



IAPD Report

KEITH LARAYNE SAPP

CRD# 5056345

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IAPD Information About Representatives

IAPD offers information on all current-and many former representatives. Investors are strongly encouraged to use IAPD to check the background of representatives before deciding to conduct, or continue to conduct, business with them.

What is included in a IAPD report?

IAPD reports for individual representatives include information such as employment history, professional qualifications, disciplinary actions, criminal convictions, civil judgments and arbitration awards.

It is important to note that the information contained in an IAPD report may include pending actions or allegations that may be contested, unresolved or unproven. In the end, these actions or allegations may be resolved in favor of the representative, or concluded through a negotiated settlement with no admission or finding of wrongdoing.

Where did this information come from?

The information contained in IAPD comes from the Investment Adviser Registration Depository (IARD) and FINRA's Central Registration Depository, or CRD, (see more on CRD below) and is a combination of:

- information the states require representatives and firms to submit as part of the registration and licensing process, and
- information that state regulators report regarding disciplinary actions or allegations against representatives.

How current is this information?

Generally, representatives are required to update their professional and disciplinary information in IARD within 30 days.

Need help interpreting this report?

For help understanding how to read this report, please consult NASAA's IAPD Tips page <http://www.nasaa.org/IAPD/IARReports.cfm>

What if I want to check the background of an Individual Broker or Brokerage Firm?

To check the background of an Individual Broker or Brokerage firm, you can search for the firm or individual in IAPD. If your search is successful, click on the link provided to view the available licensing and registration information in FINRA's BrokerCheck website.

Are there other resources I can use to check the background of investment professionals?

It is recommended that you learn as much as possible about an individual representative or Investment Adviser firm before deciding to work with them. Your state securities regulator can help you research individuals and certain firms doing business in your state. The contact information for state securities regulators can be found on the website of the North American Securities Administrators Association <http://www.nasaa.org>



Report Summary

KEITH LARAYNE SAPP (CRD# 5056345)

The report summary provides an overview of the representative's professional background and conduct. The information contained in this report has been provided by the representative, investment adviser and/or securities firms, and/or securities regulators as part of the states' investment adviser registration and licensing process. The information contained in this report was last updated by the representative, a previous employing firm, or a securities regulator on **09/10/2025**.

CURRENT EMPLOYERS

	Firm	CRD#	Registered Since
IA	CEDAR COVE WEALTH PARTNERS	CRD# 336245	08/11/2025

QUALIFICATIONS

This representative is currently registered in **0** SRO(s) and **1** jurisdiction(s).

Is this representative currently Inactive or Suspended with any regulator? **No**

Note: Not all jurisdictions require IAR registration or may have an exemption from registration. Additional information including this individual's qualification examinations and professional designations is available in the Detailed Report.

REGISTRATION HISTORY

This representative was previously registered with the following firm(s):

	FIRM	CRD#	LOCATION	REGISTRATION DATES
IA	THRIVENT ADVISOR NETWORK, LLC	304569	Denver, CO	07/29/2020 - 09/10/2025
B	THRIVENT INVESTMENT MANAGEMENT INC.	18387	Loveland, CO	06/29/2007 - 08/26/2020
IA	THRIVENT INVESTMENT MANAGEMENT INC.	18387	Loveland, CO	06/29/2007 - 08/26/2020

For additional registration and employment history details as reported by the individual, refer to the Registration and Employment History section of the Detailed Report.

DISCLOSURE INFORMATION

Disclosure events include certain criminal charges and convictions, formal investigations and disciplinary actions initiated by regulators, customer disputes and arbitrations, and financial disclosures such as bankruptcies and unpaid judgments or liens.

Are there events disclosed about this representative? **Yes**

The following types of events are disclosed about this representative:

Type	Count
Criminal	2



Qualifications

REGISTRATIONS

This section provides the SRO, states and U.S. territories in which the representative is currently registered and licensed, the category of each registration, and the date on which the registration becomes effective. This section also provides, for each firm with which the representative is currently employed, the address of each location where the representative works. This individual is currently registered with **1** jurisdiction(s) and **0** SRO(s) through his or her employer(s).

