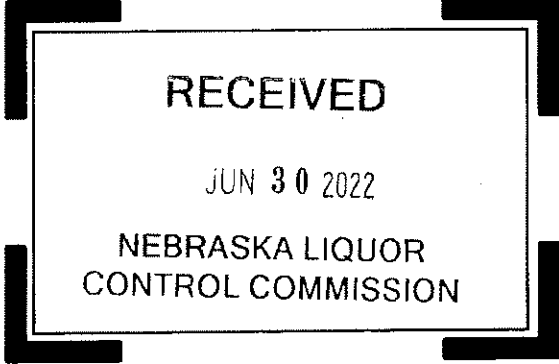


**APPLICATION FOR LIQUOR LICENSE  
 CHECKLIST RETAIL**

NEBRASKA LIQUOR CONTROL COMMISSION  
 301 CENTENNIAL MALL SOUTH  
 PO BOX 95046  
 LINCOLN, NE 68509-5046  
 PHONE: (402) 471-2571  
 FAX: (402) 471-2814  
 EMAIL: [lcc.frontdesk@nebraska.gov](mailto:lcc.frontdesk@nebraska.gov)  
 WEBSITE: [www.lcc.nebraska.gov](http://www.lcc.nebraska.gov)

License  
 Class: D

License Number:  
**125074**



Office Use Only  
 NEW REPLACING 047056 TOP Yes No  
 Hot List Yes / No Initial: KF

**PLEASE READ CAREFULLY**

See directions on the next page. Provide all the items requested. Failure to provide any item will cause this application to be returned or placed on hold. All documents must be legible. Any false statement or omission may result in the denial, suspension, cancellation or revocation of your license. If your operation depends on receiving a liquor license, the Nebraska Liquor Control Commission cautions you that if you purchase, remodel, start construction, spend or commit money that you do so at your own risk. Prior to submitting your application review the application carefully to ensure that all sections are complete, and that any omissions or errors have not been made. You may want to check with the city/village or county clerk, where you are making application, to see if any additional requirements must be met before submitting application to the Nebraska Liquor Control Commission.

APPLICANT NAME Saga Properties Fremont, LLC  
 TRADE (DBA) NAME Dual Stop Fremont  
 PREVIOUS TRADE (DBA) NAME Fuel Express  
 CONTACT NAME AND PHONE NUMBER Maulin Patel; 712-490-1210  
 CONTACT EMAIL ADDRESS maulinpatel93@gmail.com  
Chem h x Purch Agree  
Form 100 pg 8  
Faranjit & Savan  
Form 125

Office use only  
 PAYMENT TYPE 6/30/22 PayPort  
 AMOUNT \$400 - RCPT \_\_\_\_\_  
 RECEIVED: 6/30/22  
 DATE DEPOSITED \_\_\_\_\_



# DIRECTIONS

Each item must be included with your application

1. Application fee of \$400 (nonrefundable), please pay online thru our PAYPORT system or enclose payment made payable to the Nebraska Liquor Control Commission
2. Enclose the appropriate application forms
  - Individual License (Form 104)
  - Partnership License (Form 105)
  - Corporate License (Form 101 & Form 103)
  - Limited Liability Company (LLC) (Form 102 & Form 103)Corporation or Limited Liability Company (LLC) must be active with the Nebraska Secretary of State
3. For citizenship enclose U.S. birth certificate; U.S. passport or naturalization paper
  - a. For residency enclose proof of registered voter in Nebraska
  - b. If permanent resident include Employment Authorization Card or Permanent Resident Card
  - c. See Applicant Guidelines for further assistance
4. Form 147 - Fingerprints are required for each person as defined in new application guide, found on our website under "Licensing Tab" in "Guidelines/Brochures".
5. If purchasing an already licensed business; include Form 125—Temporary Operating Permit (TOP)
  - a. Form 125 must be signed by the seller (current licensee) and the buyer (applicant)
  - b. Provide a copy of the business purchase agreement from the seller (current licensee sells "the business currently licensed" to applicant)
  - c. Provide a copy of alcohol inventory being purchased (must include quantity, brand name and container size)
  - d. Enclose a list of the assets being purchased (furniture, fixtures and equipment)
6. If building is owned or being purchased send a copy of the deed or purchase agreement in the name of the applicant.
7. If building is being leased, send a copy of signed lease in the name of the applicant. Lease term must run through the license year being applied for.
8. Submit a copy of your business plan.

**CLASS OF LICENSE FOR WHICH APPLICATION IS MADE AND FEES  
CHECK DESIRED CLASS**

RETAIL LICENSE(S) Application Fee \$400 (nonrefundable)  
CLASS C LICENSE TERM IS FROM NOVEMBER 1 – OCTOBER 31  
ALL OTHER CLASSES TERM IS MAY 1 – APRIL 30

- A BEER, ON SALE ONLY  
 B BEER, OFF SALE ONLY\*\*  
 C BEER, WINE, DISTILLED SPIRITS, ON AND OFF SALE\*\*  
Do you intend to sale cocktails to go as allowed under Neb Rev. Statute 53-123.04(4) YES  NO   
 D BEER, WINE, DISTILLED SPIRITS, OFF SALE ONLY\*\*  
 F BOTTLE CLUB,  
 I BEER, WINE, DISTILLED SPIRITS, ON SALE ONLY  
Do you intend to sale cocktails to go as allowed under Neb Rev. Statute 53-123.04(5) YES  NO   
 J LIMITED ALCOHOLIC LIQUOR, OFF SALE – MUST INCLUDE SUPPLEMENTAL FORM 120  
 AB BEER, ON AND OFF SALE  
 AD BEER ON SALE ONLY, BEER, WINE, DISTILLED SPIRITS OFF SALE  
 IB BEER, WINE, DISTILLED SPIRITS ON SALE, BEER OFF SALE ONLY  
 Class K Catering endorsement (Submit Form 106) – Catering license (K) expires same as underlying retail license  
 Class G Growler endorsement (Submit Form 165) – Class C licenses only

\*\*Class B, Class C, Class D license do you intend to allow drive through services under Neb Rev. Statute 53-178.01(2) YES  NO

**ADDITIONAL FEES WILL BE ASSESSED AT THE CITY/VILLAGE OR COUNTY LEVEL WHEN THE LICENSE IS ISSUED**

---

**CHECK TYPE OF LICENSE FOR WHICH YOU ARE APPLYING**

- Individual License (requires insert FORM 104)  
 Partnership License (requires insert FORM 105)  
 Corporate License (requires FORM 101 & FORM 103)  
 Limited Liability Company (LLC) (requires FORM 102 & FORM 103)

**NAME OF ATTORNEY OR FIRM ASSISTING WITH APPLICATION (if applicable)**

Name Jonathon H. Latka Phone Number 402-978-5329

Firm Name Fraser Stryker, PC LLO

Email address jlatka@fraserstryker.com

Should we contact you with any questions on the application? YES  NO

**PREMISES INFORMATION**

Trade Name (doing business as) Dual Stop Fremont

Street Address 1305 Morningside Rd.

City Fremont County Dodge 6 Zip Code 68025 +6247

Premises Telephone number 712-490-1210

Business e-mail address maulinpatel93@gmail.com

Is this location inside the city/village corporate limits YES X NO \_\_\_\_\_

**MAILING ADDRESS (where you want to receive mail from the Commission)**

Check if same as premises

Name Saga Properties Fremont, LLC

Street Address 10708 M Street

City Omaha State NE Zip Code 68127 +1919

**DESCRIPTION AND DIAGRAM OF THE AREA TO BE LICENSED**

IN THE SPACE PROVIDED BELOW OR ATTACH A DRAWING OF THE AREA TO BE LICENSED.  
DO NOT SEND BLUEPRINTS, ARCHITECT OR CONSTRUCTION DRAWINGS  
PROVIDE LENGTH X WIDTH IN FEET (NOT SQUARE FOOTAGE)  
INDICATE THE DIRECTION OF NORTH

Building length 28 x width 60 in feet

Is there a basement? Yes \_\_\_\_\_ No X If yes, length \_\_\_\_\_ x width \_\_\_\_\_ in feet

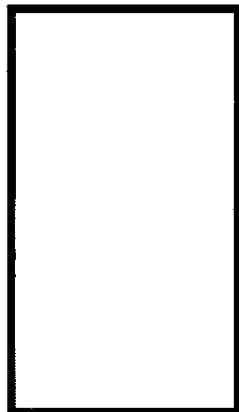
Is there an outdoor area? Yes \_\_\_\_\_ No X If yes, length \_\_\_\_\_ x width \_\_\_\_\_ in feet

Number of floors of the building 1

**PROVIDE DIAGRAM OF AREA TO BE LICENSED BELOW OR ATTACH SEPARATE SHEET**

NORTH

28'



60'

**APPLICANT INFORMATION**

**1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY §53-125(5)**

Has anyone who is a party to this application, or their spouse, **EVER** been convicted of or plead guilty to any charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name.

**Include traffic violations.** Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

YES  NO If yes, please explain below or attach a separate page

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (city & state)	Description of Charge	Disposition
Maulin Patel	11/2016	Omaha, NE	Speeding	Guilty - paid fine
Maulin Patel	06/2017	Omaha, NE	Speeding	Guilty - paid fine
Maulin Patel	03/2018	Omaha, NE	no registration	Guilty - paid fine
Maulin Patel	06/2018	Omaha, NE	Speeding	Guilty - paid fine
Maulin Patel	11/2019	Omaha, NE	unlawful occupation	Guilty - paid fine
Maulin Patel	02/2021	Omaha, NE	DWI	Guilty - paid fine

See also Niraj Criminal History on Form 103.

**2. Was this premise licensed as liquor licensed business within the last two (2) years?**

YES  NO

If yes, provide business name and license numbe Fuel Express; 097056

**3. Are you buying the business of a current retail liquor license?**

YES  NO

**If yes,** give name of business and liquor license number Fuel Express; 097056

**4. Are you filing a temporary operating permit (TOP) to operate during the application process?**

YES  NO

If yes

a) Attach temporary operating permit (TOP) (Form 125)

a) Submit a copy of the business purchase agreement

b) Include a list of alcohol being purchased, list the name brand, container size and how many

c) Submit a list of the furniture, fixtures and equipment

5. Are you borrowing any money from any source, include family or friends, to establish and/or operate the business?

\_\_\_\_\_ YES     NO

If yes, list the lender(s) \_\_\_\_\_

6. Will any person or entity, other than applicant, be entitled to a share of the profits of this business?

\_\_\_\_\_ YES     NO

If yes, explain. (all involved persons must be disclosed on application)

---

**No silent partners** 019.01E Silent Partners; Profit Sharing: No licensee or partner, principal, agent or employee of any Retail Liquor License shall permit any other person not licensed or included as a partner, principal, or stockholder of any Retail Liquor License to participate in the sharing of profits or liabilities arising from any Retail Liquor License. (53-1,100)

7. Will any of the furniture, fixtures and equipment to be used in this business be owned by others?

\_\_\_\_\_ YES     NO

If yes, list such item(s) and the owner. \_\_\_\_\_

8. Is premises to be licensed within 150 feet of a church, school, hospital, home for indigent persons or for veterans, their wives, and children; or within 300 feet of a college or university campus?

