

CONNER MEDIA CORPORATION

TRENTON, NORTH CAROLINA

NARRATIVE... (continued)

Hatteras National Seashore. Figure 4 has a cross mark at the eastern boundary of the community (at the National Park boundary) at 35° 06' 52" north latitude and 75° 57' 48" west longitude.

The distance from the allotment reference to that eastern boundary is 50.17 kilometers on an azimuth of 055.6 degrees, as calculated by the method outlined in §73.208(c). Using the class C1 reference power and height, the distance to the 70 dBu contour is 50.00 kilometers, which does not provide 100 per cent coverage of the community. Complete coverage of the principal community from the reference point is required for allotment, as pointed out in the FCC Staff Letter to OB of October 18, 1995 (1800-DJB). Also, in its response to the Staff letter, OB has used an HAAT of 300 meters as the basis of its calculation, rather than 299 meters, the maximum for a class C1 facility, so OB's calculations are based on an inappropriate assumption.

AURORA

Page 6 is a spacing study for channel 221A at the proposed reference coordinates of 35°16'27" north and 76°39'39" west. Figure 5 is a portion of the USGS 1:250,000 scale topographic map of Rocky Mount that shows the city boundary of Aurora and the 70 dBu contour of a class A facility at the reference coordinates. If the allotment at Ocracoke is changed to channel 225A or .224C3, and if AFA modifies its construction permit for WAAE to channel 211A as it has agreed to do, then the preclusions to the use of channel 221A at Aurora are WRSV, Rocky Mount and WQSL, Jacksonville, as shown on Figure 5.

CONNER MEDIA CORPORATION

TRENTON, NORTH CAROLINA

NARRATIVE... (continued)

It is clear that the proposed reference point meets the requirements of §73.207 and §73.315. It is also clear from Figure 5, that there is a large area between the reference point and the Pamlico River for a transmitter site that meets the spacing requirements and provides a 70 dBu signal over all of Aurora. This provides reasonable assurance that a site will be available to any applicant that might wish to file an application for construction permit for a facility at Aurora.

WILLIAM CULPEPPER & ASSOCIATES  
 900 JEFFERSON DR - CHARLOTTE NC 28270

CHANNEL SPACING FOR CHANNEL 221A  
 AT AURORA, NORTH CAROLINA

REFERENCE		DISPLAY DATES
35 16 27 N	CLASS A	DATA 12-27-96
76 39 39 W	Current rules spacings	SEARCH 01-09-97
----- CHANNEL 221 - 92.1 MHz -----		

CALL	CH#	CITY	STATE	BEAR'	D-KM	R-KM	MARGIN
WAAE.C	220A	New Bern	NC	248.7	36.41	71.5	-35.09 *
WAHL.C	224C1	Ocracoke	NC	153.9	50.45	74.5	-24.05 *
WRSV.C	221A	Rocky Mount	NC	301.3	114.76	114.5	0.26 <
WQSL	222C2	Jacksonville	NC	220.7	110.38	105.5	4.88
WMYK.C	221C3	Moyock	NC	14.9	155.34	141.5	13.84
AP218	218C3	Atlantic Beach	NC	190.9	55.84	41.5	14.34
WRSV	221A	Rocky Mount	NC	303.9	134.58	114.5	20.08
WMYK.A	221A	Moyock	NC	14.9	155.34	114.5	40.84
WMYK	221A	Moyock	NC	14.9	155.34	114.5	40.84
AP219	219C2	Ahoskie	NC	331.4	97.17	54.5	42.67

27'30" 367

368

5753 IV NW  
(LONG BAY)

369

This figure is made from a portion of the USGS 1:24,000  
scale topographic map of Davis, North Carolina.

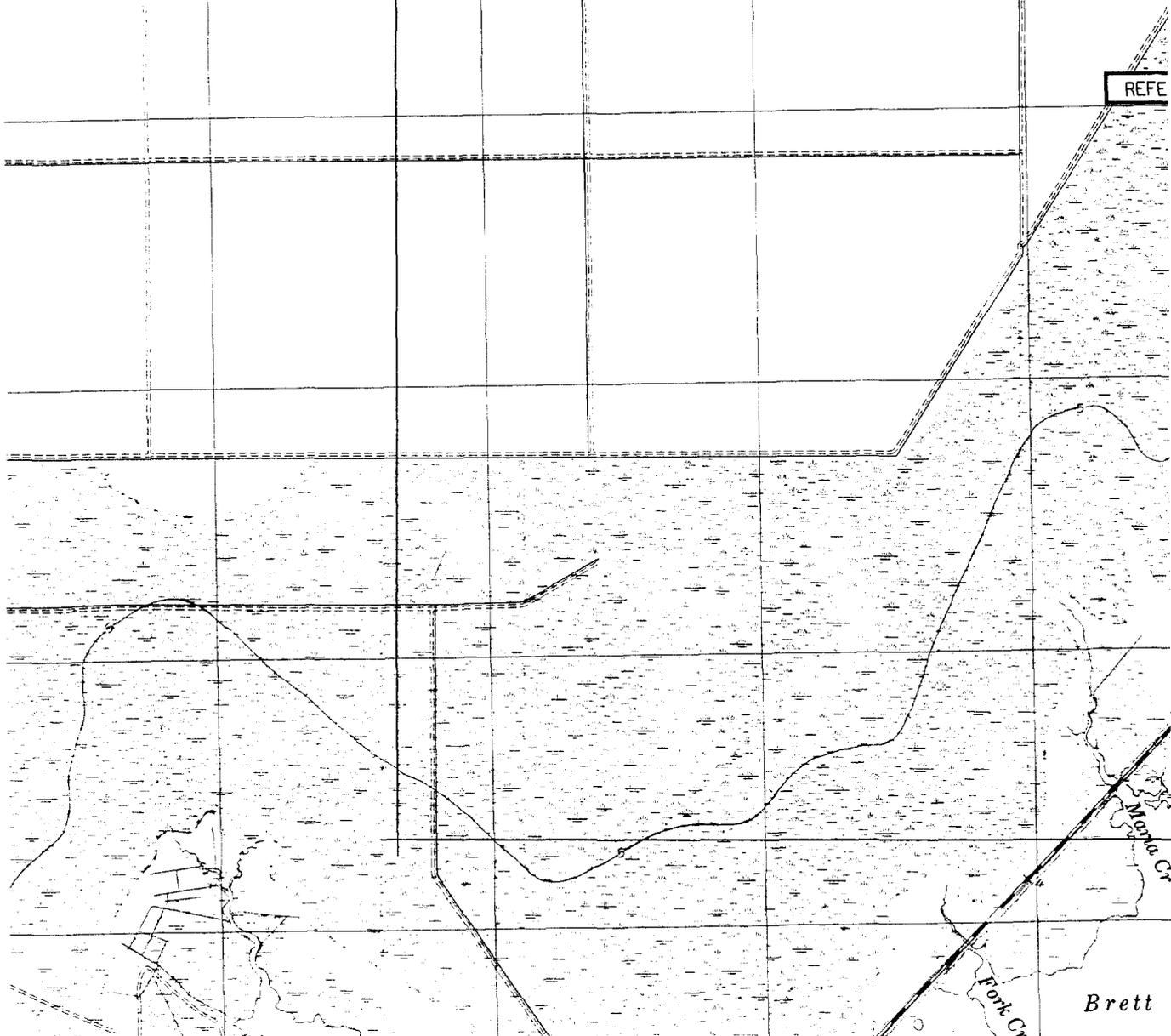
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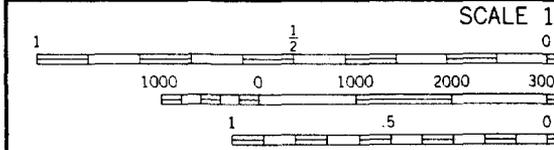
x

