



PO Box 81906
Lincoln, NE 68501

EXHIBIT "A"

August 18, 2006

City of Lincoln Engineering
Attn: Byron Blum
531 Westgate Blvd. Ste. 100
Lincoln, NE 68528

Dear Sir:

Speedway Properties owns a property located at 1644 P Street. Neal Grummert the Leasee of the building would like to use the East door as his entrance to the building. The intention is to pour a sidewalk along the East side of the building running from the door South to the driveway. This letter is to document the fact that Speedway Properties is aware of the tenants proposed improvement and to provide formal permission for the right of way use.

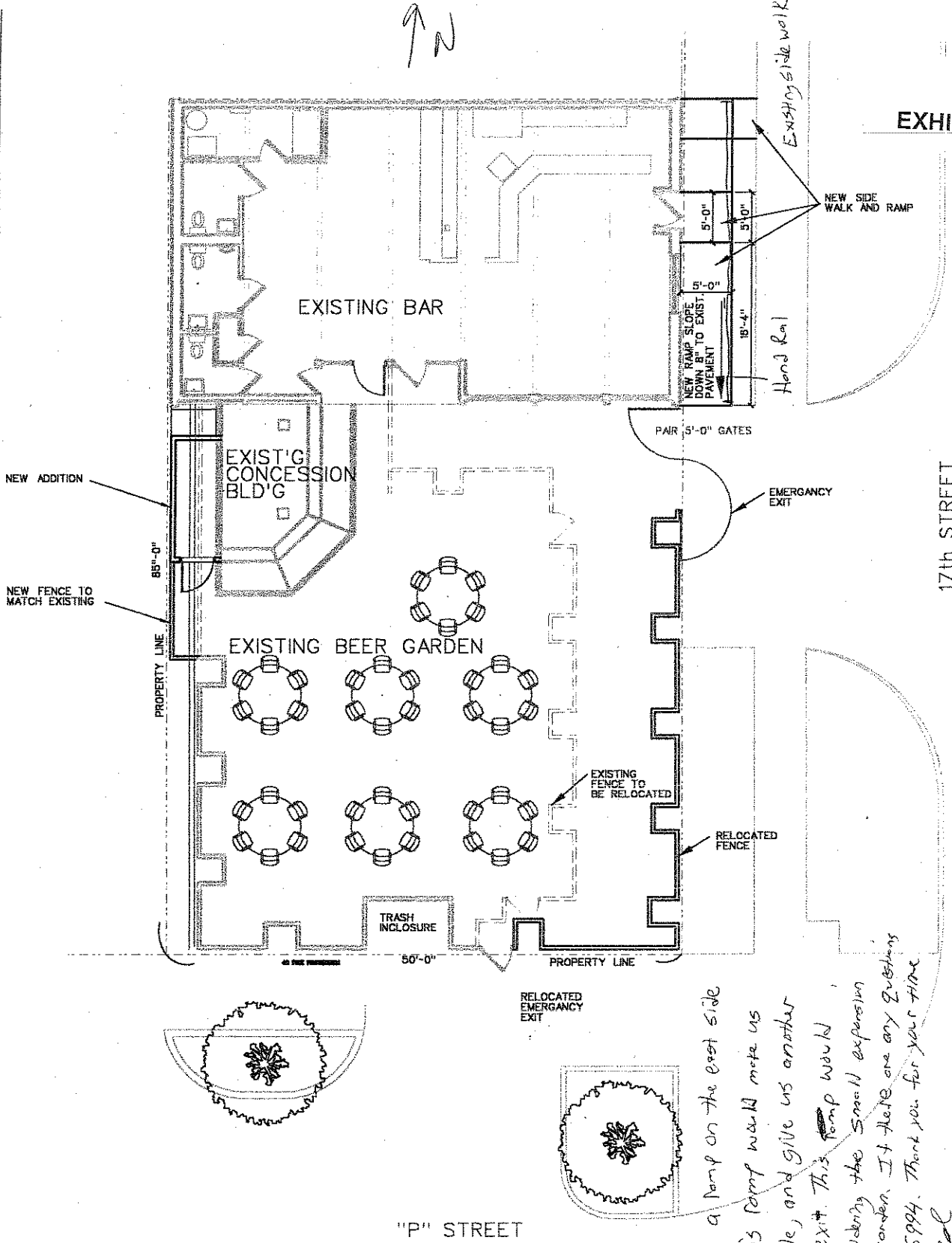
If you have further questions, please contact me at (402)326-2413.

