

## PURCHASE AND SALE AGREEMENT

### 1. TERMS SUMMARY.

Date of Agreement, i.e., date of full execution (for reference purposes and for calculation of deadlines) August 20, 2008

This Agreement includes the Property Disclosure Statement.

Buyer: The Regents of the University of New Mexico, a body corporate of the State of New Mexico

Seller: LIN Television Corporation, a Delaware corporation

Property: Land and Building, including appurtenant easements.

Address: 1377 University Blvd., NE Albuquerque, New Mexico

Legal Description: See Exhibit A

Purchase Price: \$2,100,000.00

Earnest Money: \$ None

Title Company: LandAmerica Albuquerque Title Company (Sue Dunworth)

Address: 2155 Louisiana Blvd., NE, First Floor

Albuquerque, NM 887110

Phone: 830-5120 Facsimile: 830-5129 Email: sdunworth@landam.com

Inspection Period: ends September 5, 2008

Survey Type: Form, type and scope at Buyer's discretion, to be obtained and paid for by Buyer

Environmental Site Assessment: Form, type and scope at Buyer's discretion, to be obtained and paid for by Buyer

Closing Date: At a mutually acceptable time and date which is on or before **twenty (20) business days** after the New Mexico State Board of Finance approval.

Conveyance Documents:

A. General Warranty Deed

B. Bill of Sale

C. General Assignment of Approvals, Contracts and Development Rights

Broker: Broadcast Realty, LLC (Max Sklower), representing Seller,  
(  is Max Sklower is not a licensee in New Mexico), whose address is: 2620 San Mateo Blvd., N.E., Albuquerque, NM 87110

Broker: None, representing Buyer \_\_\_\_\_,  
( \_\_\_\_\_ is \_\_\_\_\_ is not a licensee in New Mexico), whose address is: \_\_\_\_\_

**2. PROPERTY.** Seller agrees to sell and Buyer agrees to buy the Property for the Purchase Price pursuant to the terms of this Purchase and Sale Agreement ("Agreement"). The parties agree that if the legal description of the Property in this Agreement is not accurate, this Agreement shall not be invalid and the legal description shall be revised consistent with the Survey in a manner acceptable to Buyer, Seller and Title Company. The Property includes all fixtures and permanent improvements located at the Property, including all mechanical systems, electrical systems, plumbing systems, heating, ventilating and air conditioning systems and equipment, sprinkler systems, security systems, fire detection systems, telephone distribution systems (lines, jacks and connections only), floor coverings, window coverings, elevators, signs, paving and

landscaping, to the extent that they exist. The Property includes all of Seller's interest in subleases, licenses, lease guaranties, easements, rights-of-way, streets, alleys, access rights, water rights, air rights, development rights, zoning rights and variances, and all other estates, rights, titles, interests, servitudes, tenements, and appurtenances of any nature whatsoever, in any way now or hereafter belonging to, relating to or pertaining to the Property. The Property includes all site plans, documents, governmental approvals, improvements, licenses, permits, easements, rights-of-way, streets, alleys, access rights, water rights, air rights, development rights, zoning rights and variances, and all other estates, rights, titles, interests, servitudes, tenements, and appurtenances of any nature whatsoever, in any way now or hereafter belonging to, relating to or pertaining to the Property.

**3. DISCLOSURE AND DELIVERY OF INFORMATION.** Within **five (5) days** of the Date of Agreement, Seller shall deliver to Buyer a fully and accurately completed Property Disclosure Statement in the form attached to this Agreement. Within **ten (10) days** of the Date of Agreement, Seller shall provide to Buyer true, correct and complete copies, to the extent that they are in Seller's control or possession of the following documents related to the Property: previously prepared environmental audits and inspections, physical inspection reports, maintenance information, leases, lease accounts and payment histories, Property expense information, warranties, service and other contracts, including landscape maintenance contracts, engineering reports, hydrology reports, drainage information, grading information, soils reports, topography information, utility reports and information, building plans and specifications, certificates of occupancy, plats, prior surveys, site plans, tax assessments and tax bills for the past **two (2) years**, utility bills for the past **two (2) years**, governmental and quasi-governmental notices, a schedule of all lawsuits (except suits initiated by Seller against tenants no longer occupying space at the Property) pending or threatened related to the Property (including a summary of relevant facts, status of the action, parties, court and attorneys involved), and all other material documents, if any, in Seller's possession related to the Property.