G R O U N D S

REFE



**WILLIAM CULPEPPER & ASSOCIATES, INC.**  
 Consulting Communications Engineers  
 900 Jefferson Drive • Charlotte, North Carolina 28270  
 704-365-9995



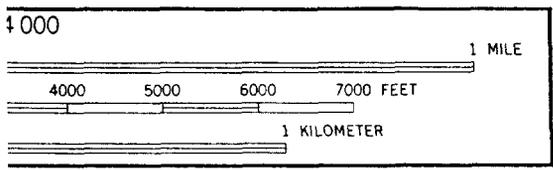
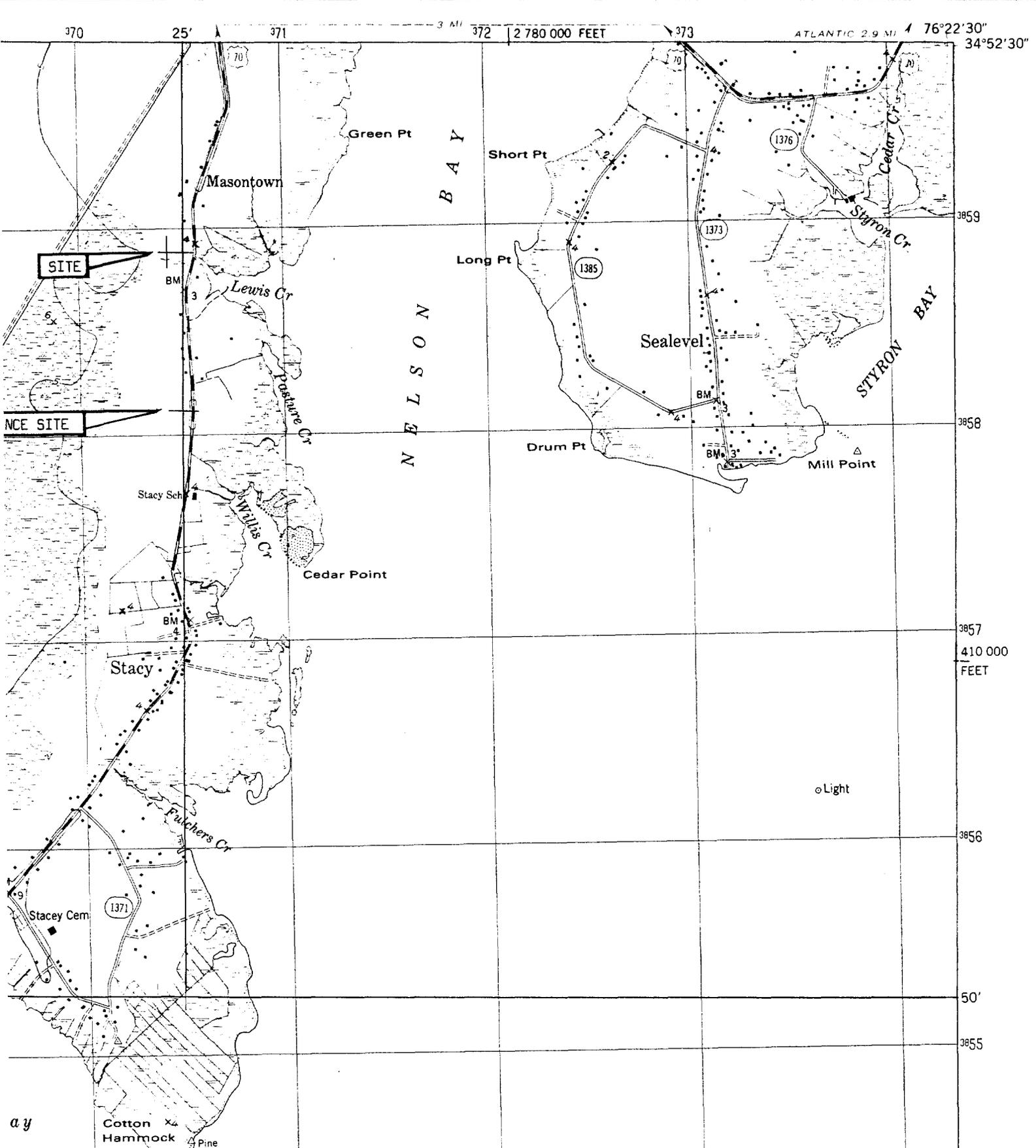
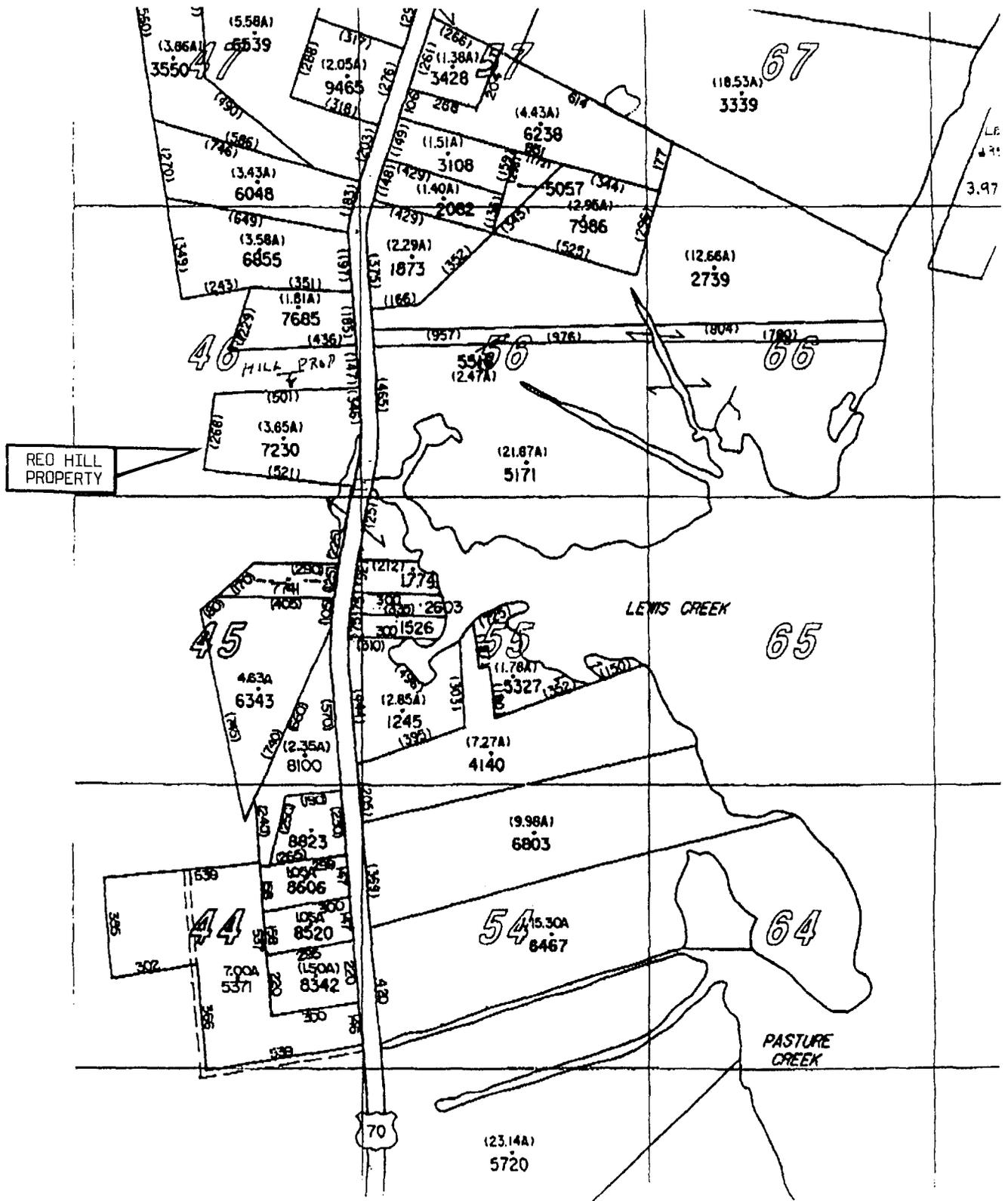


