

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

In the Matter of

JAY KVAM v. BRIAN MINEAU;  
LEGION INVESTMENTS, LLC; 7747 S.  
May Street, an Unincorporated Joint  
Venture; and DOES I-X, inclusive.

JAY KVAM,  
Petitioner

vs.

THE SECOND JUDICIAL DISTRICT  
COURT OF THE STATE OF NEVADA  
IN AND FOR THE COUNTY OF  
WASHOE; AND THE HONORABLE  
LYNNE K. SIMONS,  
Respondents,

and

BRIAN MINEAU and LEGION  
INVESTMENTS, LLC,  
Real Parties in Interest

Electronically Filed  
Jul 21 2020 11:05 a.m.  
District Court Case No. CY18-00764  
Elizabeth A. Brown  
Clerk of Supreme Court

**PETITION FOR WRIT OF  
PROHIBITION OR  
ALTERNATIVELY,  
MANDAMUS**

Concerning the District Court,  
Department 6 (Hon. Lynne Simons),  
Second Judicial District

**PETITIONER'S APPENDIX**

**VOLUME 8**

MATUSKA LAW OFFICES, LTD.  
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JAY KVAM

| APPELLANT'S APPENDIX<br>ALPHABETICAL INDEX |                                                                                                       |          |      |           |
|--------------------------------------------|-------------------------------------------------------------------------------------------------------|----------|------|-----------|
|                                            | DOCUMENT                                                                                              | DATE     | VOL. | PAGE      |
| 1.                                         | Affidavit of Jay Kvam in Support of Reply to Opposition to Motion for Dissolution                     | 08/01/18 | 1    | 94-99     |
| 2.                                         | Affidavit of Jay Kvam in Support of Reply to Opposition to Motion to Dismiss and for Summary Judgment | 11/19/18 | 2    | 205-213   |
| 3.                                         | Amended Pretrial Disclosures Pursuant to NRCP 16.1(a)(3) (Plaintiff)                                  | 02/03/20 | 10   | 1584-1590 |
| 4.                                         | Answer and Counterclaim                                                                               | 06/05/18 | 1    | 10-23     |
| 5.                                         | Answer to First Amended Verified Complaint                                                            | 02/19/19 | 3    | 390-394   |
| 6.                                         | Answer to Plaintiff's Motion to Disqualify Judge                                                      | 04/14/20 | 11   | 1912-1919 |
| 7.                                         | Answer to Second Amended Verified Complaint                                                           | 09/25/19 | 5    | 769-773   |
| 8.                                         | Complaint (Verified)                                                                                  | 04/11/18 | 1    | 1-9       |
| 9.                                         | Declaration of Michael L. Matuska In Support of Plaintiff's First Motion to Compel                    | 03/15/19 | 3    | 470-472   |
| 10.                                        | Declaration of Michael L. Matuska in Support of Plaintiff's First Motion to Compel                    | 03/27/19 | 4    | 522-527   |
| 11.                                        | Declaration of Michael L. Matuska In Support of Plaintiff's Second Motion to Compel                   | 11/26/19 | 6    | 974-977   |
| 12.                                        | First Amended Counterclaim (Mineau & Legion Investments, LLC)                                         | 10/05/18 | 2    | 114-127   |
| 13.                                        | First Amended Verified Complaint                                                                      | 01/31/19 | 3    | 379-389   |
| 14.                                        | First Motion in Limine (Plaintiff)                                                                    | 02/14/20 | 10   | 1609-1642 |
| 15.                                        | First Motion to Compel (Plaintiff)                                                                    | 03/15/19 | 3    | 395-469   |
| 16.                                        | Legion and Mineau's NRCP 16.1 Pretrial Disclosures                                                    | 01/31/20 | 10   | 1570-1577 |
| 17.                                        | Minutes – Settlement Conference                                                                       | 02/24/20 | 10   | 1678      |
| 18.                                        | Motion for Dissolution                                                                                | 07/11/18 | 1    | 44-51     |
| 19.                                        | Motion for Leave to Exceed Page Limit                                                                 | 01/16/20 | 8    | 1248-1250 |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |    |           |
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| 20. | Motion for Leave to File Amended Complaint                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 12/24/18 | 3  | 273-298   |
| 21. | Motion for Leave to File Second Amended Complaint                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 06/19/19 | 4  | 620-656   |
| 22. | Motion for Reconsideration of Order Affirming Discovery Commissioner's Recommendation, Entered May 16, 2019; For Discovery Sanctions; and For Other Relief (Plaintiff)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 01/24/20 | 10 | 1518-1564 |
| 23. | <p>Motion for Summary Judgment</p> <p>Exhibit 1 – Declaration of Brian Mineau</p> <p>Exhibit 2 – Terms of Agreement between Legion Investments LLC (its Members) and Jay Kvam (Initial Funding Member of Same) RE: 7747 S. May Street, Chicago Illinois</p> <p>Exhibit 3 – February 13, 2017 Wire Transfer Confirmation in the amount of \$44,000.00</p> <p>Exhibit 4 – February 13, 2017 Wire Transfer Confirmation in the amount of \$784.31</p> <p>Exhibit 5 – March 6, 2017 Colleen Burke text message</p> <p>Exhibit 6 – March 19, 2017 email from Colleen Burke to Brian Mineau</p> <p>Exhibit 7 – Contractor Agreement with TNT dated March 23, 2017</p> <p>Exhibit 8 – March 23, 2017 Wire Transfer Confirmation in the amount of \$20,020.00</p> <p>Exhibit 9 – Floor Plans</p> <p>Exhibit 10 – Email chain transmitting floor plans dated April 9, 2017</p> <p>Exhibit 11 – Email chain dated April 14, 2017</p> <p>Exhibit 12 – General Wire Transfer Request</p> <p>Exhibit 13 – Minutes Special Meeting Atlas Investors Southside, LLC, Friday, May 5, 2017</p> <p>Exhibit 14 – Text chain between Brian Mineau, Jay Kvam and Michael Spinola with pictures of the property</p> <p>Exhibit 15 – Text chain dated May 15, 2017 with photos</p> <p>Exhibit 16 – “Slack” thread dated May 17, 2017</p> | 01/06/20 | 7A | 1003-1136 |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |          |    |           |
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| 23. | <p>Motion for Summary Judgment – <b>continued</b></p> <p>Exhibit 17 – Wire Transfer Receipt dated May 18, 2017 in the amount of \$9,000.00</p> <p>Exhibit 18 – “Slack” thread dated May 21, 2017</p> <p>Exhibit 19 – Outgoing Domestic Wire Transfer Request dated May 26, 2017</p> <p>Exhibit 20 – Text message dated May 27, 2017 to May 31, 2017</p> <p>Exhibit 21 – Text messages dated May 31, 2017</p> <p>Exhibit 22 – Text messages dated June 1, 2017 to June 20, 2017</p> <p>Exhibit 23 – City of Chicago Department of Buildings records</p> <p>Exhibit 24 – Email chain between Jay Kvam and Brian Mineau</p> <p>Exhibit 25 – Jay Kvam letter to Brian Mineau dated December 31, 2017</p> <p>Exhibit 26 – Michael Matuska letter to Brian Mineau dated February 16, 2018</p> <p>Exhibit 27 – Michael Matuska letter to Austin Sweet dated September 19, 2018</p> <p>Exhibit 28 – Exclusive Right to Sell Listing Agreement</p> <p>Exhibit 29 – Residential Real Estate Purchase and Sale Contract</p> <p>Exhibit 30 – Citywide Title Corporation ALTA Settlement Statement – Cash</p> <p>Exhibit 31 – Summary of the Annual Cash Flows relating to the Property for 2017</p> <p>Exhibit 32 – Summary of the Annual Cash Flows relating to the Property for 2018</p> | 01/06/20 | 7B | 1137-1225 |
| 24. | Motion for Temporary Restraining Order and Preliminary Injunction                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 11/30/18 | 2  | 214-250   |
| 25. | Motion to Dismiss Counterclaim, and for Summary Judgment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 10/25/18 | 2  | 128-167   |
| 26. | Motion to Dismiss Counterclaim, or Alternatively, for a More Definite Statement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 06/25/18 | 1  | 24-43     |
| 27. | Motion to Disqualify Judge                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | 04/07/20 | 11 | 1726-1911 |

