

EXHIBIT 13

Agreements for Sale of Station and Description of Transaction

The instant application seeks consent to the assignment of the FCC licenses for KCOY-TV, Santa Maria, California (Facility ID No. 63165) (the “Station”) from Cowles California Media Company (“Cowles”) to VistaWest California, LLC (“VistaWest”).

The manager and sole member of VistaWest is Lyle Leimkuhler, who is the manager and sole member of VistaWest Media, LLC, licensee of KIDK(TV), Idaho Falls, ID (Facility ID No. 56028), KXPI-LD, Pocatello, ID (Facility ID No. 28231), K07QC-D, Driggs, ID (Facility ID No. 5302), K10AW-D, Challis, ID (Facility ID No. 56026), K11CP-D, Fish Creek, ID (Facility ID No. 56035).

The following agreements are attached to the instant exhibit:

- Executed Assignment and Assumption Agreement, by and between VistaWest and NPG of California, Inc. (“NPG”), dated as of December 26, 2013 (the “Assignment and Assumption Agreement”)
- Executed Side Letter, by and among VistaWest, Lyle Leimkuhler, and NPG, dated as of January 2, 2014 (the “Side Letter”)
- Unexecuted Shared Services Agreement, by and between VistaWest and NPG, intended to be executed and effective as of the date of closing of the proposed transaction (the “Shared Services Agreement”)
- Unexecuted Management Services Agreement, by and between VistaWest and Lyle Leimkuhler, intended to be executed and effective as of the date of closing of the proposed transaction (the “Management Services Agreement”)
- Unexecuted Option Agreement by and among VistaWest, Lyle Leimkuhler, and NPG, intended to be executed and effective as of the date of closing of the proposed transaction (the “Option Agreement”)

Pursuant to that certain Call Option Agreement by and between Cowles and NPG, dated as of September 20, 2013, and attached to the instant application, NPG acquired an option to purchase the Station from Cowles, which, pursuant to the Assignment and Assumption Agreement, has been assigned to and assumed by VistaWest.

Pursuant to the Side Letter, NPG has agreed to cause its affiliated party, BERKS Properties, LLC, to guarantee the indebtedness of VistaWest for the financing necessary to acquire the Station.

Upon consummation of the assignment of licenses as proposed in the instant application, pursuant to the Shared Services Agreement, NPG will provide certain technical, administrative and back-office, sales support and business services for the Station, all under the supervision and control of VistaWest. The Management Services Agreement provides that Lyle Leimkuhler will personally provide management services to VistaWest, including with respect to the finances, programming, and personnel of the Station.

Additionally, pursuant to the Option Agreement, upon consummation of the proposed assignment, NPG will have an option, at its election and subject to the prior consent of the Commission, to purchase (i) all equity interests in or with respect to VistaWest, including 100 percent of the membership interests in VistaWest, or (ii) all of VistaWest's assets relating to the Station.

The foregoing agreements comply with the Commission's current rules, regulations, and policies. *See, e.g.*, FCC File Nos. BALCDT-20130719CXX (KIDK, Idaho Falls, ID); BALCDT-20121129BGX (KMTR, Eugene, OR); BALCDT-20121011AAP (WLAJ, Lansing, MI). In fact, the structure of the proposed transaction is, for all intents and purposes, identical to that proposed and consented to in File No. BALCDT-20130719CXX.

* * * * *