Employment 1 of 1

Firm Name: **CEDAR COVE WEALTH PARTNERS**
Main Address: 7900 XERXES AVE S
SUITE 1750
BLOOMINGTON, MN 55431
Firm ID#: 336245

Regulator	Registration	Status	Date
IA Colorado	Investment Adviser Representative	Approved	08/11/2025

Branch Office Locations

CEDAR COVE WEALTH PARTNERS
DENVER, CO



Qualifications

PASSED INDUSTRY EXAMS

This section includes all industry exams that the representative has passed. Under limited circumstances, a representative may attain registration after receiving an exam waiver based on a combination of exams the representative has passed and qualifying work experience. Likewise a new exam requirement may be grandfathered based on a representative's specific qualifying work experience. Exam waivers and grandfathering are not included below.

This individual has passed 0 principal/supervisory exams, 3 general industry/product exams, and 1 state securities law exam.

Principal/Supervisory Exams

Exam	Category	Date
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No information reported.

General Industry/Product Exams

Exam	Category	Date
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B General Securities Representative Examination (S7TO)	Series 7TO	08/03/2022
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B Securities Industry Essentials Examination (SIE)	SIE	10/01/2018
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B General Securities Representative Examination (S7)	Series 7	12/07/2005
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State Securities Law Exams

Exam	Category	Date
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IA B Uniform Combined State Law Examination (S66)	Series 66	12/22/2005
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PROFESSIONAL DESIGNATIONS

This section details that the representative has reported **2** professional designation(s).

Chartered Financial Analyst

Chartered Financial Consultant

This representative holds or did hold **2** professional designation(s) that may have been used to qualify as an Investment Advisor representative. Please check with the appropriate designation authority for verification that the designation is still in effect. The contact information for these professional designation authorities can be found on the website for the North American Securities Administrators Association at <http://www.nasaa.org>



Registration & Employment History

PREVIOUSLY REGISTERED WITH THE FOLLOWING FIRMS

This representative held registrations with the following firms:

	Registration Dates	Firm Name	ID#	Branch Location
IA	07/29/2020 - 09/10/2025	THRIVENT ADVISOR NETWORK, LLC	CRD# 304569	Denver, CO
B	06/29/2007 - 08/26/2020	THRIVENT INVESTMENT MANAGEMENT INC.	CRD# 18387	Loveland, CO
IA	06/29/2007 - 08/26/2020	THRIVENT INVESTMENT MANAGEMENT INC.	CRD# 18387	Loveland, CO
IA	04/28/2006 - 06/28/2007	NFP SECURITIES, INC.	CRD# 42046	BOULDER, CO
B	01/11/2006 - 06/28/2007	NFP SECURITIES, INC.	CRD# 42046	BOULDER, CO

EMPLOYMENT HISTORY

Below is the representative's employment history for up to the last 10 years.

Employment Dates	Employer Name	Position	Investment Related	Employer Location
08/2025 - Present	CEDAR COVE WEALTH PARTNERS	PARTNER AND CHIEF INVESTMENT OFFICER	Y	BLOOMINGTON, MN, United States
08/2020 - 09/2025	Thrivent Advisor Network, LLC	Director of Investment Research and Operations of Cedar Cove Wealth Partners	Y	Denver, CO, United States
06/2007 - 07/2020	THRIVENT FINANCIAL FOR LUTHERANS	FINANCIAL ASSOCIATE	Y	APPLETON, WI, United States
06/2007 - 07/2020	THRIVENT INVESTMENT MANAGEMENT INC	REGISTERED REPRESENTATIVE	Y	LOVELAND, CO, United States

OTHER BUSINESS ACTIVITIES

This section includes information, if any, as provided by the representative regarding other business activities the representative is currently engaged in either as a proprietor, partner, officer, director, employee, trustee, agent, or otherwise. This section does not include non-investment related activity that is exclusively charitable, civic, religious, or fraternal and is recognized as tax exempt.

1. SBE LLC; INVESTMENT RELATED: NO; ADDRESS: 7900 XERXES AVE S, SUITE 1750, BLOOMINGTON, MN 55431; LLC; NATURE OF BUSINESS: ESTABLISHED FOR THE EXPENSES OF CEDAR COVE; POSITION: PARTNER/SHAREHOLDER; START DATE 1/1/11; NUMBER OF HOURS PER MONTH: DEPENDENT ON NEED; DUTIES: MANAGEMENT OF LLC, EXPENSES AND EMPLOYEES.