FIGURE 1

TOPOGRAPHIC MAP OF OCRACOKE  
 BROADCASTERS AUTHORIZED SITE AND REFERENCE

CONNER MEDIA CORPORATION  
 TRENTON, NORTH CAROLINA

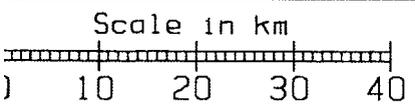


This figure is made from a portion of the Carteret County, North Carolina Tax Map. One inch equals 500 feet.

FIGURE 2  
 PORTION OF CARTERET COUNTY TAX MAP  
 SHOWING AUTHORIZED WAHL CLASS C1 SITE  
 CONNER MEDIA CORPORATION  
 TRENTON, NORTH CAROLINA



FIGURE 3



MAP OF THE AUTHORIZED WAHL 70 dBu  
 CONTOUR CALCULATED BY F(50,50) METHOD

CONNER MEDIA CORPORATION  
 TRENTON, NORTH CAROLINA

76°00' 409000m E | '10 | '11 | '12 | 57'30" | '13  
35°07'30" | 3887000m N

This figure is made from a portion of the 1:24,000 scale USGS topographic map of Ocracoke, N. Carolina.

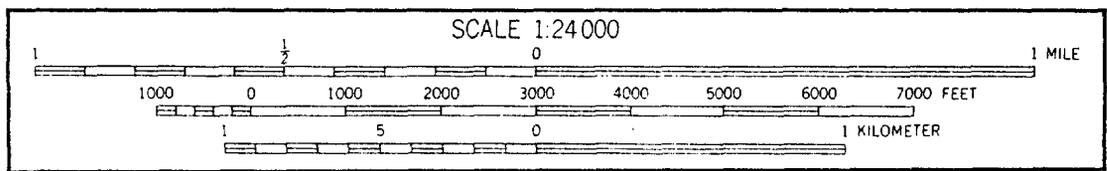
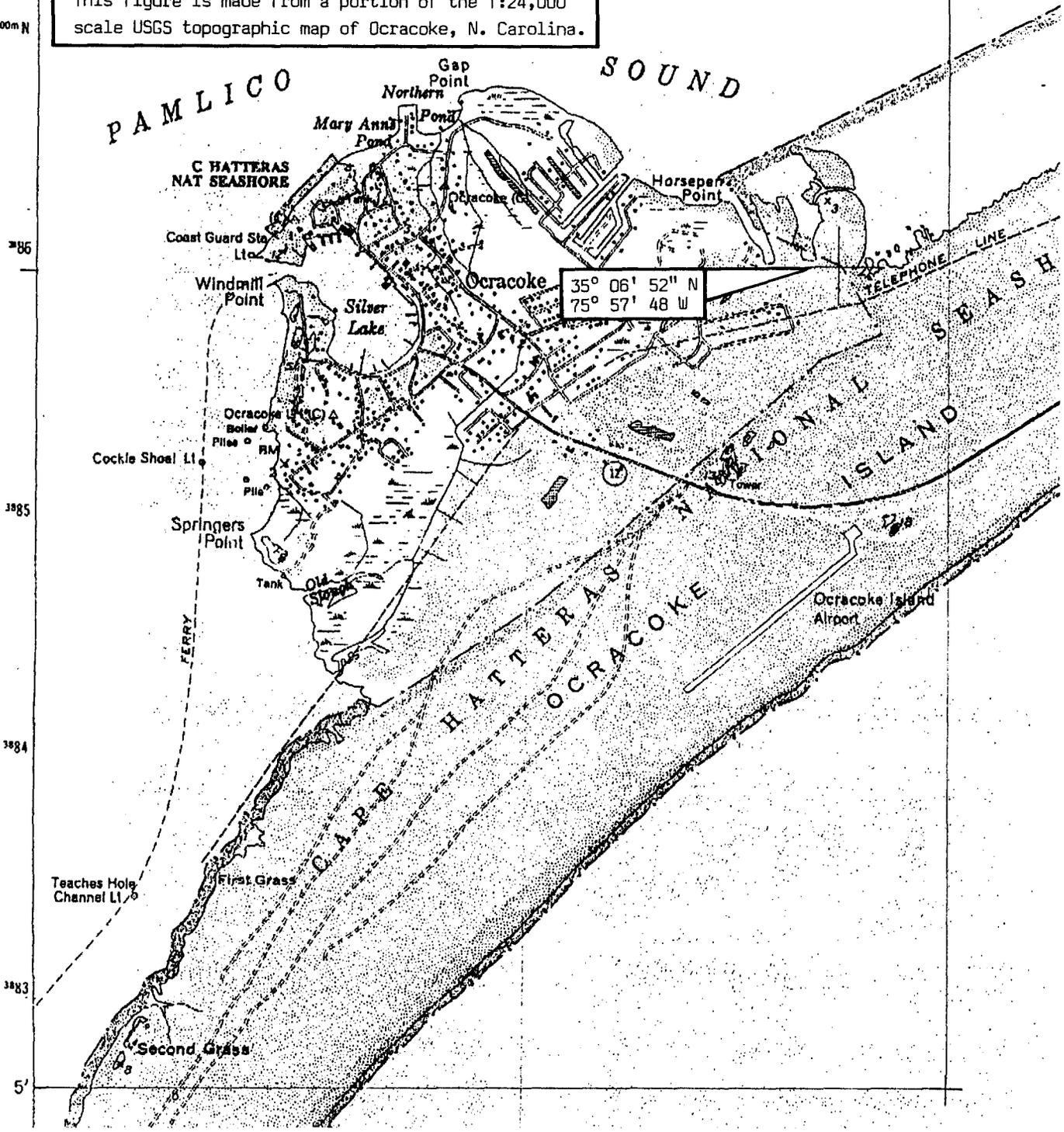
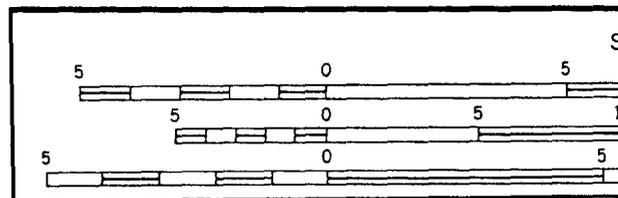
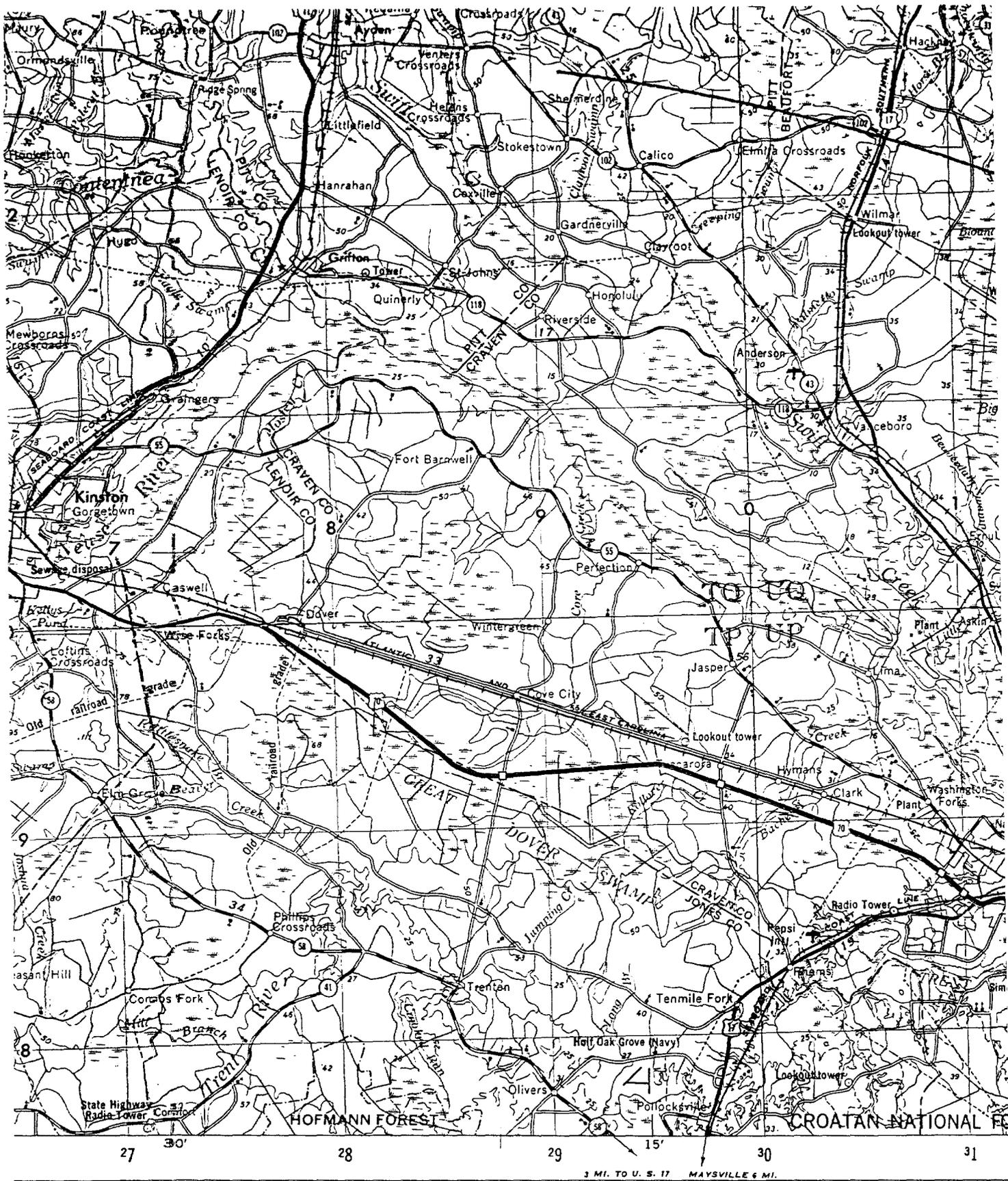


FIGURE 4  
OCRACOKE COMMUNITY BOUNDARY



**WILLIAM CULPEPPER & ASSOCIATES, INC.**  
*Consulting Communications Engineers*  
 900 Jefferson Drive • Charlotte, North Carolina 28270  
 704-365-9995