|     |                                                                                                                                                                                                                                                                                                                                                                                                                    |          |    |           |
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| 28. | Notice of Deposit of Property Proceeds by Brian Mineau and Legion Investments, LLC                                                                                                                                                                                                                                                                                                                                 | 12/13/18 | 3  | 267-272   |
| 29. | Notice of Entry of Order – (Motion to Dismiss Counterclaim, and for Summary Judgment)                                                                                                                                                                                                                                                                                                                              | 01/10/19 | 3  | 313-330   |
| 30. | Notice of Entry of Order – (Stipulation to Deposit Funds; Order)                                                                                                                                                                                                                                                                                                                                                   | 12/12/18 | 3  | 259-266   |
| 31. | Notice of Entry of Order (Motion to Dismiss Counterclaim)                                                                                                                                                                                                                                                                                                                                                          | 09/06/18 | 1  | 103-113   |
| 32. | Notice of Entry of Order (Order Denying Motion to Disqualify the Presiding Judge)                                                                                                                                                                                                                                                                                                                                  | 04/27/20 | 11 | 1936-1947 |
| 33. | Notice of Entry of Order (Order Granting Motion for Leave)                                                                                                                                                                                                                                                                                                                                                         | 09/11/19 | 5  | 746-755   |
| 34. | Notice of Entry of Order (Order Granting, in Part, and Denying, in Part Defendant’s Motion for Summary Judgment; Order Granting Summary Judgment in Claim Pursuant to Court’s NRCP 56 Notice)                                                                                                                                                                                                                      | 06/05/20 | 12 | 1993-2042 |
| 35. | Notice of Entry of Order (Order Modifying Scheduling Order)                                                                                                                                                                                                                                                                                                                                                        | 08/05/19 | 5  | 740-745   |
| 36. | Notice of Trial and Pretrial Conference                                                                                                                                                                                                                                                                                                                                                                            | 06/12/19 | 4  | 605-608   |
| 37. | Objection to Plaintiff’s Amended Pretrial Disclosures Pursuant to NRCP 16.1 (Defendants)                                                                                                                                                                                                                                                                                                                           | 02/17/20 | 10 | 1648-1659 |
| 38. | Objection to Recommendation for Order (Defendants)                                                                                                                                                                                                                                                                                                                                                                 | 01/13/20 | 8  | 1238-1242 |
| 39. | Objections to “Legion and Mineau’s” 16.1 Pretrial Disclosures (Plaintiff)                                                                                                                                                                                                                                                                                                                                          | 02/14/20 | 10 | 1643-1647 |
| 40. | Objections to Report of Commissioner (Plaintiff)                                                                                                                                                                                                                                                                                                                                                                   | 04/16/19 | 4  | 552-574   |
| 41. | Opposition to Defendant’s Motion For Summary Judgment; and Cross Motion for Partial Summary Judgment<br>Exhibit 1 – Declaration of Jay Kvam<br>Exhibit 2 – Text dated December 29, 2016<br>Exhibit 3 – Project costs breakdown<br>Exhibit 4 – Text dated March 20, 2017<br>Exhibit 5 – January 2, 2017 email and Unsigned Triple “R” Construction Contract<br>Exhibit 6 – Purchase Agreement dated January 3, 2017 | 01/16/20 | 9A | 1251-1370 |

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|     | Exhibit 7 – \$44,000 Wire dated February 13, 2017<br>Exhibit 8 – \$784.31 Wire dated February 13, 2017<br>Exhibit 9 – Settlement Statement dated February 13, 2017<br>Exhibit 10 – Warranty Deed dated January 30 2017<br>Exhibit 11 – Terms of Agreement dated February 14, 2017<br>Exhibit 12 – Text dated February 17, 2017<br>Exhibit 13 – Text dated March 16, 2017<br>Exhibit 14 – Email dated March 20, 2017<br>Exhibit 15 – DocuSign Certificate March 20, 2017<br>Exhibit 16 – Text dated March 23, 2017<br>Exhibit 17 – Email dated March 23, 2017<br>Exhibit 18 – \$20,000 Wire dated March 23, 2017<br>Exhibit 19 – Text dated April 13, 2017<br>Exhibit 20 – \$20,000 Wire dated April 14, 2017<br>Exhibit 21 – \$9,000 Wire dated May 18, 2017<br>Exhibit 22 – Email dated May 21, 2017<br>Exhibit 23 – Email dated June 5, 2017<br>Exhibit 24 – Email dated July 14, 2017<br>Exhibit 25 – Email dated June 26, 2017<br>Exhibit 26 - Email dated August 12, 2017<br>Exhibit 27 – Email dated August 16, 2017 |          |    |           |
| 41. | Opposition to Defendant’s Motion for Summary Judgment and Cross Motion for Partial Summary Judgment - <b>continued</b><br>Exhibit 28 – Email dated September 25, 2017<br>Exhibit 29 – Email dated October 12, 2017<br>Exhibit 30 – Email dated November 5, 2017<br>Exhibit 31 – Email chain November 19, 2017 – January 23, 2018<br>Exhibit 32 – Inspection #12270203 report of August 7, 2019<br>Exhibit 33 – Inspection #12274840 report of August 7, 2019<br>Exhibit 34 – Inspection #12288430 report of August 7, 2019<br>Exhibit 35 – Settlement Statement dated November 16, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                    | 01/16/20 | 9B | 1371-1495 |

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|     | <p>Exhibit 36 – Warranty Deed dated November 5, 2018</p> <p>Exhibit 37 – Deposition of Michelle Salazar, Excerpt</p> <p>Exhibit 38 – Deposition of Colleen Burke, Excerpt</p> <p>Exhibit 39 – Declaration of Michael L. Matuska</p> <p>Exhibit 40 – Declaration of Benjamin Steele</p> <p>Exhibit 41 – Plaintiff’s Expert Witness Disclosure (report of Benjamin Steele dated September 24, 2019) w/o exhibits</p> <p>Exhibits 42 – Amended Report of Expert Witness Benjamin Steele dated January 15, 2020</p> <p>Exhibit 43 – Brian Mineau and Legion Investments’ Responses to Plaintiff Jay Kvam’s First Set of Interrogatories</p> <p>Exhibit 44 – Michael L. Matuska’s letter to Austin Sweet dated September 19, 2018</p> <p>Exhibit 45 – Austin Sweet letter to Michael Matuska dated March 26, 2018</p> <p>Exhibit 46 – Real Estate Contract – Scotch and Soda Goldmine Company, Inc. acceptance date of May 22, 2018</p> <p>Exhibit 47 – Real Estate Contract – Mutual Happiness LLC dated July 3, 2018</p> <p>Exhibit 48 – Appendix A: Legal Authority: Restatement of the Law, Second – Contracts 2d Excerpts from Volumes 1 and 2</p> |          |    |           |
| 42. | Opposition to Motion for Dissolution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 07/26/18 | 1  | 73-87     |
| 43. | Opposition to Motion for Leave to File Amended Complaint                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 01/14/19 | 3  | 331-339   |
| 44. | Opposition to Motion for Leave to File Second Amended Complaint                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | 07/01/19 | 4  | 657-665   |
| 45. | Opposition to Motion for Reconsideration of Order Affirming Discovery Commissioner’s Recommendation, Entered May 16, 2019; For Discovery Sanctions; and For Other Relief                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 02/07/20 | 10 | 1591-1600 |
| 46. | Opposition to Motion to Dismiss Counterclaim, and for Summary Judgment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | 11/13/18 | 2  | 168-190   |
| 47. | Opposition to Motion to Dismiss Counterclaim, or Alternatively, For A More Definite Statement                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | 07/12/18 | 1  | 52-62     |

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| 48. | Opposition to Plaintiff's First Motion in Limine                                                                                                                   | 02/28/20 | 11 | 1712-1715 |
| 49. | Opposition to Plaintiff's First Motion to Compel                                                                                                                   | 03/25/19 | 4  | 473-512   |
| 50. | Opposition to Plaintiff's Second Motion to Compel                                                                                                                  | 12/06/19 | 6  | 978-987   |
| 51. | Order (Motion for Dissolution)                                                                                                                                     | 09/04/18 | 1  | 100-102   |
| 52. | Order (Motion For Leave to File Amended Complaint)                                                                                                                 | 01/29/19 | 3  | 376-378   |
| 53. | Order (Motion to Dismiss Counterclaim, and for Summary Judgment)                                                                                                   | 01/09/19 | 3  | 299-312   |
| 54. | Order Accepting Case Reassignment                                                                                                                                  | 06/06/19 | 4  | 602-604   |
| 55. | Order Affirming Master's Recommendation                                                                                                                            | 05/16/19 | 4  | 593-601   |
| 56. | Order After Pretrial Conference                                                                                                                                    | 01/15/20 | 8  | 1245-1247 |
| 57. | Order Denying Motion to Disqualify the Presiding Judge                                                                                                             | 04/23/20 | 11 | 1929-1935 |
| 58. | Order Granting Temporary Restraining Order                                                                                                                         | 12/03/18 | 3  | 251-255   |
| 59. | Order Granting, in Part, and Denying, in Part Defendants' Motion for Summary Judgment; Order Granting Summary Judgment on Claim Pursuant to Court's NRCP 56 Notice | 06/05/20 | 12 | 1948-1992 |
| 60. | Order Modifying Scheduling Order                                                                                                                                   | 08/05/19 | 5  | 738-739   |
| 61. | Order Referring Discovery Motion to Commissioner for Recommendation [Defendants' Second Motion to Compel]                                                          | 12/18/19 | 6  | 1000-1002 |
| 62. | Order Scheduling Settlement Conference                                                                                                                             | 01/30/20 | 10 | 1565-1569 |
| 63. | Pre-Trial Conference Minutes                                                                                                                                       | 01/14/20 | 8  | 1243-1244 |
| 64. | Pretrial Disclosures Pursuant to NRCP 16.1(a)(3) (Plaintiff)                                                                                                       | 01/31/20 | 10 | 1578-1583 |
| 65. | Recommendation for Order                                                                                                                                           | 04/09/19 | 4  | 528-551   |
| 66. | Recommendation for Order                                                                                                                                           | 01/10/20 | 8  | 1226-1237 |