**4. INSPECTION PERIOD.** Buyer shall have the period of time set forth above as the Inspection Period to review the following aspects of the Property. During the Inspection Period, Buyer shall review all of the information regarding the Property provided by Seller. In addition, during the Inspection Period, Buyer may perform such other inspections and review such other information as is desired by Buyer. Such inspections, unless otherwise specified in this Agreement, shall be at Buyer's expense. Seller authorizes Buyer to request zoning and other similar certifications from applicable governmental and quasi-governmental authorities. Seller releases Buyer from all claims and liabilities arising out of such requests by Buyer, including but not limited to enforcement actions triggered by such requests. During the Inspection Period, Buyer is specifically entitled to review the following:

**A. Physical Inspection.** Buyer, at Buyer's election and expense, may obtain a physical inspection of the Property.

**B. Soil and Drainage Inspection.** Buyer, at Buyer's election and expense, may obtain soil and drainage inspections and tests concerning the Property.

**C. Title.** Within **five (5) days** of the Date of Agreement, Buyer shall obtain a title commitment ("Title Commitment") from Title Company. All costs associated with the Title Commitment shall be paid by Seller. Along with the Title Commitment, Title Company shall provide to Buyer copies of all documents listed as exceptions, a property tax search, a special assessment search and copies of all plats related to the Property.

**D. Survey.** The survey of the Property shall be obtained by Buyer. The Survey shall be done by a surveyor selected by Buyer. If an ALTA Survey is selected by Buyer, the Survey shall be prepared consistent with the American Land Title Association/American College of Survey and Mapping Standards, for Urban Surveys (2005), including Table A Optional Survey Responsibilities and Specifications Item Nos. 1, 2, 3, 4, 8, 10, 11(a), 11(b), 14, 16, 17 and 18. The Survey shall be certified to Buyer and Title Company. The "Flood Zone" status of the Property shall be included on the Survey.

**E. Leases.** During the Inspection Period, Buyer may review all leases, subleases, lease guaranties, licenses, concession agreements, other rental or occupancy arrangements, and accounts, payment histories and other information related thereto affecting the Property. Notwithstanding the foregoing, all leases and other rights to occupancy or possession of the Property shall be terminated by Seller prior to the Closing.

**F. Environmental Site Assessment.** Buyer, at Buyer's election and expense, may obtain an Environmental Site Assessment of the Property.

**G. Appraisal.** Buyer, at Buyer's expense, may obtain an appraisal ("Appraisal") of the Property.

**5. BUYER'S ENTRY.** Buyer shall be responsible for all costs, expenses, liabilities and damages incurred by Seller as a result of Buyer's entry onto the Property prior to the Closing.

**6. BUYER'S OBJECTION.** Prior to the end of the Inspection Period, Buyer may disapprove the Property and/or any item (including items reviewed during the Inspection Period) related to the Property. In such event, at Buyer may terminate this Agreement, negotiate with Seller a mutually acceptable reduction in the Purchase Price, or give notice to Seller requesting that Seller cure the items disapproved by Buyer. Even if Buyer does not formally disapprove a monetary encumbrance, Seller shall have the obligation, at Seller's expense, to satisfy and remove at or before the Closing all monetary encumbrances affecting the Property. Regarding disapproval by Buyer of items other than monetary encumbrances, within **five (5) days** of Buyer's notice requesting Seller's cure, Seller shall provide notice to Buyer of Seller's proposed cure and the time period necessary for Seller to effectuate the cure. Upon receipt of the response from Seller, Buyer shall within **ten (10) days** elect to either terminate this Agreement or accept Seller's proposed cure. If Buyer agrees to Seller's proposed cure, the Closing Date shall be extended, if necessary, consistent with the time period proposed by Seller for Seller's cure. A failure of Buyer to give written notice of

termination prior to the end of the Inspection Period shall be deemed a waiver of the right to disapprove the Property and/or any item related to the Property; provided, however, that Buyer's obligations pursuant to this Agreement at all times are subject to and contingent upon Buyer obtaining all of the requisite approvals as set forth below.

