

EXHIBIT A

Metro Rank: 139
Revenue Rank: 138

Burlington-Plattsburgh, VT-NY Market Overview



Market Radio Financials

(all figures in 000's, except percentages and ratios)

ESTIMATED GROSS REVENUES ★ ★	1998	1999	2000	2001	2002	2003	Δ 98-03
	\$12,100	\$11,800	\$13,000	\$12,600	\$13,400	\$14,100	3.1%
	Δ 02-03	2004	2005	2006	2007	2008	Δ 03-08
	5.2%	\$14,800	\$15,400	\$16,200	\$16,900	\$17,800	4.8%
Revenue/Retail Sales	1998	2003	2008	Est. Breakout			
	NA ^{1/}	\$2,531,000	\$2,661,000	Local 80%			
Revenue/Capita	\$35.34	\$39.18	\$48.11	National 20%			

Demographic and Economic Overview (000's, except Retail Sales and EBI in 000,000's)

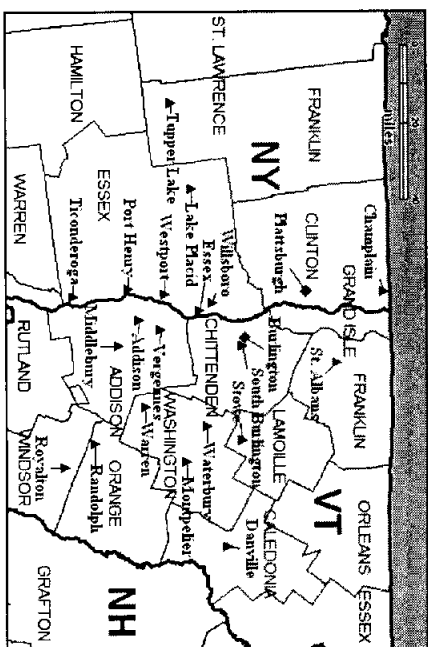
	1998	2003	Growth Rate	2003	2008	Growth Rate
MSA Population	342.4	359.9	1.0%	359.9	370.0	0.6%
Households	124.7	138.0	2.0%	138.0	145.3	1.0%
Retail Sales	NA ^{1/}	5,575.4	NA ^{1/}	5,575.4	6,694.7	3.7%
EBI ^{2/}	5,198.7	6,027.9	3.0%	6,027.9	7,060.2	3.2%

Demographic Breakdown

	Total	Under 12	12 - 17	18 - 24	25 - 34	35 - 44	45 - 54	Over 55
Men (000)	179.1	26.4	16.0	22.0	23.4	29.5	27.2	34.6
Women (000)	180.8	25.7	15.2	20.8	21.2	28.7	27.2	41.9
Total	359.9	52.1	31.2	42.8	44.6	58.2	54.4	76.5
Percentage	100.0%	14.5%	8.7%	11.9%	12.4%	16.2%	15.1%	21.3%
Per Capita	\$ 16,747	Median Household \$ 37,262						
Ethnic Population:	White 94.5%	Black 1.9%	Asian 1.2%	Avg Household \$ 43,693				
				Hispanic 1.5%				

Market Summary

FM Classes	Class A	Class B	Class C	Viable FMs	All FMs	All AMs	Total
# Stations	7		14	9	21	12	33
Tot 12+	10.1		58.2	58.3	68.3	9.5	77.8
Avg 12+	1.4		4.2	6.5	3.3	0.8	2.4
Tot LCS	13.0		74.8	74.9	87.8	12.2	100.0
Avg LCS	1.9		5.3	8.3	4.2	1.0	3.0



Metro Counties / Population (000)

Clinton, NY	80.0
Essex, NY	39.3
Addison, VT	37.0
Chittenden, VT	149.3
Franklin, VT	47.0
Grand Isle, VT	7.3
	359.9

1/ Estimate not available. See page 6. 2/ EBI estimates are for previous year than noted in column header.
Investing In Radio 2004 3rd Edition. Copyright (c) 2004 BIA Financial Network, Inc. All rights reserved. (703) 818-2425

