



# CHRIS SULLIVAN

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## Law Firm

332 S. Jones Blvd.  
Las Vegas, NV 89107

T (702) 471-0112

ThisIsYourAttorney@gmail.com

www.ChrisSullivanLawFirm.com

October 13, 2017

VIA U.S. MAIL

Ms. Teralyn Thompson  
Administration Section Manager  
Nevada Real Estate Division  
3300 W. Sahara Ave., Suite 303  
Las Vegas, NV 89102

Our Client: Nelson L. Cohen  
Re: Application for Real Estate License

Ms. Thompson:

This office represents Mr. Cohen. We are appealing the decision pursuant to NRS 645.440(2) and NAC 645.095(3). Kindly address all future communication and correspondence to my attention.

Sincerely,

/s/ Chris Sullivan

Chris Sullivan, Esq.  
Law Office of Chris Sullivan

RECEIVED

OCT 16 2017

Dept of Business & Industry  
Real Estate Division-LV

**BRIAN SANDOVAL**  
Governor

STATE OF NEVADA



**C.J. MANTHE**  
Director

**SHARATH CHANDRA**  
Administrator

DEPARTMENT OF BUSINESS AND INDUSTRY  
REAL ESTATE DIVISION

www.red.nv.gov

September 13, 2017

Nelson L. Cohen  
11510 Via Princessa Court  
Las Vegas, Nevada 89138

Re: Real Estate License Application

Cert. No.: 7005 1820 0004 4694 1407

Dear Mr. Cohen:

The Nevada Real Estate Division has reviewed your application for your Nevada real estate salesperson's license. You disclosed an order by the Nevada Supreme Court suspending your Nevada law license. It was concluded that you pose a serious threat to the public and you are prohibited in the handling of funds from clients. You do not possess the trustworthiness and integrity required for a Nevada real estate license.

After careful consideration, it is the determination of the Division to deny your application for a real estate salesperson's license. The denial of your application is pursuant to NRS 645.330.

*"1. Except as otherwise provided by specific statute, the division may approve an application for a license for a person who meets all the following requirements:*

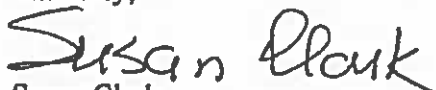
*(a) Has a good reputation for honesty, trustworthiness and integrity and who offers proof of those qualifications satisfactory to the division."*

You have the right to request, in writing, an appeal of this decision within 30 days of receiving this letter per NRS 645.440(2) and NAC 645.095(3). Please be advised that at an appeal hearing, the Real Estate Commission will review your entire licensing record and may question you thereon. Pursuant to NAC 645.095(4) fees for the application are not refundable.

If you wish to appeal this decision, please mail your request to the Real Estate Division to the attention of:

Teralyn Thompson, Administration Section Manager  
Nevada Real Estate Division  
3300 W Sahara Ste 303  
Las Vegas, Nevada 89102

Sincerely,

A handwritten signature in black ink that reads "Susan Clark". The signature is written in a cursive style with a large, prominent "S" at the beginning.

Susan Clark  
LICENSING MANAGER

cc: John Griffith

8/4/13

STATE OF NEVADA  
DEPARTMENT OF BUSINESS AND INDUSTRY  
REAL ESTATE DIVISION

3300 W. Sahara Ave., Suite 350, Las Vegas, Nevada 89102 \* (702) 486-4033  
e-mail: [realcst@red.nv.gov](mailto:realcst@red.nv.gov) \* <http://red.nv.gov/>

RECEIVED  
MAY 17 2017  
DEPT OF BUSINESS & INDUSTRY  
REAL ESTATE DIV LICENSING-323

**ORIGINAL LICENSING APPLICATION**  
**For Salesman, Broker-Salesman, or Broker License**  
**(New Fees Effective July 1, 2015)**

**TYPE OR PRINT CAREFULLY. THIS SECTION IS TO BE COMPLETED PERSONALLY BY THE CANDIDATE.** NAC 645.105 Each application must be completed personally by the applicant. Members of the Commission or employees of the Division are expressly prohibited from helping a person prepare his license application.

