressed hereinafter, to the detriment of
17 the LSN Trust, would result in the unjust enrichment of the ELN Trust at the expense of the
18 LSN Trust.

19 THE COURT FURTHER FINDS that on January 11, 2000, the High Country Inn was
20 initially purchased by Mrs. Nelson's Revocable 1993 Trust.¹¹ While multiple transfer deeds
21 were executed with related parties (e.g. Grotta Financial Partnership, Frank Soris) at the
22 direction of Mr. Nelson, the LSN Trust owned the High Country Inn. On January 18, 2007, Mr.
23 Nelson, as investment trustee for both the ELN Trust and the LSN Trust, was the sole
24 orchestrator of the transfer of the High Country Inn from the LSN Trust to the ELN Trust.
25

26 ...

27 ...

28 ¹¹ The Nelson Trust would later transfer its interest in the High Country Inn to the LSN Trust on 5/30/01.

1
2 THE COURT FURTHER FINDS that on January 19, 2007, the ELN Trust sold the
3 High Country Inn for \$1,240,000 to Wyoming Lodging, LLC, with the proceeds from the sale
4 being placed directly into the bank account of ELN Trust,¹² without any compensation being
5 paid to the LSN Trust.
6

7 THE COURT FURTHER FINDS that in a fashion similar to the Russell Road
8 transaction, the ELN Trust provided no consideration to the LSN Trust. Further, it is quite
9 apparent that Mr. Nelson never intended to compensate the LSN Trust as evidenced by Mr.
10 Nelson's 2007 Tax Return Form, which listed both the sale of "Wyoming Hotel" (High
11 Country Inn) and "Wyoming OTB" (Off Track Betting) on his Form 1040 Schedule D.¹³
12

13 THE COURT FURTHER FINDS that allowing the ELN Trust to retain the benefit of
14 the proceeds from the sale of the High Country Inn would be unjust, and, accordingly, the LSN
15 Trust is entitled to just compensation. As such, an amount equal to the proceeds from the sale,
16 or in the alternative, property with comparable value, should be transferred to the LSN Trust to
17 avoid the ELN Trust from being unjustly enriched.

18 THE COURT FURTHER FINDS that Mr. Nelson created Banone, LLC on November
19 15, 2007, the same year that he sold High Country Inn.¹⁴ The Operating Agreement lists the
20 ELN Trust as the Initial Sole Member of the company, meaning that Banone, LLC is an asset
21 of the ELN Trust and that all benefits received from the managing of this company are
22 conferred to Mr. Nelson, as beneficiary of the ELN Trust.
23
24
25
26

27 ¹² On January 24, 2007, Uinta Title & Insurance wired proceeds in the total amount of \$1,947,153.37 (\$1,240,000
for High Country Inn and \$760,000 for the Off Track Betting Rights) to the ELN Trust's bank account.

28 ¹³ Defendant's Exhibit NNNN.

¹⁴ Plaintiff's Exhibit 10K.

1
2 THE COURT FURTHER FINDS that Banone, LLC, currently holds seventeen
3 Nevada properties worth \$1,184,236.¹⁵

4 THE COURT FURTHER FINDS that equity and justice demands that the LSN Trust
5 receive just compensation in the amount of \$1,200,000 for the sale of the High Country Inn in
6 order to avoid the ELN Trust from being unjustly enriched, and, therefore, the LSN Trust
7 should be awarded the Banone, LLC, properties held by ELN Trust, with a comparable value of
8 \$1,184,236.
9

10 THE COURT FURTHER FINDS that there were additional transfers from the LSN
11 Trust to the ELN Trust, without just compensation, which financially benefitted the ELN Trust
12 to the detriment of the LSN Trust, specifically regarding the Tierra del Sol property,
13 Tropicana/Albertson property and the Brianhead cabin.
14

15 THE COURT FURTHER FINDS that as to the Tierra del Sol property, the entire
16 interest in the property was initially held in Mrs. Nelson's Revocable Trust and was
17 subsequently transferred to the LSN Trust on or about October 18, 2001.

18 THE COURT FURTHER FINDS that the Tierra del Sol property was sold in August 5,
19 2005, for \$4,800,000. Out of the proceeds from the first installment payment, Mr. Nelson had a
20 check issued from the LSN Trust account in the amount of \$677,717.48 in payment of a line of
21 credit incurred by Mr. Nelson against the Palmyra residence, which was solely owned by the
22 LSN Trust. From the proceeds for the second installment payment, the ELN Trust received
23 proceeds in the amount of \$1,460,190.58. As such, the ELN Trust received proceeds from the
24 sale of the Tierra del Sol property despite having no ownership interest in the property.
25

26 ...

27 ...

28 ¹⁵ Defendant's Exhibit GGGGG.

1
2 THE COURT FURTHER FINDS that while Mr. Gerety testified that the ELN Trust
3 paid federal taxes in the amount of \$509,400 and Arizona taxes in the amount \$139,240 for a
4 total of \$648,640 on behalf of the LSN Trust from the proceeds received by the ELN Trust
5 from the sale of the Tierra del Sol property, that would still leave over \$800,000 that the ELN
6 Trust received despite having no ownership interest in the Tierra del Sol property.

7
8 THE COURT FURTHER FINDS that as to the Tropicana/Albertson's property, the
9 ELN Trust transferred a 50% interest in the property to the LSN Trust in November of 2004 in
10 consideration of an \$850,000 loan to the ELN Trust from the LSN Trust.

11 THE COURT FURTHER FINDS that Minutes dated November 20, 2004, reflected that
12 all Mississippi property and Las Vegas property owned by the ELN Trust was transferred to the
13 LSN trust as final payment on the 2002 loans from the LSN to the ELN Trust and to "level off
14 the trusts." It must be noted that in November of 2004 the only Las Vegas property owned by
15 the ELN Trust was the Tropicana/Albertson property.

16
17 THE COURT FURTHER FINDS that in 2007, Mr. Nelson had the LSN Trust deed
18 back the Tropicana/Albertson property to the ELN Trust, without compensation, and then sold
19 the property the same day, resulting in the ELN Trust receiving all the proceeds from the sale
20 of the property in the amount of \$966,780.23.

21 THE COURT FURTHER FINDS that as to the Brianhead cabin, the entire interest was
22 held by the LSN Trust.

23 THE COURT FURTHER FINDS that on May 22, 2007, a 50% interest in the
24 Brianhead cabin was transferred to the ELN Trust at the direction of Mr. Nelson without any
25 compensation to the LSN Trust.

26 ...
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1
2 THE COURT FURTHER FINDS that while Mr. Gerety testified that consideration for
3 the 50% interest in the Brianhead cabin being transferred to the ELN Trust was the transfer of
4 the Mississippi property to the LSN, the court did not find such testimony credible as it appears
5 that the transfer of the Mississippi property occurred in 2004, whereas, the Brianhead cabin
6 transfer to the ELN Trust was in 2007. In addition, the testimony was not clear as to which
7 Mississippi properties were involved in the alleged transfer and no credible testimony as to the
8 value of the Mississippi property was presented. Accordingly, any alleged consideration for the
9 transfer of the 50% interest in the Brianhead cabin property from the LSN Trust to the ELN
10 Trust is illusory.
11

12 THE COURT FURTHER FINDS that the transfers from the LSN Trust to the ELN
13 Trust regarding the Tierra del Sol property, the Tropicana/Albertson property and the
14 Brianhead cabin all financially benefitted the ELN Trust to the financial detriment of the LSN
15 Trust.
16

17 THE COURT FURTHER FINDS that throughout the history of the Trusts, there were
18 significant loans from the LSN Trust to the ELN Trust, specifically: \$172,293.80 loan in May
19 of 2002; \$700,000 loan in October of 2003; \$250,000 loan in December of 2005 which resulted
20 in a total amount of \$576,000 being borrowed by the ELN Trust from the LSN Trust in 2005.
21

22 THE COURT FURTHER FINDS that while testimony was presented regarding
23 repayments of the numerous loans via cash and property transfers, the Court was troubled by
24 the fact that the loans were always going from the LSN Trust to the ELN Trust and further
25 troubled by the fact that the evidence failed to satisfactorily establish that all of the loans were
26 in fact paid in full.
27
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1
2 THE COURT FURTHER FINDS that the evidence clearly established that Mr. Nelson
3 exhibited a course of conduct in which he had significant property transferred, including loans,
4 from the LSN Trust to the ELN Trust which benefited the ELN Trust to the detriment of the
5 LSN Trust, and, as such, justice and equity demands that the LSN Trust receive compensation
6 to avoid such unjust enrichment on the part of the ELN Trust.
7

8 *Credibility*

9 THE COURT FURTHER FINDS that during the first six days of trial held in 2010, Mr.
10 Nelson repeatedly testified that the actions he took were on behalf of the community and that
11 the ELN Trust and LSN Trust were part of the community.
12

13 THE COURT FURTHER FINDS that during the last several weeks of trial in 2012, Mr.
14 Nelson changed his testimony to reflect his new position that the ELN Trust and the LSN Trust
15 were not part of the community and were the separate property of the respective trusts.

16 THE COURT FURTHER FINDS that Mr. Nelson failed to answer questions in a direct
17 and forthright manner throughout the course of the proceedings.

18 THE COURT FURTHER FINDS that Mr. Nelson argued in the Motion to Dissolve
19 Injunction requesting the release of \$1,568,000, which the Court had ordered be placed in a
20 blocked trust account and enjoined from being released, that the ELN Trust "has an opportunity
21 to purchase Wyoming Racing LLC, a horse racing track and RV park, for \$440,000.00;
22 however, the ELN will be unable to do so unless the Injunction is dissolved."
23

24 THE COURT FURTHER FINDS that despite the Court's denial of the request to
25 dissolve the injunction, the ELN Trust via Dynasty Development Group, LLC, completed the
26 transaction and reacquired Wyoming Downs at a purchase price of \$440,000. The completion
27
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1
2 of the purchase, without the dissolution of the injunction, evinced that Mr. Nelson misstated the
3 ELN Trust's financial position, or at the very least was less than truthful with this Court.

4 THE COURT FURTHER FINDS that it should be noted that in an attempt to
5 circumvent this Court's injunction regarding the \$1,568,000, Mr. Nelson had a Bankruptcy
6 Petition filed in the United States Bankruptcy Court, District of Nevada, on behalf of the
7 Dynasty Development Group, LLC, requesting that the \$1,568,000 be deemed property of the
8 Debtor's bankruptcy estate; however, the bankruptcy court found that this Court had exclusive
9 jurisdiction over the \$1,568,000 and could make whatever disposition of the funds without
10 regard to the Debtor's bankruptcy filing.

11
12 THE COURT FURTHER FINDS that based upon Mr. Nelson's change of testimony
13 under oath, his repeated failure to answer questions in a direct and forthright manner, his less
14 that candid testimony regarding the necessity of dissolving the injunction in order to purchase
15 the Wyoming race track and RV park, and his attempt to circumvent the injunction issued by
16 this Court clearly reflect that Mr. Nelson lacks credibility.

17
18 THE COURT FURTHER FINDS that United States Bankruptcy Judge, Neil P. Olack,
19 of the Southern District of Mississippi, cited similar concerns as to Mr. Nelson's credibility
20 during a bankruptcy proceeding held on June 24, 2011, regarding Dynasty Development
21 Group, LLC. Specifically, Judge Olack noted that as a witness, Mr. Nelson simply lacked
22 credibility in that he failed to provide direct answers to straight forward questions, which gave
23 the clear impression that he was being less than forthcoming in his responses.¹⁶
24

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28 ¹⁶ Defendant's Exhibit QQQQ.

1
2 THE COURT FURTHER FINDS that Bankruptcy Judge Olack found that the evidence
3 showed that Mr. Nelson depleted the assets of Dynasty on the eve of its bankruptcy filing in
4 three separate transfers, and, subsequently, dismissed the Bankruptcy Petition.¹⁷

5 THE COURT FURTHER FINDS that Mr. Nelson's behavior and conduct during the
6 course of these proceedings has been deplorable. This Court has observed Mr. Nelson angrily
7 bursting from the courtroom following hearings.

8 THE COURT FURTHER FINDS that Mr. Nelson has repeatedly exhibited
9 inappropriate conduct towards opposing counsel, Mr. Dickerson, including, cursing at him,
10 leaving vulgar voice messages on his office phone and challenging him to a fight in the parking
11 lot of his office.

12 THE COURT FURTHER FINDS that Mr. Nelson's deplorable behavior also included
13 an open and deliberate violation of the Joint Preliminary Injunction that has been in place since
14 May 18, 2009. On 12/28/2009, Mr. Nelson purchased the Bella Kathryn property and
15 subsequently purchased the adjoining lot on 8/11/2010. Currently, with improvements to the
16 properties factored in, a total of \$1,839,495 has been spent on the Bella Kathryn property.

17 THE COURT FURTHER FINDS that Mr. Nelson was living in the Harbor Hills
18 residence upon his separation from Mrs. Nelson and could have remained there indefinitely
19 pending the conclusion of these proceedings, however, he chose to purchase the Bella Kathryn
20 residence in violation of the JPI simply because he wanted a residence comparable to the
21 marital residence located on Palmyra.

22 ...

23 ...

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28 ¹⁷ Defendant's Exhibit QQQQQ.

1
2 THE COURT FURTHER FINDS that due to Mr. Nelson's willful and deliberate
3 violation of the JPI, the Bella Kathryn property will be valued at its "costs" in the amount of
4 \$1,839,495 and not at its appraised value of \$925,000 as a sanction for Mr. Nelson's
5 contemptuous behavior.

6
7 THE COURT FURTHER FINDS that as to Mr. Daniel Gerety, who testified as an
8 expert witness on behalf of the ELN Trust and Mr. Nelson, he based his report solely on
9 information and documentation provided to him by Mr. Nelson. It appears that Mr. Gerety
10 made no effort to engage Mrs. Nelson or her counsel in the process. In the Understanding of
11 Facts section of his report, Mr. Gerety repeatedly used the phrases "I have been told" or "I am
12 advised".¹⁸ Since Mr. Gerety considered statements from Mr. Nelson and others who were in
13 support of Mr. Nelson, an impartial protocol would dictate that he obtain statements from Mrs.
14 Nelson and her counsel in order to have a full and complete framework to fairly address the
15 issues at hand.
16

17 THE COURT FURTHER FINDS that Mr. Gerety has maintained a financially
18 beneficial relationship with Mr. Nelson dating back to 1998. This relationship, which has netted
19 Mr. Gerety many thousands of dollars in the past and is likely to continue to do so in the future,
20 calls in question his impartiality.

21 THE COURT FURTHER FINDS that while Mr. Gerety submitted documentation
22 allegedly outlining every transaction made by the ELN Trust from its inception through
23 September 2011, and "tracing" the source of funds used to establish Banone, LLC, this Court
24 found that Mr. Gerety's testimony was not reliable, and, as such, the Court found it to be of
25 little probative value.
26
27

28

¹⁸ Intervenor's Exhibit 168.

1
2 THE COURT FURTHER FINDS that as to Rochelle McGowan, she has had an
3 employment relationship with Mr. Nelson dating back to 2001, and was the person primarily
4 responsible for regularly notarizing various documents executed by Mr. and Mrs. Nelson on
5 behalf of the ELN Trust and LSN Trust, respectively.

6 THE COURT FURTHER FINDS that it was the regular practice for Mr. Nelson to
7 bring documents home for Mrs. Nelson's execution and to return the documents the following
8 day to be notarized by Ms. McGowan.

9
10 THE COURT FURTHER FINDS that the testimony of Ms. McGowan indicating that
11 she would contact Mrs. Nelson prior to the notarization of her signature is not credible as the
12 Court finds it difficult to believe that Ms. McGowan would actually contact Mrs. Nelson
13 directly every time prior to notarizing the documents.

14 *Lack of Trust Formalities*

15 THE COURT FURTHER FINDS that the formalities outlined within the ELN Trust and
16 the LSN Trust were not sufficiently and consistently followed. Article eleven, section 11.3, of
17 both trusts provides that Attorney Burr, as Trust Consultant, shall have the right to remove any
18 trustee, with the exception of Mr. Nelson and Mrs. Nelson, provided that he gives the current
19 trustee ten days written notice of their removal.
20

21 THE COURT FURTHER FINDS that Attorney Burr testified that on February 22,
22 2007, at Mr. Nelson's request, he removed Mr. Nelson's employee, Lana Martin, as
23 Distribution Trustee of both the ELN Trust and the LSN Trust and appointed Mr. Nelson's
24 sister, Nola Harber, as the new Distribution Trustee for both trusts. Attorney Burr further
25 testified that he did not provide Ms. Martin with ten days notice as specified in the trusts
26 documents. In June 2011, at Mr. Nelson's request, Attorney Burr once again replaced the
27
28

1
2 Distribution Trustee for the ELN Trust, without providing ten days notice, by replacing Nola
3 Harber with Lana Martin.

4 THE COURT FURTHER FINDS that the ELN Trust and LSN Trust documents require
5 that a meeting of the majority of the trustees be held prior to any distribution of trust income or
6 principal. During the meetings, the trustees must discuss the advisability of making
7 distributions to the ELN Trust Trustor, Mr. Nelson, and the LSN Trust Trustor, Mrs. Nelson. At
8 that time, a vote must take place and the Distribution Trustee must provide an affirmative vote.
9

10 THE COURT FURTHER FINDS that the testimony of Lana Martin and Nola Harber
11 indicate that neither one of them ever entered a negative vote in regards to distributions to Mr.
12 Nelson or Mrs. Nelson. The testimony also reflected that neither one of them ever advised Mr.
13 Nelson or Mrs. Nelson on the feasibility of making such distributions.
14

15 THE COURT FURTHER FINDS that while Ms. Martin and Ms. Harber testified that
16 they had the authority to approve or deny the distributions to Mr. Nelson under the ELN Trust
17 and to Mrs. Nelson under the LSN Trust, that despite literally hundreds of distributions
18 requests, they never denied even a single distribution request. Therefore, Ms. Martin and Ms.
19 Harber were no more than a "rubber stamp" for Mr. Nelson's directions as to distributions to
20 Mr. Nelson and Mrs. Nelson.
21

22 THE COURT FURTHER FINDS that while the ELN Trust produced multiple Minutes
23 of alleged meetings; this Court seriously questions the authenticity of the submitted
24 documentation. Specifically, several of the Minutes were unsigned, the authenticity of the
25 signatures reflected on some of the Minutes were questionable, and several of the Minutes
26 reflected that the meetings were held at the office of Attorney Burr while the testimony clearly
27 established that no such meetings ever occurred at his law office.
28

1
2 THE COURT FURTHER FINDS that Daniel Gerety testified that he had to make
3 numerous adjustments to correct bookkeeping and accounting errors regarding the two trusts by
4 utilizing the entries "Due To" and "Due From" to correctly reflect the assets in each trust.

5 THE COURT FURTHER FINDS that the numerous bookkeeping and accounting
6 errors, in conjunction with the corresponding need to correct the entries to accurately reflect the
7 assets in each trust, raises serious questions as to whether the assets of each trust were truly
8 being separately maintained and managed.

