

Thomas B. Olson
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Tom Olson (JD, Univ. Miami, FL, 1979) has been in practice for 30 years working primarily in the area of litigation relating to real estate, construction, estate, and other business and commercial disputes. Olson often serves as a mediator of real estate based litigation. His litigation and mediation experience includes specific performance and termination of real estate contracts; litigated foreclosure actions; mortgage reformations; actions to reform real estate agreements; partition actions dividing multiple party interests; adverse possession, boundary by practical location and easement actions; mechanic's lien foreclosure and priority disputes; general construction, subcontractor and supplier litigation; construction bond claims; litigation over Land Options and Rights of First Refusal; land registration and proceedings subsequent to land registration; closing agent liability; title agent errors and omissions; mortgage priority disputes among lenders; surveyor liability; engineering liability; development agreements; real estate broker liability and commission disputes. Mr. Olson regularly represents several national title insurers and has represented insureds by appointment of the insurer. He has also litigated coverage issues and damage matters. Olson has also litigated and mediated miscellaneous commercial and business disputes. Olson has litigated many Will contests for proponents and opponents of Wills and Trusts; for fiduciaries and interested parties. Mr. Olson is a Civil Trial Specialist board certified by the Minnesota State Bar Association. He has successfully tried cases before Juries and Courts. He has successfully argued appeals in state and Federal Eighth Circuit court of Appeals. Olson has presented at seminars for lawyers, surveyors & title insurers on various real estate matters; most recently to the Real Estate Institute sponsored by the Minnesota Bar Association and the Minnesota Land Surveyor Association Annual Meeting in Minneapolis/St. Louis Park. Tom Olson is regularly recognized as a "[Super Lawyer](#)" by *Minnesota Law & Politics*. He is licensed to practice before the Minnesota and Wisconsin state and Federal court systems. Olson is also active in [St. Louis Park Sunrise Rotary](#); SLP Sunrise Rotary is part of [Rotary International](#). Tom is a past Board member and past President (2005-2006). Tom Olson is married to Wendy. They have three adult children. Tom enjoys golf, basketball, running, softball, racquetball, touch football, James Lee Burke novels, playing guitar, poker, crosswords and Sudoku.



Bar Admissions:

- Minnesota, 1979
- U.S. District Court - District of Minnesota, 1979
- Wisconsin, 2000

Education:

- B.A., University of Minnesota
- J.D., University of Miami, FL

Membership and Organizations:

- Member, Minnesota State Bar Association - Civil Litigation Section
- Member, Hennepin County Bar Association
- Member, St. Louis Park Sunrise Rotary - former president and board member
- Member, HCBA Mentoring
- Member, Minnesota Land Title Association
- Mentor, University of St. Thomas Law School

Presentations/Publications:

- Author & Speaker: "Standards for Document Recording", 2011 Minnesota Real Estate Institute, Minnesota State Bar Association, November 2011
- Author & Speaker, "Issues on Recording", Minnesota County Recordors Association, June, 2011 Annual Meeting
- Author & Speaker, Southern Minnesota PREP, "Recording and Priority Issues", May, 2011
- Speaker: "Issues Facing Real Estate Agents & Business Brokers", Calhoun Companies, August, 2011
- Chair, Co-Author, Speaker: "Adverse Possession & Practical Location", MSBA Continuing Legal Education, May, 2011
- Author: "A Review of Boundary Law", Hennepin Lawyer, November 2010
- Speaker, Author: "Avoiding or Limiting Title Claims", April, 2010, Minnesota Land Title Association
- Speaker, Author: "Limiting Boundary & Access Claims Based on Use", March, 2010, Minnesota State Bar Association
- Co-author & Speaker, "[Determining Boundaries and Access Based on Use](#)", 2009 Real Estate Institute, Minnesota State Bar Association
- Chair & Presenter - Minnesota Society of Land Surveyors - "Settling Boundaries"
- Speaker: "Establishing Ownership by Possession," Minnesota Society of Professional Surveyors (2011).
- Speaker: "Eight Easement Problems, Eight Easement Solutions," Minnesota Continuing Legal Education, MSBA Real Estate Institute" November, 2010
- Speaker: "Issues Unique to Recreational and Lake Shore Property: Boundary Issues", Minnesota State Bar Continuing Legal Education (2010).
- Speaker: "Implied Easements, Prescriptive Easements, Statutory Dedication, Common Law Dedication, and Cartways," Minnesota Society of Land Surveyors (2008).
- Speaker: "Determining Boundaries and Access to Real Property Based on Use," Minnesota Continuing Legal Education (2005).
- Co-Author: "*Recovering Lost Real Estate Commissions*," Bench & Bar of Minnesota (2003)

- Author & Speaker, “Boundary Litigation”, Professional Education Systems Institute, 2003
- The Hennepin Lawyer, “[The Will Contest](#)” 2000
- The Hennepin Lawyer, ([Not a](#)) [Learned Treatise on Adverse Possession](#), 1999
- Co-author, "[Determining Boundaries and Access Based on Use](#)", 2009 Real Estate Institute
- Presenter - Minnesota Society of Land Surveyors - "Settling Boundaries"
- "[Determining Boundaries and Access Based on Use](#)", 2009 Real Estate Institute

Practice Areas:

- Real Estate Law & Litigation
- Title Insurance
- [Boundary Line Litigation](#)
- Mediation & Arbitration
- Construction Law & Litigation
- Business and Commercial Disputes
- Estate and Trust Litigation
- Appeals