**7. SELLER'S REPRESENTATIONS AND WARRANTIES.** Except as is expressly disclosed in the Property Disclosure Statement, Seller makes the following representations and warranties to Buyer as of the Date of Agreement and as of the Closing to the best of Seller's knowledge and subject to such exceptions as appear in the Property Disclosure Statement:

- A.** Seller is sole owner of the Property.
- B.** There is no adverse soil, topography, hydrology or drainage condition at the Property, other than drainage from adjoining property south of the Property.
- C.** There are no hazardous materials, hazardous conditions, toxic substances or contaminated substances, including but not limited to asbestos, lead based paint and/or PCB transformers at the Property.
- D.** Seller has not received any notice from any governmental or quasi-governmental entity that is currently pending.
- E.** The Property has never been used as a dump, landfill or other similar use to Seller's knowledge.
- F.** There is not currently any aboveground or underground storage tank located at the Property to Seller's knowledge.
- G.** All information and documents provided by Seller to Buyer regarding the Property are true, correct and complete. Notwithstanding the foregoing, Seller is not providing any representation or warranty to Buyer regarding the sufficiency, accuracy, completeness, or correctness of any information or report prepared by any party other than Seller. Seller does not provide any representation or warranty to Buyer concerning the skill or competency of any third party producing any such information.
- H.** There are no unpaid liens, standby charges, hook-up fees or assessments, or items which could result in a lien, related to the Property.
- I.** Water service, electric service, natural gas, telephone service, internet service, and public sewer service are presently available at the Property.
- J.** The Property has access to University Boulevard, N.E., Albuquerque, New Mexico.
- K.** No work has been performed which has not been paid for or which could give rise to any mechanic's or materialmen's lien being filed against the Property.

L. No lawsuit or other claim is pending or threatened against Seller and/or the Property.

M. There is no pending purchase agreement for all or any portion of the Property.

N. Seller will not violate, enter into or modify any lease or other agreement related to the Property, without Buyer's prior written approval.

O. Seller and the owners of Seller are not subject to any bankruptcy, receivership or insolvency proceeding.

P. Seller has the full right, power and authority to sell the Property to Buyer as provided in this Agreement.

Q. As of the Closing, no tenant, occupant or other person shall have any right to use or possession of the Property.

R. Seller has not collected and will not collect any rent or other monies related to the Property for any period after the Closing Date without transferring said monies to Buyer at the Closing.

S. No tenant or occupant of the Property is subject to any bankruptcy, receivership, probate or insolvency proceeding to Seller's knowledge.

T. No unpaid impact fee, special assessment, entitlement fee, and/or access fee exists regarding the Property to Seller's knowledge.

U. The Property shall be vacant as of the Closing.

Seller's representations and warranties shall survive the Closing.

**8. PRORATIONS, ADJUSTMENTS AND TRUST FUNDS.** At the Closing, the following shall occur:

**A. Taxes, Assessments, Unpaid Existing Impact Fees.** Applicable real property taxes shall be prorated through the Closing Date, based upon the latest tax information available to Title Company. Seller shall pay all special assessments (but only to the extent of payments that accrue and/or are due through the Closing Date), impact fees, standby charges, prorata charges and other similar charges and/or assessments related to the Property existing as of the Closing.

**B. Insurance.** All insurance obtained by Seller will terminate on the Closing Date.

**C. Other Charges Related to the Property.** All other charges related to the Property, including but not limited to utility bills, shall be paid by Seller through the Closing Date. All service contracts, management agreements and other contracts shall

be terminated by Seller effective on or before the Closing Date. Buyer shall be responsible for changing over to Buyer all utilities as of the Closing Date. Title Company is hereby authorized to retain such monies out of the closing proceeds as are reasonably necessary to pay utility charges which could result in a municipal lien being filed against the Property for any period of time prior to the Closing Date.