9
10 THE COURT FURTHER FINDS that the lack of formalities further emphasizes the
11 amount of control that Mr. Nelson exerted over both trusts and that he did indeed manage both
12 trust for the benefit of the community.

13 THE COURT FURTHER FINDS that while the Court could invalidate both Trusts
14 based upon the lack of Trust formalities, this Court is not inclined to do so since invalidation of
15 the Trusts could have serious implications for both parties in that it could expose the assets to
16 the claims of creditors, thereby, defeating the intent of the parties to "supercharge" the
17 protection of the assets from creditors.

18
19 *Liabilities*

20 THE COURT FURTHER FINDS that while Mr. Nelson argued that he and the ELN
21 Trust were subject to numerous liabilities, this Court did not find any documented evidence to
22 support such claims except for the encumbrance attached to the newly reacquired Wyoming
23 Downs property.
24

25 ...

26 ...

1
2 THE COURT FURTHER FINDS that Mr. Bertsch's report addresses several
3 unsupported liabilities alleged by Mr. Nelson. Specifically, Mr. Nelson reported a contingent
4 liability attached to the property located in the Mississippi Bay, however, no value was given to
5 the liability.¹⁹

6
7 THE COURT FURTHER FINDS that the Bertsch report indicated that several of the
8 liabilities were actually options held by subsidiaries that Mr. Nelson owns or options held by
9 relatives of Mr. Nelson, and, as such, were not true liabilities.²⁰

10 THE COURT FURTHER FINDS that while Mr. Nelson represented that a \$3,000,000
11 lawsuit was threatened by a third-party in regards to a transaction involving the Hideaway
12 Casino, no evidence was submitted to the Court that any such lawsuit had in fact been filed.

13 THE COURT FURTHER FINDS that the only verified liability is the loan attached to
14 Wyoming Downs. As mentioned above, Mr. Nelson, via Dynasty Development Group,
15 purchased Wyoming Downs in December 2011 for \$440,000 and subsequently obtained a loan
16 against the property.
17

18 THE COURT FURTHER FINDS that outside of the encumbrance attached to the
19 Wyoming Downs property, the liabilities alleged by Mr. Nelson have not been established as
20 true liabilities and are based on mere speculations and threats.

21 *Community Waste*

22 THE COURT FURTHER FINDS that the Nevada Supreme Court case of *Lofgren v.*
23 *Lofgren* addressed community waste and found that the husband wasted community funds by
24 making transfers/payments to family members, using the funds to improve the husband's home
25 and using the funds to furnish his new home. *Lofgren v. Lofgren*, 112 Nev. 1282, 1284 (1996).
26
27

28 ¹⁹ Defendant's Exhibit GGGGG.

²⁰ Id.

1
2 THE COURT FURTHER FINDS that evidence was adduced at trial that the transfers to
3 Mr. Nelson's family members were to compensate them for various services rendered and for
4 joint-investment purposes, and while some of the family transfers were indeed questionable,
5 Mr. Bertsch, the forensic accountant, testified that 1099s were provided to document income
6 paid and loan repayments to Mr. Nelson's family members.²¹
7

8 THE COURT FURTHER FINDS that transfers to Mr. Nelson's family members appear
9 to have been part of Mr. Nelson's regular business practices during the course of the marriage
10 and that Mrs. Nelson has always been aware of this practice and never questioned such
11 transfers prior to the initiation of these proceedings.

12 THE COURT FURTHER FINDS that Mrs. Nelson failed to establish that the transfers
13 to Mr. Nelson's family members constituted waste upon the community estate.
14

15 THE COURT FURTHER FINDS that as to Mr. Nelson's purchase, improvement and
16 furnishing of the Bella Kathryn residence via the ELN Trust, the ELN Trust and Mr. Nelson are
17 being sanctioned by this Court by valuing such property at "costs" in the amount of \$1,839,495
18 instead of at its appraised value of \$925,000, and, accordingly, it would be unjust for this Court
19 to further consider the Bella Kathryn property under a claim of community waste.
20

21 *Child Support*

22 THE COURT FURTHER FINDS that Mrs. Nelson is entitled to child support arrears
23 pursuant to NRS 125B.030 which provides for the physical custodian of the children to recover
24 child support from the noncustodial parent.
25
26
27

28 ²¹ Mr. Bertsch did not confirm whether or not the 1099s were filed with the IRS as that was not within the scope of his assigned duties.

1
2 THE COURT FURTHER FINDS that the parties separated in September of 2008 when
3 Mr. Nelson permanently left the marital residence, and, therefore, Mrs. Nelson is entitled to
4 child support payments commencing in October 2008.

5 THE COURT FURTHER FINDS that Mr. Nelson's monthly earnings throughout the
6 course of these extended proceedings exceeded the statutory presumptive maximum income
7 range of \$14,816 and places his monthly child support obligation at the presumptive maximum
8 amount which has varied from year to year.
9

10 THE COURT FURTHER FINDS that Mr. Nelson's child support obligation
11 commencing on October 1, 2008 through May 31, 2013, inclusive, is as follows:

12 October 1, 2008 - June 30, 2009 = [(2 children x \$968) x 9 months] = \$17,424
13 July 1, 2009 - June 30, 2010 = [(2 children x \$969) x 12 months] = \$23,256
14 July 1, 2010 - June 30, 2011 = [(2 children x \$995) x 12 months] = \$23,880
15 July 1, 2011 - June 30, 2012 = [(2 children x \$1010) x 12 months] = \$24,240
16 July 1, 2012 - May 31, 2013 = [(2 children x \$1040) x 11 months] = \$22,880
17 **Total = \$111,680**

18 THE COURT FURTHER FINDS that Mr. Bertsch's report indicates that Mr. Nelson
19 has spent monies totaling \$71,716 on the minor children since 2009, to wit:

20 2009: Carli = \$14,000; Garrett = \$5,270;
21 2010: Carli = \$9,850; Garrett = \$29,539;
22 2011: Carli = \$8,630; Garrett = \$4,427
23 **Total = \$71,716**

1
2 THE COURT FURTHER FINDS that NRS 125B.080(9) describes the factors that the
3 Court must consider when adjusting a child support obligation. The factors to consider are:

- 4 (a) The cost of health insurance;
5 (b) The cost of child care;
6 (c) Any special educational needs of the child;
7 (d) The age of the child;
8 (e) The legal responsibility of the parents for the support of others;
9 (f) The value of services contributed by either parent;
10 (g) Any public assistance paid to support the child;
11 (h) Any expenses reasonably related to the mother's pregnancy and confinement;
12 (i) The cost of transportation of the child to and from visitation if the custodial parent
moved with the child from the jurisdiction of the court which ordered the support
and the noncustodial parent remained;
13 (j) The amount of time the child spends with each parent;
14 (k) Any other necessary expenses for the benefit of the child; and
15 (l) The relative income of both parents.

16 THE COURT FURTHER FINDS that, while the information provided to the Court does
17 not itemize the exact nature of the expenditures by Mr. Nelson on behalf of the children, NRS
18 125B.080(9)(k) does provide for a deviation for any other necessary expenses for the benefit of
19 the child.

20 THE COURT FURTHER FINDS that considering the fact that \$71,716 is a relatively
21 large sum of money, it would appear that fairness and equity demands that Mr. Nelson be given
22 some credit for the payments he made on behalf of the children. Therefore, the Court is inclined
23 to give Mr. Nelson credit for \$23,905 (one-third of the payments made on behalf of the
24 children), resulting in child support arrears in the amount of \$87,775.

25 THE COURT FURTHER FINDS that, while Mr. Nelson did spend a rather significant
26 amount of monies on the children dating back to 2009, Mr. Nelson did not provide any monies
27 whatsoever to Mrs. Nelson in support of the minor children, and, as such, crediting Mr. Nelson
28 with only one-third of such payments on behalf of the children seems quite fair and reasonable.

1
2 THE COURT FURTHER FINDS that Mrs. Nelson is entitled to current child support in
3 the amount of \$1,040 a month per child commencing June 1, 2013 through June 30, 2013 for a
4 monthly total of \$2,080.

5 THE COURT FURTHER FINDS that subject minor, Garrett, is 18 years old and will be
6 graduating from high school in June of 2013, and, as such, Mr. Nelson's child support
7 obligation as to Garrett ends on June 30, 2013.

8
9 THE COURT FURTHER FINDS that beginning July 1, 2013, Mr. Nelson's child
10 support obligation as to Carli will be \$1,058 per month.

11 *Spousal Support*

12 THE COURT FURTHER FINDS that NRS 125.150 provides as follows:

13 1. In granting a divorce, the court:

- 14 (a) May award such alimony to the wife or to the husband, in a specified principal sum or as
15 specified periodic payments, as appears just and equitable; and
16 (b) Shall, to the extent practicable, make an equal disposition of the community property of the
17 parties, except that the court may make an unequal disposition of the community property in
18 such proportions as it deems just if the court finds a compelling reason to do so and sets forth in
19 writing the reasons for making the unequal disposition

20 THE COURT FURTHER FINDS that the Nevada Supreme Court has outlined seven
21 factors to be considered by the court when awarding alimony such as: (1) the wife's career prior
22 to marriage; (2) the length of the marriage; (3) the husband's education during the marriage; (4)
23 the wife's marketability; (5) the wife's ability to support herself; (6) whether the wife stayed
24 home with the children; and (7) the wife's award, besides child support and alimony. *Sprenger*
25 v. *Sprenger*, 110 Nev. 855, 859 (1974).

26 THE COURT FURTHER FINDS that the Nelsons have been married for nearly thirty
27 years; that their earning capacities are drastically different in that Mr. Nelson has demonstrated
28 excellent business acumen as reflected by the large sums of monies generated through his
multiple business ventures and investments; that Mrs. Nelson only completed a year and a half

1
2 of college and gave up the pursuit of a career outside of the home to become a stay at home
3 mother to the couple's five children; that Mrs. Nelson's career prior to her marriage and during
4 the first few years of her marriage consisted of working as a receptionist at a mortgage
5 company, sales clerk at a department store and a runner at a law firm, with her last job outside
6 of the home being in 1986;
7

8 THE COURT FURTHER FINDS that Mrs. Nelson's lack of work experience and
9 limited education greatly diminishes her marketability. Additionally, Mrs. Nelson solely relied
10 on Mr. Nelson, as her husband and delegated investment trustee, to acquire and manage
11 properties to support her and the children, and, as such, Mrs. Nelson's ability to support herself
12 is essentially limited to the property award that she receives via these divorce proceedings.
13

14 THE COURT FURTHER FINDS that while Mrs. Nelson will receive a substantial
15 property award via this Divorce Decree, including some income generating properties, the
16 monthly income generated and the values of the real property may fluctuate significantly
17 depending on market conditions. In addition, it could take considerable time to liquidate the
18 property, as needed, especially considering the current state of the real estate market. As such,
19 Mrs. Nelson may have significant difficulty in accessing any equity held in those properties.
20

21 THE COURT FURTHER FINDS that conversely, Mr. Nelson has become a formidable
22 and accomplished businessman and investor. Mr. Nelson's keen business acumen has allowed
23 him to amass a substantial amount of wealth over the course of the marriage.
24

25 THE COURT FURTHER FINDS that the repurchase of Wyoming Downs by Mr.
26 Nelson via Dynasty Development Group and his ability to immediately obtain a loan against
27 the property to pull out about \$300,000 in equity, clearly evidences Mr. Nelson's formidable
28 and accomplished business acumen and ability to generate substantial funds through his

1 investment talents. This type of transaction is not atypical for Mr. Nelson and demonstrates his
2 extraordinary ability, which was developed and honed during the couple's marriage, to evaluate
3 and maximize business opportunities and will ensure that he is always able to support himself,
4 unlike Mrs. Nelson.
5

6 THE COURT FURTHER FINDS that based the upon the findings addressed
7 hereinabove, Mrs. Nelson is entitled to an award of spousal support pursuant to NRS 125.150
8 and the factors enunciated in Sprenger²²
9

10 THE COURT FURTHER FINDS that during the marriage, at the direction of Mr.
11 Nelson, Mrs. Nelson initially received monthly disbursements in the amount of \$5,000, which
12 was increased to \$10,000 per month, and ultimately increased to \$20,000 per month dating
13 back to 2004. The \$20,000 per month disbursements did not include expenses which were paid
14 directly through the Trusts.
15

16 THE COURT FURTHER FINDS that based upon the distributions that Mrs. Nelson
17 was receiving during the marriage, \$20,000 per month is a fair and reasonable amount
18 necessary to maintain the lifestyle that Mrs. Nelson had become accustomed to during the
19 course of the marriage.
20

21 THE COURT FURTHER FINDS that based upon the property distribution that will be
22 addressed hereinafter, Mrs. Nelson will receive some income producing properties (Lindell,
23 Russell Road, some of the Banone, LLC properties).
24

25 THE COURT FURTHER FINDS that while the evidence adduced at trial reflected that
26 the Lindell property should generate a cash flow of approximately \$10,000 a month, the
27 evidence failed to clearly establish the monthly cash flow from the remaining properties.
28 However, in the interest of resolving this issue without the need for additional litigation, this

²² Sprenger v. Sprenger, 110 Nev. 855 (1974).

1
2 Court will assign an additional \$3,000 a month cash flow from the remaining properties
3 resulting in Mrs. Nelson receiving a total monthly income in the amount of \$13,000.

4 THE COURT FURTHER FINDS that based upon a monthly cash flow in the amount of
5 \$13,000 generated by the income producing properties, a monthly spousal support award in the
6 amount of \$7,000 is fair and just and would allow Mrs. Nelson to maintain the lifestyle that she
7 had become accustomed to throughout the course of the marriage.
8

9 THE COURT FURTHER FINDS that Mrs. Nelson is 52 years of age and that spousal
10 support payments in the amount of \$7,000 per month for 15 years, which would effectively
11 assist and support her through her retirement age, appears to be a just and equitable spousal
12 support award.

13 THE COURT FURTHER FINDS that NRS 125.150(a) provides, in pertinent part, that
14 the court may award alimony in a specified *principal sum* or as specified periodic payment
15 (emphasis added).
16

17 THE COURT FURTHER FINDS that the Nevada Supreme Court has indicated that a
18 lump sum award is the setting aside of a spouse's separate property for the support of the other
19 spouse and is appropriate under the statute. *Sargeant v. Sargeant*, 88 Nev. 223, 229 (1972). In
20 *Sargeant*, the Supreme Court affirmed the trial court's decision to award the wife lump sum
21 alimony based on the husband short life expectancy and his litigious nature. The Supreme
22 Court, citing the trial court, highlighted that "the overall attitude of this plaintiff illustrates
23 some possibility that he might attempt to liquidate, interfere, hypothecate or give away his
24 assets to avoid payment of alimony or support obligations to the defendant" *Id.* at 228.
25

26 ...
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1
2 THE COURT FURTHER FINDS that Mr. Nelson's open and deliberate violation of the
3 Joint Preliminary Injunction evidences his attitude of disregard for court orders. The Court also
4 takes notice of Bankruptcy Judge Olack's finding that Mr. Nelson attempted to deplete the
5 assets of Dynasty Development Group on the eve of the bankruptcy filing, raising the concern
6 that Mr. Nelson may deplete assets of the ELN Trust precluding Mrs. Nelson from receiving a
7 periodic alimony award.
8

9 THE COURT FURTHER FINDS that Mr. Nelson has been less than forthcoming as to
10 the nature and extent of the assets of the ELN Trust which raises another possible deterrent
11 from Mrs. Nelson receiving periodic alimony payments.
12

13 THE COURT FURTHER FINDS that, as addressed hereinbefore, the ELN Trust moved
14 this Court to dissolve the injunction regarding the \$1,568,000 because it "has an opportunity to
15 purchase Wyoming Racing LLC, a horse racing track and RV park, for \$440,000.00; however,
16 the ELN will be unable to do so unless the Injunction is dissolved."
17

18 THE COURT FURTHER FINDS that despite the representation to the Court that the
19 injunction needed to be dissolved so that the ELN Trust would be able to purchase Wyoming
20 Downs, less than a month after the hearing, the ELN Trust, with Mr. Nelson serving as the
21 investment trustee, completed the purchase of Wyoming Downs. This leads this Court to
22 believe that Mr. Nelson was less than truthful about the extent and nature of the funds available
23 in the ELN Trust and such conduct on the part of Mr. Nelson raises serious concerns about the
24 actions that Mr. Nelson will take to preclude Mrs. Nelson from receiving periodic spousal
25 support payments.
26
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1
2 THE COURT FURTHER FINDS that Mr. Nelson alleged numerous debts and
3 liabilities worth millions of dollars, but forensic accountant, Mr. Bertsch, found that these
4 alleged debts and liabilities were based solely on threats and speculations.

5 THE COURT FURTHER FINDS that Mr. Nelson's practice of regularly transferring
6 property and assets to family members, as highlighted in the transactions involving the High
7 Country Inn and Russell Road properties, contributes to this Court's concern that Mr. Nelson
8 may deplete the assets of the ELN Trust via such family transfers, and, thereby, effectively
9 preclude Mrs. Nelson from receiving a periodic spousal support award.

11 THE COURT FURTHER FINDS that Mr. Nelson's overall attitude throughout the
12 course of these proceedings illustrates the possibility that he might attempt to liquidate,
13 interfere, hypothecate or give away assets out of the ELN Trust to avoid payment of his support
14 obligations to Mrs. Nelson, thereby justifying a lump sum spousal support award to Mrs.
15 Nelson based on the factors addressed hereinabove and the rationale enunciated in *Sargeant*.

17 THE COURT FURTHER FINDS that calculation of a monthly spousal support
18 obligation of \$7,000 for 15 years results in a total spousal support amount of \$1,260,000 which
19 needs to be discounted based upon being paid in a lump sum. Accordingly, Mrs. Nelson is
20 entitled to a lump sum spousal support award in the amount of \$800,000.

22 THE COURT FURTHER FINDS that the ELN Trust should be required to issue a
23 distribution from the \$1,568,000 reflected in the account of Dynasty Development Group, LLC,
24 and currently held in a blocked trust account pursuant to this Court's injunction, to satisfy Mr.
25 Nelson's lump sum spousal support obligation and to satisfy his child support arrearages
26 obligation.

1
2 THE COURT FURTHER FINDS that Mr. Nelson argues that Dynasty Development
3 Group, LLC, is 100% held by the ELN Trust, and, therefore, he has no interest in Dynasty nor
4 the funds reflected in the Dynasty account as all legal interest rests with the ELN Trust.²³

5 THE COURT FURTHER FINDS that various statutes and other sources suggest that
6 the interest of a spendthrift trust beneficiary can be reached to satisfy support of a child or a
7 former spouse.²⁴ Specifically, South Dakota, which also recognizes self-settled spendthrift
8 trust, has addressed the issue in South Dakota Codified Law § 55-16-15 which states:
9

10 Notwithstanding the provisions of §§ 55-16-9 to 55-16-14, inclusive, this chapter does
11 not apply in any respect to any person to whom the transferor is indebted on account of
12 an agreement or *order of court* for the payment of *support or alimony* in favor of such
13 transferor's spouse, *former spouse*, or children, or for a *division or distribution of*
14 *property* in favor of such transferor's spouse or former spouse, to the extent of such debt
15 (emphasis added).