*\*Only information deemed by law to be confidential shall be confidential (SSN, exam results, background investigation results). Most information provided by an applicant for licensure is public information and must be provided upon request. By policy, the Real Estate Division shall post (via the web site) and sell licensee lists which include the licensee's name, business address (even if same as home address), and business telephone number.*

**License desired.** Please check the box of the license type applied for:

<input checked="" type="checkbox"/>	<b>SALESPERSON</b>	<b>\$125.00</b>
<input type="checkbox"/>	<b>BROKER-SALESPERSON</b>	<b>\$145.00</b>
<input type="checkbox"/>	<b>BROKER</b>	<b>\$145.00</b>

**SECTION I: (Please print clearly)**

1. Applicant's name : Nelson L. Cohen \*Social Security: [REDACTED]  
\*Date of birth: [REDACTED]  
\*Home Address: 11510 Via Princessa Court, Las Vegas, NV 89138  
Street number and name, City, State, Postal code  
\*Mailing address (if applicable): \_\_\_\_\_  
\*E-mail address: nelson.cohen@icloud.com  
\*Home Phone : 702-379-0262 \*Cell Phone: 702-379-0262

2. List any names used other than legal name listed on this application and explain. Provide proof that the names are the same person when the name on this application is different from your education transcripts, certificates, examinations, etc.  
N/A

**DIVISION USE ONLY:**

Receipt: # 436741 License: # \_\_\_\_\_  
Date: 5/17/17 License Issue Date: \_\_\_\_\_  
Processors Initials: [Signature] Processors Initials: \_\_\_\_\_  
Expiration Date of INS Card: \_\_\_\_\_ FP forwarded date: 4/6/17  
Experience: \_\_\_\_\_ years \_\_\_\_\_ months \_\_\_\_\_ days = \_\_\_\_\_ college credits.  
Credits submitted from education courses: \_\_\_\_\_ Total credits (B/BS) or hours (S): \_\_\_\_\_

5/2

**STATE OF NEVADA  
DEPARTMENT OF BUSINESS AND INDUSTRY  
REAL ESTATE DIVISION**

3300 W. Sahara Ave., Suite 350, Las Vegas, Nevada 89102 \* (702) 486-4033  
c-mail: [realest@red.nv.gov](mailto:realest@red.nv.gov) \* <http://red.nv.gov/>

**SECTION II. ALL APPLICANTS MUST COMPLETE ITEMS 1 THROUGH 10.** Attach additional sheets if more space is needed.

**1. Occupation:** List Employment history or unemployment status (i.e.: retired, student, homemaker, etc for the preceding two years (no gaps please) to date of application. Please attach an additional sheet if necessary.

Occupation	Employer	Address	Date Begin	Date ended
Lawyer	GEICO	901 N. Green Valley Parkway, Henderson, NV 89074	1/3/17	1/28/17
Lawyer	Hand Sullivan	3442 N. Buffalo Dr. , Las Vegas, NV 89129	6/29/16	12/30/16
Lawyer	Bremer Whyte	1160 N. Town Center Dr., Las Vegas, NV 89144	02/05/05	5/1/16

**2. Residences:** For preceding 3 years. Include current residence. Please attach an additional sheet if necessary.

Street Address	City & State	Begin date	End date
11510 Via Princessa Court	Las Vegas, NV	03/14	Present

**3.  Yes  No Prior experience in real estate?:** If you checked Yes, please list all states in which you hold or have held a Real Estate license. Attach to this form a history certified by the state in which you were licensed. The history must be dated less than 90 days from the Nevada license application acceptance date. No documentation required for a license that expired over 10 years ago.