\_\_\_\_\_ YES     NO

If yes, provide name and address of such institution and where it is located in relation to the premises (Nebraska Revised Statute 53-177(1) **AND PROVIDE FORM 134 – CHURCH OR FORM 135 – CAMPUS AND LETTER OF SUPPORT FROM CHURCH OR CAMPUS**

---

9. Is anyone listed on this application a law enforcement officer? If yes, list the person, the law enforcement agency involved and the person's exact duties. (Nebraska Revised Statute 53-125(15)

\_\_\_\_\_ YES     NO

---

10. List the primary bank and/or financial institution (branch if applicable) to be utilized by the business.

**a) List the individual(s) who are authorized to write checks and/or withdrawals on accounts at this institution.**

Maulin Patel; First National Bank of Omaha

---

11. List all past and present liquor licenses held in Nebraska or any other state by any person named in this application. Include license holder name, location of license and license number. Also list reason for termination of any license(s) previously held.

Shakti Fuels, LLC d/b/a Dual Stop Food & Fuel, Nebraska License #110675

NK Corporation d/b/a Food & Fuels R Us, Nebraska License #119766

Saga Properties, LLC d/b/a Dual Stop Sorenson, Nebraska License pending

Saga Properties, LLC d/b/a Dual Stop Carter Lake, Nebraska License pending

12. List the alcohol related training and/or experience (when and where) of the person(s) making application. Those persons required are listed as followed:

- Individual: Applicant and spouse; spouse is exempt if they filed Form 116 – Affidavit of Non-Participation.
- Partnership: All partners and spouses, spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.
- Limited Liability Company: All member of LLC, Manager and all spouses; spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.
- Corporation: President, Stockholders holding 25% or more of shares, Manager and all spouses; spouses are exempt if they filed Form 116 – Affidavit of Non-Participation.

NLCC certified training program completed

Applicant Name	Date (mm/yyyy)	Name of program (attach copy of course completion certificate)
Niraj Patel	6/2019	RBST State Alcohol Training
Niraj Patel	5/2022	RBST State Alcohol Training

Experience

Applicant Name/Job Title	Date of Employment	Name & Location of Business
Maulin Patel - owner, president	present	Dual Stop (La Vista), Kirk's Korner (York, NE); Shakit Fuels

13. If the property is owned, submit a copy of the deed or proof of ownership. If leased, submit a copy of the lease covering the entire license year.

**Documents must be in the name of applicant as owner or lessee**

Lease expiration date \_\_\_\_\_  
 Deed \_\_\_\_\_  
 Purchase Agreement

14. When do you intend to open for business? approx July 5, 2022

15. What will be the main nature of business? gas station and convenience store

16. What are the anticipated hours of operation? M-Thurs, 6 a.m. - 11 p.m.; Fri-Sat 6 a.m. -12 a.m.; Sun 7 a.m. - 10 p.m.

17. List the principal residence(s) for the past 10 years for **ALL** persons required to sign, including spouses.

RESIDENCES FOR THE PAST 10 YEARS					
APPLICANT CITY & STATE	YEAR		SPOUSE CITY & STATE	YEAR	
	FROM	TO		FROM	TO
Maulin Patel: Omaha, NE	2012	present	Mexa Patel, Anand, Gujarat, India	2011	present
Niraj Patel: Omaha, NE	2016	present	Jignasu Patel: Omaha, NE	2016	present
Sioux City, IA	2003	2016	Sioux City, IA	2003	2016

If necessary, attach a separate sheet

**PERSONAL OATH AND CONSENT OF INVESTIGATION**  
**SIGNATURE PAGE -**  
**PLEASE READ CAREFULLY**

The undersigned applicant(s) hereby consent(s) to an investigation of his/her background and release present and future records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant(s) and spouse(s) waive(s) any right or causes of action that said applicant(s) or spouse(s) may have against the Nebraska Liquor Control Commission, the Nebraska State Patrol, and any other individual disclosing or releasing said information. Any documents or records for the proposed business or for any partner or stockholder that are needed in furtherance of the application investigation of any other investigation shall be supplied immediately upon demand to the Nebraska Liquor Control Commission or the Nebraska State Patrol. The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate or fraudulent.

Individual applicants agree to supervise in person the management and operation of the business and that they will operate the business authorized by the license for themselves and not as an agent for any other person or entity. Corporate applicants agree the approved manager will superintend in person the management and operation of the business. Partnership applicants agree one partner shall superintend the management and operation of the business. All applicants agree to operate the licensed business within all applicable laws, rules, regulations, and ordinances and to cooperate fully with any authorized agent of the Nebraska Liquor Control Commission.

**Applicant Notification and Record Challenge:** Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in FBI identification record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.

**Must be signed by all applicant(s) and spouse(s) owning more than 25% in the presence of a notary public (YOU MAY NEED TO PRINT MULTIPLE SIGNATURE PAGES)**

Maulin Patel  
 Signature of **APPLICANT**  
 (Do not sign until in the presence of the Notary Public)

Maulin Patel

Printed Name of **APPLICANT**

State of Nebraska, County of Douglas

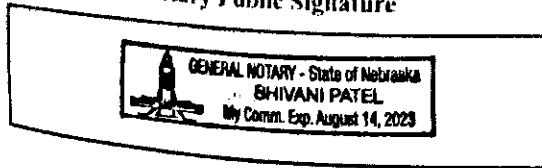
The foregoing instrument was acknowledged before me this

June 29, 2022  
 (Date)

By Maulin Patel  
 Name of person(s) signing document in front of Notary

Shivani Patel

Notary Public Signature



Mexa Patel  
 Signature of **SPOUSE**  
 (Do not sign until in the presence of the Notary Public)

Mexa Patel

Printed Name of **SPOUSE**

State of Nebraska, County of Douglas

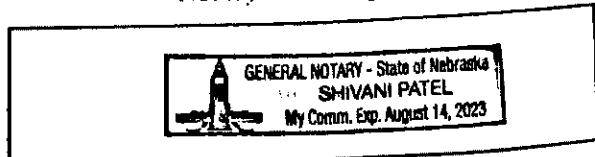
The foregoing instrument was acknowledged before me this

June 29, 2022  
 (Date)

By Mexa Patel  
 Name of person(s) signing document in front of Notary

Shivani Patel

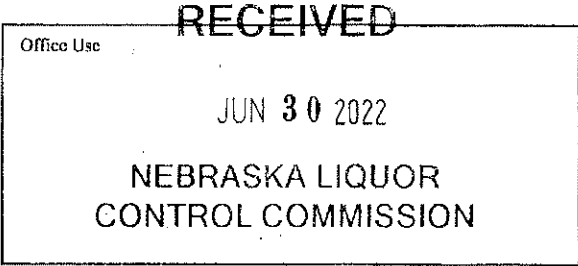
Notary Public Signature





**SPOUSAL AFFIDAVIT OF  
NON PARTICIPATION INSERT**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.nebraska.gov



I acknowledge that I am the spouse of a liquor license holder. My signature below confirms that I will not have any interest, directly or indirectly in the operation of the business (§53-125(13)) of the Liquor Control Act. I will not tend bar, make sales, serve patrons, stock shelves, write checks, sign invoices, represent myself as the owner or **in any way participate in the day to day operations of this business in any capacity.** The penalty guideline for violation of this affidavit is cancellation of the liquor license.

I acknowledge that I am the applicant of the non-participating spouse of the individual signing below. I understand that my spouse and I are responsible for compliance with the conditions set out above. If, it is determined that my spouse has violated (§53-125(13)) the commission may cancel or revoke the liquor license.

Mexa Patel  
Signature of NON-PARTICIPATING SPOUSE

Maulin Patel  
Signature of APPLICANT

Mexa Patel  
Print Name

Maulin Patel  
Print Name

State of Nebraska, County of Douglas

State of Nebraska, County of Douglas

The foregoing instrument was acknowledged before me  
this June 28, 2022 (date)

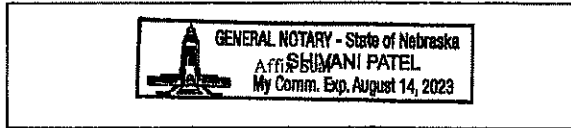
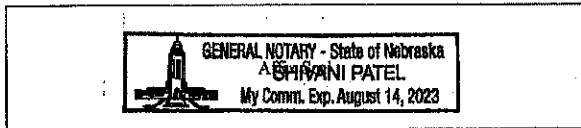
The foregoing instrument was acknowledged before me  
this June 28, 2022 (date)

by Mexa Patel  
Name of person acknowledged  
(Individual signing document)

by Maulin Patel  
Name of person acknowledged  
(Individual signing document)

Shivani Patel  
Notary Public Signature

Shivani Patel  
Notary Public Signature



In compliance with the ADA, this spousal affidavit of non participation is available in other formats for persons with disabilities. A ten day advance period is requested in writing to produce the alternate format.

**PERSONAL OATH AND CONSENT OF INVESTIGATION**

**SIGNATURE PAGE -  
PLEASE READ CAREFULLY**

The undersigned applicant(s) hereby consent(s) to an investigation of his/her background and release present and future records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant(s) and spouse(s) waive(s) any right or causes of action that said applicant(s) or spouse(s) may have against the Nebraska Liquor Control Commission, the Nebraska State Patrol, and any other individual disclosing or releasing said information. Any documents or records for the proposed business or for any partner or stockholder that are needed in furtherance of the application investigation of any other investigation shall be supplied immediately upon demand to the Nebraska Liquor Control Commission or the Nebraska State Patrol. The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate or fraudulent.

Individual applicants agree to supervise in person the management and operation of the business and that they will operate the business authorized by the license for themselves and not as an agent for any other person or entity. Corporate applicants agree the approved manager will superintend in person the management and operation of the business. Partnership applicants agree one partner shall superintend the management and operation of the business. All applicants agree to operate the licensed business within all applicable laws, rules, regulations, and ordinances and to cooperate fully with any authorized agent of the Nebraska Liquor Control Commission.

*Applicant Notification and Record Challenge: Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in FBI identification record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.*

**Must be signed by all applicant(s) and spouse(s) owning more than 25% in the presence of a notary public (YOU MAY NEED TO PRINT MULTIPLE SIGNATURE PAGES)**

Tarajit Singh  
Signature of **APPLICANT**  
(Do not sign until in the presence of the Notary Public)

Tarajit Singh  
Printed Name of **APPLICANT**

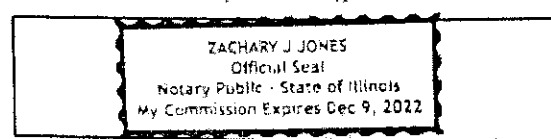
ILze  
State of ~~Nebraska~~ County of COOK

The foregoing instrument was acknowledged before me this

07/01/2022  
(Date)

By Tarajit Singh  
Name of person(s) signing document in front of Notary

Zachary J. Jones  
Notary Public Signature



\_\_\_\_\_  
Signature of **SPOUSE**  
(Do not sign until in the presence of the Notary Public)

\_\_\_\_\_  
Printed Name of **SPOUSE**

State of Nebraska, County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this

\_\_\_\_\_  
(Date)

By \_\_\_\_\_  
Name of person(s) signing document in front of Notary

\_\_\_\_\_  
Notary Public Signature



**PERSONAL OATH AND CONSENT OF INVESTIGATION**

**SIGNATURE PAGE -**

**PLEASE READ CAREFULLY**

The undersigned applicant(s) hereby consent(s) to an investigation of his/her background and release present and future records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant(s) and spouse(s) waive(s) any right or causes of action that said applicant(s) or spouse(s) may have against the Nebraska Liquor Control Commission, the Nebraska State Patrol, and any other individual disclosing or releasing said information. Any documents or records for the proposed business or for any partner or stockholder that are needed in furtherance of the application investigation or any other investigation shall be supplied immediately upon demand to the Nebraska Liquor Control Commission or the Nebraska State Patrol. The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate or fraudulent.