16 Wyoming, which also allows self-settled spendthrift trust, has also addressed the matter
17 through Wyoming Statutes Annotated § 4-10-503(b):

18 (b) Even if a trust contains a spendthrift provision, a person who has a judgment or
19 court order against the beneficiary for child support or maintenance may obtain from a
20 court an order attaching present or future distributions to, or for the benefit of, the
21 beneficiary.

22 THE COURT FURTHER FINDS that, while not binding on this Court, these statutes
23 clearly demonstrate that spouses entitled to alimony or maintenance are to be treated differently
24 than a creditor by providing that the interest of a spendthrift trust beneficiary can be reached to
25 satisfy support of a child or a former spouse.
26
27

28 ²³ NRS 166.130

²⁴ Restatement (Third) of Trust § 59 (2003).

1
2 THE COURT FURTHER FINDS that in *Gilbert v. Gilbert*, 447 So.2d 299, the Florida
3 Court of Appeals affirmed the district court's order that allowed the wife to garnish the
4 husband's beneficiary interest in a spendthrift trust to satisfy the divorce judgment regarding
5 alimony payments.

6 THE COURT FURTHER FINDS that the *Gilbert* court found that while "the cardinal
7 rule of construction in trusts is to determine the intention of the settler and give effect to his
8 wishes . . . there is a strong public policy argument which favors subjecting the interest of the
9 beneficiary of a trust to a claim for alimony."²⁵ The Court went on to state that the dependents
10 of the beneficiary should not be deemed to be creditors as such a view would "permit the
11 beneficiary to have the enjoyment of the income from the trust while he refuses to support his
12 dependents whom it is his duty to support."²⁶ The *Gilbert* court went on to state that a party's
13 responsibility to pay alimony "is a duty, not a debt."²⁷
14

15 THE COURT FURTHER FINDS that there is a strong public policy argument in favor
16 of subjecting the interest of the beneficiary of a trust to a claim for spousal support and child
17 support, and, as such, Mr. Nelson's beneficiary interest in the ELN Trust should be subjected to
18 Mrs. Nelson award of spousal support and child support.
19

20 *Attorney's Fees*

21 THE COURT FURTHER FINDS that NRS 18.010(2)(b) provides, in pertinent part, for
22 the award of attorney's fees to the prevailing party: "when the court finds that the claim,
23 counterclaim, cross-claim or third-party complaint or defense of the opposing party was
24 brought or maintained without reasonable ground or to harass the prevailing party."
25

26
27 ²⁵ Id at 301.

²⁶ *Gilbert v. Gilbert*, 447 So.2d 299, 301

²⁷ Id at 301.

1
2 THE COURT FURTHER FINDS that Mr. Nelson, as the Investment Trustee for the
3 ELN Trust, was the person authorized to institute legal action on behalf of the Trust.

4 THE COURT FURTHER FINDS that Mr. Nelson did not request that the ELN Trust
5 move to be added as a necessary party to these proceedings until almost two years after
6 initiating this action and following the initial six days of trial. It is apparent to this Court that
7 Mr. Nelson was not satisfied with the tenor of the courts preliminary "findings" in that it was
8 not inclined to grant his requested relief, and, consequently, decided to pursue a "second bite at
9 the apple" by requesting that the ELN Trust pursue being added as a necessary party.
10

11 THE COURT FURTHER FINDS that adding the ELN Trust as a necessary party at this
12 rather late stage of the proceedings, resulted in extended and protracted litigation including the
13 re-opening of Discovery, the recalling of witnesses who had testified at the initial six days of
14 trial, and several additional days of trial.

15 THE COURT FURTHER FINDS that Mr. Nelson's position that he had a conflict of
16 interest which prevented him from exercising his authority to institute legal action on behalf of
17 the ELN Trust was not credible as he had appeared before this Court on numerous occasions
18 regarding community waste issues and the transfer of assets from the ELN Trust and the LSN
19 Trust and had never raised an issue as to a conflict of interest.
20

21 THE COURT FURTHER FINDS that while both parties were aware of the existence of
22 the ELN and LSN Trusts from the onset of this litigation, and, as such, Mrs. Nelson could have
23 moved to add the ELN Trust as a necessary party, Mr. Nelson had consistently maintained
24 throughout his initial testimony that the assets held in the ELN Trust and the LSN Trusts were
25 property of the community.
26
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1
2 THE COURT FURTHER FINDS that, while this Court fully respects and supports a
3 party's right to fully and thoroughly litigate its position, Mr. Nelson's change in position as to
4 the character of the property of the ELN Trust and LSN Trust in an attempt to get a "second
5 bite of the apple", resulted in unreasonably and unnecessarily extending and protracting this
6 litigation and additionally burdening this Court's limited judicial resources, thereby justifying
7 an award of reasonable attorney fees and costs in this matter.
8

9 THE COURT FURTHER FINDS that in considering whether or not to award
10 reasonable fees and cost this Court must consider "(1) the qualities of the advocate: his ability,
11 his training, education, experience, professional standing and skill; (2) the character of the work
12 to be done: its difficulty, its intricacy, its importance, time and skill required, the responsibility
13 imposed and the prominence and character of the parties where they affect the importance of
14 the litigation; (3) the work actually performed by the lawyer: the skill, time and attention given
15 to the work; (4) the result: whether the attorney was successful and what benefits were
16 derived." *Brunzell v. Golden Gate Nat'l Bank*, 85 Nev. 345, 349 (1969).
17

18 THE COURT FURTHER FINDS Attorney Dickerson has been Mrs. Nelson's legal
19 counsel continuously since September 2009 and is a very experienced, extremely skillful and
20 well-respected lawyer in the area of Family Law. In addition, this case involved some difficult
21 and complicated legal issues concerning Spendthrift Trusts and required an exorbitant
22 commitment of time and effort, including the very detailed and painstaking review of
23 voluminous real estate and financial records. Furthermore, Attorney Dickerson's skill, expertise
24 and efforts resulted in Mrs. Nelson's receiving a very sizeable and equitable property
25 settlement.
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THE COURT FURTHER FINDS that upon review of attorney Dickerson's Memorandum of Fees and Costs, this Court feels that an award of attorney fees in the amount of \$144,967 is fair and reasonable and warranted in order to reimburse Mrs. Nelson for the unreasonable and unnecessary extension and protraction of this litigation by Mr. Nelson's change of position in regards to the community nature of the property and his delay in having the ELN Trust added as a necessary party which added significant costs to this litigation.

THE COURT FURTHER FINDS that while the Court could invalidate the Trusts based upon Mr. Nelson's testimony as to community nature of the assets held by each Trust, the breach of his fiduciary duty as a spouse, the breach of his fiduciary duty as an investment trustee, the lack of Trust formalities, under the principles of a constructive trust, and under the doctrine of unjust enrichment, the Court feels that keeping the Trusts intact, while transferring assets between the Trusts to "level off the Trusts", would effectuate the parties clear intentions of "supercharging" the protection of the assets from creditors while ensuring that the respective values of the Trusts remained equal.

THE COURT FURTHER FINDS that in lieu of transferring assets between the Trusts to level off the Trust and to achieve an equitable allocation of the assets between the Trusts as envisioned by the parties, the Court could award a sizable monetary judgment against Mr. Nelson for the extensive property and monies that were transferred from the LSN Trust to the ELN Trust, at his direction, and issue a corresponding charging order against any distributions to Mr. Nelson until such judgment was fully satisfied.

...
...

1
2 THE COURT FURTHER FINDS that the Court has serious concerns that Mrs. Nelson
3 would have a very difficult time collecting on the judgment without the need to pursue endless
4 and costly litigation, especially considering the extensive and litigious nature of these
5 proceedings.

6
7 THE COURT FURTHER FINDS that due to Mr. Nelson's business savvy and the
8 complexity of his business transactions, the Court is concerned that he could effectively deplete
9 the assets of the ELN Trust without the need to go through distributions, thereby circumventing
10 the satisfaction of the judgment via a charging order against his future distributions.

11 THE COURT FURTHER FINDS that its concern about Mr. Nelson depleting the assets
12 of the ELN Trust seems to be well founded when considering the fact that Bankruptcy Judge
13 Olack found that Mr. Nelson depleted the assets of Dynasty on the eve of its bankruptcy filing.

14
15 THE COURT FURTHER FINDS that upon review of Mr. Bertsch's Second
16 Application of Forensic Accountants for Allowance of Fees and Reimbursement of Expenses
17 for the Period from April 1, 2012 through July 25, 2012, Mr. Bertsch is entitled to payment of
18 his outstanding fees in the amount of \$35,258.

19 THE COURT FURTHER FINDS that in preparing this Decree of Divorce, the
20 monetary values and figures reflected herein were based on values listed in Mr. Bertsch's
21 report and the testimony elicited from the July and August 2012 hearings.²⁸

22
23 THE COURT FURTHER FINDS that as to the repurchase of Wyoming Downs by the
24 ELN Trust via the Dynasty Development Group, this Court is without sufficient information
25 regarding the details of the repurchase of the property, the value of the property and the
26 encumbrances on the property to make a determination as to the disposition of the property,
27

28

²⁸ *Supra*, note 6.

1
2 and, accordingly, is not making any findings or decisions as to the disposition of the Wyoming
3 Downs property at this time.

4 *Conclusion*

5 THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the
6 bonds of matrimony now existing between Eric and Lynita Nelson are dissolved and an
7 absolute Decree of a Divorce is granted to the parties with each party being restored to the
8 status of a single, unmarried person.
9

10 IT IS FURTHER ORDERED that the Brianhead cabin, appraised at a value of \$985,000
11 and currently held jointly by the ELN Trust and the LSN Trust, is to be divided equally
12 between the Trusts.

13 IT IS FURTHER ORDERED that both parties shall have the right of first refusal should
14 either Trust decide to sell its interest in the Brianhead cabin.
15

16 IT IS FURTHER ORDERED that the 66.67% interest in the Russell Road property
17 (\$4,333,550) and the 66.67% interest in the \$295,000 note/deed for rents and taxes (\$196,677)
18 currently held by the ELN Trust, shall be equally divided between the ELN Trust and the LSN
19 Trust.

20 IT IS FURTHER ORDERED that both parties shall have the right of first refusal should
21 either Trust decide to sell its interest in the Russell Road property.
22

23 ...

24 ...

25 ...

1
2 IT IS FURTHER ORDERED that the following properties shall remain in or be
3 transferred into the ELN Trust:

<u>Property Awarded</u>	<u>Value</u>
Cash	\$ 80,000
Arizona Gateway Lots	\$ 139,500
Family Gifts	\$ 35,000
Gift from Nikki C.	\$ 200,000
Bella Kathryn Property	\$1,839,495
Mississippi Property (121.23 acres)	\$ 607,775
Notes Receivable	\$ 642,761
Banone AZ Properties	\$ 913,343
Dynasty Buyout	\$1,568,000
½ of Brianhead Cabin	\$ 492,500
1/3 of Russell Road (+ note for rents)	\$2,265,113.50 (\$2,166,775 + \$98,338.50)
Total	\$8,783,487.50

13
14 IT IS FURTHER ORDERED that the following properties shall remain in or be
15 transferred into the LSN Trust:

<u>Property Awarded</u>	<u>Value</u>
Cash	\$ 200,000
Palmyra Property	\$ 750,000
Pebble Beach Property	\$ 75,000
Arizona Gateway Lots	\$ 139,500
Wyoming Property (200 acres)	\$ 405,000
Arnold Property in Miss.	\$ 40,000
Mississippi RV Park	\$ 559,042
Mississippi Property	\$ 870,193
Grotta 16.67% Interest	\$ 21,204
Emerald Bay Miss. Prop.	\$ 560,900
Lindell Property	\$1,145,000
Banone, LLC	\$1,184,236
JB Ramos Trust Note Receivable	\$ 78,000
½ of Brianhead Cabin	\$ 492,500
1/3 of Russell Road (+ note for rents)	\$2,265,113.50 (\$2,166,775 + \$98,338.50)
Total	\$8,785,988.50

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28
FRANK R. SULLIVAN
DISTRICT JUDGE

FAMILY DIVISION, DEPT. O
LAS VEGAS NV 89101

1
2 IT IS FURTHER ORDERED that due to the difference in the value between the ELN
3 Trust and the LSN Trust in the amount of \$153,499, the Trusts shall be equalized by
4 transferring the JB Ramos Trust Note from the Notes Receivable of the ELN Trust, valued at
5 \$78,000, to the LSN Trust as already reflected on the preceding page.²⁹

6 IT IS FURTHER ORDERED that the injunction regarding the \$1,568,000 reflected in
7 the account of Dynasty Development Group, LLC, ("Dynasty Buyout") and currently held in a
8 blocked trust account, is hereby dissolved.
9

10 IT IS FURTHER ORDERED that the ELN Trust shall use the distribution of the
11 \$1,568,000, herein awarded to the ELN Trust, to pay off the lump sum spousal support
12 awarded to Mrs. Nelson in the amount of \$800,000. Said payment shall be remitted within 30
13 days of the date of this Decree.

14 IT IS FURTHER ORDERED that Mrs. Nelson is awarded child support arrears in the
15 amount of \$87,775 and that the ELN Trust shall use the distribution of the \$1,568,000, herein
16 awarded to the ELN Trust, to pay off the child support arrears awarded to Mrs. Nelson via a
17 lump sum payment within 30 days of issuance of this Decree.
18

19 IT IS FURTHER ORDERED that the ELN Trust shall use the distribution of the
20 \$1,568,000, herein awarded to the ELN Trust, to pay Mr. Bertsch's outstanding fees in the
21 amount of \$35,258 within 30 days of issuance of this Decree.³⁰

22 IT IS FURTHER ORDERED that the ELN Trust shall use the distribution of the
23 \$1,568,000, herein awarded to the ELN Trust, to reimburse Mrs. Nelson for attorney's fees
24 paid to Attorney Dickerson in the amount of \$144,967 in payment of fees resulting from Mr.
25

26
27 ²⁹ Defendant's Exhibit GGGGG.

28 ³⁰ Second Application of Forensic Accountants for Allowance of Fees and Reimbursement of Expenses for the
Period from April 1, 2012 through July 25, 2012.

1
2 Nelson's unreasonable and unnecessary extension and protraction of this litigation. Said
3 payment shall be remitted to Mrs. Nelson within 30 days of the date of this Decree.

4 IT IS FURTHER ORDERED that the funds remaining, in the amount of approximately
5 \$500,000, from the distribution of the \$1,568,000, herein awarded to the ELN Trust, after the
6 payment of the spousal support, child support arrears, Mr. Bertsch's fees and reimbursement of
7 the attorney fees to Mrs. Nelson, shall be distributed to Mr. Nelson within 30 days of issuance
8 of this Decree
9

10 IT IS FURTHER ORDERED that Mr. Nelson shall pay Mrs. Nelson \$2080 in child
11 support for the month of June 2013 for their children Garrett and Carli.

12 IT IS FURTHER ORDERED that Mr. Nelson shall pay Mrs. Nelson \$1,058 a month in
13 support of their child Carli, commencing on July 1, 2013 and continuing until Carli attains the
14 age of majority or completes high school, which ever occurs last.
15

16 IT IS FURTHER ORDERED that Mr. Nelson shall maintain medical insurance
17 coverage for Carli.

18 IT IS FURTHER ORDERED that any medical expenses not paid by any medical
19 insurance covering Carli shall be shared equally by the parties, with such payments being made
20 pursuant to the Court's standard "30/30" Rule.

21 IT IS FURTHER ORDERED that the parties shall equally bear the private education
22 costs, including tuition, of Carli's private school education at Faith Lutheran.
23

24 ...

25 ...

1
2 IT IS FURTHER ORDERED that the parties shall keep any personal property now in
3 their possession and shall be individually responsible for any personal property, including
4 vehicles, currently in their possession.

5 Dated this 3rd day of June, 2013.

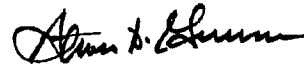
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8 Honorable Frank P. Sullivan
9 District Court Judge – Dept. O
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FRANK P. SULLIVAN
DISTRICT JUDGE

FAMILY DIVISION, DEPT. O
LAS VEGAS NV 89101

Exhibit “B”

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CLERK OF THE COURT

1 **ORDR**
2 **THE DICKERSON LAW GROUP**
3 **ROBERT P. DICKERSON, ESQ.**
4 Nevada Bar No. 000945
5 **JOSEF M. KARACSONYI, ESQ.**
6 Nevada Bar No. 010634
7 1745 Village Center Circle
8 Las Vegas, Nevada 89134
9 Telephone: (702) 388-8600
10 Facsimile: (702) 388-0210
11 Email: info@dickersonlawgroup.com
12 Attorneys for LYNITA SUE NELSON

8 **EIGHTH JUDICIAL DISTRICT COURT**
9 **FAMILY DIVISION**

10 **CLARK COUNTY, NEVADA**

11 **ERIC L. NELSON,**
12 **Plaintiff/Counterdefendant,**
13 **v.**

14 **LYNITA SUE NELSON,**
15 **Defendant/Counterclaimant.**

CASE NO. D-09-411537-D
DEPT NO. "O"

16 **ERIC L. NELSON NEVADA TRUST**
17 **dated May 30, 2001, and LSN NEVADA**
18 **TRUST dated May 30, 2001,**

19 **Necessary Parties (joined in this**
20 **action pursuant to Stipulation and**
21 **Order entered on August 9, 2011)**

Date of Hearing: June 4, 2014
Time of Hearing: 9:00 a.m.

22 **MATT KLABACKA, as Distribution Trustee**
23 **of the ERIC L. NELSON NEVADA TRUST**
24 **dated May 30, 2001,**

25 **Counterclaimant and Crossclaimant,**
26 **v.**

27 **LYNITA SUE NELSON and ERIC**
28 **NELSON,**

Purported Cross-Defendant and
Counterdefendant,

1 LYNITA SUE NELSON,
2 Counterclaimant, Cross-Claimant,
3 and/or Third Party Plaintiff,
4 v.
5 ERIC L. NELSON, individually and as the
6 Investment Trustee of the ERIC L. NELSON
7 NEVADA TRUST dated May 30, 2001; the
8 ERIC L. NELSON NEVADA TRUST dated
9 May 30, 2001; MATT KLABACKA,
10 Distribution Trustee of the ERIC L.
11 NELSON NEVADA TRUST dated
12 May 30, 2001,
13 Counterdefendant, and/or
14 Cross-Defendants, and/or
15 Third Party Defendants.

