

SCHEDULE 1.1

CONTRACTS (None)

SCHEDULE 1.2

EQUIPMENT LIST ATTACHED

EQUIPMENT LIST (WBOK)

1 Nemark 6-channel studio mixer

1 5-disc CD-changer (player)

1 EAS unit

1 Radio Shack microphone

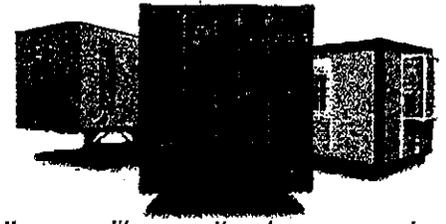
1 Radio Shack speaker

1 60-watt LPB transmitter

SCHEDULE 1.3
LEASES ATTACHED



RENTAL



BATON ROUGE BRANCH
 Phone: 225-647-9713
 Fax: 225-647-9719
 Written By: AL LAURO

Providing quality on-site storage products
 and superior customer service since 1988

(800)662-8810 • www.mobilestorage.com

CUSTOMER/JOB SITE INFORMATION

CUSTOMER INFO	JOB SITE INFO	CONTRACT INFO
Cust. #: 163764 Ordered By: ERNIE CAIN Name: DANNY MILLER Address: 6 SAINT CHRISTOPHER ST. KENNER, LA 70065 Phone: 504-481-2327	Name: SEWAGE & WATER BOARD MAINTENA Address: ABUNDANCE & PEOPLES CANAL NEW ORLEANS, LA 70119 Phone:	Date: 7/26/06 Contract #: 305798 P.O.#: MSG Job #: 1 - SEWAGE & WATER B Date Out: 7/26/06 8:00 AM Est. Return: 7/27/06 6:00 PM

PRODUCT INFORMATION

Equipment/Cat/Class/Item	Description	Qty	Rate/Price per unit	Extended Cost
0102002	20' OFFICE CONTAINER-STANDARD Please clean office before return to avoid a cleaning charge.	1	250.00	250.00
FUEL SURCHARGE	FUEL SURCHARGE FOR DELIVERY	1	22.00	22.00
FUEL SURCHARGE FOR PICKUP	FUEL SURCHARGE FOR PICKUP	1	22.00	22.00
PROP	PERSONAL PROPERTY ASSESSMENT	1	10.00	10.00
Delivery Charge:				150.00
Pickup Charge:				150.00
Damage Walver:				30.00
Sales Tax:				26.10
			Total:	660.10

Delivery Instructions:
 Doors to passenger side
 Contact: Ernie 504-481-2327

Terms: Due Upon Receipt

Remit payments to: MOBILE STORAGE GROUP, INC.
 P.O. BOX 10999
 BURBANK, CA 91510-0999
 Phone: 888-662-8844 Fax:

RENTAL NOTES:

- State/local taxes apply based on job site city and zip code.
- Damage Waiver will be charged on all rental invoices unless customer provides to MSG a current certificate of insurance.
- Delivery and pick-up charges will be billed on the first invoice.
- Rental rate based on standard 28 day billing cycle.

1. Equipment described above is accepted by customer or its agent in good repair and working condition subject to the terms and conditions noted on reverse. By signing below, customer or its agent gives Mobile Storage Group, Inc. or its affiliates authorization to check credit, financial and banking information as required under normal credit circumstances.
2. This document confirms the terms of an oral agreement between Mobile Storage Group, Inc. or an affiliate and above named customer. Even if you fail to sign below, you are bound by the terms on the reverse when you accept delivery of the equipment.
3. To avoid a cleaning charge, please make certain that equipment is cleaned upon return.
4. Damage to equipment beyond normal wear and tear will be billed to Lessee.
5. Please cover contents that are subject to moisture damage. We are not liable for damage caused by condensation or other moisture related problems

John C. Trent 7/27/06 **JOHN C. TRENT**

DELIVERED BY _____ **DATE** _____

AGREEMENT OF LEASE

BETWEEN

SEWERAGE AND WATER BOARD OF NEW ORLEANS

AND

STARR WBOOK, INC.