Individual applicants agree to supervise in person the management and operation of the business and that they will operate the business authorized by the license for themselves and not as an agent for any other person or entity. Corporate applicants agree the approved manager will superintend in person the management and operation of the business. Partnership applicants agree one partner shall superintend the management and operation of the business. All applicants agree to operate the licensed business within all applicable laws, rules, regulations, and ordinances and to cooperate fully with any authorized agent of the Nebraska Liquor Control Commission.

*Applicant Notification and Record Challenge: Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in FBI identification record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.*

**Must be signed by all applicant(s) and spouse(s) owning more than 25% in the presence of a notary public (YOU MAY NEED TO PRINT MULTIPLE SIGNATURE PAGES)**

*S.R. Patel*  
Signature of **APPLICANT**  
(Do not sign until in the presence of the Notary Public)

\_\_\_\_\_  
Signature of **SPOUSE**  
(Do not sign until in the presence of the Notary Public)

Savan Patel  
Printed Name of **APPLICANT**

\_\_\_\_\_  
Printed Name of **SPOUSE**

State of Nebraska, County of Sarpy

State of Nebraska, County of \_\_\_\_\_

The foregoing instrument was acknowledged before me this  
7/11/2022  
(Date)

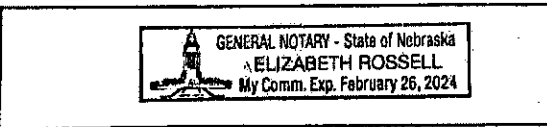
The foregoing instrument was acknowledged before me this  
\_\_\_\_\_  
(Date)

By Savan Patel  
Name of person(s) signing document in front of Notary

By \_\_\_\_\_  
Name of person(s) signing document in front of Notary

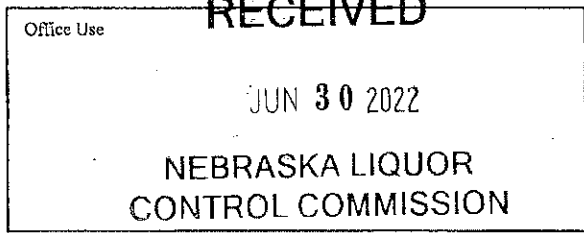
Elizabeth Roszell  
Notary Public Signature

\_\_\_\_\_  
Notary Public Signature



**APPLICATION FOR LIQUOR LICENSE  
LIMITED LIABILITY COMPANY (LLC)  
INSERT - FORM 3b**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: [www.lcc.nebraska.gov](http://www.lcc.nebraska.gov)



All members including spouse(s), are required to adhere to the following requirements:

- 1) All members spouse(s) must be listed
- 2) Managing/Contact member and all members holding over 25% interest and their spouse(s) (if applicable) must submit fingerprints. See Form 147 for further information, this form MUST be included with your application.
- 3) Managing/Contact member and all members holding over 25 % shares of stock and their spouse (if applicable) must sign the signature page of the Application for License form 100 (even if a spousal affidavit has been submitted)

Attach copy of Articles of Organization (must show electronic stamp or barcode receipt by Secretary of States office)

Name of Registered Agent: Maulin Patel

Name of Limited Liability Company that will hold license as listed on the Articles of Organization:

Saga Properties Fremont, LLC

LLC Address: 10708 M Street

City: Omaha State: NE Zip Code: 68127 +1919

LLC Phone Number: 712-490-1210 LLC Fax Number: \_\_\_\_\_

Name of Managing/Contact Member  
Name and information of contact member must be listed on following page:

Last Name: Patel First Name: Maulin MI: \_\_\_\_\_

Home Address: 10708 M Street City: Omaha

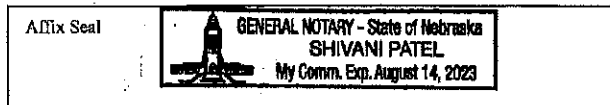
State: NE Zip Code: 68127 +1919 Home Phone Number: 712-490-1210

  
Signature of Managing/Contact Member

**ACKNOWLEDGEMENT**

State of Nebraska  
County of Douglas The foregoing instrument was acknowledged before me this  
June 28, 2022 Date by Maulin Patel  
name of person acknowledge

Shivani Patel



List names of all members and their spouses (even if a spousal affidavit has been submitted)

Last Name: Patel First Name: Maulin MI: \_\_\_\_\_

Social Security Number: [REDACTED] Date of Birth: [REDACTED]

Spouse Full Name (indicate N/A if single): Mexa Patel

Spouse Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Percentage of member ownership 33/34%

*\* Spouse*

---

Last Name: Singh First Name: Taranjit MI: \_\_\_\_\_

Social Security Number: [REDACTED] Date of Birth: [REDACTED]

Spouse Full Name (indicate N/A if single): N/A

Spouse Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Percentage of member ownership 33.33%

---

Last Name: Patel First Name: Savan MI: \_\_\_\_\_

Social Security Number: [REDACTED] Date of Birth: [REDACTED]

Spouse Full Name (indicate N/A if single): N/A

Spouse Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Percentage of member ownership 33.33%

---

Last Name: \_\_\_\_\_ First Name: \_\_\_\_\_ MI: \_\_\_\_\_

Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Spouse Full Name (indicate N/A if single): \_\_\_\_\_

Spouse Social Security Number: \_\_\_\_\_ Date of Birth: \_\_\_\_\_

Percentage of member ownership \_\_\_\_\_

Is the applying Limited Liability Company controlled by another corporation/company?

YES

NO

If yes, provide the following:

- 1) Name of corporation \_\_\_\_\_
- 2) Supply an organizational chart of the controlling corporation named above
- 3) Controlling corporation **MUST** be registered with the Nebraska Secretary of State, copy of articles must be submitted with application §53-126

---

Indicate the company's tax year with the IRS (Example January through December)

Starting Date: January Ending Date: December

---

Is this a Non Profit Corporation?

YES

NO

If yes, provide the Federal ID #. \_\_\_\_\_

# Nebraska Secretary of State

## SAGA PROPERTIES FREMONT, LLC

Fri Jul 1 09:19:07 2022

**SOS Account Number**

2204086056

**Status**

Active

**Principal Office Address**

No address on file

**Registered Agent and Office Address**

MAULIN PATEL

10708 M STREET

OMAHA, NE 68127

**Designated Office Address**

10708 M STREET

OMAHA, NE 68127

**Nature of Business**

Not Available

**Entity Type**

Domestic LLC

Qualifying State: NE

**Date Filed**

Apr 05 2022

**Next Report Due Date**

Jan 01 2023

### Filed Documents

Filed documents for SAGA PROPERTIES FREMONT, LLC may be available for purchase and downloading by selecting the Purchase Now button. Your Nebraska.gov account will be charged the indicated amount for each item you view. If no Purchase Now button appears, please contact Secretary of State's office to request document(s).

Document	Date Filed	Price	
Certificate of Organization	Apr 05 2022	\$0.45 = 1 page(s) @ \$0.45 per page	<a href="#">Purchase Now</a>

### Good Standing Documents

- If you need your Certificate of Good Standing Apostilled or Authenticated for use in another country, you must contact the Nebraska Secretary of State's office directly for information and instructions. Documents obtained from this site cannot be Apostilled or Authenticated.

**Online Certificate of Good Standing with Electronic Validation**
**\$6.50**

This certificate is available for immediate viewing/printing from your desktop. A Verification ID is provided on the certificate to validate authenticity online at the Secretary of State's website.

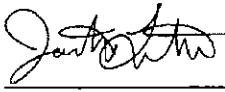
[Purchase Now](#)

**CERTIFICATE OF ORGANIZATION  
OF  
SAGA PROPERTIES FREMONT, LLC**

The undersigned, desiring to form a limited liability company (the "Company") under the Nebraska Uniform Limited Liability Company Act, NEB. REV. STAT. § 21-101 *et seq.*, (the "Act"), do hereby state as follows:

1. **Name.** The name of the Company shall be SAGA Properties Fremont, LLC.
2. **Designated Office.** The designated office of the Company is 10708 M Street, Omaha, Nebraska 68127.
3. **Purpose.** The Company may conduct any and all business as allowed by law.
4. **Registered Agent and Office.** The name and address of the registered agent of the Company is Maulin Patel, 10708 M Street, Omaha, Nebraska 68127.

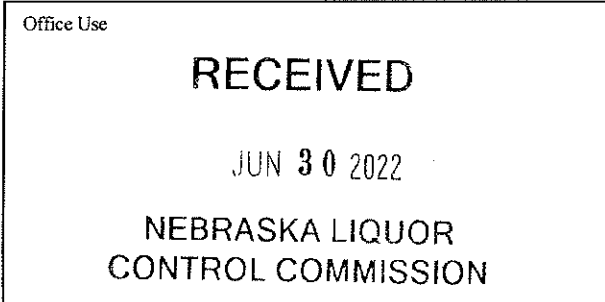
EXECUTED by the Organizer on the 4<sup>th</sup> day of April, 2022.

By:   
\_\_\_\_\_  
Jonathon H. Latka, Organizer



**MANAGER APPLICATION  
INSERT - FORM 3c**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.nebraska.gov



**FORM MUST BE COMPLETELY FILLED OUT IN ORDER FOR APPLICATION TO BE PROCESSED**

**MANAGER MUST:**

- Complete all sections of the application. Be sure it is signed by a **member or corporate officer**, corporate officer or member must be an individual on file with the Liquor Control Commission
- Fingerprints are required. See form 147 for further information, read form carefully to avoid delays in processing, this form **MUST** be included with your application.
- Provide a copy of one of the following: US birth certificate, naturalization papers or current US passport (even if you have provided this before)
- Be a registered voter in the State of Nebraska, include a copy of voter card or print document from Secretary of State website with application

Spouse who **will not** participate in the business, spouse **must:**

- Complete the Spousal Affidavit of Non Participation Insert (must be notarized). The non-participating spouse completes the top half; the manager completes the bottom half. **Be sure to complete both halves of this form.**
- Need not answer question #1 of the application

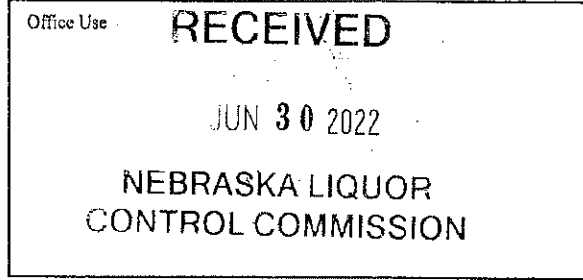
Spouse who **will** participate in the business, the spouse **must:**

- Sign the application
- Fingerprints are required. See form 147 for further information, read form carefully to avoid delays in processing, this form **MUST** be included with your application.
- Provide a copy of one of the following: birth certificate, naturalization papers or current US passport (even if you have provided this before)
- Be a registered voter in the state of Nebraska, include a copy of voter card with application
- Spousal Affidavit of Non Participation Insert **not** required



**MANAGER APPLICATION  
INSERT - FORM 3c**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.nebraska.gov



**MUST BE:**

- ✓ Include copy of US birth certificate, naturalization paper or current US passport
- ✓ Nebraska resident. Include copy of voter registration card or print out document from Secretary of State website
- ✓ Fingerprinted. See form 147 for further information, read form carefully to avoid delays in processing, this form **MUST** be included with your application
- ✓ 21 years of age or older