Registration & Employment History



OTHER BUSINESS ACTIVITIES

2. LA FOLIE HOLDINGS, LLC; INVESTMENT RELATED: YES; ADDRESS: 1302 CLEVELAND AVE., LOVELAND CO 80537; NATURE OF BUSINESS: PROPERTY HOLDING COMPANY OF RESIDENTIAL LOTS MARKETED IN THE LOCAL COMMUNITY BY A THIRD-PARTY REALTOR. PROCEEDS FROM SALES WILL BE CONSIDERED FOR REINVESTMENT IN OTHER RENTAL INCOME OPPORTUNITIES, EITHER COMMERCIAL, MULTIFAMILY, OR NEW CONSTRUCTION TO BE HELD AND MANAGED LONG-TERM; POSITION: PARTNER; START DATE 9/22/14; NUMBER OF HOURS PER MONTH: 15, 0 DURING SECURITIES TRADING HOURS; DUTIES: IN CHARGE OF TRACKING OUR BANKING ACTIVITY, WORKING WITH OUR REALTOR, AND PAYING BILLS. I ALSO ASSIST IN RESEARCHING NEW REAL ESTATE ACQUISITION OPPORTUNITIES.

3. LA FOLIE VACATIONS, LLC; INVESTMENT RELATED: YES; ADDRESS: 1302 CLEVELAND AVE., LOVELAND CO 80537; NATURE OF BUSINESS: THIS LLC IS A FULLY OWNED SUBSIDIARY OF LA FOLIE HOLDINGS, LLC ESTABLISHED TO ISOLATE AND MANAGE SHORT-TERM RENTAL HOLDINGS SEPARATE FROM OUR OTHER PROPERTY MANAGEMENT INVESTMENT ACTIVITIES; POSITION: PARTNER; START DATE: 04/2023; NUMBER OF HOURS PER MONTH: 15, 0 DURING SECURITIES TRADING HOURS; DUTIES: IN CHARGE OF MANAGING RECORD KEEPING ON A MONTHLY BASIS AND ADVISE ON BUSINESS STRATEGY WITH OUR PROPERTY MANAGER.

4. SAPFIRE, LLC; INVESTMENT RELATED: YES; ADDRESS: 3390 W 33RD AVE, DENVER CO 80211; NATURE OF BUSINESS: FAMILY OWNED AND OPERATED LLC WITH INDIVIDUAL ASSETS IN REAL ESTATE FOR THE PURPOSE OF MULTI-FAMILY RENTAL INCOME PROPERTIES AND QUICK TURN SINGLE FAMILY RESIDENCES; POSITION: MANAGING PARTNER; START DATE: 01/01/2009; NUMBER OF HOURS PER MONTH: 20, 5 DURING SECURITIES TRADING HOURS; DUTIES: COORDINATING THE MANAGEMENT OF CONTRACTORS, TENANTS AND MAINTAINING FINANCIAL STATEMENTS.

5. ST. DOMINIC FINANCE COMMITTEE AND BOARD TRUSTEE; INVESTMENT RELATED: NO; ADDRESS: 2905 FEDERAL BLVD, DENVER, CO, 80211; NATURE OF BUSINESS: RELIGIOUS INSTITUTION; POSITION: BOARD MEMBER; START DATE: 01/01/2023; NUMBER OF HOURS PER MONTH: 5, 0 DURING SECURITIES TRADING HOURS; DUTIES: MEMBER OF HIS CHURCH'S FINANCE COMMITTEE, WHERE HE ALSO SERVES AS THE COMMITTEE'S REPRESENTATIVE ON TWO TRUSTS ESTABLISHED FOR THE BENEFIT OF THE PARISH. HE PARTICIPATES IN BUDGETING DISCUSSIONS AND PLANNING, INVESTMENT MANAGER DUE DILIGENCE, DISTRIBUTION PLANNING, AND RISK MANAGEMENT.



Disclosure Summary

Disclosure Information

What you should know about reported disclosure events:

(1) Certain thresholds must be met before an event is reported to IARD, for example:

- A law enforcement agency must file formal charges before an Investment Adviser Representative is required to report a particular criminal event.;
- A customer dispute must involve allegations that an Investment Adviser Representative engaged in activity that violates certain rules or conduct governing the industry and that the activity resulted in damages of at least \$5,000.

(2) Disclosure events in IAPD reports come from different sources:

As mentioned in the "About IAPD" section on page 1 of this report, information contained in IAPD comes from Investment Adviser Representatives, firms and regulators. When more than one of these sources reports information for the same disclosure event, all versions of the event will appear in the IAPD report. The different versions will be separated by a solid line with the reporting source labeled.