THIS AGREEMENT entered into on this 1st day of January, 1982, by and between:

SEWERAGE AND WATER BOARD OF NEW ORLEANS, herein represented by the HONORABLE RENE A. CURRY, President Pro Tem, in accordance with resolution of said Board attached hereto, hereinafter designated as "LESSOR", and

STARR WBOOK, INC., a Corporation organized under the laws of the State of Louisiana, and domiciled in the City of New Orleans, herein represented by STANLEY P. GOLD, its President, duly authorized by resolution of said Corporation, copy of which is attached hereto, hereinafter designated as "LESSEE";

WHEREAS, it is the desire of the Lessee to lease the following described property, to-wit:

A certain tract of ground located within Square 1807, Third District, bounded by Abundance Street, Peoples Avenue, Agriculture Street (now closed) and Rabbits Street (now closed), the west boundary of said portion of ground being located parallel to and thirty-three and eight-tenths feet (33.8') east of the east property line of Rabbits Street and beginning at point "A" located eighty and four-tenths feet (80.4') north of the north property line of Agriculture Street, continuing from Point "A" in a northerly direction sixty (60') feet to Point "B" then at a ninety degree (90°) angle in an easterly direction to Point "C", a distance of fifty-eight feet (58') continuing at a ninety degree (90°) angle in a southerly direction to Point "D" a distance of sixty feet (60') and in a westerly direction at a ninety degree (90°) angle a distance of fifty-eight feet (58') to Point "A" the point of beginning.

All as more fully indicated on Sewerage and Water Board Drawing No. 6145-E-3, dated October 30, 1963, copy of which is attached hereto and made part hereof.

And

WHEREAS, the Lessee desires to use said ground for the purpose of operating a broadcasting tower and transmitting house,

which said facilities are owned by the Lessee and are now located on the said above described property; and

WHEREAS, the Lessor desires to grant such lease;

THEREFORE, IT IS AGREED:

Sewerage and Water Board of New Orleans hereby leases to Starr WBOX, Inc., a Corporation organized under the laws of Louisiana, on the following terms and conditions:

- (1) The lease commences on January 1, 1982, and is for an indefinite term.
- (2) The rental shall be at the rate of Four Hundred Fifty (\$450.00) Dollars per month, payable monthly, first payment to be made on January 1, 1982; subsequent payments to be made on the first day of each and every month.
- (3) The lease may be cancelled by either party by giving notice, in writing, that it will terminate said lease six (6) months from the date of said notice.
- (4) Lessee agrees and binds itself, at the termination of this lease, for any reason whatsoever, to remove all improvements on the leased property at its own expense. Upon its failure to do so, the Sewerage and Water Board is authorized to remove the said improvements and charge the cost thereof to the Lessee. Lessee shall furnish a bond in the sum of Five Thousand (\$5,000.00) Dollars to guarantee the payment of the cost of such removal.

Bond #BND311 34 41

AND NOW TO THESE PRESENTS came and appeared

The Continental Insurance Company, a corporation organized under the laws of New Hampshire, authorized to do business in the State of Louisiana, as Surety, herein represented by Marsh & McLennan, Inc. & Mary Ann Rangel, its duly authorized agent and attorney-in-fact, who, after taking full cognizance of the foregoing contract, declared that it binds itself jointly and in solido with Starr WBOX, Inc., as Surety, in the full sum of Five Thousand (\$5,000.00) Dollars, for the faithful performance of and execution by the said

Starr WBOOK, Inc., of that portion of this contract which obligates the Lessee to remove all improvements from the leased premises at its own expense, all as contained in Paragraph Four (4) above, which said provision has been by the Surety fully examined, for the payment of which sum well and truly to be made, the said

The Continental Insurance Company binds itself,

its successors and assigns firmly by these presents. The condition of this obligation is such that if the said Starr WBOOK, Inc., shall carry out and discharge its obligations as specified in Paragraph Four (4) above, with reference to the removal of all improvements from the leased premises, and shall, in every respect, conform to and comply with said engagements, then this obligation shall be null and void and the said Surety discharged; otherwise, the same to be and remain in full force and effect.