FM Stations

Calls	City of License	FCC Class	Freq	Power (kW)	HAAT	C Owner	Year Date Std Acq'd	Sales Price (000)	L M A	Format	2003 Est		Avg '03 Local Comm	ARB 12+ Metro Shares (see rights)									
											Revenue (000)/1	Power Ratio		Spring 2004	Fall 2004	Spring 2003	Fall 2003	Spring 2002	Fall 2002	Spring 2001	Fall 2001	Spring 2000	Fall 2000
WVTK	Port Henry	C3	92.1	18.0	10 g	Clear Channel Comm	82 0101	9	CHR		150		0.6	1.5	1.1	0.5	0.4	0.0	0.5	1.0	0.0	0.0	
WEAL	Burlington	C	92.9	46.0	2704 g	Clear Channel Comm	69 0008	9	1 AC		2,050	1.71	8.5	6.5	7.3	6.5	6.9	7.4	9.6	6.5	8.4		
WXFZ	Addison	C3	93.7	25.0	289 c	Northeast Bcsig Co	99 0101	434	Hot AC		250	0.77	2.3	1.3	2.8	1.9	1.8	1.5	1.6	0.0	0.0		
WXXX	South Burlington	C3	95.5	25.0	236 b	Sison Bcsig Inc	84 9704	2,939 c2	CHR		1,550	0.96	11.5	7.3	8.0	9.1	9.1	9.3	10.1	9.5	13.4		
WDOT	Danville	A	95.7	3.8 cp	246 c	Northeast Bcsig Co	96 9512	153 cp	AAA					0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
WDEV	Warren	C3	96.1	0.4	2277 d	Radio Vermont Group	89 9210	643	FullService		500	0.99	0.3	0.6	0.2	0.0	0.4	0.4	0.0	0.0	0.0		
WXZO	Willisboro	A	96.7	1.0	797 g	Clear Channel Comm	95 0008		g 1 Talk				3.6	1.3	1.1	2.3	3.3	2.1	0.9	1.5	0.6		
WKOK	Burlington	C1	98.9	100.0	308 a	Hall Communications	62 8312	1,950	Country		2,800	0.95	21.0	14.7	20.5	14.5	18.7	19.5	17.8	14.9	12.3		
WBTV	Plattsburgh	C	99.9	100.0	984 f	Burlington Bcsigs	60		Alive/80Hits		900	0.71	9.0	8.2	5.6	7.5	6.7	5.1	6.6	8.0	7.8		
WCPV	Essex	A	101.3	1.0	797 g	Clear Channel Comm	94 0008		g 1 Cisc Rock		1,250	1.41	6.3	5.6	4.5	4.0	6.0	6.1	4.7	9.0	7.8		
WCVT	Stowe	C3	101.7	0.5	2067 d	Radio Vermont Group	77 9708	450	Classical		75	0.31	1.7	1.1	1.3	1.6	1.1	2.3	0.5	0.5	2.2		
WCVR	Randolph	C3	102.1	11.0	436	Clear Channel Comm	82 0101		9 Country		50		0.4	0.0	0.0	0.7	0.0	0.0	0.0	0.0	0.0		
WLFE	St. Albans	A	102.3	0.9 cp	846 c	Northeast Bcsig Co	70 0105	575 c1	3 Country		125	0.35	2.5	1.9	1.5	2.8	1.1	1.7	1.6	0.0	0.0		
WRGR	Tupper Lake	A	102.3	0.2	1447	Nardiello Bcsig Inc	80 9805	34	2 Cisc Rock					0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
WCLX	Westport	A	102.9	6.0	302	Jackson, Dennis	97		Progressive		50		1.1	1.1	1.1	0.0	0.0	0.0	0.0	0.0	0.0		
WVJT	Royalton	A	103.1	6.0 cp	279 c	Northeast Bcsig Co	96 0203		cp AAA					0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0		
WLKC	Waterbury	C3	103.3	2.9	932 c	Northeast Bcsig Co	85 9910	700	Hot AC		125	0.68	1.3	1.7	0.9	1.2	0.9	1.7	1.4	2.0	1.1		
WNCS	Montpelier	C2	104.7	1.9	2080 c	Northeast Bcsig Co	77 8702	750	AAA		850	1.44	4.2	2.2	2.4	3.0	3.6	2.8	3.5	3.5	2.8		
WKOL	Plattsburgh	C3	105.1	23.5	338 a	Hall Communications	94 9504	1,100	Oldies		1,050	0.92	8.1	5.2	7.1	7.5	5.3	5.9	6.8	6.0	6.1		
WL PW	Lake Placid	C3	105.5	25.0 cp	-194 e	Radio Lake Placid	79 8812	1,000 c1	2 Cisc Rock		50		0.4	0.6	0.6	0.7	0.0	0.0	0.0	0.0	0.0		
WIZN	Vergennes	C2	106.7	20.0 cp	751 f	Burlington Bcsigs	83 8806	2,350	Rock		1,050	1.18	6.3	7.3	4.5	5.6	4.4	5.9	5.4	6.5	7.3		
# FM Stations -													88.0	68.3	70.5	69.4	69.7	71.7	71.0	68.9	69.8		