State	Type of credential	Issuance Date	Expiration date	Credential number

**4.  Yes  No U.S. Citizen?** Non-United States citizens must provide proof of the right to work in this country as an employee or independent contractor. Attach a copy of a current I.N.S. card, Work Permit card, or permanent resident card. An application submitted to the Dept of Naturalization and Immigration is not accepted.

If No, please write your country of citizenship: \_\_\_\_\_

Work permit or alien registration card expiration date: (mm/dd/yyyy) \_\_\_\_\_

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**5. Personal History:** *If your answer is YES to any of the following questions, attach the order as a result of the proceedings. On an attached sheet give full details, including the administrative agency, court, and title of the proceeding, disposition and any other pertinent information. (see NRS 645.330)*

Yes No

- a. Have you or any business in which you are or were an owner, partner, officer or director ever been involved in an administrative proceeding regarding any professional or occupational license?
- b. Has any license issued to you or any partnership or corporation of which you were a member or officer by any public authority been suspended or revoked?
- c. Has a surety company declined to be surety on any bond written on you in the two years prior to the date of the application?
- d. Have you ever been convicted of a felony, gross misdemeanor, or misdemeanor?
- e. Have you ever been convicted of, or are you under indictment for, or have you entered a plea of guilty or nolo contendere to forgery, embezzlement, obtaining money under false pretenses, larceny, extortion, conspiracy to defraud or any crime involving moral turpitude?
- f. Are you presently on parole or probation or paying any restitution?
- g. Have you ever filed bankruptcy or has bankruptcy been filed against you? If yes, please provide the date of discharge \_\_\_\_\_. If filed within the past 7 years, please provide a copy of the discharge.
- 

**6. CHILD SUPPORT QUESTIONNAIRE: CHECK ONE BOX, REQUIRED.**

- I am not subject to a court order for the support of a child.
- I am subject to a court order for the support of one or more children and **AM IN COMPLIANCE** with that order or plan approved by the district attorney or other public agency enforcing the order for the repayment of the amount owed in that order.
- I am subject to a court order for the support of one or more children and **NOT IN COMPLIANCE** with that order or plan approved by the district attorney or other public agency enforcing the order for the repayment of the amount owed in that order.
- 

**7. NEVADA RESIDENT?**

Yes  No

If no, complete and attach a notarized 656 Form.

STATE OF NEVADA  
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e-mail: [realest@red.nv.gov](mailto:realest@red.nv.gov) \* <http://red.nv.gov/>

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**8. REPORT OF EXISTENCE OF NEVADA BUSINESS LICENSE**

Pursuant to NRS 353C.1965

All applicants MUST complete this section. Please select ONE option.

I have a Nevada business license number assigned by the Nevada Secretary of State upon compliance with the provisions of NRS Chapter 76.

My Nevada business license number is: \_\_\_\_\_

I have applied for a Nevada business license with the Nevada Secretary of State upon compliance with the provision of NRS Chapter 76 and my application is pending.

I do NOT have a Nevada business license number.

The Real Estate Division is not the arbiter of determining whether the applicant needs a business license. Information about the Nevada business license can be found on the Secretary of State's website at: <http://nvsos.gov/>

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**9. DECLARATION: Signature of applicant**

I, (print name) NELSON L. COHEN hereby, under penalty of perjury, declare that the answers contained in this application are true and correct; and I understand:

- That if I am subject to a court order for support of one or more children and I am not in compliance with that order or plan my application for license, certification or renewal of a license or certification will be denied;
- That I will faithfully comply with all the statutes and regulations of the State of Nevada pertaining to the conduct of real estate licensees in the State of Nevada;
- That by signing this application I authorize any person or institution to which reference is made by me in connection with the application to release or divulge to the Real Estate Division any information in the possession of such person or institution regarding me.