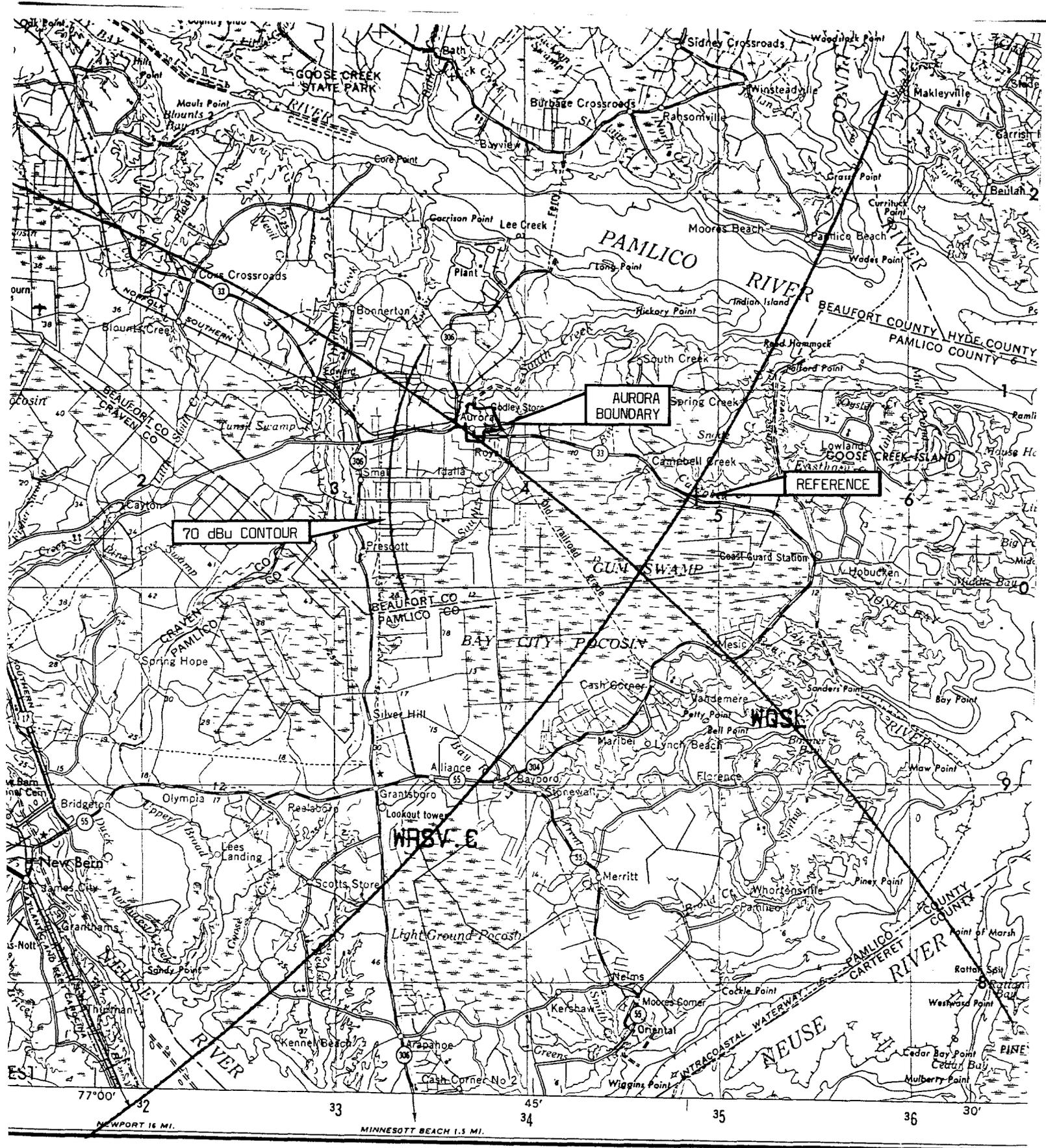
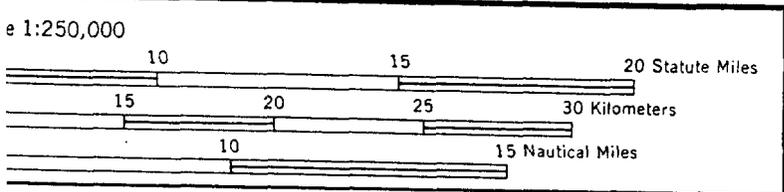


FIGURE 5  
 MAP OF PROPOSED REFERENCE POINT,  
 AURORA BOUNDARY, 70 dBu CONTOUR  
 AND WBSV AND WQS PRECLUSIONS





**DECLARATION**

I, Rio Hill, hereby state as follows:

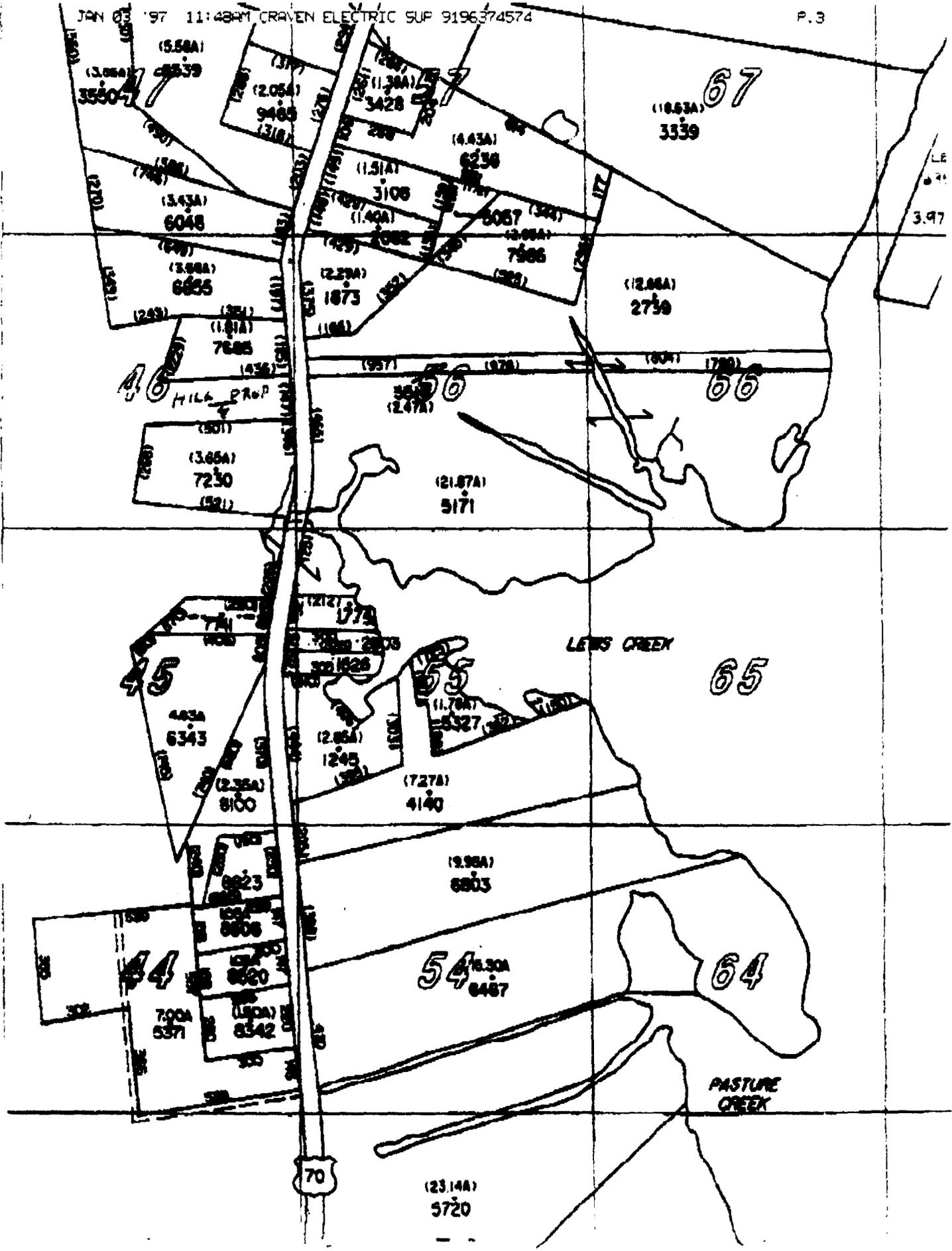
1. I am the owner of real property located in Carteret County, North Carolina, at the geographical coordinates 34° 51' 57" N. Lat., 76° 25' 03" W. Long. The property is depicted on the attached Carteret County tax map. The property has been in my family for many years.