(3) There are different statuses and dispositions for disclosure events:

- A disclosure event may have a status of *pending*, *on appeal*, or *final*.
 - A "pending" disclosure event involves allegations that have not been proven or formally adjudicated.
 - A disclosure event that is "on appeal" involves allegations that have been adjudicated but are currently being appealed.
 - A "final" disclosure event has been concluded and its resolution is not subject to change.
- A final disclosure event generally has a disposition of *adjudicated*, *settled* or *otherwise resolved*.
 - An "adjudicated" matter includes a disposition by (1) a court of law in a criminal or civil matter, or (2) an administrative panel in an action brought by a regulator that is contested by the party charged with some alleged wrongdoing.
 - A "settled" matter generally represents a disposition wherein the parties involved in a dispute reach an agreement to resolve the matter. Please note that Investment Adviser Representatives and firms may choose to settle customer disputes or regulatory matters for business or other reasons.
 - A "resolved" matter usually includes a disposition wherein no payment is made to the customer or there is no finding of wrongdoing on the part of the Investment Adviser Representative. Such matters generally involve customer disputes.

(4) You may wish to contact the Investment Adviser Representatives to obtain further information regarding any of the disclosure events contained in this IAPD report.



DISCLOSURE EVENT DETAILS

When evaluating this information, please keep in mind that some items may involve pending actions or allegations that may be contested and have not been resolved or proven. The event may, in the end, be withdrawn, dismissed, resolved in favor of the Investment Adviser Representative, or concluded through a negotiated settlement with no admission or finding of wrongdoing.

This report provides the information exactly as it was reported to the Investment Adviser Registration Depository. Some of the specific data fields contained in the report may be blank if the information was not provided.

The following types of events are disclosed about this representative:

Type	Count
Criminal	2

Criminal

This disclosure event involves a criminal charge against the Investment Adviser Representative that has resulted in a dismissal, plea, acquittal or conviction. The criminal matter may relate to any felony or certain misdemeanor offenses (e.g., bribery, perjury, forgery, counterfeiting, extortion, fraud, wrongful taking of property).

Disclosure 1 of 2

Reporting Source:	Individual
Organization Name (if charge(s) were brought against an organization over which individual exercised control):	N/A
Court Details:	LARIMER COUNTY COURT, FT. COLLINS, COLORADO, CASE # 99M103079
Charge Date:	10/22/1999
Charge Details:	1 COUNT CRIMINAL MISCHIEF, MISDEMEANOR, GUILTY; 1 COUNT FALSE REPORTING, MISDEAMOR, GUILTY
Felony?	No
Current Status:	Final
Status Date:	12/28/2000
Disposition Details:	BOTH CHARGES WERE DISMISSED UPON COMPLETION OF A 1-YEAR DEFERRED SENTENCE REVIEW, WHICH REQUIRED PAYMENT OF RESTITUTION TO COLORADO STATE UNIVERSITY IN THE AMOUNT OF \$250 AND THE COMPLETION OF 48 HOURS OF COMMUNITY SERVICE.
Broker Statement	THE CHARGES CAME FROM A GROUP OF MY FRATERNITY BROTHERS AND MY SELF "TAGGING" THE CSU CAMPUS WITH CHALK, BLEACH, AND WINDOW PAINTS BEFORE THE BORDER RIVALRY GAME THAT WEEKEND BETWEEN THE WYOMING COWBOYS AND THE CSU RAMS. WHEN PULLED OVER BY THE POLICE WE WERE QUESTIONED AS TO OUR PURPOSE AND INTENTION ON THE CSU CAMPUS IN ADDITION TO WHO WE WERE, AT WHICH POINT WE MADE FALSE STATEMENTS, USING BAD JUDGEMENT A SECOND TIME THAT EVENING.

Disclosure 2 of 2



Reporting Source:	Individual
Court Details:	SECOND JUDICIAL CIRCUIT COURT, ALBANY COUNTY, WYOMING, DOCKET NUMBER CR-2002-23
Charge Date:	12/02/2002
Charge Details:	CHARGED WITH OBTAINING PROPERTY UNDER FALSE PRETENSES, 1 COUNT, MISDEMEANOR, GUILTY
Felony?	No
Current Status:	Final
Status Date:	05/05/2004
Disposition Details:	ORDER OF DISMISSAL FILED MAY 5TH, 2004 IN CIRCUIT COURT



End of Report

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