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| 67. | Reply in Support of Motion for Reconsideration of Order Affirming Discovery Commissioner's Recommendation, entered May 16, 2019; For Discovery Sanctions and For Other Relief (Plaintiff) | 02/09/20 | 10 | 1601-1608 |
| 68. | Reply In Support of Motion for Summary Judgment                                                                                                                                           | 01/23/20 | 10 | 1501-1517 |
| 69. | Reply to Answer to Motion to Disqualify Judge                                                                                                                                             | 04/22/20 | 11 | 1920-1928 |
| 70. | Reply to Defendants' Response to Objection to Report of Commissioner (Plaintiff)                                                                                                          | 04/30/19 | 4  | 588-592   |
| 71. | Reply to Opposition to First Motion in Limine (Plaintiff)                                                                                                                                 | 03/04/20 | 11 | 1716-1725 |
| 72. | Reply to Opposition to First Motion to Compel (Plaintiff)                                                                                                                                 | 03/27/19 | 4  | 513-521   |
| 73. | Reply to Opposition to Motion for Dissolution                                                                                                                                             | 08/01/18 | 1  | 88-93     |
| 74. | Reply to Opposition to Motion for Leave to File Amended Complaint                                                                                                                         | 01/21/19 | 3  | 340-357   |
| 75. | Reply to Opposition to Motion for Leave to File Amended Complaint                                                                                                                         | 01/22/19 | 3  | 358-375   |
| 76. | Reply to Opposition to Motion for Leave to File Second Amended Complaint                                                                                                                  | 07/08/19 | 5  | 666-730   |
| 77. | Reply to Opposition to Motion to Dismiss Counterclaim, and for Summary Judgment                                                                                                           | 11/19/18 | 2  | 191-204   |
| 78. | Reply to Opposition to Motion to Dismiss Counterclaim, or Alternatively, for a More Definite Statement                                                                                    | 07/17/18 | 1  | 63-72     |
| 79. | Reply to Opposition to Plaintiff's Second Motion to Compel (Plaintiff)                                                                                                                    | 12/11/19 | 6  | 988-999   |
| 80. | Request for Submission – Order Granting Motion for Leave to File Second Amended Complaint                                                                                                 | 07/08/19 | 5  | 731-734   |
| 81. | Response to Objection to Recommendation for Order                                                                                                                                         | 01/21/20 | 10 | 1496-1500 |
| 82. | Response to Plaintiff's Objection to Report of Commissioner                                                                                                                               | 04/25/19 | 4  | 575-587   |
| 83. | Second Amended Verified Complaint                                                                                                                                                         | 09/11/19 | 5  | 756-768   |
| 84. | Second Motion to Compel (Plaintiff)                                                                                                                                                       | 11/26/19 | 6  | 774-973   |
| 85. | Stipulation to Deposit Funds; Order                                                                                                                                                       | 12/12/18 | 3  | 256-258   |

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| 86. | Stipulation to Modify Scheduling Order                                                                                                                                               | 08/01/19 | 5  | 735-737   |
| 87. | Stipulation to Vacate Trial                                                                                                                                                          | 02/27/20 | 11 | 1705-1707 |
| 88. | Supplement to Plaintiff's Motion for Reconsideration of Order Affirming Discovery Commissioner's Recommendation, Entered May 16, 2019; for Discovery Sanctions; and for Other Relief | 02/27/20 | 11 | 1708-1711 |
| 89. | Supplemental Uniform Pretrial Order                                                                                                                                                  | 06/12/19 | 4  | 609-619   |
| 90. | Transcript – Hearing December 17, 2018                                                                                                                                               | 12/17/18 | 13 | 2043-2100 |
| 91. | Transcript – Oral Arguments (Motion for Summary Judgment) February 11, 2020                                                                                                          | 02/11/20 | 13 | 2145-2195 |
| 92. | Transcript - Pretrial Conference & Pretrial Motions February 27, 2020                                                                                                                | 02/27/20 | 13 | 2196-2240 |
| 93. | Transcript - Pretrial Conference January 14, 2020 (w/correction page) [Note: page 6 line 21 was corrected to reflect that the speaker was Mr. Matuska]                               | 01/14/20 | 13 | 2101-2144 |
| 94. | Trial Statement (Defendants)                                                                                                                                                         | 02/24/20 | 10 | 1660-1677 |
| 95. | Trial Statement (Plaintiff)                                                                                                                                                          | 02/26/20 | 10 | 1679-1704 |

1 CODE NO. 1945

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5  
6 IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

7 IN AND FOR THE COUNTY OF WASHOE

8 \* \* \*

9 JAY KVAM,

10 Plaintiff,

11 vs.

Case No. CV18-00764

12 BRIAN MINEAU et al.,

Dept. No. 6

13 Defendants.  
14 \_\_\_\_\_/

15 BRIAN MINEAU et al.,

16 Counterclaimants,

17 vs.

18 JAY KVAM,

19 Counterdefendant.  
20 \_\_\_\_\_/

21 **RECOMMENDATION FOR ORDER**

22 On June 19, 2019, Plaintiff Jay Kvam filed a motion for leave to file a second amended  
23 complaint against Defendants Brian Mineau, Legion Investments, LLC ("Legion"), and 7747 S. May  
24 St. (an unincorporated joint venture).<sup>1</sup> Essentially, Plaintiff sought leave to add two claims for relief  
25 to his existing complaint<sup>2</sup>—a claim for conversion, and a claim for violation of Nevada's racketeering

26 <sup>1</sup> All references to "Defendants" are to Defendants Mineau and Legion, only. The background of this action is set forth in greater detail in prior Court decisions.

<sup>2</sup> At the time of his motion for leave, Plaintiff's claims for relief were for (1) Declaration of Joint Venture; (2)

1 statutes ("RICO").<sup>3</sup> That motion was opposed by Defendants, but in an order entered on September  
2 9, 2019, the Court granted Plaintiff's motion.

3 Plaintiff filed his second amended complaint on September 11, 2019. On September 17,  
4 2019, Plaintiff served Defendant Mineau with a request for admission under NRCP 36, and he also  
5 served Defendants with a request for production under NRCP 34. Defendants served responses to  
6 these requests on October 21, 2019. Defendant Mineau objected to each matter set forth in the  
7 request for admission, and Defendants objected to each category of the request for production as  
8 well.<sup>4</sup> Counsel for both sides thereafter conferred about the requests and responses, but were  
9 unable to reach agreement in that regard.

10 On November 26, 2019, Plaintiff filed *Plaintiff's Second Motion to Compel*. He seeks an  
11 order compelling Defendant Mineau to properly respond to each of the twenty-five matters set forth  
12 in his request for admission, and compelling Defendants to properly respond to Category Nos. 39  
13 through 59 of the request for production. Plaintiff maintains that the information and documents  
14 sought are relevant to his conversion and Nevada RICO claims. Defendants filed their *Opposition to*  
15 *Plaintiff's Second Motion to Compel* on December 6, 2019. Defendants essentially argue that the  
16 requests at issue are not relevant to any claim or defense and are not proportional to the needs of  
17 this case. They maintain that Plaintiff is improperly seeking discovery to determine whether his new  
18 claims are valid. *Plaintiff's Reply to Opposition to Plaintiff's Second Motion to Compel* was filed on  
19 December 11, 2019, and the motion was submitted for decision on that same date. This motion was  
20 referred to the Discovery Commissioner in an order entered on December 18, 2019.

21  
22 Rescission or Reformation of Agreement; (3) Breach of Contract; (4) Breach of Contract and Tortious Breach of Implied  
Covenant of Good Faith and Fair Dealing; (5) Accounting; (6) Court Supervision of Dissolution and Winding Up, and  
Appointment of Receiver; (7) Temporary and Permanent Injunction; (8) Derivative Claim; and (9) fraud.