2. I have not given permission to anyone to place a radio transmission tower on the property. In fact, no one has even talked to me about placing a tower on the property.

3. I declare under penalty of perjury that the foregoing is true and correct to my personal knowledge.

  
\_\_\_\_\_  
Rio Hill  
E

Dated: July 9, 1997





**DECLARATION**

I, Amos W. Phillips, hereby state as follows:

1. I am the proprietor of Phillips Realty Clocks & Antiques, Arapahoe, North Carolina. I have been in the real estate business for more than 15 years, and previously owned a real estate office in New Bern, Carolina.

2. I am acquainted with Penny Smith of Eastern Gateway Realty, Carteret County, North Carolina. On January 2, 1997, I talked to Ms. Smith about her trying to find property for Ocracoke Broadcasters to put a radio tower on. At that time, she said she had been looking for property for Ocracoke Broadcasters and had not been successful, but that property in front of the fire department in Carteret County, located on highway 70 south of Lewis Creek, owned by Mr. Clyde Davis, was under consideration. On January 9, 1997, I again spoke with Ms. Smith, and she told me that a Mr. Cotton had closed on a piece of property owned by Mr. Davis in Carteret County on January 3, 1997. Ms. Smith said she did not know whether Mr. Cotton was connected with Ocracoke Broadcasters.

3. On January 9, 1997, I performed a search of the real estate records of Carteret County, North Carolina. The register of deeds showed that a piece of property in Carteret County was purchased on January 3, 1997 by Mr. Cotton from Mr. Davis. The register of deeds has no record, dating back to 1985, of a lease, option to purchase, or purchase of any property in the county by Ocracoke Broadcasters or William J. Pennington.

CRAVEN ELECTRIC SUP 9196374574

..... (AUTO) .....

DATE	START TIME	REMOTE TERMINAL IDENTIFICATION	TIME	RE-SULTS	MODE	TOTAL PAGES	PERSONAL LABEL	FILE NO.
JAN 08	04:15PM	9193537578	01'47"	E	S	02		017

PAGE(S) NOT RECEIVED  
P.01

ERROR CODE(S)  
0-23

.....

E)ECM	>)REDUCTION	S)STANDARD	M)MEMORY	C)CONFIDENTIAL	#)BATCH
		D)DETAIL		\$)TRANSFER	
		F)FINE		P)POLLING	

4. I am familiar with property owned by Mr. Rio Hill in Carteret County, North Carolina, at the geographical coordinates 34° 51' 57" N. Lat., 76° 25' 03 W. Long. I have been asked my opinion of the suitability of the property for a radio tower. As the Hill property is located on state highway 70, with highway frontage of 346 feet, going back only approximately 500', it is my opinion that the Hill property would not be suitable for a radio tower.

5. I declare under penalty of perjury that the foregoing is true and correct to my personal knowledge.

  
Amos W. Phillips

Dated: 1-10-97

CRAVEN ELECTRIC SUP 9196374574

(AUTO)

DATE	START TIME	REMOTE TERMINAL IDENTIFICATION	TIME	RE-SULTS	MODE	TOTAL PAGES	PERSONAL LABEL	FILE NO.
..... TRANSMISSION .....								
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	03:44PM	919 527 1932	00'56"	OK	SM	02		014
	03:54PM		00'41"	OK	SM	01		016
	04:18PM	2477266	01'51"	OK	SM	02		020
	04:21PM	MCAS PURCHASING/CONT	00'45"	OK	ESM	01		001
	04:33PM	MCAS PURCHASING/CONT	00'37"	OK	ESM	01		004
	04:34PM	FOX ROWDEN MCBRAYER	00'27"	OK	ESM	01		002
JAN 09	08:17AM	FOX ROWDEN MCBRAYER	00'19"	OK	ESM	01		014
	08:20AM	919 946 6609	00'54"	OK	SM	01		015
	08:24AM	1 401 438 7270	00'28"	OK	ESM	01		018
	08:28AM	919 527 1932	01'06"	OK	SM	01		016
	08:31AM	910 375 0177	00'42"	OK	ESM	01		017
	08:32AM	1 800 336 1331	00'37"	OK	ESM	01		020
	08:37AM	9193537578	00'45"	OK	S	01		003
	08:38AM	PASS & SEYMOUR	00'35"	OK	ESM	01		004
	08:58AM	910 375 0177	00'38"	OK	ESM	01		007
	08:59AM	9193537578	01'06"	OK	SM	02		008
..... RECEPTION .....								
JAN 08	03:51PM	919 758 4302	01'02"	OK	D	01		015
	04:15PM	9193537578	01'47"	E	S	02		017
	04:17PM	7046376966	00'38"	OK	ES	01		019
	04:41PM	S B PT MAT/QAS	00'26"	OK	ES	01		005
	04:54PM	2477266	00'47"	OK	S	01		006
	04:57PM	9193537578	02'24"	OK	S	02		007
	05:02PM	7136352746	01'21"	OK	S	03		008
	05:07PM	704 545 2643	00'52"	OK	ES	03		009
	06:23PM	VOE FEß	00'41"	OK	ES	01		010
	07:03PM	413 534 6225	00'53"	OK	D	01		011
	07:44PM		01'58"	OK	ED	06		012
	10:31PM	FAXCOM	02'34"	OK	D	03		013
JAN 09	08:26AM	2477266	02'04"	OK	S	03		019
	08:30AM	OXFORD LABS--ETW ^0"	00'41"	OK	ES	01		001
	08:34AM	919 527 1932	01'30"	OK	S	03		002
	08:41AM	704 394 3774	00'42"	OK	ES	01		005
	08:46AM	1 401 438 7270	00'34"	OK	ES	01		006
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TX:028220