The obligation of the Surety is a continuing one for each month to month period from date hereof, and thereafter may be renewed from year to year by issuance of a continuation certificate.

The Surety may cancel its obligation upon giving a thirty (30) day written notice to the Sewerage and Water Board of New Orleans of its intention to cancel such bond.

If, during the life of this contract, the bond furnished by Lessee be cancelled for any reason whatsoever, and should Lessee fail to secure a new bond to substitute therefor, and, at the expiration of this lease, for any reason, Lessee should not have an existing bond as provided for herein, then, in that event, Lessee hereby authorizes, empowers and directs the Board to sell, transfer and deliver any and all improvements that may be erected on the leased premises by the Lessee and to have the same removed therefrom. Said sale is to be for any consideration which the Board may, in its sole discretion, consider reasonable and fair. The excess of the sale price, if any, after paying the cost of removing the improvements and other attendant expenses, shall be paid over to Lessee.

Lessor shall give its written consent to assignment of this

lease, to (a) any company controlling, controlled by or under common control with the Lessee; or (b) the assignee of the license issued by the FCC (or any successor Federal Agency) for the operation of the AM broadcast Station (WBOK) in New Orleans, Louisiana.

THUS DONE AND SIGNED, in duplicate, at New Orleans, Louisiana, on the day, month and year hereinabove written, in the presence of the two subscribing witnesses.

SEWERAGE AND WATER BOARD OF NEW ORLEANS

BY: *Jane A. Curry*
PRESIDENT PRO TEM

STARR WBOK, INC.

BY: *S. Gold*
PRESIDENT

SURETY: The Continental Insurance Company

BY: *Mary Ann Rangel*
Mary Ann Rangel, Attorney-in-fact

By: *William H. Ellsworth*
William H. Ellsworth, Resident Agent

WITNESSES:
John H. [unclear] - witness to S. Gold

Katherine B. Hollifield

Misty Ann [unclear]
witnesses to surety

APPROVED AS TO FORM:
[Signature]
SPECIAL COUNSEL
SEWERAGE AND WATER BOARD
OF NEW ORLEANS

SCHEDULE 1.4
LICENSES ATTACHED

LICENSE RENEWAL AUTHORIZATION

THIS IS TO NOTIFY YOU THAT YOUR APPLICATION FOR RENEWAL OF LICENSE, BR-20040202ATL, WAS GRANTED ON 03/16/2005 FOR A TERM EXPIRING ON 06/01/2012.

THIS IS YOUR LICENSE RENEWAL AUTHORIZATION FOR STATION WBOK.

FACILITY ID: 10917

LOCATION: NEW ORLEANS, LA

THIS CARD MUST BE POSTED WITH THE STATION'S LICENSE CERTIFICATE AND ANY SUBSEQUENT MODIFICATIONS.

CHRISTIAN BROADCASTING OF NEW
ORLEANS, INC.
645 CHURCH STREET
SUITE 400
NORFOLK, VA 23510

UNITED STATES OF AMERICA
FEDERAL COMMUNICATIONS COMMISSION

File No.: **ER 790129 DV**
Call Sign: **WBOK**

STANDARD BROADCAST STATION LICENSE

MAIN and AUXILIARY TRANSMITTERS

Subject to the provisions of the Communications Act of 1934, subsequent Acts, and Treaties, and Commission Rules made thereunder, and further subject to conditions set forth in this license, the LICENSEE

STARR WOOK, INC.