23 <sup>3</sup> Nevada's racketeering statutes, found at NRS 207.350 through NRS 207.520, are patterned after the federal  
24 Racketeer Influenced and Corrupt Organizations, or "RICO," statutes. See *Allum v. Valley Bank of Nev.*, 109 Nev. 280,  
281 n.2, 849 P.2d 297, 298 n.2 (1993); see also 18 U.S.C.A. §§ 1961-1968 (Westlaw through P.L. 116-91) (federal RICO  
statutes).

25 <sup>4</sup> Defendants further responded to two categories of the request—Category Nos. 59 and 60—by stating that they  
26 have already produced all responsive documents concerning the property located at 7747 S. May St., Chicago, Illinois.  
The response to Category No. 60 is not at issue.

1 Plaintiff has provided evidence<sup>5</sup> that pursuant to the terms of his agreement with Legion, he  
2 funded the initial \$44,000 purchase of the property located at 7747 S. May St., in Chicago, Illinois,  
3 on February 13, 2017; paid \$784.31 in closing costs associated with that purchase; and funded  
4 three construction draws in March, April, and May 2017, in the amounts of \$20,000, \$20,000, and  
5 \$9,000, respectively.<sup>6</sup> An additional \$20,000 construction draw was funded by Criterion NV, LLC, in  
6 May 2017.<sup>7</sup> While the funds used to pay the purchase price and closing costs were transferred to  
7 Citywide Title Corp., the construction draws were wired directly to the bank account of the  
8 contractor—TNT Complete Facility Care Inc. ("TNT")—who was hired by Defendants to perform all  
9 construction work on the May St. renovation project. The cost of the project was \$80,000. As  
10 instructed by Defendant Mineau, these funds were sent to TNT's account ending in 1855 with  
11 JPMorgan Chase Bank, N.A. ("Chase").

12 Thus, \$69,000 was provided to fund the renovation on the May St. property. Despite that  
13 funding, the project never proceeded beyond the demolition phase, where the interior was stripped  
14 down to the studs and never rehabilitated. The project manager, Colleen Burke, has testified that  
15 the demolition work was "absolutely not" worth \$40,000. The property ultimately was sold in  
16 November 2018 for \$24,473.77.

17 <sup>5</sup> In their opposition, Defendants assert that Plaintiff has no evidentiary support for his contention that Defendant  
18 Mineau directed TNT to divert May St. project funds to projects involving other properties. However, Plaintiff was expressly  
19 granted leave to amend his complaint to assert claims for conversion and Nevada RICO violations. NRCP 26(b)(1) permits  
20 discovery that is relevant to an existing claim (or defense), and proportional to the needs of the case. In most cases, a  
21 special evidentiary showing is not a prerequisite to discovery—merely pleading a claim will entitle the parties to conduct  
22 discovery relevant and proportional to that stated claim. In exceptional circumstances—such as when a party seeking  
23 punitive damages requests an opponent's tax returns or financial condition—the Court may require some factual basis for  
24 the claim before permitting the requested discovery. See Cain v. Price, 134 Nev. 193, 198, 415 P.3d 25, 30 (2018); Hetter  
25 v. Dist. Court, 110 Nev. 513, 520, 874 P.2d 762, 766 (1994). But through the requests presently at issue, Plaintiff is not  
26 seeking Defendants' tax returns or documents stating their financial condition (e.g., banking records)—they are seeking  
information and documents concerning other properties and projects. Moreover, he is not "blindly requesting all of  
Legion's and Mineau's other business and financial records," as Defendants assert—with the exception of Category No.  
59, the requests at issue seek limited documents concerning specified properties and projects. The Court appreciates  
Defendants' argument that information about other properties and projects is unrelated to this action, but Plaintiff is  
permitted reasonable discovery that will support or refute his stated claims (i.e., the extent to which the other matters are  
related to events underlying this action). In any event, Plaintiff has presented some factual basis for making inquiry into  
those other projects and properties, as explained in the text; thus, he is not conducting discovery to determine whether any  
evidence exists to support his claims. To be clear, the factual statements set forth in the text are not findings of fact by the  
Court. Rather, they are assertions made by Plaintiff for which he has provided some evidence.

<sup>6</sup> The construction draws were to be used to renovate the property.

<sup>7</sup> Criterion NV, LLC, is a company controlled by Michael Spinola, who was one of Legion's three members  
(together with Plaintiff and Defendant Mineau).

1 Plaintiff's designated forensic accountant, Benjamin Charles Steele, has reviewed  
2 documents obtained by Plaintiff concerning the property and project at issue. Inter alia, he has  
3 concluded that Defendant Mineau never asked for documents to support project completion status  
4 representations by TNT, as set forth in the agreement with TNT. Such documentation (e.g.,  
5 invoices) was needed to show that TNT was actually proceeding with the renovation, thus entitling it  
6 to additional construction draws. In addition, Mr. Steele concluded that existing accounting records  
7 are incomplete and inadequate, and do not support the level of work completed. Mr. Steele also  
8 states that "[p]roject construction funds were deposited into TNT's general account, which was used  
9 for multiple projects that TNT was working on at the time." Specifically, "the May Street project  
10 funds wound up in TNT's account 1855 along [with] funds designated for other projects, including  
11 8744 Bishop, 8754 S. Michigan, 9919 Forest and 1404, 1408 Wyoming." Significantly, Defendant  
12 Mineau did not maintain a separate bank account for the May St. project, although he represented  
13 that May St. project funds would be kept separate from other projects.

14 In addition, some funds from TNT account 1855 were subsequently transferred to a TNT  
15 account ending in 1220 (which is another account with Chase). Records for account 1220 also  
16 show that the funds were deposited into that account in connection with properties located at 6049  
17 S. Princeton Ave. and 8040 Normal Ave. in Chicago. Plaintiff has obtained copies of documents  
18 purporting to be deeds showing the purchase and sale of the Princeton Ave., Normal Ave., Michigan  
19 Ave., Forest Ave., Bishop St., and Wyoming St. properties. Most of these transactions involved  
20 entities identified as Imperium 5, LLC ("Imperium"); Defendant Legion; and Amicus Ventures, LLC  
21 ("Amicus"). With the possible exception of the Wyoming St. properties, all of the properties involved  
22 in the other TNT projects were purchased before Legion's purchase of the May St. property, and  
23 were sold after the deadline for completing the May St. project.

24 Plaintiff has therefore presented evidence that apart from the funds ostensibly used to  
25 purchase the May St. property and associated closing costs, \$69,000 was transferred into account  
26 1855 to fund renovation work that was supposed to cost \$80,000. But the only work done on that

1 project was worth less than \$40,000, leaving at least \$29,000 unaccounted for. Significantly, the  
2 entire \$69,000 was transferred to an account that was also receiving and transferring funds used on  
3 other TNT projects—all of these funds were commingled. A reasonable possibility exists that a  
4 substantial portion of the \$69,000 was used in connection with one or more of those other TNT  
5 projects. Of course, the possibility exists that no May St. project funds were misused. But Plaintiff  
6 has also presented evidence that Defendant did not maintain adequate accounting records for the  
7 May St. project, so Plaintiff is entitled to conduct reasonable discovery into transactions involving  
8 account 1855 to see whether he can determine how the May St. funds were used. Moreover, to the  
9 extent that May St. funds were improperly used on one or more of the other TNT projects, the  
10 involvement of Defendants in those other projects would be relevant to Plaintiff's claims for breach of  
11 the covenant of good faith and fair dealing, fraud, conversion, and Nevada RICO violations.<sup>8</sup>

12 In his request for admission, Plaintiff asks Defendant Mineau to admit that he is the manager  
13 of Imperium (Statement No. 1). Plaintiff maintains that Imperium bought (or otherwise obtained) and  
14 sold the Princeton Ave., Normal Ave., and Forest Ave. properties. Plaintiff also asks Defendant  
15 Mineau to admit that he was a manager of Amicus on October 5, 2016, and February 6, 2018—the  
16 dates on which Plaintiff claims Amicus purchased and sold the Michigan Ave. property (Statement  
17 Nos. 12 and 15). As noted above, Plaintiff is entitled to ascertain the extent to which May St. project  
18 funds were used on these other TNT projects, and Defendant Mineau's direct or indirect involvement  
19 on those projects is within the scope of discovery. See NRCP 26(b)(1). His involvement is relevant  
20 to some of Plaintiff's claims, and the requested information is proportional to the needs of this case.

21 Plaintiff also asks Defendant Mineau to admit (a) that Imperium bought and sold the  
22 Princeton Ave. property on the dates specified (Statement Nos. 2 and 4); (b) that Legion bought the  
23 Normal Ave. property and quit-claimed it to Imperium, and that Imperium then sold it, on the  
24 specified dates (Statement Nos. 6, 8, and 10); (c) that Amicus bought and sold the Michigan Ave.  
25 property on the dates specified (Statement Nos. 13 and 16); (d) that Imperium bought and sold the

26 <sup>8</sup> Under the Nevada RICO statutes, "crimes relating to racketeering activity" may include "[t]aking property from another under circumstances not amounting to robbery." See NRS 207.360(9) (2019).

