

MISC 2017033806



MAY 04 2017 11:28 P 25

Fee amount: 154.00  
FB: 62-25968  
COMP: SB

Received - DIANE L. BATTIATO  
Register of Deeds, Douglas County, NE  
05/04/2017 11:28:00.00



2017033806

**Drafted by**  
**Recording requested by**  
**and after recording return to:**  
Colin T. Ferguson  
Dickinson Wright PLLC  
424 Church St., Suite 1401  
Nashville, TN 37219

**AFFIDAVIT AFFECTING REAL PROPERTY**


William Appleton, being first duly sworn, deposes and states as follows:

1. This Affidavit is based upon personal knowledge.
2. I am the Senior Vice President and General Counsel of Scripps Media Inc., a Delaware corporation ("SMI"), whose address is 312 Walnut St., Suite 2800, Cincinnati, Ohio 45202.
3. Effective January 1, 2016, through various mergers involving Journal Broadcast Group, Inc., a Wisconsin corporation (and other entities) (collectively, the "Merger") SMI became the surviving corporation. Copies of the Certificates of Merger are attached hereto as Exhibit B.
4. At the time of the Merger, certain of the merged entities held fee simple title to various parcels of real property, including but not limited to the properties described on Exhibit A hereto (the "Properties").
5. As a result of the Merger, SMI has succeeded in interest as fee simple owner of the Properties.
6. This Affidavit is made to provide record notice of the Merger, and the resulting identity of the party that currently holds fee simple title to the Properties.

Further Affiant sayeth not.

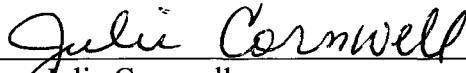
**AFFIANT:**

Date: April 13, 2017

  
Name: William Appleton

STATE OF OHIO            )  
  ) SS.  
COUNTY OF HAMILTON )

On this 13<sup>th</sup> day of April, 2017, before me, Julie Cornwell, personally appeared William Appleton, who acknowledged himself to be the Senior Vice President and General Counsel of Scripps Media, Inc., and that he as such Senior Vice President and General Counsel, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Senior Vice President and General Counsel.

  
Name: Julie Cornwell  
Notary Public, Butler County, Ohio  
Acting in the County of Hamilton  
My Commission Expires: 2/15/2022

**Drafted by**  
**Recording requested by**  
**and after recording return to:**  
Colin T. Ferguson  
Dickinson Wright PLLC  
424 Church St, Suite 1401  
Nashville, TN 37219



**JULIE CORNWELL**  
Notary Public, State of Ohio  
My Commission Expires  
February 15, 2022

**EXHIBIT A**  
**Properties**

1. Pima County, Arizona  
APN 122-15-177A  
APN 103-05-024D  
APN 133-23-167B  
Legal descriptions on Exhibit A-1
2. Canyon County, Idaho  
APN 312060000  
Legal description on Exhibit A-2
3. Lee County, Florida  
APN 14-44-23-C1-00500.0590  
APN 14-44-23-C1-00500.0590A  
Legal descriptions on Exhibit A-3
4. Charlotte County, Florida  
APN 422527200005  
Legal description on Exhibit A-4
5. Eaton County, Michigan  
APN 160-015-300-080-00  
Legal description on Exhibit A-5
6. Douglas County, Nebraska  
APN 1800108700  
APN 2114570102  
APN 0240000000  
APN 1427214950  
APN 0142880001  
APN 0127060002  
APN 0747180000  
Legal descriptions on Exhibit A-6
7. Brown County, Wisconsin  
APN VA – 140-9  
APN GL – 342-5  
Legal description on Exhibit A-7
8. Milwaukee County, Wisconsin  
APN 2419990110  
Legal description on Exhibit A-8

9. Racine County, Wisconsin  
APN 03-21-19-011-000  
Legal description on Exhibit A-9

EXHIBIT A-1

APN 122-15-177A

APN 103-05-024D

Parcel I:

All that portion of the Southwest quarter of the Northeast quarter of Section 21, Township 13 South, Range 13 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:

Beginning at the Northwest corner of said Southwest quarter of the Northeast quarter of Section 21;