is hereby authorized to use and operate the radio transmitting apparatus hereinafter described for the purpose of broadcasting for the term ending 3 a.m. Local Time **JUN 1, 1982**

The licensee shall use and operate said apparatus only in accordance with the following terms:

- On a frequency of **1230** kHz.
- With nominal power of **250** watts nighttime and **1 kilo** watts daytime,
with antenna input power of **250** watts **NON** directional ANTENNA current **1.65** amperes
antenna nighttime ANTENNA resistance **92** ohms,
and antenna input power of **1 kilo** watts **NON** directional ANTENNA current **3.3** amperes
antenna daytime ANTENNA resistance **92** ohms

3. Hours of operation: **UNLIMITED**
AVERAGE HOURS OF SUNRISE and SUNSET:

JAN.	7:00 am to 5:15 pm;	FEB.	6:45 am to 5:45 pm;
MAR.	6:15 am to 6:15 pm;	APR.	5:30 am to 6:30 pm;
MAY	5:15 am to 6:45 pm;	JUNE	5:00 am to 7:00 pm;
JULY	5:15 am to 7:00 pm;	AUG.	5:30 am to 6:45 pm;
SEP.	5:45 am to 6:00 pm;	OCT.	6:00 am to 5:30 pm;
NOV.	6:30 am to 5:00 pm;	DEC.	6:45 am to 5:00 pm;

- With the station located at: **CENTRAL STANDARD TIME (NON ADVANCED) NEW ORLEANS, LOUISIANA**
- With the main studio located at: **236 1/2 Tulane Avenue New Orleans, Louisiana**
- Remote control point: **SAME AS ABOVE**

- Transmitter location: **2740 Abbeville Street New Orleans, Louisiana**
North Latitude: **29 ° 50 ' 18 "**
West Longitude: **90 ° 01 ' 49 "**

ANTENNA: 234' (218' overall height) tapered, self-supporting, series excited vertical radiator the top-most 42 feet consisting of an unused FM Broadcast antenna. Theoretical efficiency 197 m/m/m. Ground system consists of 120 equally spaced, buried copper radials 240 feet in length plus an 80 by 80 foot ground screen.

- Obstruction marking specifications in accordance with the following paragraphs of FCC Form 715: **1, 3, 12 and 21.**
- Transmitter **LICENSEE shall accept such interferences as may be imposed by other**
- existing 100 watt Class IV stations in the event these stations are subsequently authorized to increase power to 1 kilowatt.**

The Commission reserves the right during said license period of terminating this license or making effective any changes or modification of this license which may be necessary to comply with any decision of the Commission rendered as a result of any hearing held under the rules of the Commission prior to the commencement of this license period or any decision rendered as a result of any such hearing which has been designated but not held, prior to the commencement of this license period.

This license is issued on the licensee's representation that the statements contained in licensee's application are true and that the undertakings therein contained so far as they are consistent herewith, will be carried out in good faith. The licensee shall, during the term of this license, render such broadcasting service as will serve public interest, convenience, or necessity to the full extent of the privileges herein conferred.

This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequency designated in the license beyond the term hereof, nor in any other manner than authorized herein. Neither the license nor the right granted hereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934. This license is subject to the right of use or control by the Government of the United States conferred by Section 606 of the Communications Act of 1934.

1/ This license consists of this page and pages

Dated: **MAY 18, 1979**

FEDERAL COMMUNICATIONS COMMISSION



791

FEDERAL COMMUNICATIONS COMMISSION
445 TWELFTH STREET SW
WASHINGTON DC 20554

MEDIA BUREAU
AUDIO DIVISION
APPLICATION STATUS: (202) 418-2730
HOME PAGE: www.fcc.gov/mb/audio/

ENGINEER: CHARLES N. (NORM) MILLER
TELEPHONE: (202) 418-2767
FACSIMILE: (202) 418-1410
E-MAIL: charles.miller@fcc.gov