1 Forest Ave. property on the dates specified (Statement Nos. 18 and 20); and (e) that Amicus bought  
2 and sold the Bishop St. property on the dates specified (Statement Nos. 22 and 24). As noted  
3 above, evidence has been presented to show that TNT commingled funds that it received for the  
4 May St. project with funds that it received in connection with work it was apparently performing on  
5 these other properties. Defendant Mineau's direct or indirect ownership of the other properties is  
6 relevant to one or more of Plaintiff's claims for relief. These requests for admission are therefore  
7 within the scope of discovery under NRCP 26(b)(1).

8 In addition, Plaintiff asks Defendant Mineau to admit that copies of deeds pertaining to each  
9 of the transactions described in the preceding paragraph are true and correct copies of the originals  
10 (Statement Nos. 3, 5, 7, 9, 11, 14, 17, 19, 21, 23, and 25). For reasons explained above, these  
11 documents are relevant and discoverable under NRCP 26(b)(1), and a party may properly use an  
12 NRCP 36 request to obtain an admission concerning the genuineness of relevant documents. See  
13 NRCP 36(a)(1)(B). Defendant Mineau observes that public records can be authenticated simply by  
14 obtaining certified copies under NRS 52.125. However, Plaintiff was not obligated to authenticate  
15 relevant documents in that manner; it is merely one available method of authentication. Further, the  
16 cited statute merely creates a presumption of authenticity; an admission from Defendant Mineau  
17 regarding genuineness would be binding on him for purposes of this action. See NRCP 36(b). The  
18 Court finds that these requests for admission regarding the genuineness of relevant documents are  
19 permissible under NRCP 36. Therefore, Plaintiff is entitled to an order compelling Defendant  
20 Mineau to serve a written response, without objections, to each of the twenty-five statements in his  
21 NRCP 36 request.<sup>9</sup>

22 In his request for production, Plaintiff asks Defendants to produce the purchase and sale  
23 agreements, escrow closing statements, and deeds for the specific transactions described above

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24 <sup>9</sup> Defendants contend that authenticating these documents "takes time, resources, and research." If Defendants  
25 already have copies of the deeds, the Court is not persuaded that comparing their copies with those provided by Plaintiff  
26 will impose a significant burden on Defendants. If Defendants do not already have possession, custody, or control of  
copies of these documents, nothing in NRCP 36 requires them to independently obtain copies so that they can make the  
necessary comparison. Under appropriate circumstances, NRCP 36 permits a response that is other than an unqualified  
admission or denial.

1 involving the purchase of the Princeton Ave., Normal Ave., Michigan Ave., Forest Ave., and Bishop  
2 St. properties by Imperium, Legion, and Amicus (Category Nos. 39, 42, 46, 49, and 52). He seeks  
3 the same documents in connection with the transfer of the Normal Ave. property from Legion to  
4 Imperium (Category No. 43). Each of these transactions apparently involves Imperium, Legion, or  
5 Amicus, and evidence has been presented to show that funds connected with each of these  
6 properties were commingled with those pertaining to the May St. project. Because these documents  
7 would establish the ownership interest of these entities—which Plaintiff maintains were managed by  
8 Defendant Mineau—in connection with projects for which funds were commingled with those  
9 pertaining to the May St. project, they are relevant and discoverable. However, should Defendant  
10 Mineau admit that these purchase or transfer transactions occurred as set forth in the request for  
11 admission (i.e., Statement Nos. 2, 6, 8, 13, 18, and 22), Plaintiff's need for these documents would  
12 effectively be negated. The Court does not see how the payment of a purchase price for one of  
13 these properties to some person or entity other than TNT would bear on Plaintiff's desire to trace  
14 what happened to the funds that he later provided to TNT in connection with the May St. project.  
15 Therefore, if Defendant Mineau admits the corresponding statements of the request for admission,  
16 Defendants will be relieved from having to produce these documents.

17       A similar request for production concerns the purchase of the Wyoming St. properties by an  
18 entity identified as Wyoming Partners, LLC (Category No. 55). As noted above, evidence has been  
19 presented to show that funds pertaining to those properties were commingled with those transferred  
20 in connection with the May St. project. The record is not clear as to whether Defendants were  
21 involved in the purchase of those properties, any subsequent construction work on those properties,  
22 or the sale of those properties. However, because of the commingling of funds, the Court finds that  
23 Plaintiff is entitled to seek these documents to ascertain whether Defendants were involved directly  
24 or indirectly with that project when the commingling of funds occurred. Defendants must therefore  
25 produce the requested documents to the extent that they are within their possession, custody, or  
26 control.

1 Plaintiff also asks that Defendants produce the purchase and sale agreements, escrow  
2 closing statements, and deeds for the specific transactions described above involving the sale of the  
3 Princeton Ave., Normal Ave., Michigan Ave., Forest Ave., and Bishop St. properties by Imperium  
4 and Amicus (Category Nos. 40, 44, 47, 50, and 53). The commingling of funds for the May St.  
5 project with funds concerning these other properties, together with the lack of adequate accounting  
6 records, raises a reasonable possibility that May St. funds were improperly diverted to projects  
7 involving these other properties. If that occurred, then Plaintiff could have a claim on proceeds  
8 realized from the sale of those properties to the extent that they were received by Defendants  
9 directly or indirectly. The requested agreements and closing statements would bear on the extent to  
10 which Defendants received sale proceeds, and are therefore discoverable. As explained previously,  
11 if Defendant Mineau admits that the copies of deeds pertaining to these sale transactions are  
12 genuine, production of those deeds would be obviated. With regard to an identical request for  
13 documents concerning the sale of the Wyoming St. properties (Category No. 56), Plaintiff is entitled  
14 to all requested documents, for reasons explained above.

15 In addition, Defendants are asked to produce all contracts and invoices for construction work  
16 performed on the Princeton Ave., Normal Ave., Michigan Ave., Forest Ave., Bishop St., and  
17 Wyoming St. properties (Category Nos. 41, 45, 48, 51, 54, and 57). Those documents reasonably  
18 could be expected to identify construction-related draws that would be paid to TNT and the sources  
19 of those funds, and reasonably might reveal the extent of Defendants' involvement in transactions  
20 and activities involving these other properties.<sup>10</sup> The invoices might also be useful to Plaintiff in  
21 tracing the extent to which May St. property funds were used on other projects.<sup>11</sup> The Court finds  
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23 <sup>10</sup> Defendants observe that these categories are not limited to contracts and invoices concerning TNT and its  
24 work, but extend to contractors other than TNT. However, the categories are limited to work performed on the Princeton  
25 Ave., Normal Ave., Michigan Ave., Forest Ave., Bishop St., and Wyoming St. properties, all of which are relevant for  
26 reasons explained in the text. The extent to which TNT might have used subcontractors to perform work on these  
properties is unknown, but payment of other contractors by TNT using funds from account 1855 is relevant to one or more  
of Plaintiff's claims, especially in light of the evidence of commingling discussed in the text.

<sup>11</sup> Defendants maintain that contracts and invoices will not allow Plaintiff to trace funds from TNT's accounts or to  
show that May St. project funds were diverted to other projects. Conceivably, a comparison of funds deposited for specific  
projects with expenditures on those specific projects could support an inference that May St. project funds were diverted to  
other projects. Alternatively, after reviewing these documents and attempting to trace what happened to May St. project

1 that these documents are relevant to one or more of Plaintiff's claims, and are proportional to the  
2 needs of this action. Therefore, Defendants must produce all of these documents.

3 In Category No. 58, Plaintiff asks Defendants to produce "[a]ny and all contracts and  
4 agreements between (a) Wyoming Partners LLC and (b) Brian Mineau, Legion Investments, LLC, or  
5 any other entity in which Brian Mineau or Legion Investments, LLC have an ownership interest or  
6 management authority as an officer, director, officer, member or manager." Plaintiff maintains that  
7 Wyoming Partners, LLC, bought and sold the Wyoming St. properties described above, and funds  
8 pertaining to those properties were commingled with May St. funds. Through this category, Plaintiff  
9 is attempting to ascertain whether Wyoming Partners, LLC, has a business relationship with  
10 Defendants, either directly or indirectly. The Court finds that this is a proper subject for discovery in  
11 this action, since evidence of such a relationship could implicate them in any improper diversion of  
12 May St. funds toward the Wyoming St. properties.