11
12 **ORDER REGARDING TRANSFER OF PROPERTY AND INJUNCTIONS**

13 This matter coming on for hearing on this 4th day of June, 2014, before the
14 Honorable Frank P. Sullivan, on the ELN Trust's Status Report and Request for Stay
15 Pending Entry of Final Decree of Divorce; ROBERT P. DICKERSON, ESQ.,
16 KATHERINE L. PROVOST, ESQ., and JOSEF M. KARACSONYI, ESQ., of THE
17 DICKERSON LAW GROUP, appearing on behalf of Defendant, LYNITA NELSON
18 ("Lynita"), individually and as Trustee of LSN NEVADA TRUST dated May 30, 2001
19 ("LSN Trust"), and Defendant being present; RHONDA K. FORSBERG, ESQ., of
20 RHONDA K. FORSBERG, CHTD., appearing on behalf of Plaintiff, ERIC NELSON
21 ("Eric"), and Plaintiff being present; and MARK A. SOLOMON, ESQ., and JEFFREY
22 P. LUSZECK, ESQ., of SOLOMON, DWIGGINS, & FREER, LTD., appearing on
23 behalf of the Distribution Trustee of the ERIC L. NELSON NEVADA TRUST dated
24 May 30, 2001 ("ELN Trust"). The Court having reviewed and analyzed the pleadings
25 and papers on file herein, and having heard the arguments of counsel and the parties,
26 and good cause appearing therefore,

27 ...

28 ...

1 THE COURT FINDS that on May 23, 2004, the Nevada Supreme Court
2 entered Orders Denying Petitions for Writs of Prohibition ("Orders"), denying the
3 petitions for writ of prohibition filed by the ELN Trust.

4 THE COURT FURTHER FINDS that although it could be argued that the
5 Orders entered by the Nevada Supreme Court permit the Court to distribute all
6 properties in accordance with the Decree of Divorce ("Decree") entered June 3, 2013,
7 the Court is not inclined to dissolve or modify the injunctions previously issued by the
8 Court at this time, except as otherwise specifically set forth below.

9 THE COURT FURTHER FINDS that for the past year, Lynita has not received
10 the approximately \$20,000 per month the Court anticipated she would have from the
11 income from properties awarded to her and/or the LSN Trust in the Decree, and from
12 her lump sum alimony.

13 THE COURT FURTHER FINDS that \$324,000 of the lump sum alimony
14 awarded to Lynita in the Decree should be released to Lynita at this time, from the
15 \$1,068,000 previously enjoined by the Court at Bank of Nevada. Such lump sum
16 represents the \$20,000 the Court anticipated Lynita would receive from June, 2013,
17 to June, 2014, for a total of \$240,000, and the remaining \$84,000 represents \$7,000
18 per month in alimony (awarded in the Decree as a lump sum) for June, 2014, to June,
19 2015 while this matter continues to be litigated. The Court entered a separate order
20 for the payment of said funds in Open Court, however, while such Order states that the
21 payment would be made to Lynita such payment shall be secured by property enjoined
22 herein as further set forth below.

23 THE COURT FURTHER FINDS that the parties stipulated to the payment of
24 Larry L. Bertsch, CPA & Associates in accordance with the Decree from the \$1,068,000
25 previously enjoined by the Court at Bank of Nevada. The Court entered a separate
26 order for the release of said funds in Open Court.

27 THE COURT FURTHER FINDS that the LSN Trust is entitled to any income
28 it should have received from the properties awarded to the LSN Trust in the Decree

1 from the date of divorce to present date. Lynita and the LSN Trust are not waiving
2 any claim to prejudgment or postjudgment interest they may have on any sums they
3 are entitled to under the Decree.

4 THE COURT FURTHER FINDS that it is not inclined to stay these
5 proceedings as this matter has been pending since 2009. Lynita should receive the
6 income from the properties awarded to her or the LSN Trust at this time, and the
7 Banone and Lindell properties shall be transferred to the LSN Trust at this time so she
8 can manage same and receive the rental payments from same. Eric has had control of
9 such properties for the past year while the petitions for writ of prohibition were
10 pending before the Nevada Supreme Court. Although the Banone and Lindell
11 properties are being transferred to the LSN Trust, the properties should be enjoined
12 from being sold, encumbered, or used as collateral without an Order of the Court to
13 allow for the preservation of same pending any appeal of this matter.

14 THE COURT FURTHER FINDS that the parties' respective interests in the
15 Brian Head cabin should be enjoined from being sold, encumbered, or used as collateral
16 without an Order of the Court, to allow for the preservation of same pending any
17 appeal of this matter.

18 THE COURT FURTHER FINDS that the provisions contained in this order are
19 intended to preserve the real property described herein, and to secure with enjoined
20 property(ies) any monetary amounts owed by the parties, or transferred to the parties.

21 Accordingly, and for good cause appearing therefor,

22 IT IS HEREBY ORDERED that the ELN Trust shall transfer, and execute any
23 necessary deeds to transfer, the Lindell and Banone, LLC properties to the LSN Trust
24 by no later than 5:00 p.m. on June 12, 2014. The LSN Trust shall be permitted to
25 manage the Lindell and Banone, LLC properties, and shall receive all rents received
26 therefrom, but shall not sell, collateralize, or encumber such properties without an
27 order of this Court. After such transfers the LSN Trust shall provide quarterly
28 accountings to Eric and the ELN Trust regarding such properties.

1 IT IS FURTHER ORDERED that all parties are enjoined from selling,
2 collateralizing, or encumbering their interest in the Brian Head cabin absent further
3 order of this Court.

4 IT IS FURTHER ORDERED that the \$324,000 being released to Lynita from
5 the \$1,068,000 in the blocked account at Bank of Nevada, will be secured by the LSN
6 Trust's interests in the properties enjoined herein.

7 IT IS FURTHER ORDERED that the ELN Trust shall pay to the LSN Trust the
8 \$75,000 reimbursement related to the Wyoming Downs decision by the close of
9 business on June 16, 2014. If there are any issues with such payment that the ELN
10 Trust would like to address it may do so at the hearing currently scheduled for June 16,
11 2014 at 9:00 a.m.

12 IT IS FURTHER ORDERED that if Lynita and/or the LSN Trust plan on
13 evicting Eric from the Lindell property they must first submit the issue to the Court.

14 IT IS FURTHER ORDERED that Lynita is entitled to the income from the
15 properties awarded to the LSN Trust in the Decree from the date of the Decree to
16 present date. To determine the amount the LSN Trust is entitled to, Eric and the ELN
17 Trust shall provide an accounting of the income and payments received from the
18 Lindell property, Banone, LLC properties, JB Ramos Note, and Russell Road from the
19 date of divorce to present date by no later than September 2, 2014 (90 days from the
20 date of this hearing). Going forward, Eric shall provide monthly accountings for any
21 income/payments received from properties awarded to the LSN Trust until such time
22 as such properties are transferred to Lynita or the LSN Trust.

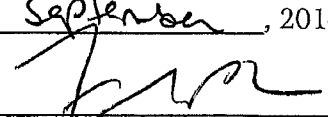
23 IT IS FURTHER ORDERED that once Eric and the ELN Trust provide the
24 accountings ordered herein the parties can address with the Court any issues related
25 to same, and the payment, and security of payment, of any amounts that may be owed
26 to Lynita and the LSN Trust.

27 ...

28 ...

1 IT IS FURTHER ORDERED that the injunctions and orders issued herein will
2 permit the Court to make necessary adjustments to property depending on the ultimate
3 decision made by the Nevada Supreme Court, if any appeal is filed by the parties.

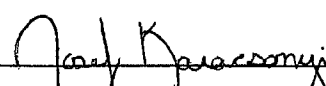
4 DATED this 16 day of September, 2014.

5
6 
DISTRICT COURT JUDGE

7 FRANK P. SULLIVAN

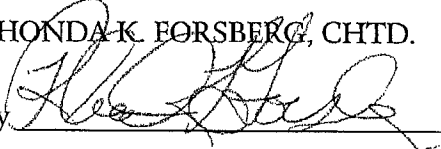
8 Submitted by:

9 THE DICKERSON LAW GROUP

10
11 By 
12 ROBERT P. DICKERSON, ESQ.
13 Nevada Bar No. 000945
14 JOSEF M. KARACSONYI, ESQ.
15 Nevada Bar No. 010634
16 1745 Village Center Circle
17 Las Vegas, Nevada 89134
18 Attorneys for Defendant

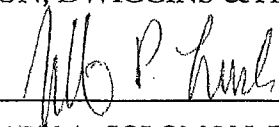
Approved as to Form and Content:

RHONDA K. FORSBERG, CHTD.

19 By 
20 RHONDA K. FORSBERG, ESQ.
21 Nevada Bar No. 009557
22 64 N. Pecos Road #800
23 Henderson, Nevada 89074
24 Attorneys for Plaintiff

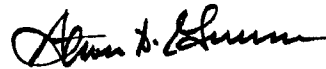
16 Approved as to Form and ~~Content~~:

17 SOLOMON, DWIGGINS & FREER LTD.

18
19 By 
20 MARK A. SOLOMON, ESQ.
21 Nevada Bar No. 000418
22 JEFFREY P. LUSZECK, ESQ.
23 Nevada Bar No. 009619
24 9060 W. Cheyenne Avenue
25 Las Vegas, Nevada 89129
26 Attorneys for the ELN Trust

Distribution trustee of the

Exhibit “C”



CLERK OF THE COURT

1 ORDER
2 THE DICKERSON LAW GROUP
3 ROBERT P. DICKERSON, ESQ.
4 Nevada Bar No. 000945
5 KATHERINE L. PROVOST, ESQ.
6 Nevada Bar No. 008414
7 1745 Village Center Circle
8 Las Vegas, Nevada 89134
9 Telephone: (702) 388-8600
10 Facsimile: (702) 388-0210
11 Email: info@dickersonlawgroup.com

12 Attorneys for Defendant/Counterclaimant
13 LYNITA SUE NELSON

14 DISTRICT COURT
15 FAMILY DIVISION

16 CLARK COUNTY, NEVADA

17 ERIC L. NELSON,

18 Plaintiff/Counterdefendant,

19 v.

20 LYNITA SUE NELSON,

21 Defendant/Counterclaimant.

CASE NO. D-09-411537-D
DEPT NO. "O"

22 ORDER

23 This matter coming on for hearing on this 4th day of April 2011, before the
24 Honorable Judge Frank P. Sullivan, for further proceedings on the appointment of the
25 Court's forensic accountant resulting from this Court's March 2, 2011 hearing; on
26 Defendant's MOTION FOR ORDER TO SHOW CAUSE WHY PLAINTIFF
27 SHOULD NOT BE HELD IN CONTEMPT FOR MULTIPLE VIOLATIONS OF
28 COURT'S APRIL 16, 2010 ORDER, FOR PLAINTIFF TO BE ADMONISHED TO
COMPLY WITH THE COURT'S ORDERS, FOR FEES AND COSTS, AND FOR
OTHER RELATED RELIEF and Plaintiff's OPPOSITION TO ORDER TO SHOW

1 CAUSE AND COUNTERMOTION FOR CONTEMPT and relatedly Case T-11-
2 131443, with ROBERT P. DICKERSON, ESQ., of THE DICKERSON LAW GROUP,
3 appearing on behalf of Defendant, LYNITA NELSON, and Defendant being present;
4 and DAVID A. STEPHENS, ESQ., of STEPHENS, GOURLEY & BYWATER, P.C.,
5 appearing on behalf of Plaintiff, ERIC NELSON, and Plaintiff being present; and the
6 Court having reviewed the pleadings and papers on file herein, and having heard the
7 arguments of counsel and the parties, and good cause appearing, issues the following
8 orders:

9 IT IS HEREBY ORDERED ADJUDGED and DECREED that LARRY
10 BERTSCH, CPA and NICHOLAS MILLER, CFE are appointed by this Court to
11 perform a forensic accounting intended to provide the Court with an accurate
12 evaluation of the parties' estate. Counsel for the parties are to meet separately with the
13 Court appointed experts and confirm the areas they desire the experts to review during
14 their evaluation.

15 IT IS FURTHER ORDERED that LARRY BERTSCH, CPA and NICHOLAS
16 MILLER, CFE are entitled to all information concerning the parties' "Mississippi"
17 assets, including information relating to the parties' interest in the Silver Slipper casino
18 operations and may contact and speak with Paul Alanis and any other individual with
19 knowledge of and information pertaining to the "Mississippi" assets.

20 IT IS FURTHER ORDERED that Plaintiff, ERIC L. NELSON, shall pay the
21 initial retainer fees required by Mr. Bertsch and Mr. Miller to perform their evaluation.

22 IT IS FURTHER ORDERED that Mr. Bertsch and Mr. Miller shall provide the
23 Court with an initial written report, in camera, by June 10, 2011.

24 IT IS FURTHER ORDERED that this matter is set for a Status Check for the
25 issuance of an initial report by Mr. Bertsch and Mr. Miller on July 11, 2011 at 9:00
26 a.m.

27 IT IS FURTHER ORDERED that this Court will address the issues of attorneys
28 fees and retroactive spousal support at the July 11, 2011 return hearing.

1 IT IS FURTHER ORDERED that any monies received by Plaintiff, ERIC L.
2 NELSON or any entity owned or controlled by Mr. Nelson, related to his ownership
3 interest in the Silver Slipper Casino/Dynasty Development Group, LLC, shall be
4 immediately turned over to his counsel, David Stephens, Esq., to be placed into and
5 held by Mr. Stephens' in an interest bearing attorney trust account.

6 IT IS FURTHER ORDERED that the Court will consider appointment of a
7 receiver at the July 11, 2011 return hearing following a review of Mr. Bertsch and Mr.
8 Miller's report.

9 Following evidentiary proceedings on Defendant's Motion for Order to Show
10 Cause, the Court FINDS that Plaintiff's testimony as to the incident on March 8, 2011
11 is not credible. The Court further FINDS that there has been a willful violation of the
12 existing protective order by Plaintiff. Therefore,

13 IT IS FURTHER ORDERED that with respect to the protective order issued in
14 Case T-11-131443, the TPO previously extended to September 2, 2011 is hereby
15 modified to read that Defendant, ERIC L. NELSON, is not allowed at any of the
16 children's upcoming sporting events until further order. All other prior orders of this
17 Court in Case T-11-131443 remain in effect as previously stated.

18 IT IS FURTHER ORDERED that as Plaintiff is found to be in contempt of
19 court for the March 8, 2011 event wherein he was sitting in the general vicinity of the
20 Plaintiff and had parked his vehicle nose to nose with her vehicle, both of which are
21 found to be violations of the existing protective order, Plaintiff is sentenced to ten (10)
22 days in the Clark County Detention Center. Said sentence is suspended pending

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1 further Order of the Court. Plaintiff is admonished and warned that any further
2 violation of this Court's orders will result in a sentence of twenty-five (25) days
3 incarceration.

4 DATED this 6 day of June, 2011.

5
6 
DISTRICT COURT JUDGE  FRANK P. SULLIVAN

7 Approved as to Form and Content: Submitted by:
8 STEPHENS GOURLEY & BYWATER THE DICKERSON LAW GROUP

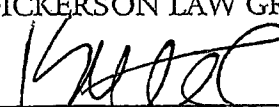
9 By 
10 By 
11 DAVID A. STEPHENS, ESQ. ROBERT P. DICKERSON, ESQ.
12 Nevada Bar No. 000902 Nevada Bar No. 000945
13 3636 N. Rancho Drive KATHERINE L. PROVOST, ESQ.
14 Las Vegas, Nevada 89130 Nevada Bar No. 008414
15 Attorneys for Plaintiff 1745 Village Center Circle
16 Las Vegas, Nevada 89134
17 Attorneys for Defendant
18
19
20
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22
23
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Exhibit “D”

EIGHTH JUDICIAL DISTRICT COURT
CLARK COUNTY, NEVADA

Alvin D. Sullivan
CLERK OF THE COURT

ERIC L. NELSON,

Plaintiff/Counterdefendant,

vs.

LYNITA SUE NELSON, LANA MARTIN, as
Distribution Trustee of the ERIC L. NELSON
NEVADA TRUST dated May 30, 2001,

Defendant/Counterclaimants.

LANA MARTIN, Distribution Trustee of the
ERIC L. NELSON NEVADA TRUST dated
May 30, 2001,

Crossclaimant,

vs.

LYNITA SUE NELSON,

Crossdefendant.

CASE NO.: D-09-411537-D
DEPT. NO.: O

AMENDED FINDINGS OF FACT AND ORDER

This Matter having come before this Honorable Court on March 31, 2015 and April 21, 2015, for Evidentiary Hearings on Lynita Sue Nelson's Motion for an Order to Show Cause and Eric L. Nelson's Countermotion for an Order to Show Cause with Eric L. Nelson, Plaintiff, appearing and being represented by Rhonda Forsberg, Esq.; and Lynita Sue Nelson, Defendant, appearing and being represented by Robert Dickerson, Esq., Katherine Provost, Esq., and Josef Karacsonyi, Esq., with the Court having reviewed the testimony and good cause being shown:

FRANK R. SULLIVAN
DISTRICT JUDGE

FAMILY DIVISION, DEPT. O
LAS VEGAS NV 89101

1
2 THE COURT HEREBY FINDS that on April 16, 2010, this Court issued a Mutual
3 Behavior Order, restraining both parties from the following, in pertinent part:

4 4. Neither party shall use any foul language in communicating with the other
5 party, the parties' children, either party's counsel or retained experts; nor shall any
6 foul language be used in communicating with the other party's family, relatives,
7 friends, or significant others (if any).

8 5. Each party shall avoid conflicts/contacts with the other party's significant
9 other (which includes any future "significant other" of either party)...

10 THE COURT FURTHER FINDS that this Court previously found Mr. Nelson in
11 violation of the Modified Extended Order for Protection Against Domestic Violence issued in
12 Case #T-11-131443.

13 THE COURT FURTHER FINDS that due to Mr. Nelson's violation of the modified
14 Extended Order for Protection Against Domestic Violence, this Court sentenced Mr. Nelson
15 to ten (10) days in the Clark County Detention Center, but suspended the sentence provided
16 Mr. Nelson cease his contemptuous and harassing behaviors.

17 THE COURT FURTHER FINDS that following the expiration of the modified
18 Extended Order for Protection Against Domestic Violence, a Stipulation and Order was filed
19 on October 5, 2011, which provides in pertinent part:

20 IT IS HEREBY STIPULATED AND AGREED that a NO CONTACT ORDER
21 shall be entered and the parties shall have no communication or contact with each
22 other whatsoever, including but not limited to any contact in person, by telephone,
23 fax, letter, text message, email, etc., UNLESS such contact directly involves an
24 emergency or other exigent circumstance involving the parties' minor children...

25 IT IS FURTHER STIPULATED AND AGREED that the parties shall have no
26 communication or contact whatsoever, including but not limited to any contact in
27 person, by telephone, fax, letter, text message, email, etc., with the other party's
28 attorneys, experts, or other advisors for the duration of these proceedings. All
communications to a professional involved in these proceedings shall be transmitted
through each party's legal counsel.