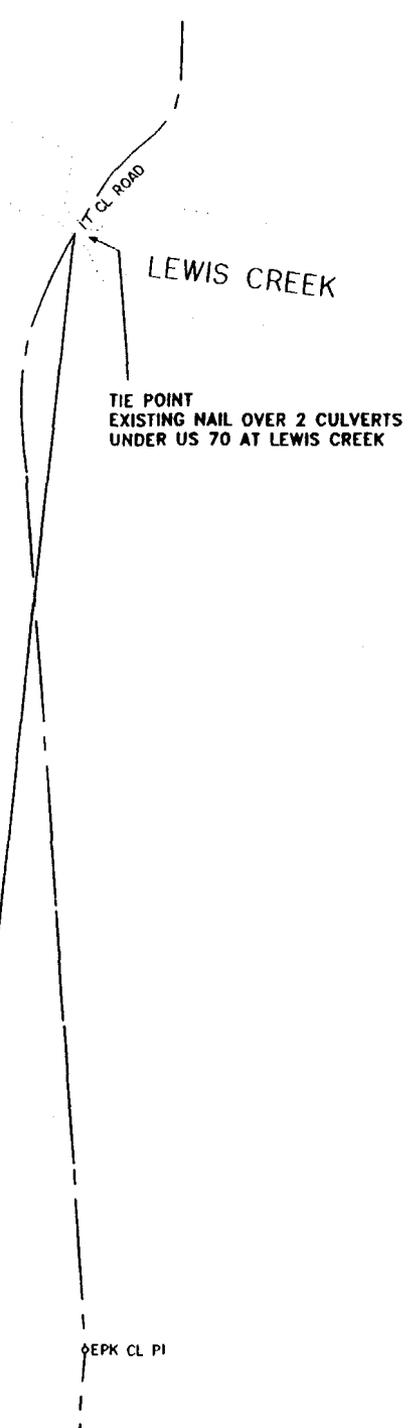
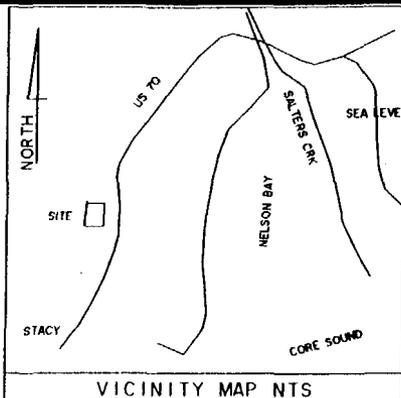
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**LEGEND**  
 EIP-EXISTING IRON PIPE  
 SIP-SET IRON PIPE  
 EIR-EXISTING IRON ROD  
 SIR-SET IRON ROD  
 ECH-EXISTING CONCRETE MONUMENT  
 SCH-SET CONCRETE MONUMENT  
 EPK-EXISTING PK NAIL  
 SPK-SET PK NAIL  
 EN-EXISTING NAIL  
 SN-SET NAIL

PROPERTY LINE \_\_\_\_\_  
 RIGHT OF WAY LINE - - - - -  
 UTILITY LINE \_\_\_\_\_  
 FENCE LINE - x - x - x -  
 COMPUTED LINE \_\_\_\_\_  
 CENTERLINE \_\_\_\_\_  
 DITCH LINE \_\_\_\_\_



**SURVEY FOR  
 BLUE DOLPHIN  
 COMMUNICATIONS INC.  
 STACY TOWNSHIP  
 CARTERET COUNTY, N.C.  
 SCALE 1"=400'  
 NOVEMBER 22, 1996**

AMENDED DECEMBER 14, 1996 TO SHOW ACTUAL LAT AND LONG

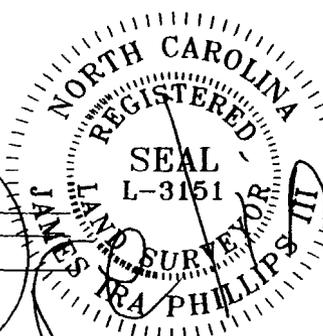
**SURVEYORS CERTIFICATION**

I, JAMES I. PHILLIPS III, CERTIFY THAT THIS PLAT WAS (DRAWN BY ME X DRAWN UNDER MY SUPERVISION) FROM AN ACTUAL SURVEY (MADE BY ME X MADE UNDER MY SUPERVISION) (DEED DESCRIPTION RECORDED IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ ETC.) THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION FOUND IN BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ THAT THE RATION OF PRECISION AS CALCULATED IS 1:10,000. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH GS 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ AD 19 \_\_\_\_\_

I FURTHER CERTIFY AS TO THE FOLLOWING:

- THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF THE COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- THAT THIS IS A SURVEY OF AN EXISTING PARCEL OF LAND.
- THAT THE SURVEY IS OF ANOTHER CATEGORY NAMELY \_\_\_\_\_

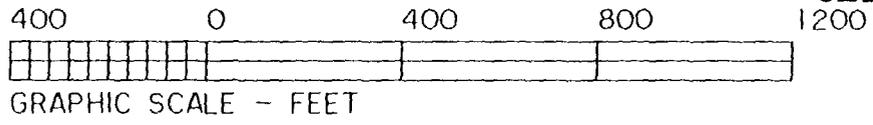
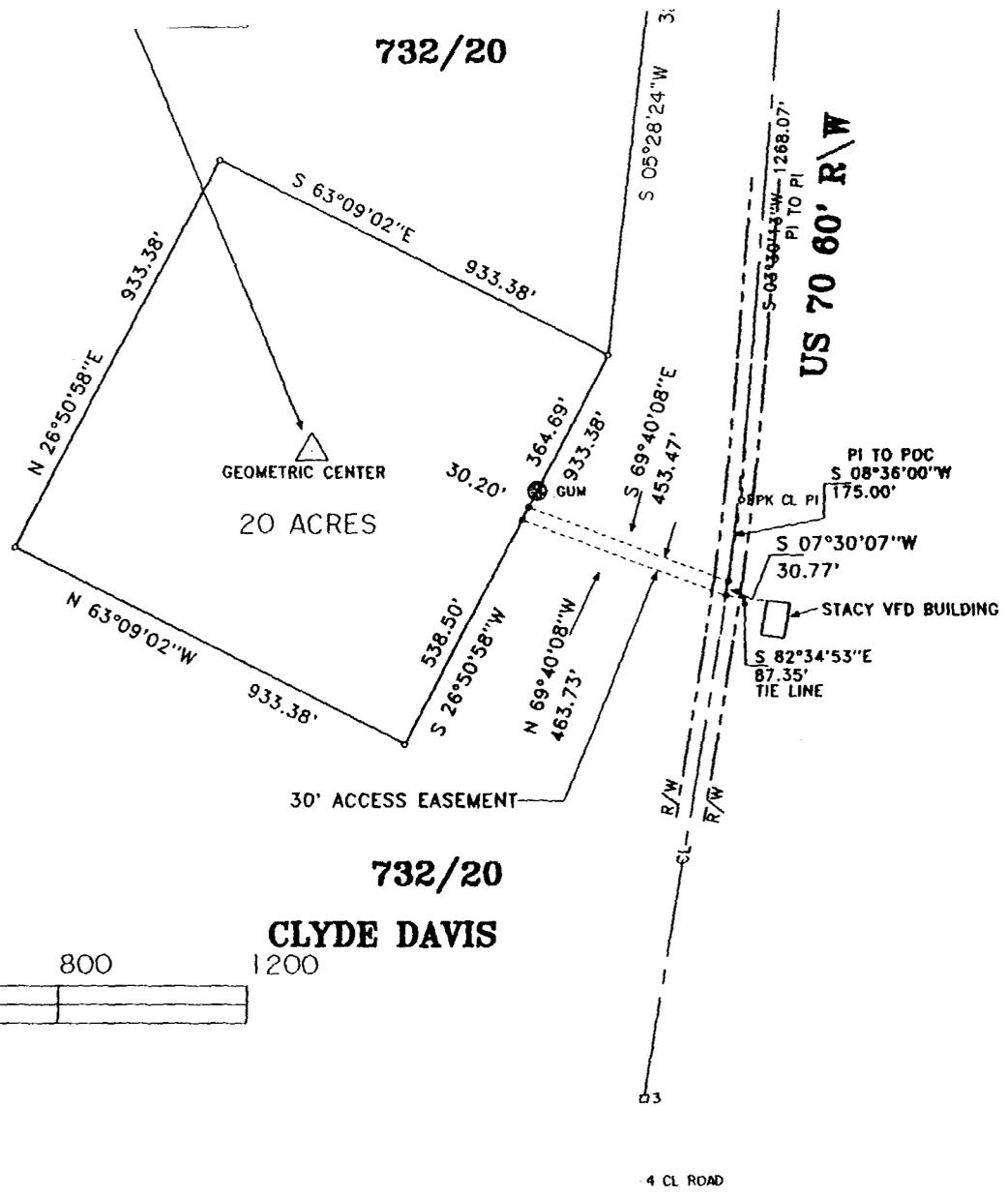
JAMES I. PHILLIPS III  
 RLS NO. L-3161