13 In Category No. 59, Plaintiff asks Defendants to produce "[a]ll other contracts and invoices  
14 for construction work performed by TNT Complete Facility Care, Inc. on any property owned in  
15 whole or in part by Brian Mineau or by any entity in which Brian Mineau or Legion Investments, LLC  
16 have an ownership interest." Defendants produced all contracts and invoices for TNT's work on the  
17 May St. property, but they object that documents pertaining to TNT's work on other properties is  
18 beyond the scope of proper discovery. As explained above, the Court agrees that TNT construction  
19 work on the Princeton Ave., Normal Ave., Michigan Ave., Forest Ave., Bishop St., and Wyoming St.  
20 properties is discoverable because Plaintiff has presented some evidence that TNT commingled  
21 May St. funds with funds pertaining to those other properties. This category effectively seeks  
22 documents pertaining to TNT's work on any other property owned by Defendants directly or  
23 indirectly. Significantly, TNT's principals—Derek Cole and Todd Hartwell—are identified as  
24 witnesses in the parties' joint case conference report. The Court finds that the full extent of TNT's  
25 past and present contractual relationships with Defendants is relevant to the credibility of these

26  

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funds, Plaintiff may argue that the commingling of May St. project funds with funds for other projects precludes such an allocation, and that Defendants are ultimately responsible for the inability to trace or otherwise account for May St. funds.

1 witnesses, and that Plaintiff is therefore entitled to the contracts requested in Category No. 59. With  
2 regard to invoices, however, no evidence has been presented to suggest that May St. funds were  
3 ever diverted to some other, unidentified property. Moreover, the request contains no temporal  
4 limitation, so it would encompass work that was started and completed on properties before the May  
5 St. property was even purchased by Legion. Under these circumstances, Defendants are not  
6 required to produce the invoices requested in Category No. 59.

7 Plaintiff also seeks an award of the reasonable expenses incurred in bringing this motion.  
8 Our rules of civil procedure provide that "[i]f the motion [to compel] is granted in part and denied in  
9 part, the court . . . may, after giving an opportunity to be heard, apportion the reasonable expenses  
10 for the motion." See NRCP 37(a)(5)(C). In addition, expenses may be awarded in connection with a  
11 motion to determine the sufficiency of an objection to a request for admission. See NRCP 36(a)(6).  
12 For reasons explained previously, the Court finds that Plaintiff is entitled to an order compelling  
13 Defendant Mineau to provide a substantive response to the request for admission, and compelling  
14 Defendants to produce most of the documents sought by Plaintiff in his request for production.  
15 Under these circumstances, Plaintiff is entitled to an apportioned award of expenses.<sup>12</sup>

16 ACCORDINGLY, *Plaintiff's Second Motion to Compel* should be GRANTED in part, and  
17 DENIED in part.

18 IT SHOULD, THEREFORE, BE ORDERED that Defendant Brian Mineau serve upon  
19 Plaintiff, without objections and no later than January 24, 2020, a substantive response to the  
20 request for admission previously served upon him on September 17, 2019.

21 IT SHOULD FURTHER BE ORDERED that Defendants Brian Mineau and Legion  
22 Investments, LLC, produce for inspection and copying by Plaintiff, without objections and no later  
23 than January 24, 2020, all documents within their possession, custody, or control that are  
24 responsive to Category Nos. 39 through 59 of the request for production previously served upon  
25 them on September 17, 2019, to the extent required by and in accordance with this decision.

26 <sup>12</sup> Plaintiff provided an itemization of the attorney fees incurred in connection with his motion and his reply brief, and the Court has considered that information in determining the reasonable expenses incurred by Plaintiff.

1 IT SHOULD FURTHER BE ORDERED that with respect to any category of the request for  
2 production, if Defendants maintain that one or more responsive documents never existed, no longer  
3 exist, or are only within the possession, custody, or control of some other person or entity, then they  
4 must serve upon Plaintiff, without objections and no later than January 24, 2020, a written response,  
5 under oath, in which they provide this information to Plaintiff (including, as appropriate, an  
6 explanation as to why they no longer exist, or an identification of the other person or entity who has  
7 possession, custody, or control of the requested documents).

8 IT SHOULD FURTHER BE ORDERED that Defendants pay to Plaintiff the sum of \$2,500, as  
9 and for an apportioned award of the reasonable expenses incurred by Plaintiff in connection with this  
10 motion.

11 DATED: This 10<sup>th</sup> day of January, 2020.

12  
13   
14 WESLEY M. AYRES  
15 DISCOVERY COMMISSIONER  
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**CERTIFICATE OF SERVICE**

CASE NO. CV18-00764

I certify that I am an employee of the SECOND JUDICIAL DISTRICT COURT of the STATE OF NEVADA, COUNTY OF WASHOE; that on the 10<sup>th</sup> day of January, 2020, I electronically filed the **RECOMMENDATION FOR ORDER** with the Clerk of the Court by using the ECF system.

I further certify that I transmitted a true and correct copy of the foregoing document by the method(s) noted below:

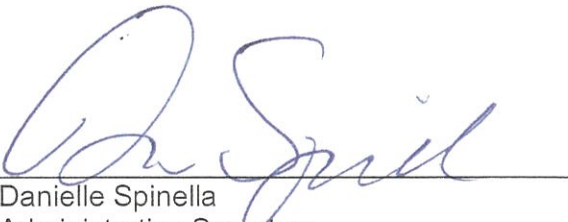
**Electronically filed with the Clerk of the Court by using the ECF system which will send a notice of electronic filing to the following:**

MICHAEL L. MATUSKA, ESQ. for JAY KVAM

MARK HARLAN GUNDERSON, ESQ. for LEGION INVESTMENTS, LLC, BRIAN MINEAU

AUSTIN K. SWEET, ESQ. for LEGION INVESTMENTS, LLC, BRIAN MINEAU

**Deposited in the Washoe County mailing system for postage and mailing with the United States Postal Service in Reno, Nevada: [NONE]**

  
Danielle Spinella  
Administrative Secretary

1 **CODE 2630**

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12 *Attorneys for Brian Mineau and Legion Investments*

13  
14 **IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA**  
15 **IN AND FOR THE COUNTY OF WASHOE**

16 JAY KVAM,

Case No. CV18-00764

17 Plaintiff / Counterdefendant,

Dept. No. 6

18 vs.

19 BRIAN MINEAU; LEGION INVESTMENTS,  
20 LLC; 7747 S. May Street, an Unincorporated  
21 Joint Venture; and DOES I-X, inclusive,

22 Defendants / Counterclaimants.  
23 \_\_\_\_\_/

24 **OBJECTION TO RECOMMENDATION FOR ORDER**

25 Defendants / Counterclaimants BRIAN MINEAU ("Mineau") and LEGION  
26 INVESTMENTS, LLC ("Legion"), by and through their counsel of record, Austin K. Sweet, Esq.,  
27 and Mark H. Gunderson, Esq., file this *Objection* to the *Recommendation for Order*  
28 ("Recommendation") submitted by the discovery commissioner on January 10, 2020, concerning  
Plaintiff / Counterdefendant JAY KVAM ("Kvam")'s *Second Motion to Compel* ("Motion"). This  
Objection is made and based upon NRCP 16.3, the briefing pertaining to the Motion, the pleadings  
on file in this case, and any oral argument this court wishes to entertain.

The discovery sought by Kvam relates to other projects in which Defendants were allegedly  
involved at or about the same time as the May St. project, and for which the same contractor, TNT  
Complete Facility Care Inc. ("TNT"), may have performed work. As explained in Defendants'

1 *Opposition to Plaintiff's Second Motion to Compel* ("Opposition"), this discovery is completely  
2 irrelevant to the facts and claims at issue in this case.

3 In his Recommendation<sup>1</sup>, the discovery commissioner appears to conflate Defendants and  
4 their purported duties with TNT and its purported duties. The Recommendation states that TNT  
5 deposited construction funds for the May Street project into its general account, which was used for  
6 multiple projects that TNT was working on at that time. Recommendation at 4:7-9. The  
7 Recommendation further states that, "Significantly, Defendant Mineau did not maintain a separate  
8 bank account for the May St. project, although he represented that May St. project funds would be  
9 kept separate from other projects." *Id.* at 4:11-13. The Recommendation goes on to rely heavily on  
10 the conclusion that the May St. project funds were comingled with TNT's other projects. However,  
11 these statements of fact do not support the Recommendation's conclusions. As acknowledged in the  
12 Recommendation, Kvam wired all relevant funds directly to TNT. *Id.* at 3:1-9. Kvam does not allege,  
13 and the Recommendation does not conclude, that Mineau ever had care, custody, or control over  
14 TNT's bank account or that *Mineau's* alleged failure to maintain a separate bank account for the May  
15 St. project had any impact whatsoever on *TNT's* commingling of funds. TNT is not a party to this  
16 dispute, and there is simply no connection whatsoever between TNT's commingling of funds and  
17 Kvam's claims against Mineau or Legion. Defendants therefore object to the Recommendation's  
18 conclusion that, because *TNT* comingled funds, then Kvam is entitled to discovery concerning  
19 *Defendants'* unrelated business and financial records.