AM Stations

●	Calls	City of License	FCC Class	Freq	Day		Night		Owner	Year Date Std Acqd	Sales		L M A	Format	2003 Est		Avg '03 Local Comm	ARB 12+ Metro Shares (see rights)													
					Power (kW)	Power (kW)	C	Price (000)			Revenue (000)/1	Power Ratio			Spring 2004	Fall 2003		Spring 2003	Fall 2002	Spring 2002	Fall 2001	Spring 2001	Fall 2000								
WDEV	Waterbury	B	550	5.0 cp	1.00 d	Radio Vermont Group	31 6906											0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0				
WVMT	Burlington	B	620	5.0	5.00 b	Sison Bcsig Inc	22 9704					c2	Nws/Sb/TK			400	0.73	3.9	1.5	1.5	3.5	2.7	1.3	1.4	2.5	1.1	1.1				
WCHP	Champlain	D	760	35.0	0.01	Champlain Radio Inc	85						Christian						0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0				
WIRD	Lake Placid	D	920	5.0	0.09 e	Nardiello Bcsig Inc	61 0310 p					nc 2	Sports						0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0				
WEAV	Plattsburgh	B	960	5.0	5.00 g	Clear Channel Comm	35 0201					150	1 Talk			125	0.89	1.0	0.4	0.6	0.9	0.7	0.8	0.7	1.5	2.2	2.2				
WTVWK	Plattsburgh	D	1070	5.0	0.00 c	Northeast Bcsig Co	68 0202					150	3 Talk			50		0.3	1.1	0.4	0.5	0.0	0.4	0.0	0.0	0.0	0.0				
WJOY	Burlington	C	1230	1.0	1.00 a	Hall Communications	46 8312						MOR			200	0.55	2.6	2.4	2.2	1.9	2.2	1.7	1.9	5.5	5.6	5.6				
WIPS	Ticonderoga	D	1250	1.0	0.00	BisBlue LLC	55 0404					93	Oldies						0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0				
WIRY	Plattsburgh	C	1340	1.0	1.00	Homelown Radio Inc	50 9408					175	AC			175	0.54	2.3	2.2	1.9	1.4	2.2	2.5	3.5	0.0	0.0	0.0				
WVAA	Burlington	B	1390	5.0	5.00 d	Radio Vermont Group	54 9905					428 na	Country			250	1.04	1.7	1.9	1.7	1.6	1.1	0.4	1.2	2.5	2.8	2.8				
WVSA	St. Albans	D	1420	1.0	0.11 c	Northeast Bcsig Co	30 0105					c1 3	Talk/AdStd						0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0				
WFAD	Middlebury	C	1490	1.0	1.00 c	Northeast Bcsig Co	65 0107					180	Oldies					11.8	9.5	8.3	9.8	8.9	7.1	8.7	12.0	11.7	11.7				
# AM Stations -																		12	# Combos -		9	AM TOTALS									

Stations Profiled -	33	# Duopolies -	11	Total Local Commercial Share	77.8	78.8	79.2	78.6	78.8	79.7	80.9	81.5
---------------------	----	---------------	----	------------------------------	------	------	------	------	------	------	------	------