August 4, 2006

Lauren A. Colby, Esq.
Box 113
Frederick, MD 21705-0113

Re: Christian Broadcasting of New Orleans, Inc.
WBOK (AM), New Orleans, Louisiana
Facility Identification Number: 10917
Special Temporary Authority

Dear Counsel:

This is in reference to the request filed July 24, 2006, on behalf of Christian Broadcasting of New Orleans, Inc. ("CBNO"). CBNO requests special temporary authority ("STA") to operate Station WBOK with emergency antenna facilities pursuant to Section 73.1680.¹ In support of the request, CBNO states that the upper portion of the station's licensed antenna tower was damaged by Hurricane Katrina on August 29, 2005, and that the station has been silent since then. CBNO requests STA for operation with the remaining portion of the tower.

Section 73.1680 of the Commission's rules provides for operation with emergency antenna facilities following damage to authorized antenna systems, provided that an informal request for continued use of an emergency antenna is filed with the Commission within 24 hours.

Accordingly, the request for STA IS HEREBY GRANTED. Station WBOK may continue to operate with emergency antenna facilities as described above. It will be necessary to further reduce power or cease operation if complaints of interference are received. CBNO must notify the Commission when licensed operation is restored.² CBNO must use whatever means are necessary to protect workers and the public from exposure to radio frequency radiation in excess of the Commission's exposure guidelines. See 47 CFR § 1.1310.

This authority expires on **February 4, 2007**.

Notwithstanding the grant of this STA or the expiration date specified herein, the station's license will expire as a matter of law upon twelve consecutive months of silence. See Pub. Law No. 104-104, 110 Stat. 56, Section 403(1) (1996) and *Order, Silent Station Authorizations*, FCC 96-

¹ WBOK is licensed for operation on 1230 kHz with 1 kilowatt daytime and 1 kilowatt nighttime, employing a nondirectional antenna (ND-1-U).

² See 47 CFR §§ 73.45(c), 73.51, 73.54, 73.61(b).

218 (released May 17, 1996). *See also Public Notice, Expedited Processing of Applications Filed by Silent Stations, DA 96-818 (May 22, 1996).* The licensee must notify the Audio Division immediately upon resumption of broadcasting.

STA Advisory: Section 309(f) of the Communications Act of 1934, as amended, authorizes the Commission to grant STA in cases of "extraordinary circumstances requiring temporary authorizations in the public interest and when delay in the institution of the temporary operations would seriously prejudice the public interest." However, Section 309(f) is not a means by which a licensee/permittee may circumvent established processing procedures which require the filing of an application, nor is it a means by which a broadcaster may enhance his facility or make operation more convenient for the broadcaster. Stations operating with less than licensed facilities under temporary authorities can be viewed as receiving the benefit of a larger protection area than that in which they are currently providing service.

Accordingly, Special Temporary Authorities by nature are to be temporary and are not intended for extended use. Licensees of stations operating under temporary authorities are reminded that timely restoration of permanent facilities is the responsibility of the licensee and should be undertaken expeditiously. Any request for extension of special temporary authorities carries an increased burden with each subsequent request.

Therefore, requests for extension of STA will be granted only where the licensee can show that one or more of the following criteria have been met:

- Restoration of licensed facilities is complete and testing is underway;
- Substantial progress has been made during the most recent STA period toward restoration of licensed operation; or
- No progress has been made during the most recent STA period for reasons clearly beyond the licensee's control, and the licensee has taken all possible steps to expeditiously resolve the problem.

Sincerely,



Charles N. Miller, Engineer
Audio Division
Media Bureau

cc: Christian Broadcasting of New Orleans, Inc.