**Corporation/LLC information:**

Name of Corporation/LLC: Saga Properties Fremont, LLC

**Premise information:**

Liquor License Number: \_\_\_\_\_ Class Type \_\_\_\_\_ (if new application leave blank)

Premise Trade Name/DBA: Dual Stop Fremont

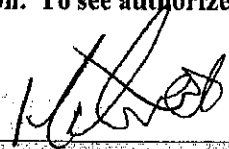
Premise Street Address: 1305 Morningside Road

City: Fremont County: Dodge Zip Code: 68025 <sup>F</sup> 6247

Premise Phone Number: 712-490-1210

Premise Email address: maulinpatel93@gmail.com

**The individual whose name is listed as a corporate officer or managing member as reported on insert form 3a or 3b or listed with the Commission. To see authorized officers or members search your license information here.**



**SIGNATURE REQUIRED BY CORPORATE OFFICER / MANAGING MEMBER**

(Faxed signatures are acceptable)

**Manager's information must be completed below PLEASE PRINT CLEARLY**

~~Last~~ Name: <sup>First</sup> Niraj ~~First~~ Name: <sup>Last</sup> Patel MI: R

Home Address: 10708 M Street

City: Omaha County: Douglas Zip Code: 68128 +1919

Home Phone Number: 712-490-8054

Driver's License Number & State: [REDACTED]

Social Security Number: [REDACTED]

Date Of Birth: [REDACTED] Place Of Birth: Ahmedabad, India

Email address: 6912harrison@gmail.com

Are you married? If yes, complete spouse's information (Even if a spousal affidavit has been submitted)

YES  NO

*# spouse*

**Spouse's information**

Spouses Last Name: Patel First Name: Jignasu MI:

Social Security Number: [REDACTED]

Driver's License Number & State: [REDACTED] Nebraska

Date Of Birth: [REDACTED] Place Of Birth: Ahmedabad, India

**APPLICANT & SPOUSE MUST LIST RESIDENCE(S) FOR THE PAST TEN (10) YEARS**

**APPLICANT**

**SPOUSE**

CITY & STATE	YEAR FROM	YEAR TO	CITY & STATE	YEAR FROM	YEAR TO
Omaha, NE	2016	Present	Omaha, NE	2016	Present
Sioux City, IA	2003	2016	Sioux City, IA	2003	2016

**MANAGER'S LAST TWO EMPLOYERS**

YEAR FROM TO		NAME OF EMPLOYER	NAME OF SUPERVISOR	TELEPHONE NUMBER
2016	present	Lucky Charm Hospitality	Maulin Patel	712-490-1210
2010	2015	Shakti Petroleum	Mihir Patel	

**1. READ CAREFULLY. ANSWER COMPLETELY AND ACCURATELY.**

**Must be completed by both applicant and spouse, unless spouse has filed an affidavit of non-participation.**

Has anyone who is a party to this application, or their spouse, **EVER** been convicted of or plead guilty to any charge. Charge means any charge alleging a felony, misdemeanor, violation of a federal or state law; a violation of a local law, ordinance or resolution. List the nature of the charge, where the charge occurred and the year and month of the conviction or plea, **include traffic violations**. Also list any charges pending at the time of this application. If more than one party, please list charges by each individual's name. Commission must be notified of any arrests and/or convictions that may occur after the date of signing this application.

YES       NO

If yes, please explain below or attach a separate page.

Name of Applicant	Date of Conviction (mm/yyyy)	Where Convicted (City & State)	Description of Charge	Disposition
Niraj Patel	2/19/2002	Sioux City, NE	DUI	Plea of no contest, fines paid, file since purged
Niraj Patel	8/17/2010	Council Bluffs, IA	Fail to display Resigatration	fines paid
Niraj Patel	12/6/2006	Harrison Co., IA	Speeding	Fines Paid
Niraj Patel	9/20/2007	Harrison Co., IA	Speeding	Fines Paid
Niraj Patel	2/14/2006	Woodbury Co., IA	Speeding	Fines Paid
Niraj Patel	11/21/2001	Woodbury Co., IA	Simple Assault	Fines Paid

2. Have you or your spouse ever been approved or made application for a liquor license in Nebraska or any other state?

YES       NO

**IF YES**, list the name of the premise(s): Fun Unlimited, LLC d/b/a Drinking Well, License Pending NK Corporation, d/b/a Food & Fuels R Us, Nebraska License #119766

Shakti Fuels, LLC d/b/a Dual Stop Food & Fuel, Nebraska License #110675

Dual Stop Sorenson; Nebraska license pending

3. Do you, as a manager, qualify under Nebraska Liquor Control Act (§53-131.01) and do you intend to supervise, in person, the management of the business?

YES       NO

4. List the alcohol related training and/or experience (when and where) of the person making application.

\*NLCC Training Certificate Issued: 6/3/2019 Name on Certificate: Niraj R. Patel

Applicant Name	Date (mm/yyyy)	Name of program (attach copy of course completion certificate)
Niraj R. Patel	06/2019	RBST State Alcohol Training
Niraj R. Patel	05/2022	RBST State Alcohol Training

\*For list of NLCC Certified Training Programs see training

Experience:

Applicant Name / Job Title	Date of Employment:	Name & Location of Business:

5. Have you enclosed form 147 regarding fingerprints?

YES       NO

**PERSONAL OATH AND CONSENT OF INVESTIGATION**

The above individual(s), being first duly sworn upon oath, deposes and states that the undersigned is the applicant and/or spouse of applicant who makes the above and foregoing application that said application has been read and that the contents thereof and all statements contained therein are true. If any false statement is made in any part of this application, the applicant(s) shall be deemed guilty of perjury and subject to penalties provided by law. (Sec §53-131.01) Nebraska Liquor Control Act.

The undersigned applicant hereby consents to an investigation of his/her background including all records of every kind and description including police records, tax records (State and Federal), and bank or lending institution records, and said applicant and spouse waive any rights or causes of action that said applicant or spouse may have against the Nebraska Liquor Control Commission and any other individual disclosing or releasing said information to the Nebraska Liquor Control Commission. If spouse has **NO** interest directly or indirectly, a spousal affidavit of non-participation may be attached.

The undersigned understand and acknowledge that any license issued, based on the information submitted in this application, is subject to cancellation if the information contained herein is incomplete, inaccurate, or fraudulent.

***Applicant Notification and Record Challenge:*** Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in FBI identification record. The procedures for obtaining a change, correction, or updating an FBI identification record are set forth in Title 28, CFR, 16.34.



Signature of Manager Applicant



Signature of Spouse

ACKNOWLEDGEMENT

State of Nebraska

County of Douglas

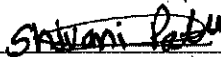
The foregoing instrument was acknowledged before me this

June 28, 2022

date

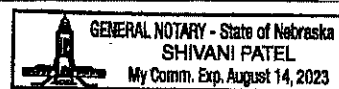
by Niraj Patel

NAME OF PERSON BEING ACKNOWLEDGED



Notary Public signature

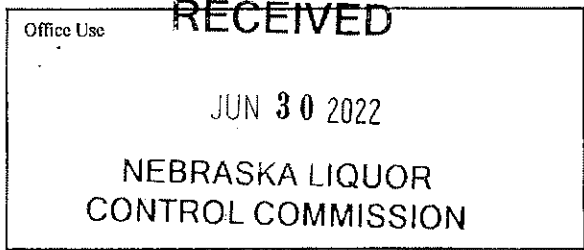
Affix Seal



In compliance with the ADA, this application is available in other formats for persons with disabilities. A ten day advance period is required in writing to produce the alternate format.

**SPOUSAL AFFIDAVIT OF  
NON PARTICIPATION INSERT**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.nebraska.gov



I acknowledge that I am the spouse of a liquor license holder. My signature below confirms that I will not have any interest, directly or indirectly in the operation of the business (§53-125(13)) of the Liquor Control Act. I will not tend bar, make sales, serve patrons, stock shelves, write checks, sign invoices, represent myself as the owner or in any way participate in the day to day operations of this business in any capacity. The penalty guideline for violation of this affidavit is cancellation of the liquor license.

I acknowledge that I am the applicant of the non-participating spouse of the individual signing below. I understand that my spouse and I are responsible for compliance with the conditions set out above. If, it is determined that my spouse has violated (§53-125(13)) the commission may cancel or revoke the liquor license.

JNPJ  
\_\_\_\_\_  
Signature of **NON-PARTICIPATING SPOUSE**  
Jignasu Patel  
\_\_\_\_\_  
Print Name

Niraj Patel  
\_\_\_\_\_  
Signature of **APPLICANT**  
Niraj Patel  
\_\_\_\_\_  
Print Name

State of Nebraska, County of Douglas

State of Nebraska, County of DOUGLAS

The foregoing instrument was acknowledged before me  
this June 28, 2022 (date)

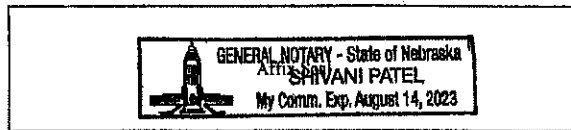
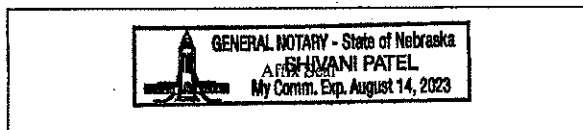
The foregoing instrument was acknowledged before me  
this June 28, 2022 (date)

by Jignasu Patel  
\_\_\_\_\_  
Name of person acknowledged  
(Individual signing document)

by Niraj Patel  
\_\_\_\_\_  
Name of person acknowledged  
(Individual signing document)

Shivani Patel  
\_\_\_\_\_  
Notary Public Signature

Shivani Patel  
\_\_\_\_\_  
Notary Public Signature



In compliance with the ADA, this spousal affidavit of non participation is available in other formats for persons with disabilities.  
A ten day advance period is requested in writing to produce the alternate format.

**PRIVACY ACT STATEMENT /  
SUBMISSION OF FINGERPRINTS /  
PAYMENT OF FEES TO NSP-CID**

NEBRASKA LIQUOR CONTROL COMMISSION  
301 CENTENNIAL MALL SOUTH  
PO BOX 95046  
LINCOLN, NE 68509-5046  
PHONE: (402) 471-2571  
FAX: (402) 471-2814  
Website: www.lcc.nebraska.gov

RECEIVED

JUN 30 2022

NEBRASKA LIQUOR  
CONTROL COMMISSION

**THIS FORM IS REQUIRED TO BE SIGNED BY EACH PERSON BEING FINGERPRINTED:  
DIRECTIONS FOR SUBMITTING FINGERPRINTS AND FEE PAYMENTS:**

- **FAILURE TO FILE FINGERPRINT CARDS AND PAY THE REQUIRED FEE TO THE NEBRASKA STATE PATROL WILL DELAY THE ISSUANCE OF YOUR LIQUOR LICENSE**
- Fee payment of \$45.25 per person **MUST** be made **DIRECTLY** to the Nebraska State Patrol;  
It is recommended to make payment through the **NSP PayPort** online system at [www.ne.gov/go/nsp](http://www.ne.gov/go/nsp)  
Or a check made payable to **NSP** can be mailed directly to the following address:  
**\*\*\*Please indicate on your payment who the payment is for (the name of the person being fingerprinted) and the payment is for a Liquor License\*\*\***  
The Nebraska State Patrol – CID Division  
4600 Innovation Drive  
Lincoln, NE 68521

- Fingerprints taken at NSP LIVESCAN locations will be forwarded to NSP – CID  
*Applicant(s) will not have cards to include with license application.*
- Fingerprints taken at local law enforcement offices may be released to the applicants;  
*Fingerprint cards should be submitted with the application.*

*Applicant Notification and Record Challenge: Your fingerprints will be used to check the criminal history records of the FBI. You have the opportunity to complete or challenge the accuracy of the information contained in the FBI identification record. The procedures for obtaining a change, correction, or updating a FBI identification record are set forth in Title 28, CFR, 16.34.*

**\*\*\*\*Please Submit this form with your completed application to the Liquor Control Commission\*\*\*\***

Trade Name Dual Stop Fremont

Name of Person Being Fingerprinted: Niraj Patel

Date of Birth: [REDACTED] Last 4 SSN: [REDACTED]

Date fingerprints were taken: October 2021

Location where fingerprints were taken: Omaha

How was payment made to NSP?