Thence South 89 degrees 43 minutes 21 seconds East 290.84 feet  
(South 89 degrees 42 minutes 31 seconds East 290.91 feet, record);

Thence South 00 degrees 05 minutes 42 seconds West 25.16 feet;

Thence South 00 degrees 00 minutes 28 seconds West 380.64 feet  
(South 00 degrees 00 minutes 17 seconds West 405.80 feet, record);

Thence South 89 degrees 43 minutes 50 seconds East 144.40 feet  
(South 89 degrees 44 minutes 54 seconds East 144.44 feet, record)

to the True Point of Beginning;

Thence North 00 degrees 17 minutes 42 seconds East 124.13 feet  
(North 00 degrees 15 minutes 06 seconds East 124.20 feet, record);

Thence North 67 degrees 14 minutes 35 seconds East 33.21 feet  
(North 67 degrees 28 minutes 59 seconds East 33.24 feet, record);

Thence South 89 degrees 45 minutes 22 seconds East 63.65 feet  
(South 89 degrees 44 minutes 54 seconds East 63.61 feet, record);

Thence South 00 degrees 16 minutes 13 seconds West 137.07 feet  
(South 00 degrees 15 minutes 06 seconds West 137.06 feet, record);

Thence North 89 degrees 44 minutes 32 seconds West 94.27 feet  
(North 89 degrees 44 minutes 54 seconds West 94.26 feet, recorded)

to the True Point of Beginning.

Parcel II:

An easement for ingress, egress, and utilities over the following described property:

Beginning at the Northwest corner of property described in Deed recorded in Docket 6098 at Page 493;

Thence South 89 degrees 42 minutes 31 seconds East 51.53 feet  
along said North line;

Thence South 07 degrees 32 minutes 00 seconds East 64.64 feet;

Thence South 29 degrees 24 minutes 36 seconds East 235.52  
feet;

Thence South 67 degrees 14 minutes 35 seconds West 33.21 feet  
(South 67 degrees 28 minutes 59 seconds West 33.24 feet, record);

Thence North 29 degrees 24 minutes 44 seconds West 295.24 feet  
(North 29 degrees 24 minutes 36 seconds West 295.19 feet, record)

to a point on the West line of captioned property;

Thence North 00 degrees 05 minutes 42 seconds West 25.16 feet  
(North 00 degrees 00 minutes 17 seconds East 25.10 feet, record)

along said West line to the Point of Beginning.

**Parcel III:**

**Lot 2 of Block 1 of Palo Verde Addition Amended according to the map or plat thereof of record in the office of the County Recorder of Pima County, Arizona, in Book 3 of Maps and Plats at Page 80 thereof, except the North 305 feet thereof.**

APN 133-23-167B

**Parcel I:**

A portion of Lot 4 of Block 3 of Gateway Center as shown on the plat thereof recorded in Book 40, Page 47, of Maps and Plats, in the office of the County Recorder of Pima County, Arizona described as follows:

That portion of said Lot 4 described as follows:

Beginning at the most Easterly corner of said Lot 4, said point being also on the Southwesterly line of Rosewood Street, 53.0 feet wide, shown on said plat as being a curve, concave Southwesterly, and having a radius of 813.50 feet;

Thence leaving said Southwesterly line along the Southeasterly line of said Lot 4 South 67 degrees 34 minutes 36 seconds West 112.08 feet to the True Point of Beginning;

Thence continuing South 67 degrees 34 minutes 36 seconds West 328.02 feet to the most Southeasterly corner of said Lot 4;

Thence leaving said Southeasterly line North 27 degrees 00 minutes 37 seconds East 54.96 feet;

Thence South 89 degrees 54 minutes 57 seconds East 10.04 feet to a point on a line 216.50 feet East of and parallel with the West line of said Lot 4;

Thence along said last mentioned parallel line North 00 degrees 02 minutes 52 seconds West 161.24 feet;

Thence North 31 degrees 14 minutes 53 seconds East 96.65 feet;

Thence on a radial bearing of North 14 degrees 12 minutes 03 seconds East 33.50 feet to a point on the Southwesterly line of said Rosewood Street, shown on said plat as a curve, concave Southwesterly, having a radius of 813.50 feet;

Thence Southeasterly along said Southwesterly line through a central angle of 19 degrees 46 minus 49 seconds an arc distance of 280.85 feet to a point on a non-tangent curve, concave Southeasterly, having a radius of 450.00 feet, a radial line through said point to said last mentioned curve bears North 56 degrees 08 minutes 39 seconds West;

Thence Southwesterly along said curve through a central angle of 12 degrees 24 minutes 06 seconds an arc distance of 97.40 feet to the True Point of Beginning.