1
2 THE COURT FURTHER FINDS that on June 16, 2014, following an Evidentiary
3 Hearing on Lynita Nelson's Motion for an Order to Show Cause, this Court found that Mr.
4 Nelson had willfully and deliberately committed seven (7) violations of the October 5, 2011,
5 No Contact Order, and sentenced Mr. Nelson to seven (7) days in the Clark County Detention
6 Center.
7

8 THE COURT FURTHER FINDS that the Divorce Decree entered by this Court on
9 June 3, 2013, awarded Lynita Nelson 100% ownership of the office building located at 3611
10 Lindell.¹

11 THE COURT FURTHER FINDS that Lynita Nelson had locks re-keyed and replaced
12 with thumb locks for tenants at the Lindell Office Building to ensure compliance with the
13 Fire Code.
14

15 THE COURT FURTHER FINDS that Eric Nelson is a tenant at the Lindell Office
16 Building and his staff had twice refused access to the locksmith and thwarted his efforts to re-
17 key and replace the locks with thumb locks.

18 THE COURT FURTHER FINDS that on October 20, 2014, Lynita Nelson met the
19 locksmith, Joseph Paesch, at the Lindell Office Building to re-key and replace the locks with
20 thumb locks of tenant, Eric Nelson.

21 THE COURT FURTHER FINDS that while Mr. Paesch was finishing up replacing
22 the locks, Eric Nelson pulled into the parking lot and came running up the stairwell towards
23 Ms. Nelson and Mr. Paesch "yelling like a raving maniac", cursing and visibly quite irate.
24

25 THE COURT FURTHER FINDS that Eric Nelson got "face to face" with Mr. Paesch
26 and Lynita Nelson stepped in front of Mr. Paesch to protect him from Mr. Nelson.
27

28 ¹ The Divorce Decree is currently under appeal before the Nevada Supreme Court, but no Stay of the Decree is in effect.

1
2 THE COURT FURTHER FINDS that Eric Nelson grabbed the locks from Lynita
3 Nelson causing her to fall down onto the stairs.

4 THE COURT FURTHER FINDS that Lynita Nelson, as 100% owner of the Lindell
5 Office Building, has the right to re-key and replace locks without the permission of the
6 tenants, including Eric Nelson.

7
8 THE COURT FURTHER FINDS that Lynita Nelson's re-keying and replacement of
9 the locks was not intended to lockout the tenants, including Eric Nelson, but merely to ensure
10 compliance with the Fire Code.

11 THE COURT FURTHER FINDS that this Court has utilized several methods, short of
12 incarceration, to curb Eric Nelson's harassing and aggressive behaviors, including; a Mutual
13 Behavior Order, a Temporary Protective Order, No Contact Orders, and a suspended jail
14 sentence.

15
16 THE COURT FURTHER FINDS that despite such efforts on the part of this Court,
17 Mr. Nelson continued to harass and threaten Lynita Nelson resulting in him being sentenced
18 to seven (7) days in jail for his contemptuous behavior.

19 THE COURT FURTHER FINDS that on October 20, 2014, Mr. Nelson willfully and
20 knowingly violated the April 16, 2010, Mutual Behavior Order, and the October 5, 2011, No
21 Contact Order, by yelling, cursing, aggressively approaching and grabbing the locks from
22 Lynita Nelson causing her to fall down onto the stairs.

23
24 THE COURT FURTHER FINDS that Eric Nelson is guilty of contempt and shall be
25 imprisoned for twenty-five (25) days as provided for in NRS 22.100(2).

26 THE COURT FURTHER FINDS that Eric Nelson was not credible as his testimony
27 of not being very angry, that Lynita Nelson caused the interaction between them, that he
28

1
2 didn't grab the locks from her, and that he didn't cause Ms. Nelson to fall down was not
3 believable and was clearly refuted by credible testimony presented during the hearing.

4 THE COURT FURTHER FINDS that Eric Nelson's Countermotion for Order to
5 Show Cause is devoid of merit and should be denied.

6 THE COURT FURTHER FINDS that Lynita Nelson is entitled to attorney's fees
7 stemming from the commencing of this action as provided for in NRS 22.100(3).

8 THE COURT FURTHER FINDS the following: that Attorney Dickerson has over 38
9 years of legal experience and Attorney Provost has over 12 years of legal experience; that the
10 Dickerson Law Firm is an AV rated firm; that Attorney Provost is certified as a Family Law
11 Specialist; that the character of the work performed was intricate and important in curbing the
12 harassing and aggressive behavior of Eric Nelson towards their client, Lynita Nelson; that
13 counsel expended considerable time and attention to the work performed; that counsel
14 performed their work with a high degree of skill and professionalism; and that counsel were
15 successful in having Eric Nelson found in contempt for his continued harassment of their
16 client.²

17 THE COURT FURTHER FINDS that, upon review of the Memorandum of Fees and
18 Costs, the following attorney fees and costs are reasonable: 23.9 hours of billable attorney
19 time at \$400 per hour (\$9,560); 7.8 hours of billable paralegal time at \$175 per hour (\$1,365);
20 and costs in the amount of \$965.87.

21 IT IS THEREFORE ORDERED that Eric Nelson shall be remanded to the Clark
22 County Detention Center.

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² *Brunzell* factors as delineated in *Brunzell v. Golden Gate National Bank*, 85 Nev. 345 (1969).

1
2 IT IS FURTHER ORDERED that Eric Nelson is to be imprisoned for twenty-five
3 (25) days at the Clark County Detention Center, commencing on June 8, 2015, and shall be
4 released on July 2, 2015.

5 IT IS FURTHER ORDERED that Eric Nelson shall report to Courtroom 21 of the
6 Family Court and surrender to Department O at 9 a.m. on June 8, 2015.
7

8 IT IS FURTHER ORDERED that if Mr. Nelson fails to surrender on June 8, 2015,
9 this Court will issue a Bench Warrant for his arrest.

10 IT IS FURTHER ORDERED that Eric Nelson shall not be released pursuant to
11 Depopulation Procedures or good behavior.

12 IT IS FURTHER ORDERED that Lynita Nelson is entitled to attorney and paralegal
13 fees in the amount of \$10,925, and costs in the amount of \$965.87, for a total amount of
14 \$11,890.87.
15

16 IT IS FURTHER ORDERED that the full amount of \$11,890.87 shall be paid by Eric
17 Nelson on or before June 30, 2015, by 5:00 p.m.

18 IT IS FURTHER ORDERED that Eric Nelson's Countermotion for Order to Show
19 Cause is DENIED.

20 IT IS FURTHER ORDERED that Attorney Forsberg's oral request for a STAY of this
21 Order is DENIED.

22 DATED this 3rd of June 2015.
23

24 
25 Honorable Frank P. Sullivan
26 District Court Judge - Dept. O
27
28

FRANK R. SULLIVAN
DISTRICT JUDGE

FAMILY DIVISION, DEPT. O
LAS VEGAS NV 89101

Exhibit “E”

EIGHTH JUDICIAL DISTRICT COURT

CLERK OF THE COURT

CLARK COUNTY, NEVADA

ERIC L. NELSON,

Plaintiff/Counterdefendant,

vs.

LYNITA SUE NELSON, LANA MARTIN, as
Distribution Trustee of the ERIC L. NELSON
NEVADA TRUST dated May 30, 2001,

Defendant/Counterclaimants.

LANA MARTIN, Distribution Trustee of the
ERIC L. NELSON NEVADA TRUST dated
May 30, 2001,

Crossclaimant,

vs.

LYNITA SUE NELSON,

Crossdefendant.

CASE NO.: D-09-411537-D
DEPT. NO.: O

ORDER FOR RELEASE ON JUNE 30, 2015

This matter having come before this Honorable Court on June 15, 2015, on Mr. Nelson's Emergency Motion to Reconsider Alternative Sentencing, with Rhonda Forsberg, Esq., and Richard Wright, Esq., appearing and representing Plaintiff, Eric Nelson, who was not present; and Katherine Provost, Esq., appearing on behalf of Defendant, Lynita Nelson, who was not present. With good cause being shown:

FRANK R. SULLIVAN
DISTRICT JUDGE

FAMILY DIVISION, DEPT. O
LAS VEGAS NV 89101

1
2 THE COURT HEREBY FINDS that on June 3, 2015, this Court found Mr. Nelson in
3 Contempt of Court for willfully and knowingly violating the April 16, 2010 Mutual Behavior
4 Order and the October 5, 2011 No Contact Order entered by this Court.

5 THE COURT FURTHER FINDS that based upon Mr. Nelson's willful contempt of this
6 Court's Orders, this Court ordered that Mr. Nelson be confined for twenty-five (25) days at
7 the Clark County Detention Center commencing on June 8, 2015, with a Release Date of July
8 2, 2015.

9
10 THE COURT FURTHER FINDS that Mr. Nelson filed this Motion to Reconsider
11 Alternative Sentencing claiming that incarceration may exacerbate his previously diagnosed
12 aortic aneurysm condition and submitted a letter from his physician, Dr. Travis Hailstone,
13 D.O., in support of his contention.

14
15 THE COURT FURTHER FINDS that Mr. Nelson is seeking to be released from
16 custody and allowed to complete the remainder of his sentence on house arrest.

17 THE COURT FURTHER FINDS that the letter from Dr. Hailstone was not persuasive
18 as it fails to address any particulars as to Mr. Nelson's medical condition and simply provides
19 a generic statement about aortic aneurysms.

20 THE COURT FURTHER FINDS that while the Court was not persuaded by Dr.
21 Hailstone's letter, the Court has taken into consideration the fact that Mr. Nelson has a
22 bankruptcy proceeding scheduled to reconvene on July 1, 2015.

23
24 THE COURT FURTHER FINDS that these bankruptcy proceedings were calendared
25 back in April, 2015.

1
2 THE COURT FURTHER FINDS that it understands the difficulty in coordinating and
3 calendaring proceedings with multiple parties involved and is sympathetic to the other parties
4 and the Bankruptcy Court in that case.

5 THE COURT FURTHER FINDS that this Court did not confine Mr. Nelson for
6 punitive purposes; rather, this Court is attempting to compel Mr. Nelson to comply with its
7 Orders.
8

9 THE COURT FURTHER FINDS that as a courtesy to the Bankruptcy Court and to the
10 other parties involved in that case, this Court is willing to Amend its Contempt Order and
11 allow Mr. Nelson to be released two (2) days earlier so that he can attend the Bankruptcy
12 Court hearing on July 1, 2015.

13 IT IS THEREFORE ORDERED that Eric L. Nelson shall be released from the Clark
14 County Detention Center on his pending contempt sentence on June 30, 2015.

15 DATED this 26th of June 2015.

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17 
18 Honorable Frank P. Sullivan
19 District Court Judge – Dept. O
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FRANK R. SULLIVAN
DISTRICT JUDGE

FAMILY DIVISION, DEPT. O
LAS VEGAS NV 89101

Exhibit “F”

DISTRICT COURT
CLARK COUNTY, NEVADA

ERIC L. NELSON,
Plaintiff/Counterdefendant,

vs.

LYNITA SUE NELSON, LANA MARTIN, as
Distribution Trustee of the ERIC L. NELSON
NEVADA TRUST dated May 30, 2001,

Defendant/Counterclaimants.

LANA MARTIN, Distribution Trustee of the
ERIC L. NELSON NEVADA TRUST dated
May 30, 2001,

Crossclaimant,

vs.

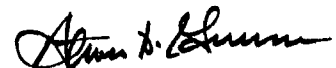
LYNITA SUE NELSON,

Crossdefendant.

CASE NO.: D-09-411537-D

DEPT. NO.: O

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CLERK OF THE COURT

FINDINGS OF FACT AND ORDER

This Matter having come before this Honorable Court on January 26, 2015, for a Motion to Enforce the June 3, 2013, Decree of Divorce, Address Issues Relating to Property Awarded to Defendant in the Divorce, and Related Relief and the ELN Trust's Opposition Hearing with Plaintiff, Eric Nelson, appearing and being represented by Rhonda Forsberg, Esq., Defendant, Lynita Nelson, appearing and being represented by Katherine Provost, Esq., Josef Karacsonyi, Esq., and Robert Dickerson, Esq. and Counterdefendant, Crossdefendant,

FRANK R. SULLIVAN
DISTRICT JUDGE

FAMILY DIVISION, DEPT. O
LAS VEGAS NV 89101

1
2 Third Party Defendant Matt Klabacka, Distribution Trustee of the Eric L. Nelson Nevada
3 (ELN) Trust, being represented by Mark Solomon, Esq., and Jeffrey Luszeck, Esq., with the
4 Court having reviewed the testimony and good cause being shown:

5 THE COURT HEREBY FINDS that this Court entered a Divorce Decree in this matter
6 on June 3, 2013.

7
8 THE COURT FURTHER FINDS that said Decree awarded Ms. Nelson certain property
9 and assets held by the Eric L. Nelson (ELN) Trust.

10 THE COURT FURTHER FINDS that the ELN Trust had filed Writs of Prohibition
11 with the Nevada Supreme Court in an effort to prevent the transfer of these properties and
12 assets.

13 THE COURT FURTHER FINDS that on May 23, 2014, the Nevada Supreme Court
14 denied ELN's Petitions for Writs of Prohibition which further vacated all temporary Stays of
15 the Divorce Decree.

16 THE COURT FURTHER FINDS that on September 18, 2014, this Court entered an
17 Order instructing the ELN Trust to transfer the Lindell Property and the Banone, LLC,
18 properties to the Lynita Sue Nelson (LSN) Trust.

19 THE COURT FURTHER FINDS that said Order also enjoined the LSN Trust from
20 selling or encumbering these properties and also enjoined the ELN and LSN Trusts from selling
21 or encumbering their interest in their jointly held Brian Head cabin.

22 THE COURT FURTHER FINDS that the June 4, 2014 Order also entitled Ms. Nelson
23 to the income from the Lindell and Banone properties from the date of the Decree (June 3,
24 2013) to present.

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2 THE COURT FURTHER FINDS that Ms. Nelson now files this Motion in an effort to
3 enforce the Decree and the June 4, 2014 Order.

4 THE COURT FURTHER FINDS that the ELN Trust has requested that this Court Stay
5 any decision on the Motion until after a February 27, 2015, Settlement Conference.

6
7 THE COURT FURTHER FINDS it is not inclined to Stay its decision as this litigation
8 has lingered on for far too many years and numerous attempts to settle this matter have been
9 unsuccessful.

10 4601 Concord Village Property

11 THE COURT FURTHER FINDS that the property located at 4601 Concord Village
12 Drive is one of the Banone, LLC, properties awarded to Ms. Nelson in the Divorce Decree
13 dated June 3, 2013.

14
15 THE COURT FURTHER FINDS that the property was vacated in July of 2014 and that
16 the \$500.00 Security Deposit was returned to the Tenant.

17 THE COURT FURTHER FINDS that, upon being vacated, the 4601 Concord Village
18 Drive property was dirty, had some debris left in the yard and required repairs in the amount of
19 \$14,679.01.

20 THE COURT FURTHER FINDS that, while the property was dirty, had some debris
21 left in the yard and needed repairs, there was insufficient evidence for this Court to determine if
22 the Tenant's \$500.00 Security Deposit should have been forfeited as the condition of the
23 property upon the Tenant renting the premises was unknown to this Court.

24
25 THE COURT FURTHER FINDS that Mr. Nelson and the ELN Trust should not be
26 required to reimburse Ms. Nelson the \$500.00 Security Deposit that was returned to the Tenant.

1
2 JB Ramos Note

3 THE COURT FURTHER FINDS that, as part of its effort to equalize the ELN and LSN
4 Trusts, this Court awarded Ms. Nelson and the LSN Trust 100% interest in the JB Ramos Note.

5 THE COURT FURTHER FINDS that the detailed accounting completed by Larry
6 Bertsch, CPA, valued the JB Ramos Note at \$78,000.00.

7
8 THE COURT FURTHER FINDS that the ELN's Opposition did not dispute the value
9 of the JB Ramos Note.

10 THE COURT FURTHER FINDS that the September 4, 2014 accounting reflects that
11 the JB Ramos Note has been "paid in full".

12 THE COURT FURTHER FINDS that the ELN's Opposition did not indicate that Ms.
13 Nelson or the LSN Trust had already received any payments attributed to the JB Ramos Note.

14 THE COURT FURTHER FINDS that Ms. Nelson and the LSN Trust are entitled to the
15 total value of the JB Ramos Note in the amount of \$78,000.00, with statutory interest from the
16 date of the Decree (June 3, 2013).

17
18 2209 Farmouth Circle Note

19 THE COURT FURTHER FINDS that 2209 Farmouth Circle was a property formerly
20 held by Banone, LLC, and was a property included in Mr. Larry Bertsch's value determination
21 of the Banone, LLC, properties.

22 THE COURT FURTHER FINDS that, during the pendency of the Divorce proceedings,
23 the Farmouth property was sold for \$88,166.00, with a Promissory Note and Deed of Trust
24 securing the property.

25 THE COURT FURTHER FINDS that Ms. Nelson and the LSN Trust were awarded
26 100% interest in the Promissory Note.
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2 THE COURT FURTHER FINDS that based upon the September 2014 accounting, Mr.
3 Nelson and the ELN Trust have collected funds in the amount \$8,816.55 on the Farmouth Note
4 from June 3, 2013 through September 30, 2014.

5 THE COURT FURTHER FINDS that Ms. Nelson and the LSN Trust have received
6 payments for the months of October, November, and December of 2014 on the Farmouth Note.
7

8 THE COURT FURTHER FINDS that since the Farmouth property was one of the
9 Banone, LLC, properties awarded to Ms. Nelson in the Divorce Decree entered on June 3,
10 2013, and that she was subsequently awarded 100% interest in the Promissory Note, Ms.
11 Nelson and the LSN Trust are entitled to the \$8,816.55 generated from the Promissory Note for
12 the period of June 3, 2013 through September 30, 2014, inclusive.

13 THE COURT FURTHER FINDS that Mr. Nelson and the ELN Trust should be
14 required to execute an Assignment of the Promissory Note and Deed of Trust for the 2209
15 Farmouth Circle property as previously Ordered by this Court.
16

17 5704 Roseridge Avenue

18 THE COURT FURTHER FINDS that 5704 Roseridge Avenue was a property formerly
19 held by Banone, LLC, and was a property included in Mr. Larry Bertsch's value determination
20 of the Banone, LLC, properties.

21 THE COURT FURTHER FINDS that, during the pendency of the Divorce proceedings,
22 the Roseridge property was sold for \$63,000.00.
23

24 THE COURT FURTHER FINDS that since the Roseridge property was one of the
25 Banone, LLC, properties awarded to Ms. Nelson and the LSN Trust in the Divorce Decree
26 entered on June 3, 2013, Ms. Nelson and the LSN Trust are entitled to the \$63,000.00
27 generated from the sale of the Roseridge property.
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2 THE COURT FURTHER FINDS that Mr. Nelson and the ELN Trust should be
3 required to pay Ms. Nelson and the LSN Trust \$63,000.00, plus statutory interest from June 3,
4 2013.