LAT 34-51-23.70  
 LONG 76-25-10.14

CLUDE DATE

CLYDE DAVIS  
732/20



**JAMES I. PHILLIPS RLS AND ASSOCIATES**  
REGISTERED LAND SURVEYOR  
L-3151 NORTH CAROLINA  
1210 ARENDELL ST. (THE LAW BUILDING)  
PO BOX 3492, MOREHEAD CITY, NC 28557  
919-240-4470



RECEIVED  
CARTERET COUNTY  
REGISTER OF DEEDS  
97 JAN -3 11 2:54

STATE OF  
NORTH CAROLINA  
CARTERET COUNTY NC  
01/03/97  
\$40.00  
Real Estate  
Excise Tax

NORTH CAROLINA, CARTERET COUNTY  
The foregoing certificate(s) of Sharon Piner  
is (are) certified to be correct. This instrument was pre-  
sented for registration and recorded in this office in  
Book 789 Page 884  
This 3 day of Jan, 1997 at 2:54 O'clock P.M.

Sharon Piner  
Register of Deeds  
By Sharon Piner  
Assistant, Deputy  
Recording Time, Book and Page

Excise Tax 40.00

Tax Lot No. .... Parcel Identifier No. 47100229919 Split  
Verified by ..... County on the ..... day of ....., 19 ..  
by .....

Mail after recording to HUGH C. TALTON, JR.

This instrument was prepared by HUGH C. TALTON, JR.

Brief description for the Index STACY TOWNSHIP

### NORTH CAROLINA GENERAL WARRANTY DEED

THIS DEED made this 3 day of January, 1997, by and between

GRANTOR

CLYDE DAVIS and wife,  
FANNY DAVIS

GRANTEE

BRUCE S. COTTON  
2500 RAEFORD ROAD  
FAYETTEVILLE, NC 28305

Enter in appropriate block for each party: name, address, and, if appropriate, character of entity, e.g. corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of STACY Township,

CARTERET County, North Carolina and more particularly described as follows:

ATTACHED HEREINTO AS EXHIBIT "A".

BOOK 789 PAGE 884

②

The property hereinabove described was acquired by Grantor by instrument recorded in .....

A map showing the above described property is recorded in Plat Book ..... page.....

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is subject to the following exceptions:

EASEMENTS AND RESTRICTIONS OF RECORD IF ANY.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

.....  
(Corporate Name)

BY: .....  
..... President

ATTEST: .....  
..... (Corporate Seal)

USE BLACK INK ONLY  
Clyde Davis (SEAL)  
Fanny Davis (SEAL)  
..... (SEAL)  
..... (SEAL)



NORTH CAROLINA, CARTERET County.

I, Notary Public of the County and State aforesaid, certify that Clyde Davis  
and Fanny Davis Grantor,

personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 3 day of January 1997.

My commission expires: 4-30-2001 Clyde R. Wilson Notary Public

SEAL/STAMP

NORTH CAROLINA, ..... County.

I, a Notary Public of the County and State aforesaid, certify that ..... personally came before me this day and acknowledged that he is ..... Secretary of

..... a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its

President, sealed with its corporate seal and attested by ..... as its Secretary.

Witness my hand and official stamp or seal, this ..... day of ..... 19.....

My commission expires: ..... Notary Public

The foregoing Certificate(s) of .....

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

REGISTER OF DEEDS FOR ..... COUNTY

By ..... Deputy/Assistant - Register of Deeds

Beginning at a point located the S5-28-24W 3275.01' from a point in the centerline of US 70 where Lewis Creek crosses under said US 70 over a large culvert in said creek. Thence from said point of beginning S26-50-58W 933.38' to point, thence N63-09-02W 933.38' to a point, thence N26-50-58E 933.38' to a point, thence S63-09-02E 933.38' to the point of beginning. Containing 20 Acres and being a portion of that tract of land standing in the name of Clyde Davis recorded in book 732 page 20 of the Carteret County Registry.

#### EASEMENT DESCRIPTION

Beginning at a point in the South line of the above described tract of land and being located the following calls from a point in the centerline of US 70 where Lewis Creek crosses under US 70 over a large culvert in said creek S5-28-24W 3275.01' and S26-50-58W 364.69' to the point of beginning. Thence S69-40-08E 453.47' to a point in the centerline of US 70, said point being N82-34-53W 87.35' from the NW building corner of the Stacy Volunteer Fire Department, thence with the centerline of US 70 S7-30-07W 30.77' to a point, thence N69-40-08W 463.73' to a point in the South line of the above described tract, thence N26-50-58W 30.20' to the point of beginning. Being a 30' easement from US 70 to the above described 20 Acre tract.

Reference to the above a survey by James I. Phillips RLS and associates dated November 22, 1996 for Blue Dolphin Communications, Inc.

Grantors herein reserve the right to hunt on subject property.

BOOK 1789 PAGE 884

*W. O. Brundell At. 240-4470*