(Description continues on next page)

**Parcel II:**

**A portion of Lot 5 of Block 3 of Gateway Center as shown on the plat thereof recorded in Book 40, Page 47, of Maps and Plats, in the office of the County Recorder of Pima County, Arizona, described as follows:**

**Beginning at the most Northeasterly corner of said Lot 5, said point being also on the Southwesterly line of Rosewood Street, 53.0 feet wide, shown on said plat as being a curve, concave Southwesterly, and having a radius of 813.50 feet;**

**Thence leaving said Southwesterly line along the Northwesterly line of said Lot 5 South 67 degrees 34 minutes 36 seconds West 112.08 feet to the True Point of Beginning, said point also being on a non-tangent curve, concave to the Southeast and having a radius of 450.00 feet, a radial line through said point to said curve bears North 63 degrees 32 minutes 44 seconds West;**

**Thence leaving said Northwesterly line of Lot 5, Southerly along said curve through a central angle of 21 degrees 30 minutes 08 seconds an arc distance of 168.83 feet;**

**Thence tangent to said curve South 00 degrees 02 minutes 52 seconds East 9.58 feet;**

**Thence South 89 degrees 57 minutes 08 seconds West 272.00 feet to a point on the Westerly line of said Lot 5;**

**Thence North 00 degrees 02 minutes 52 seconds West 49.86 feet to the Northwesterly corner of said Lot 5;**

**Thence along the Northwesterly line of said Lot 5 North 67 degrees 34 minutes 36 seconds East 328.02 feet to the True Point of Beginning.**

## EXHIBIT A-2

### PARCEL I

A portion of the South ½ of the Northwest ¼ of Section 14, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

COMMENCING at the Northwest corner of Section 14, Township 3 North, Range 2 West, Boise Meridian, Canyon County, Idaho, and running South 00°24'05" West 1213.39 feet along the Westerly boundary of said Section 14 to a point of the centerline of East Fargo Avenue; thence

South 89°35'55" East 1240 feet along the centerline of East Fargo Avenue to a point; thence

South 00°24'05" West 626.50 feet to the TRUE POINT OF BEGINNING; thence

South 89°35'55" East 436.15 feet to a point on the centerline of the Phyllis Canal; thence along the centerline of said canal,

South 38°49'10" West 497.22 feet to a point that is 50.00 feet perpendicularly distant Northerly from the Northeasterly right-of-way line of Interstate 80 North, Project 1-1G-80-N-1 (23) 35, Highway Survey; thence

North 82°49'23" West along a line parallel to said Interstate right-of-way line, a distance of 55.73 feet, to a point on the Northeasterly right-of-way line of East Chisholm Drive; thence

North 51°10'50" West along the Northeasterly right-of-way line of East Chisholm Drive, a distance of 91.73 feet to a point on the Easterly Boundary line of that certain tract of land heretofore conveyed by Union Pacific Railroad Company to the Boise Cascade Corporation by Warranty Deed dated May 26, 1969, recorded June 3, 1969, as Instrument No. 629131 in Canyon County Records, State of Idaho; thence

North 00°24'05" East along said Easterly boundary line, a distance of 326.00 feet to the TRUE POINT OF BEGINNING.