NSP PAYPORT  CASH  CHECK SENT TO NSP CK # \_\_\_\_\_

My fingerprints are already on file with the commission – fingerprints completed for a previous application less than 2 years ago? YES

[Signature]  
SIGNATURE REQUIRED OF PERSON BEING FINGERPRINTED



**PRIVACY ACT STATEMENT/  
SUBMISSION OF FINGERPRINTS /  
PAYMENT OF FEES TO NSP-CID**

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301 CENTENNIAL MALL SOUTH  
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**RECEIVED**  
  
JUN 30 2022  
  
NEBRASKA LIQUOR  
CONTROL COMMISSION

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The Nebraska State Patrol – CID Division  
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**\*\*\*\*Please Submit this form with your completed application to the Liquor Control Commission\*\*\*\***

Trade Name Dual Stop Fremont

Name of Person Being Fingerprinted: Maulin Patel

Date of Birth: [REDACTED] Last 4 SSN: [REDACTED]

Date fingerprints were taken: \_\_\_\_\_

Location where fingerprints were taken: \_\_\_\_\_

How was payment made to NSP?

NSP PAYPORT  CASH  CHECK SENT TO NSP  CK # \_\_\_\_\_

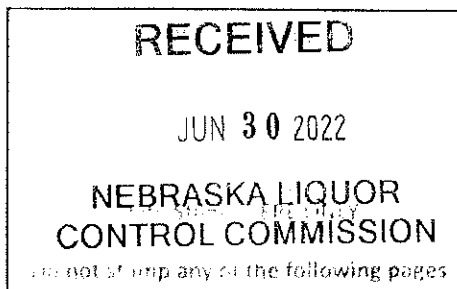
My fingerprints are already on file with the commission – fingerprints completed for a previous application less than 2 years ago? YES

*M.P.*

SIGNATURE REQUIRED OF PERSON BEING FINGERPRINTED

**PRIVACY ACT STATEMENT/  
SUBMISSION OF FINGERPRINTS /  
PAYMENT OF FEES TO NSP-CID**

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**\*\*\*\*Please Submit this form with your completed application to the Liquor Control Commission\*\*\*\***

Trade Name Dual Stop Fremont

Name of Person Being Fingerprinted: Taranjit Singh

Date of Birth: [REDACTED] Last 4 SSN: [REDACTED]

Date fingerprints were taken: May 2022

Location where fingerprints were taken: \_\_\_\_\_

How was payment made to NSP?

NSP PAYPORT  CASH  CHECK SENT TO NSP CK # \_\_\_\_\_

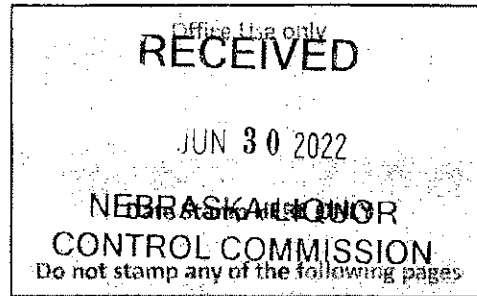
My fingerprints are already on file with the commission – fingerprints completed for a previous application less than 2 years ago? YES

Taranjit Singh

SIGNATURE REQUIRED OF PERSON BEING FINGERPRINTED

**PRIVACY ACT STATEMENT/  
SUBMISSION OF FINGERPRINTS /  
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\*\*\*\*Please Submit this form with your completed application to the Liquor Control Commission\*\*\*\*

Trade Name Dual Stop Ferment

Name of Person Being Fingerprinted: Savon Patel

Date of Birth: [REDACTED] Last 4 SSN: [REDACTED]

Date fingerprints were taken: 6/28/22

Location where fingerprints were taken: Omaha

How was payment made to NSP?  
 NSP PAYPORT  CASH  CHECK SENT TO NSP CK # \_\_\_\_\_

My fingerprints are already on file with the commission – fingerprints completed for a previous application less than 2 years ago? YES

[Signature]  
SIGNATURE REQUIRED OF PERSON BEING FINGERPRINTED



[Back to Lookup](#) / [Registrant Detail](#)

# Niraj Rasiklal Patel

Political Party  
**Republican**

Precinct  
**05-01**

Ballot Style

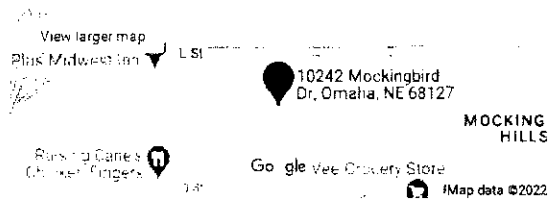
05/10/2022 2022 Primary Election

We did not find an absentee or provisional ballot associated with the selected election. This website does not track the status of a traditional ballot voted at the polls. If you voted a traditional ballot at the polls, your ballot has been accepted and counted.

## Polling Location

### Mockingbird Hills Community Center

📍 10242 Mockingbird Drive Omaha, NE 68127



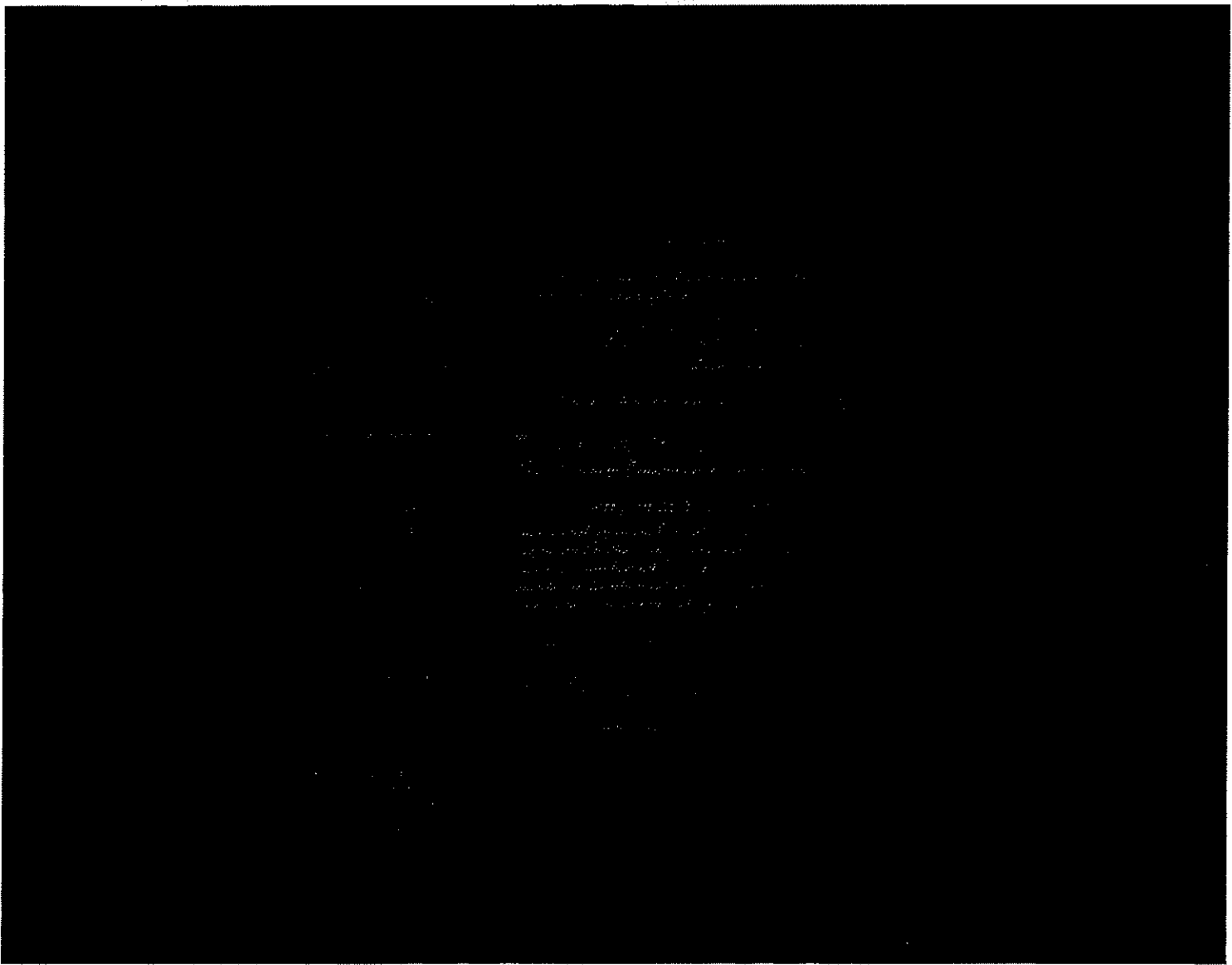
## Ballot Styles

126

## Districts

Show ▾

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Faint, illegible text visible in the bottom section of the page, likely bleed-through from the reverse side.

**NEBRASKA**

www.dmv.nebraska.gov  
USA NE



**DRIVER LICENSE**

1a License No. **H12884070** 4a ISS **05/16/2018**

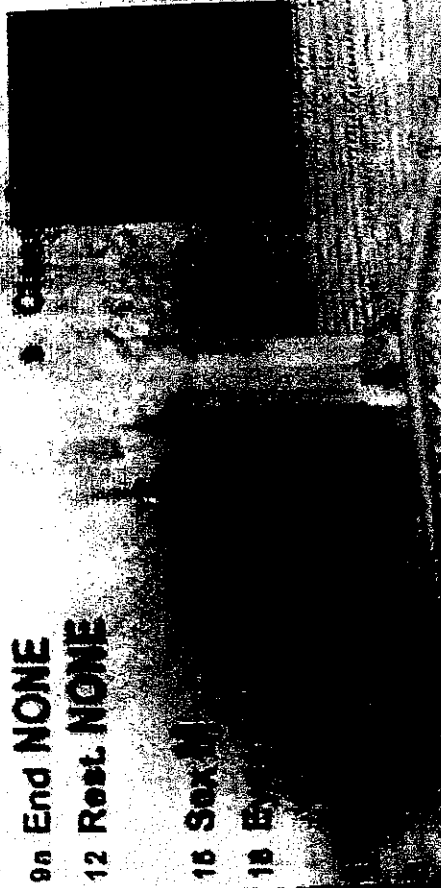
3 DOB [REDACTED] 4b EXP **06/04/2023**

9a End **NONE**

12 Rest. **NONE**

16 Sex **M**

18 Eyes **BRN**



MISSOURI  
IOWA  
KANSAS  
NEBRASKA  
SOUTH DAKOTA  
WYOMING





General	Niraj R Patel 4305 46th st Sioux city IA 51108
Credential	STATE ALCOHOL
Number	RB-0151682
Earned	05-19-2022
Expires	05-19-2025



**SAGA PROPERTIES FREMONT, LLC BUSINESS PLAN**

Saga Properties Fremont, LLC intends to operate a gas station and convenience store on the licensed premises and offer alcoholic beverages for off-sale.