Signature: \_\_\_\_\_

*Nelson L. Cohen*

Date: \_\_\_\_\_

STATE OF NEVADA  
DEPARTMENT OF BUSINESS AND INDUSTRY  
REAL ESTATE DIVISION

3300 W. Sahara Ave., Suite 350, Las Vegas, Nevada 89102 \* (702) 486-4033  
e-mail: [realest@red.nv.gov](mailto:realest@red.nv.gov) \* <http://red.nv.gov/>

**10. COMPANY AFFILIATION:**

Both physical and mailing and physical address **must be located in the State of Nevada.**

- a. John Griffith Realty  
Provide Company Name: Fictitious name or d.b.a. (if applicable, as registered with the County Clerk's office):
- b. John Griffith Realty LLC  
Name of Corporation, LLC, or Partnership as registered with the Nevada Secretary of State
- c. 1930 Village Center Circle Ste 5, Las Vegas NV, 89134  
Location address (provide number street, city, state, zip)
- d. same NV, 89  
Company mailing address (if different from physical address above)
- e. 702-722-6410 Johngriffith6@gmail.com  
Business Telephone Number Business email address

**Acknowledgement of Intent to Employ**

**NOTE: BROKER applicants are not required to sign "Acknowledgement of Intent to Employ" below.**

f. This is to certify that I, John Griffith, am a duly licensed broker, Owner/Developer, Sales Manager, or Office Manager on active status registered with the Nevada Real Estate Division of the Department of Business and Industry. It is my present intent to employ or associate with me the within named salesperson or broker salesperson Nelson Cohen (required). I will exercise careful supervision over his/her real estate activities while he/she is associated with or employed for me.

License number of Broker, Sales Manager, or Office Manager # B.1001801.LLC (required)

John Griffith  
Print name of Broker or Licensed Office Manager with authority

x John Griffith  
Original signature of Broker or Office Manager with authority

Verification upon oath or affirmation. (section f only)

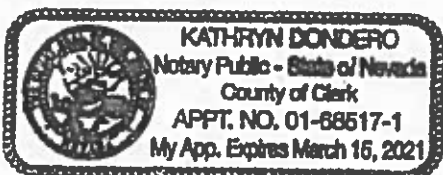
State of Nevada

County of Clark

Signed and sworn to (or affirmed) before me on 5/8/17, (date) by John Griffith  
(Notary prints name of person signing document.)

Seal

x Ken Dandolo  
(Signature of Notary)







**NEVADA REAL ESTATE DIVISION**

47070

-- Exam Score Report --



**Nelson Cohen**

**11510 Via Princessa Court**

**Las Vegas**

**NV 89138**

**Pearson VUE ID:**

**NVREL102297**

**Exam Date: 5/2/2017**

**Exam Result: PASS**

**Exam Name:**

**Sales -- STATE**

**Congratulations! You have passed the Nevada Real Estate examination listed above. To be eligible for licensing you need to pass both portions (General and State) of the examination within one year of making your license application to the Nevada Real Estate Division. If you failed one portion of the examination, you are only required to retake the portion you failed.**

**If you have passed both portions of the exam, please visit <http://red.nv.gov> for applications and directions.**

**Examination Part**

**Passing Score**

**Your Score**

**STATE**



**PASS**

**Content Area**

**Number of Questions**

**Number Correct**

- I. Duties and Powers of the Commission**
- II. Licensing Requirements**
- III. Agency**
- IV. License Practice**
- V. Disclosures**
- VI. Contracts**
- VII. Record Keeping**
- VIII. Special Topics**



**This diagnostic information is provided for general guidance only.**

*The authenticity of this score report can be validated by using Pearson VUE's Online Score Report Authentication found at:*

*[www.PearsonVUE.com/authenticate](http://www.PearsonVUE.com/authenticate)*

*Digital embossing eliminates the possibility of unauthorized embossing of counterfeit score reports.*

*Registration Number: 315087212*

*Validation Number: 643309778*

**PEARSON**

**NEVADA REAL ESTATE DIVISION**

-- Exam Score Report --

47070



**Nelson Cohen**

**11510 Via Princessa Court**

**Las Vegas**

**NV 89138**

**Exam Date: 5/2/2017**

**Pearson VUE ID: NVREL102297**

**Exam Result: PASS**

**Exam Name: Sales -- GENERAL**

Congratulations! You have passed the Nevada Real Estate examination listed above. To be eligible for licensing you need to pass both portions (General and State) of the examination within one year of making your license application to the Nevada Real Estate Division. If you failed one portion of the examination, you are only required to retake the portion you failed.