### PARCEL II

A portion of the South ½ of the Northwest ¼ of Section 14, Township 3 North, Range 2 West, Boise Meridian, City of Nampa, County of Canyon, State of Idaho, bounded and described as follows:

BEGINNING at the intersection of the Easterly boundary line of that certain parcel of land heretofore conveyed by Union Pacific Railroad Company to Boise Cascade Corporation by Warranty Deed dated May 26, 1969, recorded June 3, 1969, as Instrument No. 629131, in Canyon County records, State of Idaho, and the Northerly boundary line of that certain parcel of land heretofore conveyed by Union Pacific Land Resources Corporation to Idaho Television Corporation by Warranty Deed dated May 2, 1973, recorded May 17, 1973, as Instrument No. 707281, in Canyon County Records, State of Idaho, said point being South 00°24'05" West, 1839.95 feet (formerly shown as South 00°24'05" West, 1839.89 feet), and South 89°35'55" East, 1240.00 feet from the Northwest corner of said Section 14; thence

North 00°24'05" East along said Boise Cascade boundary, a distance of 50.0 feet; thence

South 89°35'55" East, a distance of 479.24 feet, more or less, to a point on the centerline of the Phyllis Canal, said point being the beginning of a non-tangent curve, concave Southeasterly, the center of which bears South 44°45'01" East, a distance of 427.13 feet; thence Southwesterly along said canal centerline and curve through an angle of 06°25'50" an arc distance of 47.94 feet; thence continuing along said canal centerline

South 38°49'10" West, a distance of 18.11 feet, more or less, to the Northerly boundary line of said parcel previously conveyed to Idaho Television Corporation; thence

North 89°35'55" West, along said boundary line, a distance of 436.15 feet more or less to the POINT OF BEGINNING.



**EXHIBIT A-3**

**Lot 59, FLORIDA TROPICAL FARMS, according to the Plat thereof recorded in Plat Book 9, Page 21 of the Public Records of Lee County, Florida.**

**LESS AND EXCEPT, land as set forth in Orders of Taking, recorded in Official Records Book 3851, Page 2822 and in Official Records Book 3929, Page 3560, all among the Public Records of Lee County, Florida.**

**EXHIBIT A-4**

**PARCEL 1:**

**The West 40 acres (being the West ½ of the West ½) of the Northeast ¼ of Section 27, Township 42 South, Range 25 East, Charlotte County, Florida;**

**LESS AND EXCEPT:**

**The North 707.78 feet thereof; and the West 295.16 feet of the South 295.16 feet of the North 1002.93 feet of the West ½ of the West ½ of the Northeast ¼;**

**AND**

**The East 50 feet of the North 707.78 feet of the West ½ of the West ½ of the Northeast ¼; less and except the North 50 feet thereof.**

**PARCEL 2:**

Easement interest as set forth in O.R. Book 805, Page 787, of the Public Records of Charlotte County, Florida.

**PARCEL 3:**

Easement interest as set forth in O.R. Book 2022, Page 1040, of the Public Records of Charlotte County, Florida.

### EXHIBIT A-5

The East one-half (1/2) of the South one-half (1/2) of the Southwest one-quarter (1/4) of Section Fifteen (15), except a strip in the Northwest Corner Thirteen (13) rods East and West by Twenty-five (25) North and South, in Township one (1) North of Range three (3) West, Hamlin Township, Eaton County, Michigan. 38 Acres, together with all structures and improvements thereon. MORE PARTICULARLY DESCRIBED AS:

That part of the SE 1/4 of the SW 1/4 of Section 15, T1N, R3W, Hamlin Township, Eaton County, Michigan, described as: Beginning at the South 1/4 Corner of Section 15, T1N, R3W; thence N89° 52' 25"W, 1323.40 feet on the South line of said Section 15 to the SW corner of said SE 1/4 of SW 1/4 of Section 15; thence N00° 07' 10"W, 910.88 feet on the West line of said SE 1/4 of SW 1/4 to a point 25 rods S00° 07' 10"E, of the NW corner of said SE 1/4 of SW 1/4 of Section 15; thence S 89° 46' 40" E, 214.50 feet parallel with the North line of said SE 1/4 of SW 1/4; thence N00° 07' 10" W, 412.50 feet parallel with the West line of said SE 1/4 of SW 1/4 to a point on the North line of said SE 1/4 of SW 1/4 which is 13 rods, S89° 46' 40"N of the NW Corner of SE 1/4 of SW 1/4 of Section 15; thence 89° 46' 40" E, 1107.98 feet on the North line of said SE 1/4 of SW 1/4 to the NE Corner of said SE 1/4 of SW 1/4 of Section 15; thence S00° 09' 36" E, 1321.17 feet on the N-S 1/4 line of said Section 15 to the point of beginning. Containing 38.125 Acres.