1305 Morningside Road  
Fremont NE 68025  
Addendum to Purchase Agreement  
dated April 6, 2022

### ADDENDUM TO PURCHASE AGREEMENT

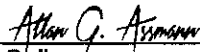
The undersigned seller and buyer wish to amend the purchase agreement dated April 6, 2022 for 1305 Morningside Road, Fremont NE 68025 as stated below:

The buyer for this property is Saga Properties Fremont LLC.

The seller of this property will be Fuel Express, LLC.

All other terms and conditions remain the same as previously agreed.

Dated this 23<sup>rd</sup> day of June, 2022

  
\_\_\_\_\_  
Seller

Fuel Express, LLC by Allan Assmann,  
its managing member

  
\_\_\_\_\_  
Buyer

Saga Properties Fremont LLC by  
Maulin Patel, its managing member

# Inventory Summary

## Current inventory by item report

Scan Code	Item Name	Department	Vendor	Count
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8800404545	99 FRUIT PUNCH	ALCOHOLIC BEVERAGES		176
8800404544	99 Guava	ALCOHOLIC BEVERAGES		141
8800403967	99 LEMON LIME	ALCOHOLIC BEVERAGES		137
8800404543	99 MYSTERY FLAVORS	ALCOHOLIC BEVERAGES		81
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3938300718	MICHTERS SMALL BATCH BOURBON 750	ALCOHOLIC BEVERAGES	2
85763300425	MOSCOW MULE SINGLE CAN	ALCOHOLIC BEVERAGES	27
1820026107	NATTY DADDY LEMONADE 16OZ	ALCOHOLIC BEVERAGES	1
1820026264	Natural Light Black Cherry Lemonade	ALCOHOLIC BEVERAGES	1
1820026263	Natural Light Lemonade	ALCOHOLIC BEVERAGES	6
1820026262	Natural Light Strawberry Lemonade	ALCOHOLIC BEVERAGES	6
8500002316	New Amsterdam Mango 200ml	ALCOHOLIC BEVERAGES	2
8500002040	New Amstrdm Peach 200ml	ALCOHOLIC BEVERAGES	6
8500002229	New Amstrdm Pnpl 200ml	ALCOHOLIC BEVERAGES	4
8500001947	New Amstrdm Regular 200ml	ALCOHOLIC BEVERAGES	7
1820020298	Nutr vodka seltzer pineapple 6/4pk cn 12oz	ALCOHOLIC BEVERAGES	6
1820020353	Nutrl vodka seltzer watermelon 6/4pk cn 12o:	ALCOHOLIC BEVERAGES	6
8811016005	OBAN SCO SMALT 14YR	ALCOHOLIC BEVERAGES	1
72173300094	Patron Tequila Silver	ALCOHOLIC BEVERAGES	15
2129662037	PAUL PASSION MANGO	ALCOHOLIC BEVERAGES	4
8112800006	Pepe Lopez Gold	ALCOHOLIC BEVERAGES	115
8800401278	platinum 50m	ALCOHOLIC BEVERAGES	162
8800402385	ROOT BEER LIQ	ALCOHOLIC BEVERAGES	14
8676752006	RUMPLE MINZE	ALCOHOLIC BEVERAGES	7
8800403867	SHEEP DOG 750ML	ALCOHOLIC BEVERAGES	2
8200075961	SMIRNOFF KISSED CARAMEL 750ML	ALCOHOLIC BEVERAGES	10
82000006787	SMIRNOFF PINK LEMON.50ML	ALCOHOLIC BEVERAGES	120
8200078925	SMIRNOFF RED VODKA 750ML	ALCOHOLIC BEVERAGES	6
8200079625	smirnoff smash	ALCOHOLIC BEVERAGES	79
8200075071	SMIRNOFF VOD PEACH	ALCOHOLIC BEVERAGES	10

8200000396 SMIRNOFF VOD RASPBERRY 750	ALCOHOLIC BEVERAGES	8
8520000042 STR HM PINOT NOIR	ALCOHOLIC BEVERAGES	4
8520000027 STR HM SVGN BLANC	ALCOHOLIC BEVERAGES	3
8520091874 Sutter Home White Zin	ALCOHOLIC BEVERAGES	2
61776826135 SVEDKA VODKA SODA BLACK CHERRY L	ALCOHOLIC BEVERAGES	4
61776827135 SVEDKA VODKA SODA MANGO PINEAPPI	ALCOHOLIC BEVERAGES	3
61776828135 SVEDKA VODKA SODA STRAWBEERY LEI	ALCOHOLIC BEVERAGES	3
9661919212 vodka cocktailsstrw	ALCOHOLIC BEVERAGES	7
9661919210 vodka cocktailswatermelon	ALCOHOLIC BEVERAGES	5
85001061914 Vodka Soda Lime	ALCOHOLIC BEVERAGES	3
85001061901 Vodka Soda Single	ALCOHOLIC BEVERAGES	23
85001061902 Vodka Soda Single	ALCOHOLIC BEVERAGES	10
<b>Total</b>		<b>2,589.00</b>
		<b>0</b>



OMAHA AREA BOARD OF REALTORS®  
COMMERCIAL PURCHASE AGREEMENT  
(This is a legally binding contract. If not understood, seek legal advice.)



eXp Realty, LLC Broker 04-06-2022 date

The undersigned Buyer, (whether one or more) agrees to purchase the Property described as follows:

1. Address: 1305 Morningside Road, Fremont NE Zip Code 68025

2. Legal Description(Property): THE ISLAND SUB LOT 1 ( PT TL 76) & PT NW1/4 25 17 8  
including all fixtures and equipment permanently attached to the Property.

3. Personal Property: The only personal property included is as follows: all equipment attached to the property and required for operation of the business.

4. Conveyance: Seller represents that they have good, valid and marketable title, in fee simple, and agrees to convey title to Property to Buyer or his nominee by warranty deed or no other free and clear of all liens, encumbrances or special taxes levied or assessed, except no exceptions, and subject to all building and use restrictions, utility easements not exceeding ten (10) feet in width abutting the boundary of the Property, and covenants now of record.

5. Assessments: Seller agrees to pay any assessments for public improvements previously constructed, or ordered or required to be constructed by any public authority, but not yet assessed. Seller is not aware of any public improvements ordered or required to be constructed but not yet constructed.

6. Purchase Price: Buyer agrees to pay One Million Six Hundred Thousand and 00/00 dollars  
(\$ 1,600,000 ) DOLLARS on the following terms: \$ 10,000

(Deposit) deposited herewith as evidenced by the receipt attached below. In the event this offer is not accepted by the Seller within the time specified, the Deposit shall be refunded. In the event of refusal or failure of the Buyer to consummate the purchase, the Seller may, at his option, retain the Deposit as liquidated damages for failure to carry out the agreement of sale. Balance to be paid in immediately available funds at closing of the sale.

7. Applicable Conditions: This agreement is conditioned upon the happening of each of the following events. If each of the same have not occurred within the time stated, this offer shall be null and void, and any deposit returned to Buyer.

See attached applicable conditions.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Taxes:  Douglas/Sarpy County Taxes: All consolidated real estate taxes which become delinquent in the year in which closing takes place shall be treated as though all are current taxes, and those taxes shall be prorated as of date of closing, and all prior years' taxes, interest, and other charges, if any, will be paid by Seller.  
 Other Counties Taxes: All consolidated real estate taxes for the year in which closing takes place (based on current assessment and tax rate) shall be prorated as of date of closing, and Seller shall, also, pay all prior years' taxes, interest, and other charges.

9. Rents, Deposit And Leases, If Rented: Any tenant deposits and leases shall be assigned to Buyer at no cost. All collected rents shall be prorated to date of closing. Copies of all current leases shall be provided to the Buyer at the time of closing.

10. Sanitary and Improvement District (S.I.D.): Buyer understands that this property is located within S.I.D.# N/A and acknowledges a receipt of the most recently filed S.I.D. Statement.

11. Conveyance of Title: Seller shall furnish a current title insurance commitment to Buyer as soon as practical. If title defects are found, Seller must cure them within a reasonable time. If title defects are not cured within a reasonable time period, the Buyer may rescind this agreement and the Deposit shall be refunded. Approximate closing date to be SET AFTER DUE DILIGENCE PERIOD, and possession shall be delivered at closing. The cost of an Owners title insurance policy shall be equally divided between Buyer and Seller.

AGA



Commercial Purchase Agreement – cont.

1305 Morningside Road, Fremont NE 68025  
Property Address



**RECEIPT**

(NAMES FOR DEED) RECEIVED FROM: \_\_\_\_\_ the sum of  
\_\_\_\_\_ (\$ \_\_\_\_\_) DOLLARS (by \_\_\_\_\_) to  
apply to the purchase price of the Property on terms and conditions as stated. This receipt is not an acceptance of the above offer to purchase.

REALTOR® (Company Name) \_\_\_\_\_ AGENTS NAME (Printed) \_\_\_\_\_  
OFFICE ADDRESS \_\_\_\_\_ AGENTS SIGNATURE \_\_\_\_\_



**ACCEPTANCE**

04-09-2022  
\_\_\_\_\_ date

The Seller accepts the foregoing proposition on the terms stated and agrees to convey title to the Property, deliver possession, and perform all the terms and conditions set forth, and acknowledges receipt of an executed copy of this agreement except for the following modifications:  
**See attached Counteroffer.**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

WITNESS: \_\_\_\_\_ SELLER: Allan G. Arrmann  
WITNESS: \_\_\_\_\_ SELLER: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_

**BUYER RECEIPT AND ACCEPTANCE**

Buyer acknowledges a fully executed copy of this agreement and accepts Counter Proposal as set out above, if any.

DATE \_\_\_\_\_ BUYER \_\_\_\_\_



1305 Morningside Road  
Fremont NE 68025  
Agreement dated 04-06-2022

7. Applicable Conditions (continued)

This offer to purchase is contingent upon the buyer obtaining suitable financing.

Commencing on full execution of this agreement, Buyer will have a 30-day due diligence period wherein Buyer may decide not to move forward with this purchase for any reason, and earnest deposit money will be fully refundable. Buyer will notify Seller in writing if Buyer decides to void the contract during said due diligence period. Following these 30 days, the earnest money will become the property of the Seller. Closing date will be set after due diligence has been completed, and closing will be approximately 30 days following completion of the due diligence period.

This offer to purchase is contingent upon satisfactory Phase 1 and/or Phase 2 environmental reports if required by lender. If environmental issues are found, seller will correct these issues prior to closing.

After close of business of the c-store on the day prior to the closing date, inventory will be taken. Based on that inventory count, buyer will purchase all inventory inside the c-store on a per cost basis. All fuel inventory will be purchased per the market price of fuel on that day.

The liquor license will be transferred with the purchase.

Title and escrow company to be Nebraska Title Company. Earnest deposit of \$10,000 (as stated on page 1 of the purchase agreement) will be delivered to Nebraska Title Company within 48 hours of acceptance of this agreement by all parties.

*JCP AGA*

1305 Morningside Road  
Fremont NE 68025  
Counteroffer to Purchase  
Agreement dated April 6, 2022

All fuel inventory will be purchased per Harms Oil's price of fuel on the day prior to closing.