5 1301 Heather Ridge Lane

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7 THE COURT FURTHER FINDS that 1301 Heather Ridge is a property held by
8 Banone, LLC, and was awarded to Ms. Nelson and the LSN Trust in the Divorce Decree dated
9 June 3, 2013.

10 THE COURT FURTHER FINDS that the Heather Ridge property had been previously
11 rented to Lance Liu, Mr. Nelson's nephew, for \$866.00 per month.

12 THE COURT FURTHER FINDS that on April 1, 2014, Mr. Nelson entered into a three
13 (3) year Lease for the Heather Ridge property with Lance Liu for the amount of \$700.00 per
14 month.

15
16 THE COURT FURTHER FINDS that Mr. Nelson indicated that the monthly rent was
17 lowered to \$700.00 per month based upon Mr. Liu being responsible for the maintenance of the
18 yard and pool.

19 THE COURT FURTHER FINDS that considering the fact that the Heather Ridge
20 property has been awarded to Ms. Nelson and the LSN Trust and that no Stay is in place, Mr.
21 Nelson should not have encumbered the property with a long-term lease.

22
23 THE COURT FURTHER FINDS that throughout the marriage and pendency of these
24 extensive legal proceedings, Mr. Nelson has consistently transferred property to his family and
25 employees regardless of Ms. Nelson's interest in the properties.

26 THE COURT FURTHER FINDS that many of Mr. Nelson's transfers of property to his
27 family and friends appeared to be below the actual market value of the properties.

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2 THE COURT FURTHER FINDS that lowering the monthly rent of the Heather Ridge
3 property from \$866.00 to \$700.00 under the guise of his nephew, Mr. Liu, being required to
4 maintain the yard and pool, was simply a pretext on the part of Mr. Nelson to once again
5 transfer a property interest to a family member at a price below market value.
6

7 THE COURT FURTHER FINDS that while Ms. Nelson has submitted "comparables",
8 confirmed by a quick GLVAR search, alleging monthly rental rates of \$1,395.00 to \$1,600.00
9 for similar properties, the submitted "comparables" are insufficient for this Court to determine
10 if such properties are truly "comparable" to the Heather Ridge property.
11

12 THE COURT FURTHER FINDS that considering the fact that the Heather Ridge
13 property has been awarded to Ms. Nelson and the LSN Trust, and that Mr. Nelson's lowering
14 of the rent to \$700.00 per month appears to simply be a pretext to give his nephew, Mr. Liu, a
15 property interest below the market value, Mr. Nelson and the ELN Trust should be required to
16 pay Ms. Nelson and the LSN Trust the amount of \$166.00 per month ($\$866.00 - \$700.00 =$
17 $\$166.00$) from April 1, 2014 throughout the duration of the lease, with such payments due on
18 the 5th of each month.
19

20 Banone LLC Net Profits

21 THE COURT FURTHER FINDS that Mr. Nelson and ELN's accounting indicates that
22 the Banone, LLC, properties grossed a profit of \$132,479.00 from June 1, 2013 to June 30,
23 2014.

24 THE COURT FURTHER FINDS that Mr. Nelson and the ELN Trust have listed the
25 following costs on the Banone ledger associated with maintaining the Banone properties:
26 general upkeep in the amount of \$35,487.20; \$65,000.00 management fees; \$19,649.83
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2 administrative wages expense; and \$28,575.00 maintenance wages expense, for total expenses
3 in the amount of \$148,712.03.

4 THE COURT FURTHER FINDS that applying Mr. Nelson and the ELN Trusts claimed
5 total expenses in the amount of \$148,712.03 to the "gross profit" of \$132,479, results in a loss
6 of \$16,233.03.

7
8 THE COURT FURTHER FINDS that while Mr. Nelson and the ELN submitted an
9 Affidavit from Lance Liu, Banone maintenance manager and nephew of Mr. Nelson, a copy of
10 a W-2 or 1099 for Mr. Liu was never provided to this Court.

11 THE COURT FURTHER FINDS that neither Mr. Nelson nor the ELN Trust submitted
12 proper documentation to verify the validity of the claimed administrative wages expense and
13 the maintenance wages expense, such as, copies of W-2s or 1099 Statements.

14
15 THE COURT FURTHER FINDS that the administrative wages expense in the amount
16 of \$19,649.83 is excessive considering the fact that such amount reflects 50% of the total gross
17 wages on Mr. Nelson and ELN's business General Ledger.

18 THE COURT FURTHER FINDS that a reasonable amount for administrative wages
19 expense would be 25% of the total gross wages reflected on Mr. Nelson and ELN's business
20 General Ledger, or \$9,824.92.

21 THE COURT FURTHER FINDS that the maintenance wages expense in the amount of
22 \$28,575.00 is excessive considering the fact that such claimed payments to Lance Liu, Mr.
23 Nelson's nephew, reflect 75% of the total gross wages on Mr. Nelson and ELN's business
24 General Ledger.
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2 THE COURT FURTHER FINDS that a reasonable amount for maintenance wages
3 expense would be 25% of the total gross wages reflected on Mr. Nelson and ELN's business
4 General Ledger, or \$9,525.

5 THE COURT FURTHER FINDS that Mr. Nelson's claimed management fees in the
6 amount of \$65,000.00 is extremely unreasonable and that a reasonable property management
7 fee would be 10% of gross profits.
8

9 THE COURT FURTHER FINDS that reasonable property management fees would be
10 10% of the \$132,479 gross profit, or \$13,247.90.

11 THE COURT FURTHER FINDS that based upon the aforementioned, the claimed
12 expenses associated with the Banone properties are not reasonable and are merely an attempt to
13 inflate the expenses associated with the Banone properties in order to completely eradicate any
14 monies due and owing to Ms. Nelson and the LSN Trust.
15

16 THE COURT FURTHER FINDS that the allowed deductions should be as follows:
17 \$35,487.20 for general upkeep; \$9,824.92 for administrative wages; \$9,525 for maintenance
18 wages; and \$13,247.90 for property management fees, for total expenses in the amount of
19 \$68,085.02.

20 THE COURT FURTHER FINDS that subtracting the expenses in the amount of
21 \$68,085.02 from the "gross profit" of \$132,479, results in an amount of \$64,393.98
22 representing the Banone, LLC, net profits from June 1, 2013 through June 30, 2014.
23

24 THE COURT FURTHER FINDS that Mr. Nelson and the ELN Trust should be
25 required to pay Ms. Nelson and the LSN Trust \$64,393.98 representing the Banone, LLC, net
26 profits from June 1, 2103 through June 30, 2014.
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2 Healthcare Deductions

3 THE COURT FURTHER FINDS that it previously addressed the issue of Mr. Nelson
4 and the ELN Trust using the family medical insurance cost of the Nelson's two youngest
5 children and Ms. Nelson as an offset.

6 THE COURT FURTHER FINDS that the Divorce Decree made it clear that Mr. Nelson
7 would be responsible for the payment of Carli Nelson's medical insurance premiums.

8 THE COURT FURTHER FINDS it previously indicated that neither parent has a legal
9 obligation to pay the healthcare costs for Garrett Nelson as he had reached the age of majority at
10 the time that the Divorce Decree was entered.

11 THE COURT FURTHER FINDS that as to the family medical insurance, the Joint
12 Preliminary Injunction entered at the onset of this matter required that the couple maintain the
13 status quo, which included the family medical insurance.

14 THE COURT FURTHER FINDS that evidence presented during trial established that
15 the family medical insurance premiums were being paid by Dynasty Development Group,
16 which was held in the ELN Trust.

17 THE COURT FURTHER FINDS that Mr. Nelson and the ELN Trust were responsible
18 for the payment of the family medical insurance premiums pursuant to the Joint Preliminary
19 Injunction and no Order was issued by this Court modifying Mr. Nelson and the ELN Trust's
20 responsibility to continue payment of such premiums.

21 THE COURT FURTHER FINDS that upon this Court requiring Mr. Nelson and the
22 ELN Trust to submit an accounting of the income generated by the Lindell property, Mr.
23 Nelson took it upon himself to modify the responsibility for payment of the family medical
24 insurance premiums by reflecting such payments against the Lindell property.

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2 THE COURT FURTHER FINDS that Mr. Nelson's unilateral decision to reflect the
3 family medical insurance premiums as a debit against the Lindell property was a clear attempt
4 on his part to reduce any monies due and owing to Ms. Nelson.

5 THIS COURT FURTHER FINDS that prior to Divorce, Mr. and Ms. Nelson each held
6 a 50% interest in the Lindell Property and that Ms. Nelson was awarded 100% interest in the
7 property by the Divorce Decree of June 3, 2013.
8

9 THE COURT FURTHER FINDS that Ms. Nelson is not responsible for any family
10 medical insurance payments made during the pendency of these Divorce proceedings.

11 THE COURT FURTHER FINDS that no deductions should be given for the payment of
12 Carli and Garrett's Health Insurance premiums and Ms. Nelson's Insurance premiums, and,
13 accordingly, the net profit of the Lindell property should not be reduced by the payment of such
14 premiums.
15

16 THE COURT FURTHER FINDS that after removing the deductions for the
17 "Carli/Garett Health Insurance Premiums" and the "Health/Dental Insurance Lynita Portion"
18 from the Lindell Property results in the following net income due and owing to Ms. Nelson:
19 2010 = \$6,832.28; 2011 = \$8,730.31; 2012 = \$8,257.76; January 2013 through July 2013,
20 inclusive, = \$10,131.07; August 2013 through December 2013, inclusive = \$3,706.65; February
21 2014 through June 2014, inclusive, = \$18,201.98, for a total amount of \$55,860.05.
22

23 THE COURT FURTHER FINDS that after deducting Ms. Nelson's portion of
24 Insurance Premiums from June 3, 2013 through June 2014, inclusive, in the amount of
25 \$14,016.16, from the net income of \$55,860.16, leaves an amount due and owing to Ms. Nelson
26 and the LSN Trust of \$41,843.89.
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2 THE COURT FURTHER FINDS that Mr. Nelson and the ELN Trust should be
3 required to pay Ms. Nelson and the LSN Trust the amount of \$41,843.89, plus statutory interest
4 from June 3, 2013.

5 THE COURT FURTHER FINDS that Ms. Nelson is responsible for her own health
6 insurance payments from July 1, 2013 through the present.

7
8 THE COURT FURTHER FINDS that since Garrett has attained the age of majority,
9 neither Mr. Nelson nor Ms. Nelson are financially responsible for any costs related to his
10 college education.

11 Imputed Lindell Rents May 6, 2009 to June 3, 2013

12 THE COURT FURTHER FINDS that prior to the Divorce Decree of June 3, 2013, the
13 Nelson's each held a 50% interest in the Lindell Property via the ELN and LSN Trusts.

14 THE COURT FURTHER FINDS that Mr. Nelson and the ELN Trust occupied 3,200
15 square feet on the second floor of the Lindell property without paying any rent.

16
17 THE COURT FURTHER FINDS that on June 3, 2013, the Divorce Decree awarded
18 Ms. Nelson and the LSN Trust 100% interest in the Lindell property.

19 THE COURT FURTHER FINDS that a consideration of the Court in awarding Ms.
20 Nelson and the LSN Trust 100% ownership interest in the Lindell property was the fact that
21 Mr. Nelson and the ELN Trust had occupied the premises from May 6, 2009 until June 3, 2013
22 without paying any rent.

23
24 THE COURT FURTHER FINDS that since this Court had considered the non-payment
25 of rent in its determination to award Ms. Nelson and the LSN Trust 100% interest in the Lindell
26 property, it would be inequitable to require Mr. Nelson and the ELN Trust to pay rent for the
27 period in question.

1
2 Imputed Lindell Rents July 1, 2013 to Present

3 THE COURT FURTHER FINDS that 100% interest in the Lindell property was
4 awarded to Ms. Nelson and the LSN Trust as part of the Divorce Decree entered on June 3,
5 2013.

6 THE COURT FURTHER FINDS that Mr. Nelson and the ELN Trust has occupied
7 3,200 square feet on the second floor of the Lindell property without paying rent.

8 THE COURT FURTHER FINDS that during the trial, the expert witness, Larry
9 Bertsch, appraised a fair market rental value of \$1.00 per square foot.

10 THE COURT FURTHER FINDS that Ms. Nelson and the LSN Trust are entitled to
11 rental payments from Mr. Nelson and the ELN Trust for the period of July 1, 2013 to June 30,
12 2015 in the amount of \$3,200.00 per month.

13 THE COURT FURTHER FINDS that Ms. Nelson and the LSN Trust are entitled to
14 rental payments in the amount of \$76,800.00 from Mr. Nelson and the ELN Trust, for the
15 period of July 1, 2013 through June 30, 2015, minus any rental payments made to date, with
16 statutory interest from June 3, 2013.

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18
19 Vacating the Lindell Property

20 THE COURT FURTHER FINDS that throughout these lengthy proceedings, Mr.
21 Nelson has continually harassed and threatened Ms. Nelson despite a Mutual Behavior Order,
22 Temporary Protective Order and No Contact Orders being in place.

23 THE COURT FURTHER FINDS that on June 16, 2014, Mr. Nelson was sentenced to
24 seven (7) days in jail due to his continued harassment of Ms. Nelson.
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2 THE COURT FURTHER FINDS that on June 3, 2015, Mr. Nelson was again found
3 guilty of contempt for yelling, cursing, aggressively approaching and grabbing locks from Ms.
4 Nelson causing her to fall onto the stairs and was sentenced to twenty-five (25) days in jail.

5 THE COURT FURTHER FINDS that Mr. Nelson's continued contemptuous behavior
6 has rendered a Landlord/Tenant relationship between him and Ms. Nelson untenable.

7
8 THE COURT FURTHER FINDS that Mr. Nelson and the ELN Trust should vacate the
9 Lindell property on or before August 31, 2015, by 5:00 p.m.

10 Security Gate

11 THE COURT FURTHER FINDS that Mr. Nelson, following entry of the Divorce
12 Decree, installed a security gate restricting access to the second floor of the Lindell property.

13 THE COURT FURTHER FINDS that Ms. Nelson requested that Mr. Nelson remove
14 the gate, but her request was ignored.

15 THE COURT FURTHER FINDS that Ms. Nelson incurred a \$375.00 expense for the
16 removal of said gate and should be reimbursed by Mr. Nelson for this expense.

17
18 830 Arnold Ave, Greenville, MS

19 THE COURT FURTHER FINDS that the LSN Trust owned the 830 Arnold Ave.
20 property prior to the Divorce and remains the sole owner of the property.

21 THE COURT FURTHER FINDS that Mr. Nelson, as Investment Trustee for the LSN
22 Trust, was the manager of said property prior to and during the pendency of the Divorce.

23 THE COURT FURTHER FINDS that the accounting provided by Mr. Nelson and the
24 ELN Trust for the period of June 3, 2013 through September 30, 2014, reflects net income for
25 the Arnold property in the amount of \$1,037.72.
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2 THE COURT FURTHER FINDS that Ms. Nelson and the LSN Trust are entitled to
3 payment in the amount of \$1,037.72 from Mr. Nelson and the ELN Trust for the Arnold
4 property.

5 THE COURT FURTHER FINDS that Mr. Nelson and the ELN Trust should be
6 required to provide Ms. Nelson and the LSN Trust with an accounting for the period from May
7 6, 2009 through June 3, 2013 of all income and expenses for the Arnold property.

8 THE COURT FURTHER FINDS that Mr. Nelson and the ELN Trust should be
9 required to pay Ms. Nelson and the LSN Trust all income received, less all actual and
10 documented expenses, for the Arnold property for the period of May 6, 2009 through present,
11 with statutory interest from May 6, 2009.

12
13 Russell Road Property

14 THE COURT FURTHER FINDS that it previously found that the ELN Trust held a
15 66.67% interest in the Russell Road Property and a 66.67% interest in the Note for rents, taxes
16 and proceeds related to this property.

17 THE COURT FURTHER FINDS that the LSN Trust was not properly compensated for
18 the transferring of its previously held interest in the Russell Road property, and, as such, this
19 Court awarded the LSN Trust 50% of the ELN Trust's interest in the property, resulting in the
20 LSN Trust receiving a 1/3 interest in the property as part of the Divorce Decree.

21 THE COURT FURTHER FINDS the Russell Road Property generated a profit of
22 \$80,084.00 for the period of June 1, 2013 to June 30, 2014.

23 THE COURT FURTHER FINDS that Ms. Nelson and the LSN Trust are entitled to 1/3
24 of the \$80,084.00 Russell Road profit, or \$26,694.66.

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2 THE COURT FURTHER FINDS that Mr. Nelson and the ELN Trust should be
3 required to pay Ms. Nelson and the LSN Trust the amount of \$26,694.66, plus statutory interest
4 from June 3, 2013.

5 THE COURT FURTHER FINDS that Mr. Nelson and the ELN Trust has not provided
6 any further accounting beyond June 30, 2014 for the Russell Road property.
7

8 THE COURT FURTHER FINDS that Mr. Nelson and the ELN Trust should be
9 required to pay Ms. Nelson and the LSN Trust 1/3 of the monthly profits for the Russell Road
10 property from July of 2014 and every month thereafter, with payments due on the 15th of each
11 month.

12 THE COURT FURTHER FINDS that Mr. Nelson and the ELN Trust should direct the
13 Payor of the Note associated with the Russell Road Investment to pay Ms. Nelson and the LSN
14 Trust's 1/3 share directly to Ms. Nelson and the LSN Trust.
15

16 Mississippi RV Park

17 THE COURT FURTHER FINDS that the Mississippi RV Park property was owned
18 outright by the LSN Trust prior to the Divorce and remains so today.

19 THE COURT FURTHER FINDS that according to Mr. Bertsch's report, the property
20 was being leased by the Silver Slipper Casino for \$4,000.00 per month.
21

22 THE COURT FURTHER FINDS that neither Ms. Nelson nor the LSN Trust has
23 received any funds related to the lease of this property.

24 THE COURT FURTHER FINDS that in or about April of 2012, the Silver Slipper
25 Casino was sold to Full House Resorts.

26 THE COURT FURTHER FINDS that Full House Resorts will not provide the LSN
27 Trust with any information related to the Mississippi RV Park lease without a Subpoena.
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2 THE COURT FURTHER FINDS that a Subpoena Duces Tecum should be issued
3 directing Full House Resorts to produce all contractual agreements concerning the Mississippi
4 RV Park and payments made by such entity to Mr. Nelson and/or the ELN Trust, and/or any
5 related business entity, for use of the Mississippi RV Park for the period of May 6, 2009 to
6 present.
7

8 THE COURT FURTHER FINDS that Mr. Nelson and the ELN Trust shall provide an
9 accounting for the Arnold property and Mississippi RV Park lease on or before July 31, 2015,
10 by 5:00 p.m.