Except that F & G Development Co. shall retain the mineral rights subject to the limitation that such rights shall not be exploited in any way that would impair or limit the use of the land by buyer in connection with the station.

EXHIBIT A-6

APN 1800108700

Lot One (1), Mockingbird Hills West Replat 3, a subdivision, as surveyed, platted and recorded in Douglas County, Nebraska (62-25968)

APN 2114570102

(D2-32782)

Lot 2, Replat of Part of Tax Lot 3, an Addition to the City of Ralston, as surveyed, platted and recorded, Douglas County, Nebraska,

*replat of pt SENE 11-14-12*

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 11; THENCE N00°00'01"E (ASSUMED BEARING) ALONG THE EAST LINE OF SAID SECTION 11, A DISTANCE OF 438.36 FEET; THENCE N89°59'59"W, A DISTANCE OF 440.04; THENCE N03°03'19"E, A DISTANCE OF 18.31 FEET TO THE POINT OF BEGINNING; THENCE N49°53'11"W, A DISTANCE OF 56.00 FEET; THENCE N40°06'49"E, A DISTANCE OF 179.00 FEET; THENCE S49°53'11"E, A DISTANCE OF 56.00 FEET; THENCE S40°06'49"W, A DISTANCE OF 179.00 FEET TO THE POINT OF BEGINNING.

APN 0240000000

*NE NW - 31-16-13  
SE NW - 31-16-13*

(01-60000)

A parcel of land described as follows: Commencing at the Southwest corner of the Southeast corner of the Northwest Quarter of Section 31, Township 16, Range 13, East of the 6th P.M., thence East along the East and West center line of said Section 31, 833 feet, thence North 833 feet, thence West 833 feet to the West line of the Southeast Quarter of the Northwest Quarter of said Section 31, thence South along the West line of the Southeast Quarter of the Northwest Quarter of said Section 31, 833 feet to the place of beginning, all in Douglas County, Nebraska, and being a part of the City of Omaha, except that part used for street purposes.

APN 1427214950

(58-19169)

Lot 1 Journal Broadcast Group, a subdivision as surveyed, platted and recorded in the City of Omaha, Douglas County, Nebraska, such real estate commonly known as 5030 North 72<sup>nd</sup> Street, Omaha, Nebraska 68134.

APN 0142880001 and APN 0127060002

NESE 35-16-12  
SESE 35-16-12

(01-60000)

Commencing at a point which is the Southeast corner of the Southeast Quarter of Section 35, Township 16 North Range 12 East of the 6<sup>th</sup> P.M. in the City of Omaha, in Douglas County, Nebraska; thence assuming that the West property line of the East Half of said Southeast Quarter is bearing due North and South, on a bearing of South 89° 50' 18" West, and running Westerly along the South property line of said Southeast Quarter, for a distance of 33.00 feet, to a point, said point being the True Point of Beginning; thence continuing Westerly , along the South property line of said Southeast Quarter, for a distance of 1,286.77 feet, to a point which is the Southwest corner of said East Half; thence on a bearing of North 00° 00' 00" East, and running Northerly along the West property line of said East Half, for a distance of 639.27 feet, to a point, thence on a bearing of North 89° 53' 48" East, and running Easterly, for a distance of 1,285.62 feet, to a point, said point also being a point 33.00 feet West of the East property line of said Southeast Quarter; thence on a bearing of South 00° 06' 12" East; and running Southerly, 33.00 feet West of and parallel to the East property line of said Southeast Quarter, for a distance of 637.96 feet, to the True Point of beginning, EXCEPT the East 17 feet thereof;

Together with that part of the Northwest Quarter of the Northeast Quarter of the Northeast Quarter (NW¼ NE¼ NE¼) of Section 2, Township 15 North, Range 12 East of the 6<sup>th</sup> P.M., in the City of Omaha, in Douglas County, Nebraska, formerly known as Block 101, Benson, now vacated, together with all of vacated Fort Street adjacent thereto on the North, and one-half of vacated Browne, 73<sup>rd</sup> and 75<sup>th</sup> Streets adjoining said Block.

