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June 18, 2007

National Properties
2310 Paseo Del Prado A201
Las Vegas, NV 89102
Broker – Manuel Manago
License Number – Q01 - 00625 - 5 - 122294
Location - 101 S Rainbow Bl

RE: Adoption of Bill No. 2006-12 – Licensing of Professional Businesses

Dear Business Licensee:

In response to changes in state law, in March 2006 the city adopted ordinance provisions requiring that businesses providing professional services through their staff of professional employees be licensed as a professional business and pay a license fee based on the number of professional employees in their employ. Since there were more than 30 professional business categories, these new regulations were communicated and phased in over a twelve month period, with real estate being the last category.

State regulatory provisions for real estate brokers and salesmen require that all salesmen must work under the supervision of a broker. Notwithstanding the supervisory role of the broker, State regulations permit brokers and salesmen to enter into agreements permitting salesmen to maintain an independent contractor status. This status must, however, be evidenced by a written agreement between the broker and salesmen in accordance with Nevada Real Estate Division regulations.

Absent proof of the above independent contractor status the City has treated salesmen as employees of a broker. If the broker does not wish to maintain an employer-employee relationship with the salesmen under his supervision, the responsibility is on the broker to present this proof to the City. It is also the responsibility of the broker to require that each of his salesmen who are acting in an independent contractor status have a city business license. In that capacity, they must secure their own real estate business license separate from that of the real estate business and pay a non-refundable application processing fee of \$30.00 in addition to a \$200.00 annual business license fee.

Please be advised LVMC 6.02.060 makes it unlawful for any person to permit another on that person's behalf to conduct or carry on any business without a valid unexpired business license.

Please advise all real estate professionals working at your location of these changes. Applications for all changes should be submitted no later than 5:00 PM by July 16, 2007. If you have any questions contact License Technician Darcy Adelbai-Hurd at 229-4733 or through our main line at 229-6281.

Business Services Division
Finance and Business Services

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