11 Wyoming Property

12 THE COURT FURTHER FINDS that Ms. Nelson and the LSN Trust have held title to
13 approximately 200 acres of land adjacent to Wyoming Downs in Evanston, WY.
14

15 THE COURT FURTHER FINDS that it appears that Mr. Nelson may have granted
16 Brandon C. Roberts grazing rights to the Wyoming property.

17 THE COURT FURTHER FINDS that Mr. Nelson testified that he has not received any
18 payments related to any grazing agreement between himself and Mr. Roberts.

19 THE COURT FURTHER FINDS that Mr. Nelson and the ELN Trust should provide
20 Ms. Nelson and the LSN Trust with all contracts concerning Ms. Nelson's Wyoming property
21 and submit an accounting of all income received by Mr. Nelson and the ELN Trust for the
22 period of May 6, 2009 to present, on or before July 31, 2015, by 5:00 p.m.
23

24 THE COURT FURTHER FINDS that, if necessary, a Subpoena Duces Tecum will be
25 issued directing the production of any and all documentation concerning any compensation that
26 Mr. Roberts or any other party has paid to Mr. Nelson and/or the ELN Trust for the grazing
27 rights to Ms. Nelson and the LSN Trust's Wyoming land.
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1
2 Attorney Fees for June 16, 2014 Contempt Finding Against Mr. Nelson

3 THE COURT FURTHER FINDS that Ms. Nelson is entitled to attorney's fees
4 stemming from the commencement of the contempt proceedings in June of 2014 pursuant to
5 NRS 22.100(3).
6

7 THE COURT FURTHER FINDS the following: that Attorney Dickerson has over 38
8 years of legal experience and Attorney Provost has over 12 years of legal experience; that the
9 Dickerson Law firm is an AV rated firm; that Attorney Provost is certified as a Family Law
10 Specialist; that the character of the work performed was intricate and important in curbing the
11 harassing and aggressive behavior of Mr. Nelson towards their client, Ms. Nelson; that counsel
12 expended considerable time and attention to the work performed; that counsel performed their
13 work with a high degree of skill and professionalism; and that counsel were successful in
14 having Mr. Nelson found in Contempt of Court for his continued harassment of their client.
15

16 THE COURT FURTHER FINDS that upon review of the Memorandum of Fess and
17 Costs, the following fees and costs are reasonable: 22.6 hours of billable attorney time at
18 \$400.00 per hour (\$9,040.00); 2.0 hours of billable attorney time at \$550.00 per hour
19 (\$1,100.00); 11.1 hours of billable paralegal time at \$175.00 per hour (\$1,942.50); and costs in
20 the amount of \$972.24, for a total amount of \$13,054.74.
21

22 THE COURT FURTHER FINDS that Mr. Nelson should be required to pay attorney
23 fees and costs in the amount of \$13,054.74 to Ms. Nelson.

24 THEREFORE, IT IS HEREBY ORDERED that Mr. Nelson and the ELN Trust shall
25 remit a payment in the amount of \$78,000.00 to Ms. Nelson and the LSN Trust for the JB
26 Ramos Note, plus statutory interest from June 3, 2013, with such payment to be made on or
27 before July 10, 2015, by 5:00 p.m.
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2 IT IS FURTHER ORDERED that Mr. Nelson and the ELN Trust shall pay Ms. Nelson
3 and the LSN Trust the amount of \$8,816.55 for income generated by the 2209 Farmouth Circle
4 Promissory Note for the period of June 3, 2013 through September 30, 2014, inclusive, with
5 such payment due on or before July 10, 2015, by 5:00 p.m.
6

7 THE COURT FURTHER FINDS that Mr. Nelson and the ELN Trust shall execute the
8 Assignment of the Promissory Note and Deed of Trust for 2209 Farmouth Circle on or before
9 July 10, 2015, by 5:00 p.m.

10 IT IS FURTHER ORDERED that Mr. Nelson and the ELN Trust shall pay Ms. Nelson
11 and the LSN Trust the \$63,000.00 generated from the sale of the 5704 Roseridge property, plus
12 statutory interest from June 3, 2013, with such payment due on or before July 10, 2015, by 5:00
13 p.m.
14

15 IT IS FURTHER ORDERED that Mr. Nelson and the ELN Trust shall pay Ms. Nelson
16 and the LSN Trust the amount of \$166.00 per month for the 1301 Heather Ridge Lane property
17 from April 1, 2014 throughout the duration of the lease, with such payments due on the 5th of
18 each month.

19 IT IS FURTHER ORDERED that Mr. Nelson and the ELN Trust shall pay Ms. Nelson
20 and the LSN Trust the amount of \$64,393.98 for the Banone, LLC, net profits from June 1,
21 2013 through June 30, 2014, with such payment due on or before July 10, 2015, by 5:00 p.m.
22

23 IT IS FURTHER ORDERED that Mr. Nelson and the ELN Trust shall provide Ms.
24 Nelson and the LSN Trust with all information and documentation necessary to manage the
25 Banone, LLC, properties as requested in the letter dated July 21, 2014, and that such
26 information and documentation shall be provided on or before July 10, 2015, by 5:00 p.m.
27
28

1
2 IT IS FURTHER ORDERED that Mr. Nelson and the ELN Trust shall pay Ms. Nelson
3 and the LSN Trust the amount of \$41,843.89, plus statutory interest from June 3, 2013, as
4 payment for the "Carli/Garett Health Insurance Premiums" and the "Health/Dental Insurance
5 Lynita Portion" deductions taken as offsets against the Lindell property, with such payment due
6 on or before July 10, 2015, by 5:00 p.m.
7

8 IT IS FURTHER ORDERED that neither parent is legally responsible for the healthcare
9 or educational costs associated with the Nelsons' adult son, Garrett Nelson.

10 IT IS FURTHER ORDERED that Ms. Nelson is responsible for her own health
11 insurance costs as of July 1, 2013.

12 IT IS FURTHER ORDERED that Mr. Nelson and the ELN Trust shall pay Ms. Nelson
13 and the LSN Trust the amount of \$76,800.00, minus any payments made to date, with statutory
14 interest from June 3, 2013 as rental payments for the Lindell property for the period July 1,
15 2013 through June 30, 2015, with such payment due on or before July 10, 2015, by 5:00 p.m.
16

17 IT IS FURTHER ORDERED that Mr. Nelson and the ELN Trust shall provide Ms.
18 Nelson and the LSN Trust with all information and documentation necessary to manage the
19 Lindell property as requested in the letter dated July 21, 2014, and that such information and
20 documentation shall be provided on or before July 10, 2015, by 5:00 p.m.
21

22 IT IS FURTHER ORDERED that Mr. Nelson and the ELN Trust shall vacate the
23 Lindell property on or before August 31, 2015, by 5:00 p.m.

24 IT IS FURTHER ORDERED that Mr. Nelson shall reimburse Ms. Nelson \$375.00 for
25 the cost of removing the unauthorized security gate.
26
27
28

1
2 IT IS FURTHER ORDERED that Mr. Nelson and the ELN Trust shall pay Ms. Nelson
3 and the LSN Trust the amount of \$1,037.72 for the 830 Arnold Avenue property, with such
4 payment due on or before July 10, 2015, by 5:00 p.m.

5 IT IS FURTHER ORDERED that Mr. Nelson and the ELN Trust shall provide an
6 accounting to Ms. Nelson and the LSN Trust of all income and expenses for Arnold Avenue,
7 generated between May 6, 2009 and September 30, 2014, with such accounting due on or
8 before July 31, 2015, by 5:00 p.m.

10 IT IS FURTHER ORDERED that Mr. Nelson and the ELN Trust shall pay Ms. Nelson
11 and the LSN Trust all income received, less all actual and documented expenses, for Arnold
12 Avenue, for the period of May 6, 2009 through present, with statutory interest from May 6,
13 2009, with such payment due on or before August 31, 2015, by 5:00 p.m.

15 IT IS FURTHER ORDERED that Mr. Nelson and the ELN Trust shall pay Ms. Nelson
16 and the LSN Trust the amount of \$26,694.66, plus statutory interest from June 3, 2013, as
17 payment for 1/3 of the profits from the Russell Road property for the period of June 1, 2013
18 through June 30, 2014, with such payment due on or before July 10, 2015, by 5:00 p.m.

19 IT IS FURTHER ORDERED that Mr. Nelson and the ELN Trust shall pay Ms. Nelson
20 and the LSN Trust 1/3 of the monthly profits for the Russell Road property from July of 2014
21 and every month thereafter, plus statutory interest from July 1, 2014, with payments due on the
22 15th of each month.

24 IT IS FURTHER ORDERED that Mr. Nelson and the ELN Trust shall execute all
25 assignment(s) or other documents necessary to secure Ms. Nelson and the LSN's 1/3 interest in
26 the Russell Road Investments, with all necessary documents executed on or before July 10,
27 2015, by 5:00 p.m.

1
2 IT IS FURTHER ORDERED that Mr. Nelson and the ELN Trust shall direct the Payor
3 of the Promissory Note associated with the Russell Road Investment to pay Ms. Nelson and the
4 LSN Trust's 1/3 share directly to Ms. Nelson and the LSN Trust, on or before July 10, 2015, by
5 5:00 p.m.

6
7 IT IS FURTHER ORDERED that Mr. Nelson and the ELN Trust shall provide Ms.
8 Nelson and the LSN Trust with a copy of all documents relating to the Russell Road
9 Investment, with such documentation due on or before July 10, 2015, by 5:00 p.m.

10 IT IS FURTHER ORDERED that a Subpoena Duces Tecum shall issue directing Full
11 House Resorts to produce all contractual agreements concerning the Mississippi RV Park and
12 all payments made by such entity to Mr. Nelson and/or the ELN Trust, and/or any related
13 business entity, for the use of the Mississippi RV Park for the period of May 6, 2009 through
14 present.

15
16 IT IS FURTHER ORDERED that Mr. Nelson and the ELN Trust shall provide Ms.
17 Nelson and the LSN Trust with an accounting for all income received and expenses attributable
18 to the Mississippi RV Park property, for the period of May 6, 2009 through present, with such
19 accounting due on or before July 31, 2015, by 5:00 p.m.

20 IT IS FURTHER ORDERED that Mr. Nelson and the ELN Trust shall provide Ms.
21 Nelson and the LSN Trust with a copy of the original Lease Agreement between the Silver
22 Slipper Casino and Bay Resorts, LLC, for the use of the Mississippi RV Park.

23
24 IT IS FURTHER ORDERED that Mr. Nelson and the ELN Trust shall pay to Ms.
25 Nelson and the LSN Trust all income received, minus all actual and documented expenses,
26 attributable to the Mississippi RV Park property, for the period of May 6, 2009 through present,
27 with such payment due on or before August 31, 2015, by 5:00 p.m.

1
2 IT IS FURTHER ORDERED that Mr. Nelson and the ELN Trust shall execute the
3 four (4) Quitclaim Deeds required to transfer the Mississippi property to Ms. Nelson and the
4 LSN Trust, with such Deeds to be executed on or before July 10, 2015, by 5:00 p.m.

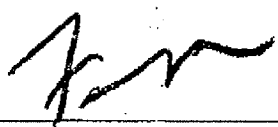
5 IT IS FURTHER ORDERED that a Subpoena Duces Tecum shall issue directing the
6 production of any and all documentation concerning any compensation that Brandon C.
7 Roberts or any other party has paid to Mr. Nelson and/or the ELN Trust for the grazing rights
8 of Ms. Nelson and the LSN Trust's Wyoming land.

9
10 IT IS FURTHER ORDERED that Mr. Nelson and the ELN Trust shall provide Ms.
11 Nelson and the LSN Trust with any and all contracts concerning Ms. Nelson and the LSN's
12 Wyoming land and shall submit an accounting of all income received by Mr. Nelson and/or the
13 ELN Trust for the period of May 6, 2009 through present, with such documentation and
14 accounting to be submitted on or before July 31, 2015, by 5:00 p.m.

15
16 IT IS FURTHER ORDERED that Mr. Nelson and the ELN Trust shall pay Ms. Nelson
17 and the LSN Trust all income received, minus all actual and documented expenses, attributable
18 to the Wyoming property, plus statutory interest from May 6, 2009, with such payment due on
19 or before August 31, 2015, by 5:00 p.m.

20 IT IS FURTHER ORDERED that Mr. Nelson shall pay Ms. Nelson attorney fees and
21 costs in the amount of \$13,054.74 for the proceedings which resulted in Mr. Nelson being
22 found in Contempt of Court on June 16, 2014 for his continued harassment of Ms. Nelson, with
23 such payment due on or before July 10, 2015, by 5:00 p.m.

24
25 Dated this 8 day of June, 2015.

26 
27 Honorable Frank P. Sullivan
28 District Court Judge – Dept. O

FRANK R. SULLIVAN
DISTRICT JUDGE

FAMILY DIVISION, DEPT. O
LAS VEGAS NV 89101

Exhibit “G”

SEALED

CASE

FILED

JUN 27 2013

Alvin D. Williams
CLERK OF COURT

1 TRANS

2
3 COPY
4
5

6 EIGHTH JUDICIAL DISTRICT COURT
7 FAMILY DIVISION
8 CLARK COUNTY, NEVADA
9

10 ERIC L. NELSON,)

11 Plaintiff,)

12 vs.)

13 LYNITA NELSON,)

14 Defendant.)
15

CASE NO. D-09-411537-D

DEPT. O

(SEALED)

16 BEFORE THE HONORABLE FRANK P. SULLIVAN
17 DISTRICT COURT JUDGE

18 TRANSCRIPT RE: MOTION
19

20 WEDNESDAY, JUNE 19, 2013
21
22
23
24

1 APPEARANCES:

2 The Plaintiff:
3 For the Plaintiff:

NOT PRESENT
RHONDA FORSBERG, ESQ.
64 N. Pecos Rd., #700
Henderson, Nevada 89074
(702) 990-6448

5 The Defendant:
6 For the Defendant:

LYNITA NELSON
ROBERT DICKERSON, ESQ.
KATHERINE PROVOST, ESQ.
1745 Village Ctr. Cir.
Las Vegas, Nevada 89134
(702) 388-8600

8 The Trustee:
9 For the ELN Trust:

ROCHELLE MCGOWAN
JOAN RAMOS
JEFFREY LUSZECK, ESQ.
9060 W. Cheyenne Ave.
Las Vegas, Nevada 89129
(702) 853-5483

1 going to give you up to the release by Friday, 5:00 o'clock.
2 That gives you two days. That way you can try to get
3 extraordinary relief if necessary. 24 hours is kind of tough,
4 gives you a chance a talk. I -- I believe Thailand has
5 telephones and emails in Thailand I believe they have, so I
6 imagine that it -- Mr. Nelson can be contacted.

7 I have serious concerns with that money being
8 transferred into the trust that that money would dissipate.
9 And that's my concerns on that. If it's still with Mr.
10 Stephens' account, I would have frozen that account, you know,
11 if I needed to on that, but I'm concerned on that.

12 So I am going to grant the motion. I'm denying the
13 motion for stay. I'll give you a chance to -- now you can
14 pursue your extraordinary relief if the supreme court has
15 deemed appropriate. And I will address any issues at that
16 time at the supersedeas bonds or otherwise, whatever needs to
17 be done.

18 This case has been going on for a long time. I
19 respect both parties. I am seriously concerned. Mr. Nelson
20 has been controlling the estate essentially since day one.
21 Now he's losing control of the estate. And no disrespect to
22 him. I expect a lot of problems trying to get payment.
23 That's why I did lump sums with my findings, because I can see
24 this going on til the world ended to be honest. And I do

1 **IN THE SUPREME COURT OF THE STATE OF NEVADA**

2 **MATT KLABACKA,**
3 **DISTRIBUTION TRUSTEE OF**
4 **THE ERIC L. NELSON NEVADA**
 TRUST DATED MAY 30, 2001,

5 Appellant/Cross-Respondent,

6 and

7 **LYNITA SUE NELSON,**
8 **INDIVIDUALLY, AND IN HER**
9 **CAPACITY AS INVESTMENT**
10 **TRUSTEE OF THE LSN NEVADA**
11 **TRUST DATED MAY 30, 2001,**
12 **AND ERIC L. NELSON,**
13 **INDIVIDUALLY,**
14 **AND IN HIS CAPACITY AS**
15 **INVESTMENT TRUSTEE OF THE**
16 **ERIC L. NELSON NEVADA**
17 **TRUST DATED MAY 30, 2001,**

18 Respondents/Cross-Appellants.

 SUPREME COURT CASE NO.: 66772

 Consolidated Case No. 68292

 Electronically Filed
 Jul 23 2015 08:48 a.m.
 Tracie K. Lindeman
 Clerk of Supreme Court

19 RESPONDENT/CROSS-APPELLANT, LYNITA SUE NELSON'S, MOTION
20 FOR CLARIFICATION OF THE ORDER CONSOLIDATING APPEALS AND
21 GRANTING STAY CONDITIONED UPON POSTING OF BOND, TO
22 DISSOLVE STAY OF PROCEEDINGS AND ORDERS NOT SUBJECT TO
23 APPEAL, TO ALLOW FOR PROTECTION AGAINST HARASSMENT AND
24 DOMESTIC VIOLENCE, AND TO FULLY DEFINE AMOUNT OF BOND

25 THE DICKERSON LAW GROUP
26 ROBERT P. DICKERSON, ESQ.
27 Nevada Bar No. 000945
28 JOSEF M. KARACSONYI, ESQ.
 Nevada Br No. 010634
 KATHERINE L. PROVOST, ESQ.
 Nevada Bar No. 008414
 1745 Village Center Circle
 Las Vegas, NV 89134
 Telephone: (702) 388-8600
 Facsimile: (702) 388-0210
 Attorneys for Respondent/Cross-Appellant,
 LYNITA NELSON and the LSN NEVADA
 TRUST dated May 30, 2001

1 **MEMORANDUM OF POINTS AND AUTHORITIES**

2 COMES NOW, Respondent/Cross-Appellant, LYNITA SUE NELSON
3 (“Lynita”), individually and in her capacity as Investment Trustee of the LSN Nevada
4 Trust dated May 30, 2001, and moves this Honorable Court for clarification of the
5 Order Consolidating Appeals and Granting Stay Conditioned Upon Posting of Bond
6 issued July 8, 2015 (“Order Granting Stay”). Specifically, Lynita respectfully
7 requests that the Court (1) clarify that the Order Granting Stay does not stay
8 proceedings and enforcement of orders in the district court which have not been
9 challenged on appeal, or in the alternative, dissolve the stay to the extent it can be
10 read to apply to such proceedings and orders, (2) allow the district court to make
11 necessary orders to protect Lynita from domestic violence and harassment, and (3)
12 clarify the amount of the bond required by the Order Granting Stay by establishing
13 a more definitive bond amount, or mechanism to determine such amount, which
14 accomplishes the Court’s intention of protecting Lynita from any potential prejudice
15 stemming from this appeal.