Sincerely

A handwritten signature in black ink that reads 'Tom Gifford'.

Tom Gifford
Property/Project Manager

EXHIBIT "B"



SITE PLAN
SCALE: 1/8" = 1'-0"



We would like to add a ramp on the east side using city property. This ramp would make us truly handicap accessible, and give us another viable entrance and exit. This ramp would help out greatly considering the small expansion of our current beer garden. If there are any questions please call me at 770-6994. Thank you for your time and consideration. *Mal*

Neel Gurmurt

ACORD CERTIFICATE OF LIABILITY INSURANCE

CSR BM
BJPAR-1

DATE (MM/DD/YYYY)

08/31/06

PRODUCER
Copples Insurance Agency, Inc.
P.O. Box 83405
Lincoln NE 68501-
Phone: 402-475-3213

INSURED
B & J Partnership, Ltd.
P. O. Box 81906
Lincoln NE 68501

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE		NAIC #
INSURER A:	The Cincinnati Insurance Co.	10677
INSURER B:		
INSURER C:		
INSURER D:		
INSURER E:		

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR	ADD'L	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	X	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	CPP 074 53 49	12/31/05	12/31/06	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 1,000,000 \$ 100,000
		AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT (Ea accident)	\$
		<input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS				BODILY INJURY (Per person)	\$
		GARAGE LIABILITY				BODILY INJURY (Per accident)	\$
		<input type="checkbox"/> ANY AUTO				PROPERTY DAMAGE (Per accident)	\$
		EXCESS/UMBRELLA LIABILITY				AUTO ONLY - EA ACCIDENT	\$
		<input type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE DEDUCTIBLE RETENTION \$				OTHER THAN EA ACC AGG	\$
		WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				EACH OCCURRENCE	\$
		ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? If yes, describe under SPECIAL PROVISIONS below				AGGREGATE	\$
		OTHER					\$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES / EXCLUSIONS ADDED BY ENDORSEMENT / SPECIAL PROVISIONS
 Occupier of Public Space - Sidewalk on City Row at 1644 P Street
 The City of Lincoln is named as an additional insured as respects this project.


CERTIFICATE HOLDER

CANCELLATION

CITY--1

City of Lincoln
555 South 10 Street
Lincoln NE 68508

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING INSURER WILL ENDEAVOR TO MAIL 30 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO DO SO SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE


BOND OF OCCUPIER OF PUBLIC SPACE

Bond No. 409518

KNOW ALL MEN BY THESE PRESENTS, that we, B & J PARTNERSHIP, LTD.
of LINCOLN, NEBRASKA
as Principal, and UNIVERSAL SURETY COMPANY, a
corporation duly licensed to do business in the State of Nebraska, as Surety, are held and firmly bound unto the CITY
OF LINCOLN, NEBRASKA, in the penal sum of FIVE-THOUSAND AND NO/100
Dollars (\$5,000.00),
lawful money of the United States, for which payment well and truly to be made we bind ourselves and our heirs,
executors, administrators, legal representatives, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such that, whereas, the Principal has made application to the
City of Lincoln for permission to occupy space underneath, upon, or above public property at or adjacent to the
following described location in the City of Lincoln, Lancaster County, Nebraska, to wit: SIDEWALK AT 1644 'P'
STREET, LINCOLN, NEBRASKA

NOW, THEREFORE, if the Principal and his heirs, successors, or assigns shall faithfully perform and in all
things strictly comply with all conditions which now are or which may hereafter be required by Section 14.54.040 of
the Lincoln Municipal Code to be contained in the surety bond specified by said section, which conditions are hereby
incorporated by reference and made to apply to the above described occupation of space, then this obligation shall be
void, otherwise to remain in full force and effect until terminated as hereinafter provided.