**9. REMOVAL OF SELLER'S PROPERTY.** Prior to the Closing, Seller (at Seller's expense) shall remove all dishes and antennae (most of which are located below grade), the transmission tower located on the Property, all fluids and all personal property (other than fixtures and items essential to the functional operation of the Building located at the Property). Prior to the Closing, Buyer shall inspect the Property to ensure Seller's satisfaction of the requirements set forth in this paragraph.

**10. MATERIAL CHANGE.** No Material Change, as hereinafter defined, shall have occurred before the Closing with respect to the Property that has not been approved in writing by Buyer. For purposes of this Agreement, "Material Change" shall mean a change (other than Seller's removal of the personal property) in the status of a use, occupancy, tenants, financial condition or physical condition of the Property. In the event of a Material Change, Buyer, at Buyer's election, may terminate this Agreement within **ten (10) days** of receiving notice from Seller of such Material Change.

**11. RISK OF LOSS.** In the event of damage or destruction of all or any portion of the Property by wind, water, fire or other casualty, Seller will promptly notify Buyer of the nature and extent of such damage or destruction. In such event, Buyer, in its sole discretion, within **fifteen (15) days** of such notice, may either terminate this Agreement, negotiate a mutually acceptable reduction in the Purchase Price, obtain an assignment of insurance proceeds from Seller or apply insurance proceeds actually received by Seller as of the Closing to the Purchase Price. Prior to the Closing, risk of loss with respect to the Property shall be on Seller. After the Closing, risk of loss with respect to the Property shall be on Buyer.

**12. CONDEMNATION.** Promptly upon obtaining knowledge of any threatened or filed condemnation proceeding against all or any portion of the Property, Seller or Buyer will notify the other party of such proceeding. In such event, Buyer, in its sole discretion, may either terminate this Agreement, negotiate a mutually acceptable reduction in the Purchase Price, obtain an assignment of condemnation proceeds from Seller or apply condemnation proceeds actually received by Seller as of the Closing to the Purchase Price.

**13. CLOSING.** The closing ("Closing") shall occur on the Closing Date. All documents shall be delivered by the respective parties to Title Company to be held in escrow pending the Closing. Each document shall be duly executed and, if the document is to be recorded, duly acknowledged. For the Closing, Seller shall deliver the following:

**A.** The General Warranty Deed, subject only to title items not objected to by Buyer during the Inspection Period.

- B. The Bill of Sale.
- C. The General Assignment of Approvals, Contracts and Development Rights.
- D. An affidavit executed by Seller providing that Seller is not a "foreign person" as established by Internal Revenue Code Section 1445 or successor statutes.
- E. Other applicable closing documents required or specified by this Agreement.
- F. Closing statement prepared by Title Company for Seller.

For the Closing, Buyer shall deliver the following:

- A. The Purchase Price.
- B. Other applicable closing documents required or specified by this Agreement.
- C. Closing statement prepared by Title Company for Buyer.

All documents shall be in a form mutually acceptable to Buyer and Seller. Prorations shall be handled at the Closing as set forth in this Agreement. Buyer and Seller shall each pay one-half (1/2) of the escrow charges and/or closing fees of Title Company. Buyer shall pay the cost of recording all documents transferring the Property to Buyer. All other costs related to the Closing shall be handled as is otherwise agreed to in writing by Buyer and Seller. Promptly after the Closing, Title Company shall issue to Buyer a standard New Mexico form Owner's Title Insurance Policy, effective as of the Closing Date, in the amount of the Purchase Price, insuring title to the Property vested in Buyer, in a form consistent with the Title Commitment, and subject only to exceptions not objected to by Buyer prior to the end of the Inspection Period. Seller shall pay the premium for the New Mexico form Owner's Title Insurance Policy and deletion of Schedule B, Part II, Items 1-8 (modify 7). Buyer shall pay the premium for all other endorsements, deletions/modifications of Schedule B, II items and/or extended coverages selected by Buyer to the Owner's Title Insurance Policy.

**14. POSSESSION.** Possession of the Property and keys to the Property shall be delivered by Seller to Buyer at the Closing.