20 Defendants also object to the Recommendation's conclusion that the discovery is warranted  
21 because Kvam "is entitled to conduct reasonable discovery into transactions involving [TNT's  
22 account] to see whether he can determine how the May St. funds were used." *Id.* at 5:7-8. Defendants  
23 do not dispute that Kvam was entitled to conduct reasonable discovery into transactions involving  
24 TNT's bank account. Indeed, Kvam subpoenaed substantial documents from TNT and TNT's  
25 banking institutions to do just that, and Defendants did not object to such discovery. However, as  
26 explained in Defendants' Opposition, the discovery at issue here has nothing to do with TNT's bank

27 <sup>1</sup> Various statements of fact are made throughout the Recommendation. The discovery commissioner  
28 expressly indicated that these statements were recitations of the assertions made by Kvam and are not  
findings of fact. Thus, although Defendants adamantly dispute many of these allegations, such issues  
need not be addressed here.

1 account. Rather, Kvam seeks discovery concerning the purchase price and terms for various other  
2 properties, construction contracts and invoices related to those properties, and the sales price and  
3 terms for those properties. If produced, the requested documents would not show construction-related  
4 draws, sources of funds used to pay the contractors, amounts paid by TNT to subcontractors, or other  
5 payments to or expenditures from TNT's bank account. Thus, even accepting the discovery  
6 commissioner's conclusion that Kvam "is entitled to conduct reasonable discovery into transactions  
7 involving [TNT's account] to see whether he can determine how the May St. funds were used," the  
8 discovery at issue in the Motion is not reasonably related to transactions involving TNT's general  
9 operating account. Such discovery is therefore irrelevant and should not be allowed.

10 Finally, the Recommendation allows discovery which is, at the very least, premature. The  
11 discovery commissioner determined that "to the extent that May St. funds were improperly used on  
12 one or more of the other TNT projects, the involvement of Defendants in those projects would be  
13 relevant to Plaintiff's claims for breach of the covenant of good faith and fair dealing, fraud,  
14 conversion, and Nevada RICO violations." Recommendation at 5:8-11. Similarly, the discovery  
15 commissioner determined that "if [May St. funds were improperly diverted to projects involving these  
16 other properties], then Plaintiff could have a claim on proceeds realized from the sale of those  
17 properties to the extent that they were received by Defendants directly or indirectly." Id. at 8:6-9.  
18 Thus, documents which would bear on the extent to which Defendants received sale proceeds are  
19 discoverable. Id. at 8:9-10. This conclusion, however, puts the proverbial cart before the horse. By  
20 acknowledging that such information is only relevant "if" and "to the extent that" May St. funds were  
21 improperly used on one or more of the other TNT projects, the discovery commissioner is inherently  
22 acknowledging that such information is irrelevant unless project funds were improperly diverted.  
23 Since Kvam has not uncovered any evidence whatsoever that any of the May St. project funds were  
24 improperly diverted to other projects, discovery into other entities' business and financial records  
25 concerning other projects should not be allowed. At the very least, such discovery is premature at

26 ///

27 ///

28 ///

1 this time and should be deferred until such time, if ever, that Kvam is able to establish the condition  
2 precedent to the relevance of this discovery: that May St. project funds were improperly diverted to  
3 these other projects.

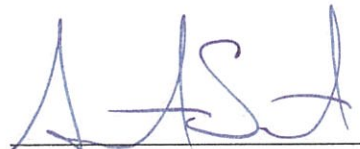
4 For these reasons, Defendants object to the Recommendation pursuant to NRCP 16.3.

5 **AFFIRMATION**

6 The undersigned does hereby affirm that the preceding document, **OBJECTION TO**  
7 **RECOMMENDATION FOR ORDER**, filed in the Second Judicial District Court of the State of  
8 Nevada, County of Washoe, does not contain the social security number of any person.

9 DATED this 13 day of January, 2020.

10 GUNDERSON LAW FIRM

11  
12  
13 By: 

Austin K. Sweet, Esq.

Nevada State Bar No. 11725

Mark H. Gunderson, Esq.

Nevada State Bar No. 2134

3895 Warren Way

Reno, Nevada 89509

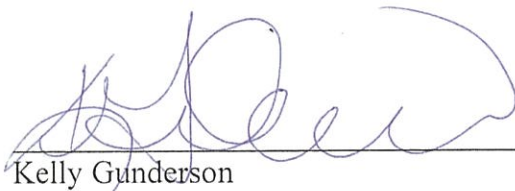
Telephone: 775.829.1222

*Attorneys for Brian Mineau and Legion  
Investments*

1 **CERTIFICATE OF SERVICE**

2 Pursuant to NRCP 5(b), I certify that I am an employee of the law office of Gunderson Law  
3 Firm, and that on the 13 day of January, 2020, I electronically filed a true and correct copy of the  
4 **OBJECTION TO RECOMMENDATION FOR ORDER**, with the Clerk of the Court by using  
5 the electronic filing system which will send a notice of electronic filing to the following:

6  
7 Michael Matuska, Esq.  
8 Matuska Law Offices, Ltd.  
9 2310 South Carson Street, Suite 6  
10 Carson City, Nevada 89701  
11 *Attorney for Jay Kvam*

12   
13 Kelly Gunderson  
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**DATE, JUDGE  
OFFICERS OF  
COURT PRESENT****APPEARANCES-HEARING****CONT'D TO****PRE-TRIAL CONFERENCE**

1/14/2020  
HONORABLE  
LYNNE K. SIMONS  
DEPT. NO. 6  
J. Martin  
(Clerk)  
C. Hummel  
(Reporter)

Plaintiff Jay Kvam was present with counsel Michael Matuska, Esq. Defendant Brian Mineau was present with counsel Austin Sweet, Esq.

**COURT** reviewed the procedural history of the matter and indicated it would like to set a hearing on Pre-Trial Motions.

Counsel Sweet stated the only remaining claim included in the Counterclaim is declaratory relief.

Counsel Matuska stated the Defendants have conceded the first cause of action, declaration of joint venture, in the Motion for Summary Judgment. Counsel Matuska further stated that the joint venture property has been sold and the winding up would be limited to the cash assets and would possibly be resolved prior to Trial. Counsel Matuska stated the cash assets have been deposited with the Clerk of the Court.

**COURT** directed the parties to be prepared to identify which defenses would not be proceeding at the subsequent Pre-Trial Conference.

Counsel Sweet requested the defenses be discussed after the Court renders its decision on the Motion for Summary Judgment.

Counsel Matuska argued the declaratory relief sought in the counterclaim is a mirror of the Plaintiffs relief and therefore does not add or distract from what is at issue in the matter.

Discussion ensued regarding discovery.

Counsel Sweet stated the deposition of Mr. Kvam is scheduled for January 21, 2020, and that is the only remaining discovery. Counsel Sweet indicated he has filed an objection to the Discovery Commissioner's recommendation and argued the documents subject to that recommendation are not relevant.

Respective counsel indicated they have disclosed their expert witnesses and rebuttal expert witnesses.

**COURT** indicated the pre-trial discovery cut off would be February 1, 2020, all objections cut off is February 17, 2020, submissions deadline is February 1, 2020, and the deadline for submissions of Motions in Limine is February 16, 2020; Trial Statements due no later than seven (7) days prior to Trial.

Counsel Matuska stated he anticipates using a video deposition of an out of state witness.

**COURT** directed the parties to meet and confer regarding video depositions no later than February 1, 2020; any objections remaining to the video depositions should be presented to the Court no later than February 16, 2020; Counsel shall provide transcripts of video depositions and clearing notate the objections to the Court; Respective counsel will review any edited videos no later than February 26, 2020.

Discussion ensued regarding Jury selection.

**COURT** directed Respective counsel to meet and confer regarding Jury Instruction no later than five (5) days prior to Trial; Jury Instructions should include any deviation in authority and be presented to the Court in Word format and Arial 12 point font.

Discussion ensued regarding the use of technology during Trial.

**DATE, JUDGE  
OFFICERS OF  
COURT PRESENT****APPEARANCES-HEARING****CONT'D TO**

1/14/2020  
HONORABLE  
LYNNE K. SIMONS  
DEPT. NO. 6  
J. Martin  
(Clerk)  
C. Hummel  
(Reporter)

Counsel Sweet stated the parties had retained a mediator however, after review of the matter the mediator determined the matter would not benefit from mediation and canceled the scheduled mediation.

Counsel Matuska stated he intends to play the majority of the video deposition. Further discussion ensued regarding technology and Jury Instructions.