ASR Registration Search

Registration 1234235
 [Reference Copy](#)
 [Map Registration](#)
Registration Detail

Reg Number	1234235	Status	Constructed
File Number	A0330855	Constructed	07/11/1978
FAA Study	02-ASW-0461-OE	EMI	No
FAA Issue Date	05/10/2002	NEPA	No

Antenna Structure

Structure Type TOWER - Free standing or Guyed Structure used for Communications Purposes

Location (in NAD83 Coordinates)

Lat/Long	29-59-19.7 N 090-02-44.2 W	Between Peeples Ave. and Rabbits on 9th Street
City, State	New Orleans , LA	

Center of AM Array

Heights (meters)

Elevation of Site Above Mean Sea Level	Overall Height Above Ground (AGL)
0.0	71.0
Overall Height Above Mean Sea Level	Overall Height Above Ground w/o Appurtenances
71.0	71.0

Painting and Lighting Specifications

FCC Paragraphs 1, 3, 11, 21

Owner & Contact Information

FRN	0007146707	Licensee ID	L00523071
-----	------------	-------------	-----------

Owner

Christian Broadcasting Corporation
 Attention To: John C. Trent
 100 Carpenter Dr., Ste. 100
 P.O. Box 217
 Sterling , VA 20167

P: (703)437-8400
 E: fccman@earthlink.net

Contact

Trent , John C Esq
 100 Carpenter Dr., Ste. 100
 P.O. Box 217
 Sterling , VA 20167

P: (703)437-8400
 E: fccman@earthlink.net

Last Action Status

Status	Constructed	Received	06/18/2003
Purpose	Notification	Entered	06/18/2003
Mode	Interactive		

Related Applications

06/18/2003 A0330855 - Notification (NT)

05/28/2002 A0267531 - New (NE)

Comments

Comments

None

Automated Letters

06/02/2003 Construction Reminder, Reference 286630

05/29/2002 Authorization, Reference 222654



SCHEDULE 1.4(a)

EXCEPTIONS (none)

SCHEDULE 1.5

LIENS (none)

SCHEDULE 1.6

REAL PROPERTY

ALTA PLAIN ENGLISH TITLE INSURANCE COMMITMENT

Agent for: Lawyers Title Insurance Corporation

Commitment Number: 452565COM

Effective Date: November 17, 2006 at 08:00 AM

SCHEDULE A

1. Policy (or Policies) to be issued:
 - (a) Owner's Policy (ALTA Own. Policy 10/17/92) Policy Amount TBD by the Company
Proposed Insured:

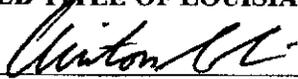
Bakewell Media, LLC
 - (b) Loan Policy (ALTA Loan Policy 10/17/92) Policy Amount TBD by the Company
Proposed Insured:

To Be Determined by the Company
2. Fee Simple interest in the land described in this Commitment is owned, at the Commitment Date, by:

Christian Broadcasting Corporation , a Louisiana corporation
3. The land referred to in this Commitment is described as follows:

A CERTAIN PORTION OF GROUND situated in the Third District of the City of New Orleans, in Square No. 1567, bounded by Fortin, Crete and Maurepas Streets and Gentilly Road, designated as Lots Nos. 1 and 3, in accordance with the survey of F. C. Gandolfo, Jr., Surveyor, dated October 17, 1956, according to which said lots 1 and 3 adjoin each other and measure together 95 feet, 5 inches front on Fortin Street, by a depth and front alongside Crete Street of 71 feet, 0 inches and 4 lines, by a depth and front alongside Gentilly Road of 35 feet 5 inches 5 lines, by a width in the rear along the rear of Lot No. 1 of 69 feet 6 inches 6 lines to a point, thence in a southerly direction towards Maurepas Street a distance of 34 feet 11 inches 2 lines, thence in a westerly direction towards Crete Street along the property line of Lot No. 3 a distance of 29 feet 0 inches 7 lines.

UNITED TITLE OF LOUISIANA, INC.

BY: 
Authorized Signatory

SCHEDULE 4.4

CONFLICTING AGREEMENTS (none)

SCHEDULE 4.5

LITIGATION (none)

SCHEDULE 4.13

TAXES (none)