**15. DEFAULT AND REMEDIES.** Before exercising any remedy, the non-defaulting party shall give the defaulting party **ten (10) days** written notice specifying the default, and the defaulting party shall be permitted to cure the default in such period. If an uncured default occurs under this Agreement, then this Agreement may be terminated at the option of the non-defaulting party. If Buyer is the defaulting party, Seller's sole remedy shall be to terminate this Agreement and obtain reimbursement from Buyer for all out-of-pocket, legal expenses actually incurred and paid by Seller up to the maximum amount of Three Thousand Five Hundred and 00/100 Dollars (\$3,500.)). In such event,

Seller agrees that it shall not seek any other monies from Buyer. Buyer shall have no liability to Seller for damages (including but not limited to, lost profits, consequential damages, special damages and/or punitive damages). If Seller is the defaulting party, Buyer shall have all rights and remedies available at law, in equity, pursuant to this Agreement and/or otherwise. Without limiting the foregoing, Buyer shall have the right of specific performance and, as referenced above, the right to terminate this Agreement. If Seller defaults under this Agreement, Seller shall be liable to Buyer for all of Buyer's costs and expenses, including but not limited to reasonable attorneys' fees, court costs and reimbursement of the costs incurred by Buyer related to this Property and/or this Agreement.

**16. REAL ESTATE BROKERS.** The parties acknowledge that the Broker is the procuring cause of this Agreement. The parties acknowledge that the specific relationship of Seller with Broker has been established pursuant to separate written agreement. This Agreement shall serve as an instruction to Title Company to pay real estate brokerage fees, including applicable gross receipts tax thereon, to Broker out of the Seller's proceeds from the Closing. Other than Seller's obligations to the Broker as set forth above, Buyer and Seller represent to each other that they have had no dealings with any other broker, or agent, and that no person or entity, other than the Broker has any claim for a fee or commission in conjunction with the sale covered by this Agreement. In no event shall Buyer have any obligation to pay any brokerage commission, finder's fee compensation or other monies in conjunction with this Agreement and/or the Property.

**17. FURTHER ACTION.** Buyer and Seller agree to take such other and further action, and execute such additional documents, as are reasonably necessary to consummate the sale pursuant to this Agreement (at no cost to the party asked to take such action) or which are reasonably required by the Title Company in conjunction with the Closing.

**18. BACK UP OFFERS.** Seller may not solicit back-up offers to purchase the Property.

**19. NOTICES.** Any notice required or permitted to be given under this Agreement shall be in writing and may be either hand-delivered, sent by recognized overnight courier (for next day delivery) or mailed, postage prepaid, certified mail, return receipt requested, addressed to the parties at their respective addresses set forth below. If any notice is hand-delivered, it shall be deemed given upon delivery. If any notice is sent by recognized overnight courier, it shall be deemed given upon delivery by the courier. If any notice is mailed, it shall be deemed given **five (5)** business days after deposit in the United States mail. A party may change its address for notices by sending a notice to the other party pursuant to the terms of this paragraph. **FACSIMILE AND EMAIL COMMUNICATIONS SHALL NOT BE USED FOR NOTICES PURSUANT TO THIS AGREEMENT.**

**20. AUTHORITY.** Each party signing this Agreement represents and warrants to the other party that it has full legal power, authority and right to execute, deliver and perform the obligations under this Agreement. Each party represents and warrants to the other



party that the transactions contemplated by this Agreement and each person signing this Agreement and/or any document at the Closing has been duly authorized by all requisite action and that no remaining action or third-party consent is required.

**21. AMENDMENT.** This Agreement cannot be amended except by a written document executed by the party against whom such amendment is to be enforced.

**22. INVALIDITY.** If any provision of this Agreement is determined to be invalid, ineffective, inoperative, unenforceable, or contrary to law, all of the remaining provisions of this Agreement shall remain in full force and effect.

**23. ASSIGNMENT.** No party may assign this Agreement without the prior written consent of the other party.

**24. ATTORNEY REVIEW.** Buyer and Seller each acknowledge and agree that this Agreement is a legally binding document and that each party has had a full opportunity to have its respective attorney review, revise and negotiate this Agreement. Consequently, neither party shall be deemed to have had the responsibility of drafting this Agreement if this Agreement at any time is construed or interpreted.