THIS BOND MAY BE TERMINATED at any time by the Surety upon sending notice in writing, by certified
mail, to the City Clerk of said City and to the Principal, addressed to them at City of Lincoln, County-City Building,
555 South 10th Street, Lincoln, Nebraska 68508, and at the expiration of thirty (30) days from the receipt of said
notice, this bond shall ipso facto terminate and the Surety shall thereupon be released from any liability for any acts or
omissions of the Principal subsequent to said date.

DATED this 21ST day of AUGUST 20 06.

B & J PARTNERSHIP, LTD.

Principal

By: 

(Show Legal Capacity)

UNIVERSAL SURETY COMPANY

Surety

BY: 

D. A. Johansen

Attorney-in-Fact

Approved as to Form:


City Attorney

(Accompany this bond with Attorney-in-Fact's authority from Surety, certified to include the date of the bond.)

UNIVERSAL SURETY COMPANY

Lincoln, Nebraska

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That the UNIVERSAL SURETY COMPANY, a corporation of the State of Nebraska having its principal office in the City of Lincoln, Nebraska, pursuant to the following Bylaw, which was adopted by the Board of Directors of the said Company on July 23, 1981, to wit:

"Article V-Section 6. RESIDENT OFFICERS AND ATTORNEYS-IN-FACT. The President or any Vice President, acting with any Secretary or Assistant Secretary, shall have the authority to appoint Resident Vice Presidents and Attorneys-In-Fact, with the power and authority to sign, execute, acknowledge and deliver on its behalf, as Surety: Any and all undertakings of suretyship and to affix thereto the corporate seal of the corporation. The President or any Vice President, acting with any Secretary or Assistant Secretary, shall also have the authority to remove and revoke the authority of any such appointee at any time." does hereby make, constitute and appoint

D. A. Johansen or S. Edward Copple or Karen Kyncl,
Lincoln, Nebraska

its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver for and on its behalf, as Surety:
Any and all undertakings of suretyship

And the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Company, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the Company at its offices in Lincoln, Nebraska, in their own persons.

The following Resolution was adopted at the Regular Meeting of the Board of Directors of the UNIVERSAL SURETY COMPANY, held on July 23, 1981:

"RESOLVED, That the signatures of officers of the Company and the seal of the Company may be affixed by facsimile to any Power of Attorney executed in accordance with Article V-Section 6 of the Company Bylaws: and that any such Power of Attorney bearing such facsimile signatures, including the facsimile signature of a certifying Assistant Secretary and facsimile seal shall be valid and binding upon the Company with respect to any bond, undertaking or contract of suretyship to which it is attached."

All authority hereby conferred shall remain in full force and effect until terminated by the Company.

IN WITNESS WHEREOF, UNIVERSAL SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereunto affixed this 12 day of April, 20 03.

UNIVERSAL SURETY COMPANY

Secretary

State of Nebraska)
) ss.
County of Lancaster)

By

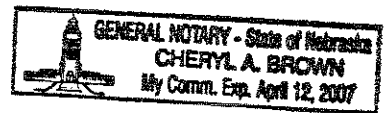
Vice President



On this 12 day of April, 20 03 before me personally came Robert L. Privett, to me known, who being by me duly sworn, did depose and say that (s)he resides in the County of Seward, State of Nebraska; that (s)he is the Vice President of the UNIVERSAL SURETY COMPANY, the corporation described in and which executed the above instrument; that (s)he knows the seal of the said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation; that (s)he signed (his) (her) name by like order; and that Bylaw, Article V-Section 6, adopted by the Board of Directors of said Company, referred to in the preceding instrument, is now in force.

Notary Public

My Commission Expires April 12, 2007.



I, Jeanne Bower, Assistant Secretary of UNIVERSAL SURETY COMPANY, do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney executed by said UNIVERSAL SURETY COMPANY, which is still in full force and effect.

Signed and sealed at the City of Lincoln, Nebraska this 21ST day of AUGUST, 20 06.

Assistant Secretary