16 **I. INTRODUCTION**

17 On July 8, 2015, this Court issued its Order Consolidating Appeals and
18 Granting Stay Conditioned Upon Posting of Bond. In the Order Granting Stay, the
19 Court consolidated Docket Numbers 66772 and 68292, granted a stay of “all
20 proceedings in the district court case no. D-09-411537-D,” and ordered Appellant,
21 Matt Klabacka, as Distribution Trustee of the Eric L. Nelson Nevada Trust dated May
22 30, 2001 (“ELN Trust”), to post a bond “in an amount equal to the amount directed
23 by the district court to be transferred pursuant to its June 8, 2015, order.” The Order
24 Granting Stay has stayed certain proceedings in the district court which are unrelated
25 to the issues on appeal, and has further stayed enforcement of orders from the district
26 court which have not been appealed or challenged. Additionally, the amount of the
27 bond required by the July 8, 2015 Order Granting Stay, which bond was intended to
28 prevent any prejudice to Lynita from the delay caused by this appeal, cannot be

1 readily ascertained. Lynita seeks clarification to ensure that the bond amount
2 established is sufficient to meet its purpose of preventing any potential prejudice to
3 Lynita from this appeal.

4 **II. STATEMENT OF FACTS AND PROCEDURAL HISTORY**

5 On June 3, 2013, the Eighth Judicial District Court, Honorable Frank P.
6 Sullivan, issued a fifty (50) page decision and Decree of Divorce (“Decree”), a copy
7 of which is attached hereto as **Exhibit A**. The majority of facts related to the
8 underlying divorce action, which spanned over four (4) years and encompassed
9 fifteen (15) days of trial, were set forth in Lynita’s Response to Petitioner’s
10 Emergency Motion to Stay Proceeding Pending Resolution of Appeal, or in the
11 Alternative, Motion to Stay Enforcement of Findings of Fact and Order Entered June
12 8, 2015 (“Response to Motion”), filed July 7, 2015 in Docket Number 68282, and are
13 not restated herein. Instead, the “Statement of Facts and Procedural History” set forth
14 in the Response to Motion are incorporated herein by reference, and the instant
15 summary of facts will only highlight and discuss those facts which are necessary to
16 address the requests contained in this Motion.

17 Since entry of the Decree, there have been several hearings in the district court
18 regarding the enforcement of same. On September 18, 2014, the district court entered
19 its Order Regarding Transfer of Property and Injunctions (“Order Regarding
20 Injunctions”), which, among other things, enjoined certain real properties from being
21 sold pending appeal to ensure that such properties would be preserved, and froze
22 certain monies awarded to Lynita in a blocked account. **Exhibit B**. On January 26,
23 2015, the parties appeared before the district court on several issues related to
24 enforcement of the Decree, and accounting issues regarding monies owed by the ELN
25 Trust and/or Eric to Lynita. Following a lengthy hearing, the district court took all
26 issues under advisement.

27 On March 13 and April 21, 2015, Eric and Lynita appeared before the district
28 court for an evidentiary hearing on Orders to Show Cause which were issued against

1 both parties as a result of alleged violations of the district court's April 16, 2010
2 Mutual Behavior Order and October 5, 2011 No Contact Order. Prior to said
3 evidentiary hearing, Eric had twice before been found in contempt of court for
4 harassing Lynita and violating the district court's orders. On June 9, 2011, an Order
5 was entered by the district court finding Eric in contempt of court for violating a
6 Temporary Protective Order issued against him. **Exhibit C**. The Court sentenced Eric
7 to ten (10) days of incarceration but suspended the sentence. On June 16, 2014, the
8 district court found Eric to have committed seven (7) violations of its Mutual
9 Behavior Order, including harassment of Lynita and her attorney, Robert P.
10 Dickerson, Esq., at a restaurant. Eric was sentenced to seven (7) days incarceration,
11 which he served.

12 On June 3, 2015, the district court rendered its Findings of Fact and Order
13 ("June 3, 2015 Order," a copy of which is attached hereto as **Exhibit D**) from the
14 Order to Show Cause evidentiary hearing, finding Eric in contempt of court for
15 willfully and knowingly violating the Mutual Behavior Order and the October 5, 2011
16 No Contact Order, and denying Eric's request that the Court find Lynita in contempt
17 of court as "devoid of merit." **Exhibit D**. Eric was sentenced to twenty-five (25) days
18 of incarceration at the Clark County Detention Center, and was ordered to pay
19 attorneys' fees and costs to Lynita.¹ Eric never appealed the June 3, 2015 Order.

20 On June 8, 2015, the district court entered its Findings of Fact and Order
21 ("June 8, 2015 Order," attached hereto as **Exhibit F**), which contained the district
22 court's decision on the Decree enforcement and accounting issues argued at the
23 January 26, 2015 hearing. The June 8, 2015 Order also restated the district court's
24 findings and order regarding attorneys' fees and costs to be awarded to Lynita from
25 Eric for "[Eric's] continued harassment of [Lynita]," required Eric to personally pay

26 ¹ The district court later reduced the sentence by two (2) days to allow Eric to
27 attend a previously scheduled bankruptcy hearing "as a courtesy to the Bankruptcy
28 Court and to the other parties involved in [the bankruptcy] case." See **Exhibit E**,
Order for Release on June 30, 2015.

monies to Lynita for installation of a gate, and required Eric and the ELN Trust to vacate the property located at 3611 S. Lindell Road, Las Vegas, Nevada ("Lindell Property"), where Eric's most recent violation of the Mutual Behavior Order and No Contact Order occurred. **Exhibit F**. Specifically, with regards to Eric's continued harassment of Lynita and the need for him to vacate the Lindell Property, the Court found as follows:

Vacating the Lindell Property

THE COURT FURTHER FINDS that throughout these lengthy proceedings, Mr. Nelson has continually harassed and threatened Ms. Nelson despite a Mutual Behavior Order, Temporary Protective Order and No Contact Orders being in place.

THE COURT FURTHER FINDS that on June 16, 2014, Mr. Nelson was sentenced to seven (7) days in jail due to his continued harassment of Ms. Nelson.

THE COURT FURTHER FINDS that on June 3, 2015, Mr. Nelson was again found guilty of contempt for yelling, cursing, aggressively approaching and grabbing locks from Ms. Nelson causing her to fall onto the stairs and was sentenced to twenty-five (25) days in jail.

THE COURT FURTHER FINDS that Mr. Nelson's continued contemptuous behavior has rendered a Landlord/Tenant relationship between him and Ms. Nelson untenable.

THE COURT FURTHER FINDS that Mr. Nelson and the ELN Trust should vacate the Lindell property on or before August 31, 2015, by 5:00 p.m.

Exhibit F, pgs. 13-14.

On June 23, 2015, the ELN Trust appealed the June 8, 2015 Order (Docket Number 68292). The next day, the ELN Trust filed its Emergency Motion to Stay Proceeding Pending Resolution of Appeal, or in the Alternative, Motion to Stay Enforcement of Findings of Fact and Order Entered June 8, 2015 ("Motion to Stay"). Eric has never appealed the June 8, 2015 Order, and filed no response whatsoever to the Motion to Stay.

On July 8, 2015, the Court issued its Order Granting Stay, which stayed "all proceedings in the district court case no. D-09-411537-D," and ordered the ELN Trust to post a bond "in an amount equal to the amount directed by the district court

1 to be transferred pursuant to its June 8, 2015, order.” In ordering the bond, the Court
2 cited to *Nelson v. Heer*, 121 Nev. 832, 835, 122 P.3d 1252, 1254 (2005), “explaining
3 that the purpose of requiring security for a stay pending an appeal is to prevent
4 prejudice resulting from the delay.”

5 At the time the Court issued its Order Granting Stay, the parties were scheduled
6 to appear before the district court (1) on July 21, 2015 on a Motion for
7 Reconsideration filed by the ELN Trust and opposition and countermotion thereto
8 filed by Lynita, and (2) on August 24, 2015 on a Motion for Order to Show Cause
9 filed by Lynita against Eric for violation of the district court’s June 3, 2015 Order.
10 After receiving the Order Granting Stay from this Court, however, the district court
11 vacated all future hearings including those proceedings against Eric which are related
12 to issues and orders that have never been appealed, and more specifically, protection
13 of Lynita from domestic violence.

14 In addition, while Lynita certainly appreciates the Court’s order that the ELN
15 Trust post a bond equal to the amount ordered by the district court to be transferred
16 to Lynita under the June 8, 2015 Order (which when combined with the prior
17 injunctions and transfers ordered by the district court will certainly protect Lynita’s
18 property rights and awards pending appeal), more direction is needed to prevent
19 disputes as to the amount of the bond actually required, and to ensure that the Court’s
20 purpose of preventing prejudice to Lynita is accomplished. The reason more
21 direction is needed is that the June 8, 2015 Order contained several amounts which
22 were yet to be determined by court ordered accountings, or which are being received
23 on an ongoing monthly basis. The following are just a few such examples:

24 (1) Russell Road property - In the Decree, the district court found that the
25 ELN Trust owned a 66.67% interest in the property referred to as the Russell Road
26 property, and a 66.67% interest in the promissory note and deed of trust associated
27 therewith. The district court found that the ELN Trust and Eric took the Russell Road
28 property from Lynita and the LSN Nevada Trust dated May 30, 2001 (“LSN Trust”),

1 without compensation. The Court equally divided the 66.67% interest in the Russell
2 Road property in the Decree, with Eric and Lynita each receiving an interest in same
3 valued at \$2,265,113.50. The June 8, 2015 Order requires the ELN Trust to (a) pay
4 Lynita \$26,694.66 plus statutory interest from June 3, 2013, as payment for her share
5 of the profits from the Russell Road property from June 1, 2013 through June 30,
6 2014, (b) pay Lynita her share of the profits from the Russell Road property from July
7 2014 to present date (which profits have yet to be determined), plus profits received
8 each and every month going forward, and (c) “execute all assignment(s) or other
9 documents necessary to secure” Lynita’s interest in the Russell Road property.

10 (2) Wyoming and Mississippi properties – The June 8, 2015 Order requires
11 the ELN Trust to pay Lynita for proceeds previously received from the lease of
12 certain properties in Mississippi and Wyoming, which properties have always been
13 held by Lynita and the LSN Trust. The June 8, 2015 Order, however, does not
14 establish the specific amount of such payments (which are presently unknown), but
15 instead requires the ELN Trust to provide the necessary documents and account for
16 such proceeds.

17 As can be seen from the examples above, there are large sums of money owed
18 to Lynita under the June 8, 2015 Order which have not yet been determined, or which
19 continue to be received on a monthly basis by Eric and the ELN Trust. The Order
20 Granting Stay requires the ELN Trust to pay a bond for all amounts owed under the
21 June 8, 2015 Order, but requires additional clarification to prevent any disputes
22 regarding the amount of such bond, determining same, and future adjustments to
23 same.

24 ...

25 ...

26 ...

27 ...

28 ...

1 **III. LEGAL ANALYSIS**

2 A. The Order Granting Stay Should Be Clarified So That It Is Not Interpreted To
3 Stay Proceedings And Enforcement Of Orders In The District Court Which
4 Have Not Been Appealed, Or In The Alternative, The Stay Should Be
5 Dissolved To The Extent That It Applies To Such Proceedings

6 As set forth above, the Order Granting Stay as written appears to stay any and
7 all future proceedings in the district court until further order of this Court. Eric,
8 however, never appealed the orders entered against him for multiple violations of the
9 Court's Mutual Behavior Order, No Contact Order, and Temporary Protection Order
10 (which orders Eric also did not appeal), including, but not necessarily limited to, the
11 June 3, 2015 Order and June 8, 2015 Order. The time for Eric to appeal such orders
12 has passed. NRAP 4(a). As a result, there is no basis to stay the district court's
13 proceedings related to enforcement of such orders, and protection of Lynita from
14 domestic violence. Absent the language contained in the Order Granting Stay staying
15 "all proceedings," the district court would have continuing jurisdiction over such
16 issues which "are collateral to and independent from" the orders on appeal. *See, e.g.,*
17 *Foster v. Dingwall*, 126 Nev. 56, 228 P.3d 453, 454-55 (2010). Accordingly, the
18 Court should clarify its Order Granting Stay to allow for proceedings which are
19 collateral to and independent from the appealed orders/issues to proceed in the district
20 court. This should include, but not necessarily be limited to, the enforcement of the
21 district court's contempt orders against Eric and award of attorneys' fees and costs.

22 B. The Court Should Allow The District Court To Remove Eric From The Lindell
23 Property To Protect Lynita From Domestic Violence

24 The Order Granting Stay requires that the ELN Trust post a bond to secure the
25 district court's June 8, 2015 Order. There is one (1) order contained in the June 8,
26 2015 Order which cannot be secured by a bond: removal of Eric and the ELN Trust
27 from the Lindell Property. Such order is not specifically addressed in the Order
28 Granting Stay, but is encompassed by the Court's stay. The Court should enter an
...

1 Order which clarifies² that the stay does not apply to the removal of Eric from the
2 Lindell Property, or which dissolves the stay to the extent it prevents the district court
3 from removing Eric from the Lindell Building.

4 As set forth above, Eric individually did not appeal the June 8, 2015 Order. To
5 the extent that such Order is related to the enforcement of the district court's Decree
6 which awarded a one-half (1/2) interest in the Lindell Building held in the name of the
7 ELN Trust to be transferred to Lynita (Lynita already held title to the other 50%
8 interest at the time of the parties' divorce), the district court must still be able to enter
9 orders to protect a spouse, former spouse, or co-owner from violence and harassment.
10 Although there does not appear to be any decision from this Court on point, it is
11 respectfully suggested that it is against the public policy of this State to stay orders
12 pending appeal which are intended to protect a party from domestic violence and
13 continued harassment. Accordingly, this Court should, at the very least, allow the
14 district court to require Eric to vacate or not be present at the Lindell Building for
15 Lynita's protection. The district court gave Eric every opportunity to act
16 appropriately and in a civil manner, but Eric continued to violate the district court's
17 orders. Even incarceration could not curtail Eric's harassment of Lynita, and it is
18 unknown just what Eric is capable of and how far he will go to harass and harm
19 Lynita.

20 C. The Court Should Establish A Definitive Bond Amount, Or Mechanism For
21 Determining Such Amount, Which Serves The Court's Intention To Protect
22 Lynita From Any Potential Prejudice From The Delay Caused By This Appeal

23 NRCP 62(c) provides:

24 When an appeal is taken the appellant by giving a supersedeas bond may
25 obtain a stay subject to the exceptions contained in subdivision (a) of
26 this rule. The bond may be given at or after the time of filing the notice
27 of appeal. The stay is effective when the supersedeas bond is filed.

28 ² To the extent the Court considers this request, or any other request contained
in this motion, to be for reconsideration or rehearing instead of clarification, Lynita
respectfully requests that such request be treated as one for reconsideration or
rehearing.

1 This Court may condition a party's request for a stay of a judgment or order on the
2 party's filing of a bond or other appropriate security in the district court. NRAP
3 8(a)(2)(E).

4 The Court has already ruled in its Order Granting Stay that the ELN Trust is
5 required to post a bond "in an amount equal to the amount directed by the district
6 court to be transferred pursuant to its June 8, 2015, order." The purpose of the bond
7 as stated by the Court is to prevent any potential prejudice to Lynita as a result of the
8 delay during appeal. As set forth in the Statement of Facts and Procedural History
9 above, certain amounts ordered to be paid in the June 8, 2015 Order have not yet been
10 ascertained. Lynita respectfully requests that the Court clarify its Order Granting
11 Stay in one (1) of the following two (2) alternative manners:

12 (1) The ELN Trust should be required to post an initial bond equal to the
13 amounts already defined under the June 8, 2015 Order, by the due date ordered in the
14 Order Granting Stay. The district court should be permitted to complete the
15 accountings ordered under the June 8, 2015 Order and to determine the exact amount
16 of the additional sums required to be paid to Lynita under such order. The ELN Trust
17 should then be required to increase its initial bond by the amount determined.

18 Additionally, the district court should also be permitted to increase the bond
19 quarterly by determining any additional monies received by the ELN Trust for
20 properties awarded to Lynita, or in the alternative, the ELN Trust should be enjoined
21 from transferring or spending any monies received on account of properties awarded
22 to Lynita, and to deposit the gross sums received each month into a blocked account.

23 (2) The ELN Trust should be required to post a bond equal to the amounts
24 already defined under the June 8, 2015, plus an amount equal to the full value of
25 Lynita's share of the Russell Road note (\$2,265,113.50 less the \$26,694.66 already
26 listed and accounted for in the June 8, 2015 Order). This additional bond will protect
27 against the transfer of the Russell Road note, the expenditure of any future payoff or
28 proceeds from same, and even if Russell Road is not completely paid off during the

1 pendency of the appeal, would protect the additional amounts required to be paid
2 under the June 8, 2015 Order which have not yet been determined.

3 The district court has consistently expressed its concerns about whether Eric
4 and the ELN Trust will comply with orders for payment of monies or transfers of
5 property to Lynita. See **Exhibit A**; see also **Exhibit G**, Transcript from June 19, 2013
6 Hearing, pg. 19, lines 19-24. Absent a bond or injunction which covers the full
7 amount ordered by the June 8, 2015 Order, including all monthly sums which will be
8 received during the pendency of this appeal, it is likely that Lynita will never be able
9 to recover the judgments awarded to her by the district court. Accordingly, Lynita
10 respectfully requests that the Court clarify the Order Granting Stay as set forth above.

11 **IV. CONCLUSION**

12 Based on the foregoing Memorandum of Points and Authorities, Lynita
13 respectfully requests that this Honorable Court (1) clarify that the Order Granting
14 Stay does not stay proceedings and enforcement of orders in the district court which
15 have not been challenged on appeal, or in the alternative, dissolve the stay to the
16 extent it can be read to apply to such proceedings and orders, (2) allow the district
17 court to make necessary orders to protect Lynita from domestic violence and
18 harassment, and (3) clarify the amount of the bond required by the Order Granting
19 Stay by establishing a more definitive bond amount, or mechanism to determine such
20 amount, which fully protects Lynita from any potential prejudice stemming from this
21 appeal.

22 DATED this 22nd day of July, 2015.

23 THE DICKERSON LAW GROUP

24 By Joel Karacsonyi
25 ROBERT P. DICKERSON, ESQ.
26 Nevada Bar No. 000945
27 JOSEF M. KARACSONYI, ESQ.
28 Nevada Bar No. 10634
1745 Village Center Circle
Las Vegas, NV 89134
Attorneys for Respondent/Cross-Appellant

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RHONDA K. FORSBERG, ESQ.
FORSBERG LAW OFFICE
64 North Pecos Road, Ste. 800
Henderson, Nevada 89074
Attorneys for Respondent/Cross-Appellant, ERIC L. NELSON

MARK A. SOLOMON, ESQ.
JEFFREY P. LUSZECK, ESQ.
SOLOMON, DWIGGINS, FREER & MORSE, LTD.
9060 W. Cheyenne Avenue
Las Vegas, Nevada 89129
Attorneys for Appellant, MATT KLABACKA

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