**25. GOVERNING LAW.** This Agreement shall be governed by the law of the State of New Mexico.

**26. WAIVER.** No waiver or failure by any party to enforce any breach of this Agreement shall be considered to be a waiver of any subsequent breach, regardless of the time, nature or form of the subsequent breach. All waivers must be in writing to be effective.

**27. INTENT AND EXHIBITS.** The parties to this Agreement affirm that the terms and provisions of this Agreement accurately reflect their intent. All exhibits and addenda to this Agreement are incorporated into this Agreement as operative provisions.

**28. TIME OF THE ESSENCE.** Time is of the essence under this Agreement.

**29. CAPTIONS AND DEFINED TERMS.** The headings and captions contained in this Agreement are for convenience and reference purposes only and shall not define, limit or otherwise affect the terms and conditions of this Agreement. Capitalized words shall have the definition specified in this Agreement, including the definitions set forth in the "Terms" paragraph.

**30. Intentionally deleted.**

**31. COUNTERPARTS.** This Agreement may be executed by Buyer and Seller in counterparts, each of which shall be deemed an original, and all of which together shall constitute one (1) document.

**32. CONTINGENCY.** Buyer's obligations pursuant to this Agreement and Buyer's obligation to the purchase of the Property are conditioned upon approval of the transaction covered by this Agreement by The Regents of the University of New Mexico, the New Mexico Department of Education and the New Mexico State Board of Finance. Buyer shall endeavor to obtain the approvals.


**33. LIMITATION.** Notwithstanding any other provision of this Agreement, Buyer's liabilities are subject to the immunities and limitations of the New Mexico Tort Claims Act, Section 41-4-1, et seq., NMSA 1978, as amended.


SELLER:

BUYER:

LIN TELEVISION CORPORATION, a  
Delaware corporation

THE REGENTS OF THE UNIVERSITY  
OF NEW MEXICO, a body corporate of  
the State of New Mexico

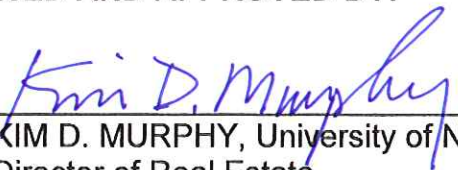
By:   
Print Name: WILLIAM S. ANDERSON  
Its: PRESIDENT & GM

By:   
Print Name: DAVID W. HARRIS  
Its: Executive Vice President, COO and  
CFO

Execution Date: 8-5-08  
Address: 13 BROADCAST PLAZA, SW  
ALBUQUERQUE, NM 87104  
Phone: 505-764-5259  
Facsimile: 505-764-5260  
Email: bill.anderson@KLQR.COM


Execution Date: \_\_\_\_\_  
Address: c/o Real Estate Office  
Attn: Kim D. Murphy, Director  
1712 Las Lomas, NE  
Albuquerque, NM 87131-3181  
Phone: (505) 277-4620  
Facsimile: (505) 277-6290  
Email: kmurphy@unm.edu

REVIEWED AND APPROVED BY:

By:   
KIM D. MURPHY, University of New Mexico  
Director of Real Estate

APPROVED AS TO FORM FOR UNM:

HURLEY, TOEVS, STYLES, HAMBLIN &  
PANTER, P.A.

By:   
MARK STYLES

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**PROPERTY DISCLOSURE STATEMENT- COMMERCIAL**

This Property Disclosure Statement ("Statement") discloses Seller's current, actual knowledge of the condition of the Property (described below) as of the date signed by Seller. This Statement does not relieve Seller of the obligation to disclose a condition of the Property that may not be addressed on this form and/or a change in any condition of the Property occurring after the date of this Statement. This Statement is not a substitute for inspection by Buyer. Conditions may exist which are unknown to Seller. This Statement does not relieve a Buyer of the responsibility to independently review and investigate the Property. The Realtors Association of New Mexico, the Commercial Association of Realtors-New Mexico, and the Brokers do not warrant or guarantee the sufficiency, accuracy, completeness, or correctness of any information in this Statement. Seller understands and intends that the information and representations provided in this Statement will be relied upon. This Statement covers the property having an address of 1377 University, NE, Albuquerque, New Mexico, which is generally described as: KSA-TV Studio facilities