**COURT** directed Respective counsel to avoid filing countermotions and requested separate motion work for issues arising; Court admonished Respective counsel regarding the tone of their communications with each other.

**COURT ORDERED** Motion for Summary Judgment set for hearing on February 11, 2020, at 9:30 a.m.; final Pre-Trial Conference and Pre-Trial Motions to be heard February 21, 2020, at 9:30 a.m.; Parties shall participate in a Settlement Conference with a mediator or a Judicial Officer prior to Trial and all parties are ordered to be present and participate in the Settlement Conference.

1 CODE NO. 3370  
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5 IN THE SECOND JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA  
6 IN AND FOR THE COUNTY OF WASHOE  
7

8 JAY KVAM,

9 Plaintiff,

Case No. CV18-00764

Dept. No. 6

10 vs.

11 BRIAN MINEAU; LEGION INVESTMENTS,  
12 LLC; 7747 S. May Street, an Unincorporated  
13 Joint Venture; and DOES I-X, inclusive,

14 Defendants.  
15 \_\_\_\_\_ /

16 **ORDER AFTER PRETRIAL CONFERENCE**

17 The Court held a pretrial conference in this matter on January 14, 2020. Plaintiff Jay  
18 Kvan was present with his counsel Michael L. Matuska, Esq. Defendant Brian Mineau was  
19 present with his counsel Austin K. Sweet, Esq.

20 A jury trial is set in this matter for March 2, 2020. After discussion regarding the  
21 status of the case, and certain other oral rulings were made, and good cause appearing  
22 therefor,  
23

24 IT IS HEREBY ORDERED:

25 1. The parties shall participate in a mandatory settlement conference before a  
26 judicial officer of this Court, or a private mediator. The settlement conference or mediation  
27 shall occur after the Court's ruling on Defendants' Motion for Summary Judgment and  
28 before the date set for trial.

1           2. Any insurance carrier that is a party or is contractually required to defend or to pay  
2 damages, if any, assessed within its policy limits in this case must have a fully authorized  
3 settlement representative present in person and NOT by telephone. Such representative  
4 must have final settlement authority to commit the carrier to pay, in the representative's own  
5 discretion, an amount up to policy limits without any further internal approvals required. The  
6 purpose of this requirement is to have in attendance a representative who has both the  
7 authority to exercise his or her own discretion, and the realistic freedom to exercise such  
8 discretion without negative consequences, in order to settle the case during the settlement  
9 conference/mediation without consulting someone else who is not present.  
10

11  
12           3. Counsel appearing at the settlement conference or mediation without his client  
13 and/or insurance company representatives, authorized as described above, will cause the  
14 settlement conference/mediation to be cancelled or rescheduled. The non-complying party,  
15 attorney, or both, may be assessed the costs and expenses incurred by other parties and  
16 the Court as a result of such cancellation, as well as any additional sanctions deemed  
17 appropriate by the Court, including but not limited to contempt proceedings.  
18

19           Dated this 15<sup>th</sup> day of January, 2020.

20  
21   
22 DISTRICT JUDGE  
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**CERTIFICATE OF SERVICE**

I certify that I am an employee of THE SECOND JUDICIAL DISTRICT COURT;  
that on the 15th day of January, 2020, I electronically filed the foregoing with the Clerk  
of the Court system which will send a notice of electronic filing to the following:

AUSTIN K. SWEET, ESQ.

MICHAEL L. MATUSKA, ESQ.

MARK GUNDERSON, ESQ.

And, I deposited in the County mailing system for postage and mailing with the  
United States Postal Service in Reno, Nevada, a true and correct copy of the attached  
document addressed as follows:

Hadi Bre

1 **CODE: 2490**

2 Michael L. Matuska, Esq. SBN 5711  
3 MATUSKA LAW OFFICES, LTD.  
4 2310 South Carson Street, Suite 6  
5 Carson City, NV 89701  
6 (775) 350-7220  
7 [mlm@matuskalawoffices.com](mailto:mlm@matuskalawoffices.com)

8 Attorneys for Plaintiff

9  
10 **THE SECOND JUDICIAL DISTRICT COURT OF NEVADA**  
11 **IN AND FOR THE COUNTY OF WASHOE**

12 JAY KVAM,

13 Plaintiff,

Case No. CV18-00764

14 v.

Dept. No. 6

15 BRIAN MINEAU; LEGION INVESTMENTS,  
16 LLC; 7747 S. May Street, an Unincorporated  
17 Joint Venture; and DOES I-X, inclusive,

18 Defendants.

19 **MOTION FOR LEAVE TO EXCEED PAGE LIMIT**

20 Plaintiff, JAY KVAM, by and through his counsel of record, Matuska Law Offices, Ltd.,  
21 Michael L. Matuska, pursuant to Section VI (C) of the Supplemental Pretrial Order (Trans. #  
22 7317747) entered June 12, 2019, hereby requests leave to file Plaintiff's Opposition to Motion for  
23 Summary Judgment in excess of the page limit. Kvam's Opposition is thirty-five (35) pages.  
24 Good cause exists for an opposition brief of such length, in light of (1) the excess length of the  
25 Motion for Summary Judgment filed by Defendants, and (2) the requirement that any opposition  
26 to the Motion present the specific evidence on all eleven (11) causes of action alleged the Second  
27 Amended Complaint. Kvam's Opposition is supported by 47 exhibits and argument on all eleven  
28 (11) causes of action.

1                                   **MEMORANDUM OF POINTS AND AUTHORITIES IN SUPPORT OF**  
2                                   **MOTION FOR LEAVE TO EXCEED PAGE LIMIT**

3           Defendants filed their Motion for Summary Judgment in the present case on January 6,  
4           2020 (the “Motion”). The Motion, exclusive of exhibits, is 26 pages in length. The Motion, in  
5           numerous places, alleges a lack of evidence to support Plaintiff’s claims.

6           The Court’s Pretrial Order entered June 3, 2019, at page 8, Section VI (C), limits  
7           opposition pleadings to 20 pages in length, provides for the filing of opposition pleadings of up to  
8           25 pages in length which are accompanied by a certification of counsel that good cause exists for a  
9           pleading of such length, and requires prior leave for the filing of pleadings exceeding 25 pages.

10          Here, the Motion filed January 6, 2020 is 26 pages in length, and casts the burden on  
11          Plaintiff to respond by citing the evidence that exists precluding summary judgment in favor of the  
12          Defendants.

13          Plaintiff therefore respectfully requests that he be granted leave to file an opposition brief  
14          to the Motion that exceeds 25 pages in length. Kvam’s Opposition is thirty-five (35) pages. Good  
15          cause exists for an opposition brief of such length, in light of (1) the excess length of the Motion  
16          for Summary Judgment filed by Defendants, and (2) the requirement that any opposition to the  
17          Motion present the specific evidence on all eleven (11) causes of action alleged the Second  
18          Amended Complaint. Kvam’s Opposition is supported by 47 exhibits and argument on all eleven  
19          (11) causes of action.

20                                   **AFFIRMATION**

21          The undersigned does hereby affirm that the preceding document does not contain the  
22          social security number of any person.

23          Dated this 16<sup>th</sup> day of January, 2020.

24                                   MATUSKA LAW OFFICES, LTD.

25                                   

26                   By:

27                   MICHAEL L. MATUSKA, SBN 5711  
28                   Attorneys for Plaintiff, JAY KVAM

**CERTIFICATE OF SERVICE**

Pursuant to NRCP 5(b), I certify that I am an employee of Matuska Law Offices, Ltd. and that on the 16<sup>th</sup> day of January, 2020, I served a true and correct copy of the preceding document entitled **MOTION FOR LEAVE TO EXCEED PAGE LIMIT** as follows:

Austin K. Sweet, Esq.  
GUNDERSON LAW FIRM  
3895 Warren Way  
Reno, NV 89509  
[asweet@gundersonlaw.com](mailto:asweet@gundersonlaw.com)

☒ **BY CM/ECF:** I electronically filed a true and correct copy of the above-identified document with the Clerk of the Court by using the electronic filing system which will send a notice of electronic filing to the person(s) named above.

☐ **BY U.S. MAIL:** I deposited for mailing in the United States mail, with postage fully prepaid, an envelope containing the above-identified document(s) at Carson City, Nevada, in the ordinary course of business.

☐ **BY EMAIL:** (as listed above)

☐ **BY PERSONAL SERVICE:** I personally delivered the above-identified document(s) by hand delivery to the office(s) of the person(s) named above.

☐ **BY FACSIMILE:**

☐ **BY FEDERAL EXPRESS ONE-DAY DELIVERY:**

☐ **BY MESSENGER SERVICE:** I delivered the above-identified document(s) to Reno-Carson Messenger Service for delivery.

/s/ SUZETTE TURLEY  
SUZETTE TURLEY