EXHIBIT B



FCC Geographic Market Definition for Burlington-Plattsburgh,

City & State							Home Mkt Rank	Owner	City & State of License	County of License
Call Letters	AM/ FM	Freq	Type Station	Format	Home Market					
WANC	FM	103.9	NC	Nws/Inf/Cls	Burlington-Plattsburgh, VT-NY	139	WAMC/Northeast Public Radio	Ticonderoga, NY	Essex	
WBTV	FM	99.9	C	Alive/80Hits	Burlington-Plattsburgh, VT-NY	139	Burlington Broadcasters	Plattsburgh, NY	Clinton	
WCEL	FM	91.9	NC	Nws/TK/Inf	Burlington-Plattsburgh, VT-NY	139	WAMC/Northeast Public Radio	Plattsburgh, NY	Clinton	
WCHP	AM	760	C	Christian	Burlington-Plattsburgh, VT-NY	139	Champlain Radio Inc	Champlain, NY	Clinton	
WCLX	FM	102.9	C	Progressive	Burlington-Plattsburgh, VT-NY	139	Jackson, Dennis	Westport, NY	Essex	
WCPV	FM	101.3	C	Cisc Rock	Burlington-Plattsburgh, VT-NY	139	Clear Channel Communications	Essex, NY	Essex	
WCVR	FM	102.1	C	Country	Burlington-Plattsburgh, VT-NY	139	Clear Channel Communications	Randolph, VT	Orange	
WCVT	FM	101.7	C	Classical	Burlington-Plattsburgh, VT-NY	139	Radio Vermont Group LLC	Stowe, VT	Lamoille	
WDEV	AM	550	C	FullService	Burlington-Plattsburgh, VT-NY	139	Radio Vermont Group LLC	Waterbury, VT	Washington	
WDEV	FM	96.1	C	FullService	Burlington-Plattsburgh, VT-NY	139	Radio Vermont Group LLC	Warren, VT	Washington	
WDOT	FM	95.7	C	AAA	Burlington-Plattsburgh, VT-NY	139	Northeast Broadcasting Company	Danville, VT	Caledonia	
WEAV	AM	960	C	Talk	Burlington-Plattsburgh, VT-NY	139	Clear Channel Communications	Plattsburgh, NY	Clinton	
WEZF	FM	92.9	C	AC	Burlington-Plattsburgh, VT-NY	139	Clear Channel Communications	Burlington, VT	Chittenden	
WFAD	AM	1490	C	Oldies	Burlington-Plattsburgh, VT-NY	139	Northeast Broadcasting Company	Middlebury, VT	Addison	
WGLY	FM	91.5	NC	Christian	Burlington-Plattsburgh, VT-NY	139	Christian Ministries Inc	Bolton, VT	Chittenden	
WIPS	AM	1250	C	Oldies	Burlington-Plattsburgh, VT-NY	139	BisBlue LLC	Ticonderoga, NY	Essex	
WIRD	AM	920	C	Sports	Burlington-Plattsburgh, VT-NY	139	p Nardiello Broadcasting Incorporated	Lake Placid, NY	Essex	
WIRY	AM	1340	C	AC	Burlington-Plattsburgh, VT-NY	139	Hometown Radio Inc	Plattsburgh, NY	Clinton	
WIZN	FM	106.7	C	Rock	Burlington-Plattsburgh, VT-NY	139	Burlington Broadcasters	Vergennes, VT	Addison	
WJOY	AM	1230	C	MOR	Burlington-Plattsburgh, VT-NY	139	Hall Communications Inc	Burlington, VT	Chittenden	
WKOL	FM	105.1	C	Oldies	Burlington-Plattsburgh, VT-NY	139	Hall Communications Inc	Plattsburgh, NY	Clinton	
WLFE	FM	102.3	C	Country	Burlington-Plattsburgh, VT-NY	139	Northeast Broadcasting Company	St. Albans, VT	Franklin	
WLKC	FM	103.3	C	Hot AC	Burlington-Plattsburgh, VT-NY	139	Northeast Broadcasting Company	Waterbury, VT	Washington	
WLPW	FM	105.5	C	Cisc Rock	Burlington-Plattsburgh, VT-NY	139	Radio Lake Placid Inc	Lake Placid, NY	Essex	
WNCS	FM	104.7	C	AAA	Burlington-Plattsburgh, VT-NY	139	Northeast Broadcasting Company	Montpelier, VT	Washington	
WOKO	FM	98.9	C	Country	Burlington-Plattsburgh, VT-NY	139	Hall Communications Inc	Burlington, VT	Chittenden	
WQKE	FM	93.9	NC	Alternative	Burlington-Plattsburgh, VT-NY	139	State University of New York	Plattsburgh, NY	Clinton	
WGR	FM	102.3	C	Cisc Rock	Burlington-Plattsburgh, VT-NY	139	Nardiello Broadcasting Incorporated	Tupper Lake, NY	Franklin	
WRJT	FM	103.1	C	AAA	Burlington-Plattsburgh, VT-NY	139	Northeast Broadcasting Company	Royalton, VT	Windsor	
WRMC	FM	91.1	NC	Variety	Burlington-Plattsburgh, VT-NY	139	Middlebury College	Middlebury, VT	Addison	
WRSA	AM	1420	C	Talk/AdStd	Burlington-Plattsburgh, VT-NY	139	Northeast Broadcasting Company	St. Albans, VT	Franklin	
WRUV	FM	90.1	NC	Variety	Burlington-Plattsburgh, VT-NY	139	University of Vermont	Burlington, VT	Chittenden	
WTWK	AM	1070	C	Talk	Burlington-Plattsburgh, VT-NY	139	Northeast Broadcasting Company	Plattsburgh, NY	Clinton	
WVAA	AM	1390	C	Country	Burlington-Plattsburgh, VT-NY	139	Radio Vermont Group LLC	Burlington, VT	Chittenden	