("Property"). Seller, to the best of Seller's current, actual knowledge, represents, warrants and certifies to Buyer, and Buyer's agents, contractors, inspectors and lenders, as follows regarding the Property:

**1. Material Physical Defects.** There are not any material physical defects in the Property, any improvements at the Property, and/or structures on the Property (including, but not limited to the roof), except (if there are no exceptions write "NONE"): NONE

**2. Physical Damage.** The Property has not suffered any material casualty, fire damage or other damage, except (if there are no exceptions write "NONE"): NONE

**3. Equipment.** The mechanical systems, electrical systems, plumbing systems, heating, ventilating and air conditioning systems and equipment, sprinkler systems, security systems, fire detection systems, telephone distribution systems (lines, jacks and connections only), elevators, and other similar equipment and fixtures existing on the Property are in good operating order and condition, except (if there are no exceptions write "NONE"): NONE

**4. Soil Conditions.** The Property does not have any slipping, sliding, settling, flooding, ponding or any other grading, drainage or soil problems, except (if there are no exceptions write "NONE"): NONE

5. **Utilities and Assessments.** The Property is served by the following utilities (check the appropriate boxes)  water service,  electric service,  natural gas,  telephone service,  public sewer service and other: CATV

Owner represents and warrants that all costs and assessments related to such utilities have been fully paid. The following telecommunications services are available at the Property: CATV, SATELITE DISHES

6. **Compliance with Laws.** No aspect or condition of the Property violates applicable laws, rules, regulations, codes, or covenants, conditions or restrictions, except (if there are no exceptions write "NONE"): NONE

7. **Improvements.** No improvements or alterations have been made to the Property without any permit where a permit was required, except (if there are no exceptions write "NONE"): NONE

The following certificates of occupancy have been issued regarding the Property: \_\_\_\_\_

8. **Actions, Suits or Proceedings.** No action, suit or proceeding is pending or threatened before any court, arbitration tribunal, governmental agency, quasi-governmental agency, commission, board, bureau, or instrumentality that would affect the Property or the right or ability of an owner or tenant to convey, occupy or utilize the Property, except (if there are no exceptions write "NONE"): NONE

9. **Governmental Proceedings.** No existing or threatened condemnation, environmental, zoning, redevelopment agency plan or other land use regulation proceeding exists, except (if there are no exceptions write "NONE"): NONE

10. **Contracts.** No service contract or other contract exists affecting the Property, except (if there are no exceptions write "NONE"): NONE

11. **Unrecorded Title Matters.** No unrecorded claim, encumbrance, covenant, condition, restriction, easement, lien, charge or other matter exists regarding the Property, except (if there are no exceptions write "NONE"): NONE

12. **Leases.** No lease, sublease or other tenancy agreement exists affecting the Property, except (if there are no exceptions write "NONE"): NONE

13. **Options.** No option to purchase, option to lease, right of first refusal, right of first offer or other similar agreement exists regarding the Property, except (if there are no exceptions write "NONE"): NONE

14. **Lead-Based Paint.** If the Property includes a "residence" or "housing" that was constructed prior to 1978, Federal Lead-Based Paint Regulations will apply. The Property  is  is not subject to the Federal Lead-Based Paint Regulations.

SELLER:

LIN TELEVISION CORPORATION, a Delaware corporation

By: William S. Anderson  
Print Name: William S. Anderson  
Its: President and General Manager  
Execution Date: 8/6/09

By signing below, Buyer acknowledges receipt of this Statement. By signing below, however, Buyer has not indicated approval or disapproval of the Property and/or the information contained in this Statement.