All monies owed to BP by seller will be paid in full prior to closing. If applicable, buyer will have any and all BP branding and imaging removed from the premises no later than 60 days after the closing date. Seller will not be responsible for removing BP imaging.

With the exception of any vehicles, all rented or owned equipment required to run the business will transfer to the buyer at closing.

Any environmental testing will be done at Buyer's expense. Seller has no knowledge of any past or current environmental issues during his ownership of the property.

Storage containers are included in the sale but no contents of said storage containers are included in the sale.

Earnest deposit will be \$25,000. ~~\_\_\_\_\_~~ *J.P. AGA*

Seller will provide a signed statement provided by seller's counsel stating that seller has no knowledge of past or current environmental issues at the site during ownership of the property, and that, following consummation of this purchase, buyer agrees to indemnify and hold seller harmless from any environmental issues that might arise in the future.

All other terms and conditions remain the same.

SELLER

*Allan G. Assmann*

\_\_\_\_\_  
Allan G. Assmann

04-09-2022

\_\_\_\_\_  
Date

BUYER

*Maulin Patel*

\_\_\_\_\_  
Maulin Patel

04-19-2022

\_\_\_\_\_  
Date

Business Purchase Agreement

Purchase Date: 07/07/22

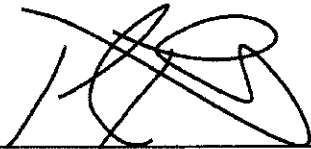
Name of Business Being Purchased: Dual Stop Fremont purchasing the alcohol related business of "Fuel Express, LLC"

Address of Business: 1305 Morningside Rd,  
Fremont, NE 68025

Purchaser: (LLC) Saga Properties Fremont  
LLC

Seller (s): (LLC) Fuel Express LLC

Allan G. Aschman 07/07/22  
Signature of Seller Date

 07/07/22  
Signature of Purchaser Date

\_\_\_\_\_  
Signature of Seller Date

\_\_\_\_\_  
Signature of Purchaser Date

1305 Morningside Road  
Fremont NE 68025  
Addendum to Purchase Agreement  
dated April 6, 2022

### ADDENDUM TO PURCHASE AGREEMENT

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The seller of this property will be Fuel Express, LLC.

All other terms and conditions remain the same as previously agreed.

Dated this 23<sup>rd</sup> day of June, 2022

  
\_\_\_\_\_  
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3938300718	MICHTERS SMALL BATCH BOURBON 750	ALCOHOLIC BEVERAGES	2
85763300425	MOSCOW MULE SINGLE CAN	ALCOHOLIC BEVERAGES	27
1820026107	NATTY DADDY LEMONADE 16OZ	ALCOHOLIC BEVERAGES	1
1820026264	Natural Light Black Cherry Lemonade	ALCOHOLIC BEVERAGES	1
1820026263	Natural Light Lemonade	ALCOHOLIC BEVERAGES	6
1820026262	Natural Light Strawberry Lemonade	ALCOHOLIC BEVERAGES	6
8500002316	New Amsterdam Mango 200ml	ALCOHOLIC BEVERAGES	2
8500002040	New Amstrdm Peach 200ml	ALCOHOLIC BEVERAGES	6
8500002229	New Amstrdm Pnpl 200ml	ALCOHOLIC BEVERAGES	4
8500001947	New Amstrdm Regular 200ml	ALCOHOLIC BEVERAGES	7
1820020298	Nutr vodka seltzer pineapple 6/4pk cn 12oz	ALCOHOLIC BEVERAGES	6
1820020353	Nutri vodka seltzer watermelon 6/4pk cn 12oz	ALCOHOLIC BEVERAGES	6
8811016005	OBAN SCO SMALT 14YR	ALCOHOLIC BEVERAGES	1
72173300094	Patron Tequila Silver	ALCOHOLIC BEVERAGES	15
2129662037	PAUL PASSION MANGO	ALCOHOLIC BEVERAGES	4
8112800006	Pepe Lopez Gold	ALCOHOLIC BEVERAGES	115
8800401278	platinum 50m	ALCOHOLIC BEVERAGES	162
8800402385	ROOT BEER LIQ	ALCOHOLIC BEVERAGES	14
8676752006	RUMPLE MINZE	ALCOHOLIC BEVERAGES	7
8800403867	SHEEP DOG 750ML	ALCOHOLIC BEVERAGES	2
8200075961	SMIRNOFF KISSED CARAMEL 750ML	ALCOHOLIC BEVERAGES	10
82000006787	SMIRNOFF PINK LEMON.50ML	ALCOHOLIC BEVERAGES	120
8200078925	SMIRNOFF RED VODKA 750ML	ALCOHOLIC BEVERAGES	6
8200079625	smirnoff smash	ALCOHOLIC BEVERAGES	79
8200075071	SMIRNOFF VOD PEACH	ALCOHOLIC BEVERAGES	10

8200000396 SMIRNOFF VOD RASPBERRY 750	ALCOHOLIC BEVERAGES	8
8520000042 STR HM PINOT NOIR	ALCOHOLIC BEVERAGES	4
8520000027 STR HM SVGN BLANC	ALCOHOLIC BEVERAGES	3
8520091874 Sutter Home White Zln	ALCOHOLIC BEVERAGES	2
61776826135 SVEDKA VODKA SODA BLACK CHERRY L	ALCOHOLIC BEVERAGES	4
61776827135 SVEDKA VODKA SODA MANGO PINEAPPI	ALCOHOLIC BEVERAGES	3
61776828135 SVEDKA VODKA SODA STRAWBEERY LEI	ALCOHOLIC BEVERAGES	3
9661919212 vodka cocktailsstrw	ALCOHOLIC BEVERAGES	7
9661919210 vodka cocktailswatermelon	ALCOHOLIC BEVERAGES	5
85001061914 Vodka Soda Lime	ALCOHOLIC BEVERAGES	3
85001061901 Vodka Soda Single	ALCOHOLIC BEVERAGES	23
85001061902 Vodka Soda Single	ALCOHOLIC BEVERAGES	10
<b>Total</b>		<b>2,589.00</b>
		0



OMAHA AREA BOARD OF REALTORS®  
COMMERCIAL PURCHASE AGREEMENT  
(This is a legally binding contract. If not understood, seek legal advice.)



eXp Realty, LLC Broker 04-06-2022 date

The undersigned Buyer, (whether one or more) agrees to purchase the Property described as follows:

1. Address: 1305 Morningside Road, Fremont NE Zip Code 68025

2. Legal Description(Property): THE ISLAND SUB LOT 1 ( PT TL 76) & PT NW1/4 25 17 8  
including all fixtures and equipment permanently attached to the Property.

3. Personal Property: The only personal property included is as follows: all equipment attached to the property and required for operation of the business.

4. Conveyance: Seller represents that they have good, valid and marketable title, in fee simple, and agrees to convey title to Property to Buyer or his nominee by warranty deed or no other free and clear of all liens, encumbrances or special taxes levied or assessed, except no exceptions, and subject to all building and use restrictions, utility easements not exceeding ten (10) feet in width abutting the boundary of the Property, and covenants now of record.

5. Assessments: Seller agrees to pay any assessments for public improvements previously constructed, or ordered or required to be constructed by any public authority, but not yet assessed. Seller is not aware of any public improvements ordered or required to be constructed but not yet constructed.

6. Purchase Price: Buyer agrees to pay One Million Six Hundred Thousand and 00/00 dollars  
(\$ 1,600,000 ) DOLLARS on the following terms: \$ 10,000

(Deposit) deposited herewith as evidenced by the receipt attached below. In the event this offer is not accepted by the Seller within the time specified, the Deposit shall be refunded. In the event of refusal or failure of the Buyer to consummate the purchase, the Seller may, at his option, retain the Deposit as liquidated damages for failure to carry out the agreement of sale. Balance to be paid in immediately available funds at closing of the sale.

7. Applicable Conditions: This agreement is conditioned upon the happening of each of the following events. If each of the same have not occurred within the time stated, this offer shall be null and void, and any deposit returned to Buyer.

See attached applicable conditions.

8. Taxes:  Douglas/Sarpy County Taxes: All consolidated real estate taxes which become delinquent in the year in which closing takes place shall be treated as though all are current taxes, and those taxes shall be prorated as of date of closing, and all prior years' taxes, interest, and other charges, if any, will be paid by Seller.

Other Counties Taxes: All consolidated real estate taxes for the year in which closing takes place (based on current assessment and tax rate) shall be prorated as of date of closing, and Seller shall, also, pay all prior years' taxes, interest, and other charges.

9. Rents, Deposit And Leases, If Rented: Any tenant deposits and leases shall be assigned to Buyer at no cost. All collected rents shall be prorated to date of closing. Copies of all current leases shall be provided to the Buyer at the time of closing.

10. Sanitary and Improvement District (S.I.D.): Buyer understands that this property is located within S.I.D.# N/A and acknowledges a receipt of the most recently filed S.I.D. Statement.

11. Conveyance of Title: Seller shall furnish a current title insurance commitment to Buyer as soon as practical. If title defects are found, Seller must cure them within a reasonable time. If title defects are not cured within a reasonable time period, the Buyer may rescind this agreement and the Deposit shall be refunded. Approximate closing date to be SET AFTER DUE DILIGENCE PERIOD, and possession shall be delivered at closing. The cost of an Owners title insurance policy shall be equally divided between Buyer and Seller.

AGA



Commercial Purchase Agreement - cont.

12. Escrow Closing: Buyer and Seller acknowledge and understand that the closing of the sale may be handled by an Escrow Agent and that the Broker is authorized to transfer the Deposit or any other funds it receives to said Escrow Agent. After said transfer, Broker shall have no further responsibility or liability to Buyer or Seller for the accounting for said funds. Escrow Agent's charge for the escrow closing shall be equally divided between Buyer and Seller.

13. State Documentary Tax: The State Documentary Tax on the deed shall be paid by the Seller.

14. Insurance. Any risk of loss to the Property shall be borne by the Seller until title has been conveyed to the Buyer. In the event, prior to closing, the structures on the Property are materially damaged by fire, explosion or any other cause, Buyer shall have the right to rescind this agreement, and Seller shall then refund the Deposit to Buyer. Buyer agrees to provide his own hazard insurance.

15. Wood Infestation: Buyer agrees to pay the cost of a wood destroying insect inspection of the building, attached and detached structures, and Seller agrees to pay for any treatment or repair work found necessary for issuance of a termite warranty and/or treatment of any wood destroying insects. Buyer agrees to accept the treated Property upon completion of repairs.

16. Smoke Detector: Seller agrees to install, at Sellers expense, smoke detectors as required by law.

17. Condition of Property: Seller represents to the best of the Seller's knowledge, information and belief, there are no latent defects in the property. Seller agrees to maintain the heating, air conditioning, water heater, sewer, plumbing, electrical systems and any built-in appliances in working condition until delivery of possession.

18. Environmental: Seller represents to the best of Seller's knowledge, information and belief, there are no conditions present or existing with respect to the Property which may give rise to or create Environmental Hazards or Liabilities and there are no enforcement actions pending or threatened with respect thereto.

19. THIS OFFER IS BASED UPON BUYER'S PERSONAL INSPECTION OR INVESTIGATION OF THE PROPERTY AND NOT UPON ANY REPRESENTATION OR WARRANTIES OF CONDITION BY THE SELLER OR SELLER'S AGENT.