"C" - Commercial Station; "NC" - Non Commercial Station

"p" indicates pending sale to owner listed



FCC Geographic Market Definition for Burlington-Plattsburgh,

Call Letters	AM/ FM	Type	Freq	Station	Format	Home Market	Home		Owner	City & State of License		County of License
							Mkt	Rank				
WVMT	AM	C	620	C	Nws/Spt/Tlk	Burlington-Plattsburgh, VT-NY	139		Sison Broadcasting Incorporated	Burlington, VT	Chittenden	
WVPS	FM	NC	107.9	NC	Cls/Nws/Inf	Burlington-Plattsburgh, VT-NY	139		Vermont Public Radio	Burlington, VT	Chittenden	
WVTK	FM	C	92.1	C	CHR	Burlington-Plattsburgh, VT-NY	139		Clear Channel Communications	Port Henry, NY	Essex	
WWPV	FM	NC	88.7	NC	Variety	Burlington-Plattsburgh, VT-NY	139		Saint Michaels College	Colchester, VT	Chittenden	
WXAL	FM	C	93.7	C	Hot AC	Burlington-Plattsburgh, VT-NY	139		Northeast Broadcasting Company	Addison, VT	Addison	
WXLU	FM	NC	88.3	NC	Educational	Burlington-Plattsburgh, VT-NY	139		St Lawrence University	Peru, NY	Clinton	
WXXX	FM	C	95.5	C	CHR	Burlington-Plattsburgh, VT-NY	139		Sison Broadcasting Incorporated	South Burlington, VT	Chittenden	
WXZO	FM	C	96.7	C	Talk	Burlington-Plattsburgh, VT-NY	139		Clear Channel Communications	Willisboro, NY	Essex	

Number of Stations in Geographic Market 42

"C" - Commercial Station; "NC" - Non Commercial Station

"p" indicates pending sale to owner listed

Printed: 10/18/2004 Data: 10/18/2004

(c) BIA Financial Network, Inc.

EXHIBIT C



October 18, 2004

Steven Silberberg
Northeast Broadcasting Company
288 South River Street
Bedford, NH 03110

Dear Steven,

This letter serves as confirmation that as of August 2004, Arbitron has created the Montpelier-Barre-Waterbury metro effective with the Fall 2004 survey. The Montpelier-Barre-Waterbury metro consists of the counties of Washington, Caledonia, Orleans and Essex, Vermont. In addition, Arbitron has created the Lebanon-Rutland-White River Junction metro consisting of Sullivan County, New Hampshire, a portion on Grafton County, New Hampshire and the Vermont counties of Orange, Windsor and Rutland. The Lebanon-Rutland-White River Junction metro also was created in August 2004 and became effective with the Fall 2004 survey.

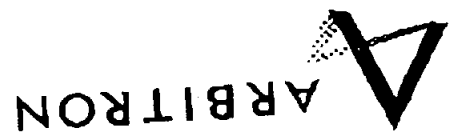
Furthermore, station WDOT-FM licensed to Danville, Vermont is located in the Montpelier metro and WRJT licensed to Royalton, Vermont is located in the Lebanon-Rutland-White River Junction metro.

Please contact me if you have any questions at 401-354-5558.

Regards,

Vin Ciavatta, CRMC
Senior Account Manager
Radio Station Services

EXHIBIT D



October 18, 2004

Steven Silberberg
Northeast Broadcasting Company
288 South River Street
Bedford, NH 03110

Dear Steven,

This letter serves as confirmation that as of August 2004, Arbitron has created the Montpelier-Barre-Waterbury metro effective with the Fall 2004 survey. The Montpelier-Barre-Waterbury metro consists of the counties of Washington, Caledonia, Orleans and Essex, Vermont.

Furthermore, stations WNCS Montpelier and WLKC Waterbury cities of license are located within the metro of Montpelier-Barre-Waterbury.

Please contact me if you have any questions at 401-354-5558.

Regards,

Vin Ciavatta, CRMC
Senior Account Manager
Radio Station Services

Arbitron Inc • 142 West 57th Street • New York, NY 10019-3300