BUYER:

THE REGENTS OF THE UNIVERSITY OF  
NEW MEXICO, a body corporate of the State  
Of New Mexico

By: *David W. Harris*  
Print Name: DAVID W. HARRIS  
Its: Executive Vice President, COO and CFO  
Execution Date: \_\_\_\_\_

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## Exhibit A

### Tract 1

A tract of land situate within the Town of Albuquerque Grant, Bernalillo County, New Mexico, being and comprising a portion of Tract No. 4 of the Lands of Springer Transfer Company, as the same is shown and designated on the plat thereof, prepared by Ross Beyer Engineering Office, dated March 20, 1946, and revised March 11, 1952, which said tract of land is by reference to said above described plat, more particularly described as follows:

BEGINNING for a tie at the Northeast corner of Lot numbered One (1) in Block numbered Twenty-three (23) of Country Club Addition, First Extension North, as the same is shown and designated on the plat of said addition, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on May 16, 1938, said corner of said Lot 1 being a point on the East boundary of the town of Albuquerque Grant and running thence N 0°23' E. 2999.50 feet along said East boundary of the Town of Albuquerque Grant to a point; thence leaving said Grant boundary and running N 81° 23' W. 842.06 feet to a point on curve on the Westerly Right of way line of University Boulevard, N.E. and the Southeast corner of the tract herein described; Thence leaving said Westerly line of University Boulevard, N.E. and running N 81° 23' W., 528.74 feet to the Southwest corner; Thence N 08° 37' E., 200.00 feet to the Northwest corner; Thence S 81° 23' E., 471.26 feet to the Northeast corner, a point on said Westerly right & way line of University Boulevard, N.E.; Thence Southeasterly along a curve right having a radius of 1869.92 feet, and along said Westerly line of University Boulevard, N.E., a distance along arc of 208.21 feet (chord = S 7° 25' 10" E., 208.10 feet) to the Southeast and beginning corner of the tract herein described.

And also described as follows:

A tract of land situate within the Town of Albuquerque Grant, Bernalillo County, New Mexico, being and comprising a portion of Tract No. 4 of the Lands of Springer Transfer Company, as the same is shown and designated on the plat thereof, prepared by Ross Beyer Engineering Office, dated March 20, 1946, and revised March 11, 1952, which said tract of land is by reference to said above described plat, more particularly described as follows:

BEGINNING at the Southeast corner of the parcel herein described, a #4 rebar and cap set, being a point on the Westerly Right of Way line of University Boulevard, N.E., from whence the ACS Monument "NDC-22-1A" bears N 75° 42' 34" E, 741.63 feet distant; Thence leaving said Right of Way line, N 81°19' 42" W, 528.73 feet to the Southwest corner, a #4 rebar found; Thence N 08° 40' 14" E, 200.00 feet to the Northwest corner, a #4 rebar and cap set; Thence S 81° 19' 04" E, 471.17 feet to the Northeast corner, a #5 rebar found, being a point on said Westerly Right of Way line; Thence along a curve to the right, having a radius of 1,869.86 feet, a central angle of 06° 22' 40", a chord S 07° 23' 24" E, 208.03 feet, an arc length of 208.14 feet to the Point of Beginning

### Tract 2

#### Parcel A

Tract numbered Nine-A-Two (9-A-2) of the plat of Tracts 9-A-1 and 9-42, LANDS OF SPRINGER TRANSFER COMPANY, City of Albuquerque, New Mexico (the "plat") as the same is shown and designated on the plat thereof, filed in the Office of the County Clerk of Bernalillo County, New Mexico, on February 5, 1999, in Map Book 99C, Folio 25.

#### Parcel B

A non-exclusive easement for the benefit of Parcel A of Tract 2 for private access and underground utilities over and across Tract 9-A-1 of the Plat as provided in the Grant Easement for Private Access and Underground Utilities recorded February 23, 1999 in Book 9903, Page 3926 as Document No. 1999023981, records of Bernalillo County, New Mexico and subject to the terms and conditions thereof.

PARCEL C

An exclusive easement for the benefit of Parcel A of Tract 2 for access and utilities over, under and across Tract 9-A-1 of the Plat as provided for in that certain Permanent Easement recorded in Book A1, page 8517 as document number 2000008565, records of Bernalillo County, New Mexico, subject to the terms and conditions thereof.



**EXHIBIT A**

P:\mss\UNM\1377 University\6 Purchase Agreement.doc