20. Offer Expiration: This offer to purchase is subject to acceptance by Seller on or before April 7, 2022 at 5:00 PM o'clock  M. date

21. Agency: The REALTORS® involved in this transaction are:

- \_\_\_\_\_ is agent for Seller.
- \_\_\_\_\_ is agent for Buyer.
- FRANNY BATCHELDER, eXp Realty is acting as limited dual agent representing both Buyer and Seller.

22. Broker Compensation:

- Buyer and Seller acknowledge that eXp Realty, LLC is being paid a fee by Seller and this fee will be shared by Brokers based on their separate agreement.
- Buyer and Seller will each compensate their respective Brokers.

Purchaser Signature: *Maulin Patel* Printed Name: Maulin Patel

Witness: \_\_\_\_\_

Purchaser Signature: \_\_\_\_\_ Printed Name: \_\_\_\_\_

Witness: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_

State: \_\_\_\_\_ Zip: \_\_\_\_\_ Phone: \_\_\_\_\_

*AGA*

Commercial Purchase Agreement – cont.

1305 Morningside Road, Fremont NE 68025  
Property Address

**RECEIPT**

(NAMES FOR DEED) RECEIVED FROM: \_\_\_\_\_ the sum of \_\_\_\_\_ (\$ \_\_\_\_\_) DOLLARS (by \_\_\_\_\_) to apply to the purchase price of the Property on terms and conditions as stated. This receipt is not an acceptance of the above offer to purchase.

REALTOR® (Company Name) \_\_\_\_\_

AGENTS NAME (Printed) \_\_\_\_\_

OFFICE ADDRESS \_\_\_\_\_

AGENTS SIGNATURE \_\_\_\_\_

**ACCEPTANCE**

04-09-2022

date

The Seller accepts the foregoing proposition on the terms stated and agrees to convey title to the Property, deliver possession, and perform all the terms and conditions set forth, and acknowledges receipt of an executed copy of this agreement except for the following modifications:

**See attached Counteroffer.**

WITNESS: \_\_\_\_\_

SELLER: Allan G. Arrmann

WITNESS: \_\_\_\_\_

SELLER: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

City \_\_\_\_\_

State \_\_\_\_\_

Zip \_\_\_\_\_

Phone \_\_\_\_\_

**BUYER RECEIPT AND ACCEPTANCE**

Buyer acknowledges a fully executed copy of this agreement and accepts Counter Proposal as set out above, if any.

DATE \_\_\_\_\_

BUYER \_\_\_\_\_

7. Applicable Conditions (continued)

This offer to purchase is contingent upon the buyer obtaining suitable financing.

Commencing on full execution of this agreement, Buyer will have a 30-day due diligence period wherein Buyer may decide not to move forward with this purchase for any reason, and earnest deposit money will be fully refundable. Buyer will notify Seller in writing if Buyer decides to void the contract during said due diligence period. Following these 30 days, the earnest money will become the property of the Seller. Closing date will be set after due diligence has been completed, and closing will be approximately 30 days following completion of the due diligence period.

This offer to purchase is contingent upon satisfactory Phase 1 and/or Phase 2 environmental reports if required by lender. If environmental issues are found, seller will correct these issues prior to closing.

After close of business of the c-store on the day prior to the closing date, inventory will be taken. Based on that inventory count, buyer will purchase all inventory inside the c-store on a per cost basis. All fuel inventory will be purchased per the market price of fuel on that day.

The liquor license will be transferred with the purchase.

Title and escrow company to be Nebraska Title Company. Earnest deposit of \$10,000 (as stated on page 1 of the purchase agreement) will be delivered to Nebraska Title Company within 48 hours of acceptance of this agreement by all parties.

*MP AGA*

1305 Morningside Road  
Fremont NE 68025  
Counteroffer to Purchase  
Agreement dated April 6, 2022

All fuel inventory will be purchased per Harms Oil's price of fuel on the day prior to closing.

All monies owed to BP by seller will be paid in full prior to closing. If applicable, buyer will have any and all BP branding and imaging removed from the premises no later than 60 days after the closing date. Seller will not be responsible for removing BP imaging.

With the exception of any vehicles, all rented or owned equipment required to run the business will transfer to the buyer at closing.

Any environmental testing will be done at Buyer's expense. Seller has no knowledge of any past or current environmental issues during his ownership of the property.

Storage containers are included in the sale but no contents of said storage containers are included in the sale.

~~Earnest deposit will be \$25,000.~~ *JPA AGA*

Seller will provide a signed statement provided by seller's counsel stating that seller has no knowledge of past or current environmental issues at the site during ownership of the property, and that, following consummation of this purchase, buyer agrees to indemnify and hold seller harmless from any environmental issues that might arise in the future.

All other terms and conditions remain the same.

SELLER

*Allan G. Assmann*  
\_\_\_\_\_  
Allan G. Assmann

04-09-2022

\_\_\_\_\_  
Date

BUYER

*Maulin Patel*  
\_\_\_\_\_  
Maulin Patel

04-19-2022

\_\_\_\_\_  
Date

RECEIVED

JUN 30 2022

NEBRASKA LIQUOR  
CONTROL COMMISSION



FRASER STRYKER  
PC LLO  
LAWYERS

500 ENERGY PLAZA  
409 SOUTH 17TH STREET  
OMAHA, NEBRASKA 68102-2663  
TELEPHONE 402.341.6000  
TELEFAX 402.341.8290  
WWW.FRASERSTRYKER.COM

JONATHON H. LATKA  
DIRECT DIAL: 402.978.5329  
JLATKA@FRASERSTRYKER.COM

June 30, 2022

***VIA EMAIL: [LCC.frontdesk@nebraska.gov](mailto:LCC.frontdesk@nebraska.gov)***

Nebraska Liquor Control Commission  
Licensing Division  
301 Centennial Mall South, 5th Floor  
Lincoln, NE 68509-5046

RE: Saga Properties Fremont, LLC d/b/a Dual Stop Fremont Liquor License Application

Dear Licensing Team:

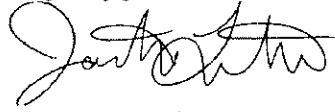
Enclosed is the application packet for the above referenced entity. This packet includes copies of:

- Form 100: Application for Liquor License
- Form 102: Limited Liability Company Insert
- Form 103: Manager Application Insert
- Form 147 Privacy Act Statements
- Form 125: Temporary Operating Permit Application
- Form 116: Spousal Affidavits of Non Participation

The fingerprints and Payport fees for this application have been submitted to the Commission. Please do not hesitate to reach out if you have any further concerns with this application.

June 30, 2022  
Page 2

Very truly yours,

A handwritten signature in black ink, appearing to read "Jonathon H. Latka". The signature is fluid and cursive, with the first name being the most prominent.

Jonathon H. Latka  
FOR THE FIRM

**Roberts, Rebecca**

---

**From:** Latka, Jonathon <jlatka@FraserStryker.com>  
**Sent:** Thursday, June 30, 2022 9:57 AM  
**To:** LCC Front Desk  
**Cc:** Hill, Lori  
**Subject:** Dual Stop Fremont Liquor License Application  
**Attachments:** FRASER-#2841678-v1-Dual\_Stop\_Fremont\_Liquor\_License\_Application.pdf

43 pgs

Dear Licensing Team,

Attached please find retail liquor license application and temporary operating permit application for Saga Properties Fremont, LLC d/b/a Dual Stop Fremont. Fees have been paid for this application via Payport as of this morning. If you need anything further for this application, please do not hesitate to contact me.

Thanks,  
Jon Latka



**Jonathon H. Latka**  
**Attorney**  
Fraser Stryker PC LLO  
500 Energy Plaza | 409 South 17th Street | Omaha, NE 68102  
Direct Dial 402.978.5329 | Fax 402.341.8290  
jlatka@fraserstryker.com

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# PAYPORT

NEBRASKA.GOV

**PURCHASE RECEIPT**

**Nebraska Liquor Control Commission**

P.O. Box 95046  
Lincoln NE 68509-5046  
(402)471-4881  
jackie.matulka@nebraska.gov  
OTC Local Ref ID: 71802886  
6/30/2022 09:39 AM

Status: **APPROVED**  
Customer Name: Jonathon H. Latka  
Type: Discover  
Credit Card Number: \*\*\*\* \* 9788

Items	Quantity	TPE Order ID	Total Amount
Retail Liquor License (Class A, B, C, D, I, J, AB, AD, IB)	1	71731490	\$400.00

Applicant Name:: **Saga Properties Fremont, LLC**

Trade Name (DBA):: **Dual Stop Fremont**

Address:: **1305 Morningside Rd.**

City:: **Fremont**

State:: **Nebraska**

Zip Code:: **68025**

Phone Number:: **712-490-1210**

Email Address:: **maulinpatel93@gmail.com**

Total remitted to the Nebraska Liquor Control Commission	\$400.00
Total Amount Charged	\$409.96



July 28, 2022

Fremont Tribune  
Classified Section  
Box 9  
Fremont, NE 68026

Good Day!

Please publish the following legal ad one time after July 28, but before August 3, 2022.

### **NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Dodge County Board of Supervisors will conduct a Public Hearing on August 10, 2022 at 9:15 A.M. in the Board Room of the Courthouse, 3rd floor, 435 N. Park, Fremont, Nebraska, to consider the application for a Class D – “Beer, Wine, Distilled Spirits, Off Sale Only License” for Saga Properties Fremont, LLC dba "Dual Stop Fremont" of 1305 E. Morningside Road, located in Block 2 of Section 25, Township 17 North, Range 8 East of the 6th P.M., in Road Rail Subdivision near Fremont, Dodge County, Nebraska. All persons desiring to give evidence before the local governing body in support of or in protest against the issuance of such license may do so at the time of the hearing.

Fred Mytty  
Dodge County Clerk

cc: Dual Stop Fremont



\*\*\* Proof of Publication \*\*\*

Newspaper: FREMONT TRIBUNE

STATE OF NEBRASKA)  
County of Dodge ) SS.

DODGE COUNTY CLERK

435 N PARK AVE Room 102  
FREMONT, NE 68025

ORDER NUMBER 1094875

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Dodge County Board of Supervisors will conduct a Public Hearing on August 10, 2022 at 9:15 A.M. in the Board Room of the Courthouse, 3rd floor, 435 N. Park, Fremont, Nebraska, to consider the application for a Class D -- "Beer, Wine, Distilled Spirits, Off Sale Only License" for Saga Properties Fremont, LLC dba "Dual Stop Fremont" of 1305 E. Morningside Road, located in Block 2 of Section 25, Township 17 North, Range 8 East of the 6th P.M., in Road Rail Subdivision near Fremont, Dodge County, Nebraska. All persons desiring to give evidence before the local governing body in support of or in protest against the issuance of such license may do so at the time of the hearing.

Fred Mytty  
Dodge County Clerk  
1094875 8:2 ZNEZ

The undersigned, being first duly sworn, deposes and says that she/he is a Clerk of the Fremont Tribune, legal newspaper printed, published daily Tuesday-Saturday and having a general circulation in the County of Dodge and State of Nebraska, and that the attached printed notice was published in said newspaper and that said newspaper is the legal newspaper under the statutes of the State of Nebraska.

The above facts are within my personal knowledge and are further verified by my personal inspection of each notice in each of said issues.

Clerk of the Fremont Tribune

Signature *[Handwritten Signature]* Date 8-7-22

Section: Class Legals

Category: 0093 Legals FREMONT

PUBLISHED ON: 08/02/2022

TOTAL AD COST: 10.80

FILED ON: 8/2/2022

Subscribed in my presence and sworn to before me on

Aug 2, 2022

*[Handwritten Signature]* Notary Public

