

John C. Graham

OHIO LEGAL SUPPLY, INC.  
P.O. Box 84255, Columbus, Ohio 43224

73-18-04-62-001

# Know All Men By These Presents.

629 DOWNARD RD

**That,** SOUTHEASTERN OHIO TELEVISION SYSTEM, a partnership  
629 Downard Road, Zanesville, Ohio 43701

for the consideration of ONE DOLLAR AND 00/100 -----  
-----(\$1.00) received to its full satisfaction of

, the Grantor

SOUTHEASTERN OHIO BROADCASTING SYSTEM, INC. AND NJL COMPANY, INC., one-half (1/2) each  
629 Downard Rd. 629 Downard Rd.  
Zanesville, Ohio 43701 Zanesville, Ohio 43701

, the Grantee, do

**Give, Grant, Bargain, Sell and Convey** unto the said Grantee s,  
heirs and assigns, the following described premises, situated in the Township of  
Wayne, County of Muskingum and State of Ohio.

Being a part of a tract conveyed to Walter H. Lutz from the Bethesda Hospital Association by deed dated December 16, 1940 and recorded in Volume 290, Page 599 of the Muskingum County Deed Records; situated in the northwest quarter of Section 7, Township 12, Range 13, Wayne Township, Muskingum County, Ohio and being further described as follows:

Commencing at the northwest corner of the said northwest quarter; thence, south 04 degrees 00 minutes 00 seconds west 661.10 feet (by deed) along the section line (Zanesville Corporation Line) to the north line of the said Walter H. Lutz tract; thence south 86 degrees 00 minutes 00 seconds east 520.10 feet (by deed) along the said north line of the Lutz tract (Zanesville Corporation Line) to an existing axle, said axle also being the northwest corner of a 10.84 acre tract conveyed to Southeastern Ohio Broadcasting System, Inc. as recorded in Volume 412, Page 305 of the Muskingum County Deed Records; thence south 86 degrees 00 minutes 00 seconds east 512.92 feet along the north line of said 10.84 acre tract to an iron pin set, said iron pin also being the place of beginning of this tract; thence continuing along the north line of said 10.84 acre tract south 86 degrees 00 minutes 00 seconds east 236.27 feet to an existing axle in the center of County Road Number 483 (Lutz Lane); thence south 15 degrees 42 minutes 32 seconds west 327.65 feet to the center of County Road Number 483 (Lutz Lane); thence north 86 degrees 00 minutes 00 seconds west 165.23 feet to an iron pin set, passing an iron pin set at 15.71 feet; thence north 09 degrees 14 minutes 41 seconds east 81.15 feet to an iron pin set; thence north 02 degrees 08 minutes 59 seconds east 68.82 feet to an iron pin set; thence north 06 degrees 16 minutes 13 seconds west 107.35 feet to an iron pin set; thence north 12 degrees 09 minutes 10 seconds east 66.27 feet to the place of beginning.

Containing 1.47, more or less acres, subject to all legal road right-of-way of County Road Number 483 (Lutz Lane) and all applicable easements.

All iron pins set are 5/8 inch x 30 inch rebar with plastic identification caps.

Bearings are based on the deed bearing of the tract as previously surveyed January 20, 1951 in Deed Volume 412, Page 305.

I hereby certify to the best of my knowledge and belief this survey and description to be correct as surveyed by me, this 14th day of November, 1986.  
W. J. Biedenbach, Registered Surveyor #5718.

PRIOR DEED REFERENCE: VOLUME 412, PAGE 305  
AUDITOR'S PARCEL NO.: 73-73-18-04-62-000

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY [Signature]  
8/2/88

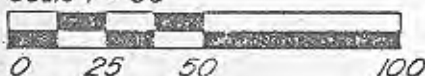
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be the same more or less, but subject to all legal highways.

EXHIBIT B-1 - To Lease of October \_\_, 1987,  
pertaining to 1.47 acres of land owned  
and/or occupied by  
WHIZ-AM-FM-TV.  
Northwest Corner of  
the Northwest Quarter  
of section 7

EXHIBIT B-1

Scale 1" = 50'



• Existing iron pin (axle)

⊙ Iron pin set ( $\frac{3}{8}$ " rebar w/ 10. cap)

Corporation Line (Section Line)  
S. 04°00'00" W. 66.11' (dead)

S. 86°00'00" E. 520.1' (dead) S. 86°00'00" E. 512.92'

Northwest Corner of  
A.P. Lutz Farm

N. 12°09'10" E. 66.27'

N. 06°16'13" W. 107.35'

N. 02°08'59" E. 68.82'

N. 09°14'41" E. 81.15'

S. 86°00'00" E. 236.27'

Southeastern Ohio Broadcasting  
System, Inc. 412-305  
1.470± acres  
Par. N° 73-73-18-04-62-000 (part)

Southeastern Ohio Broadcasting  
System, Inc. 412-305

County Rd. 483  
(Lutz Lane)  
S. 15°42'32" W. 327.65'

149.52' 15.71'  
N. 86°00'00" W. 165.23'

NORMA A. LITTICK, Individually and  
as President of RADIO and President  
of NJL COMPANY, INC. in its  
capacity as a partner in TV and  
other pertinent capacities.

JOHN C. GRAHAM, Individually and  
as Secretary of RADIO and President  
of EBG COMPANY, INC. and JCG COMPANY,  
INC. and EBG, JR. COMPANY, INC., and  
all other pertinent capacities.

Being a part of a tract conveyed to Walter H. Lutz, from  
the Bethesda Hospital Association by deed dated December  
16, 1940 and recorded in Volume 290 Page 599 of the  
Muskingum County Deed Records; Situated in the Northwest  
Quarter of Section 7, Township 12, Range 13, Wayne  
Township, Muskingum County, Ohio.

Bearings are based on the deed bearing of this tract as  
previously surveyed January 20, 1951 (Vol. 412 Pg. 305)

I hereby certify to the best of my knowledge and belief the  
above plat and survey to be correct as surveyed by me,  
this 12th day of November 1986.

W. J. Biedenbach  
Reg. Surveyor #5718

DESCRIPTION APPROVED  
FOR AUDITOR'S TRANSFER

BY W. J. Biedenbach  
8/2/88

W. J. BIEDENBACH & ASSOC.  
Surveying & Mapping  
3120 Lisa Ln. Zanesville, Ohio 43701  
(614) 453-4850

Drawn by AB Date 11-12-86

Scale 1" = 50' Checked W. J. Biedenbach