If you have passed both portions of the exam, please visit <http://red.nv.gov> for applications and directions.

**Examination Part**

**Passing Score**

**Your Score**

**GENERAL**



**PASS**

**Content Area**

**Number of Questions**

**Number Correct**

- I. Real property characteristics, legal descriptions, and property use
- II. Forms of ownership, transfer, and recording of title
- III. Property value and appraisal
- IV. Real estate contracts and agency
- V. Real estate practice
- VI. Property disclosures and environmental issues
- VII. Financing and settlement
- VIII. Real Estate Math Calculations



This diagnostic information is provided for general guidance only.

The authenticity of this score report can be validated by using Pearson VUE's Online Score Report Authentication found at:  
[www.PearsonVUE.com/authenticate](http://www.PearsonVUE.com/authenticate)

Digital embossing eliminates the possibility of unauthorized embossing of counterfeit score reports.

Registration Number: 315087212

Validation Number: 643309778

# **CERTIFICATE OF COMPLETION**

*Real Estate Pre-Licensing Education*

***Nelson Cohen***

*Has Successfully Completed*

**90 Classroom Hours of  
Real Estate Principles, Practices and Law  
PL.9000058-RE**

*On this 26th day of April 2017*

  
\_\_\_\_\_  
**Authorized School Representative**

**Nevada Real Estate Academy**

*Berkshire Hathaway HomeServices Nevada Properties  
3185 St. Rose Parkway, Suite #100 Henderson, Nevada 89052  
702-796-7777*

**LICENSED BY THE COMMISSION ON POST SECONDARY EDUCATION  
ACCREDITED BY THE NEVADA REAL ESTATE COMMISSION**

State of Nevada  
Department of Business and Industry  
Real Estate Division

### Verification of Fingerprints Submitted

The fingerprints of the named applicant have been taken and forwarded electronically to the Nevada Central Repository:

Name (Please print) NELSON LBB COHEN

Date of Birth (mo/day/year) [REDACTED]

Social Security Number [REDACTED]

Home Address (Street) 11510 UVA PROGRESSA CT.

City LAS VEGAS St NV Zip 89138

Telephone (702) 379-0262

**\*\*APPLICANTS FOR A COMMUNITY MANAGER CERTIFICATE OR RESERVE STUDY SPECIALIST REGISTRATION CANNOT SUBMIT FINGERPRINTS ELECTRONICALLY. FINGERPRINTS MUST BE SUBMITTED ON ONE HARD COPY CARD. SEE APPLICATION FOR INSTRUCTIONS. \*\*\***

Type of License (check one):

- Real Estate (Broker, Broker-salesperson, Salesperson, Cooperative Broker or Business Broker)-NRS 645.355
- Appraisal (Residential, Certified Residential, Certified General or Intern)-NRS 645C.650
- Appraisal Management Company-NRS 645C.650
- Timeshare Sales Agent-NRS 119A.210
- Energy Auditors/Inspector of Structures (General, Residential, Master) -NRS 645D.180
- Asset Manager-NRS 645H.530
- Asset Management Company-NRS 645H.480

CA

**By this signature, I authorize my fingerprints to be submitted to the Nevada Criminal History Repository and the Federal Bureau of Investigation for a criminal background report.**

[Signature]  
Signature

4/6/17  
Date

For Office Use Only

Date Prints Submitted: APR 06 2017

Processed by: [Signature]

Please include this form when submitting an application to the Nevada Real Estate Division

Fingerprinting Pros Inc  
2620 S Maryland Pkwy Ste 17  
Las Vegas NV 89109  
702-734-2665