(01-60000)

APN 0747180000

Lot Ten (10) in Block Two (2), in Capitol Hill Addition, an Addition to the City of Omaha, as surveyed, platted and recorded, in Douglas County, Nebraska

(16-05680)

## EXHIBIT A-7

APN VA – 140-9

APN GL – 342-5

**Parcel I:**

All of Lots 1, 2, 3 and 4, Volume 13 Certified Survey Maps, Page 23, Map No. 2651; being part of the Southeast 1/4 of the Southwest 1/4;

AND that part of the Southeast 1/4 of the Southwest 1/4, Section Twenty (20), Township Twenty-two (22) North, Range Twenty-one (21) East, Town of Glenmore, Brown County, Wisconsin, described by:

Commencing at the South 1/4 corner of the said Section 20; thence North 88 deg. 17'33" West along the Southerly line of the said Southeast 1/4 of the Southwest 1/4 680.66 feet to the point of beginning; thence continuing North 88 deg. 17'33" West along the said Southerly line 563.96 feet to the Northwesterly line of Parcel 2, Document No. 2081137, Brown County Records; thence North 60 deg. 26'23" East along the said Northwesterly line 744.16 feet to the Westerly line of Parcel 1, Document No. 2081137, Brown County Records; thence North 0 deg. 26'23" East along the said Westerly line 213.61 feet to the Northerly line of Parcel 1, Document No. 2081137, Brown County Records; thence South 88 deg. 17'48" East along the said Northerly line 179.93 feet to the Westerly line of Parcel 3, Document No. 2081137, Brown County Records; thence North 1 deg. 42'12" East along the said Westerly line 414.98 feet to the Northerly line of Parcel 3, Document No. 2081137, Brown County Records; thence South 88 deg. 17'48" East along the said Northerly line 20.00 feet to the Easterly line of said Parcel 3, Document No. 2081137, Brown County Records; thence South 1 deg. 42'12" West along the said Easterly line 414.98 feet to the Northerly line of the said Parcel 1, Document No. 2081137, Brown County Records; thence South 88 deg. 17'48" East along the said Northerly line 365.06 feet to the Westerly right-of-way line of Ridgeview Road; thence South 0 deg. 26'23" West along the said Westerly right-of-way line 552.73 feet; thence continuing along the said Westerly right-of-way line along a tangential curve concave Northwesterly chord South 46 deg. 04'17.5" West 17.16 feet, radius 12.00 feet, central angle 91 deg. 15'49" arc 19.11 feet to the Northerly right-of-way line of Shirley Road; thence North 88 deg. 17'48" West along the said Northerly right-of-way line 632.61 feet to the Westerly line of Volume 13 Certified Survey Maps, Page 23, Map No. 2651, Brown County Records; thence South 1 deg. 42'12" West along the said Westerly line 34.95 feet to the point of beginning, excepting therefrom that part thereof used for road purposes.

**Parcel II:**

All of Lot One (1), Volume 12 Certified Survey Maps, Page 93, Map No. 2536; being part of the Southwest 1/4 of the Southeast 1/4, Section Twenty (20), Township Twenty-two (22) North, Range Twenty-one (21) East, Town of Glenmore, Brown County, Wisconsin, excepting therefrom that part thereof used for road purposes.

**ALSO:**

Overhead Guy and Anchor Easement being part of the Southwest 1/4 of the Southeast 1/4, and part of the Southeast 1/4 of the Southwest 1/4, all located in Section Twenty (20), Township Twenty-two (22) North, Range Twenty-one (21) East, Town of Glenmore, Brown County, Wisconsin, as described in the Easement Agreement recorded in Jacket 6258 Image 36, Document No. 1011363, Brown County Records.

**Parcel III:**

Part of Private Claim 21, West side of Fox River, Village of Ashwaubenon, Brown County, Wisconsin, described by:

Commencing at the Southwesterly corner of the said Private Claim 21; thence South 63 deg. 56'53" East along the Southwesterly line of the said Private Claim 21 a distance of 2862.63 feet; thence North 25 deg. 58'25" East along the Southwesterly extension of the Northwesterly line of Lot 1, Kaster's Business Subdivision 62.20 feet to the Southwesterly line of the said Lot 1, Kaster's Business Subdivision; thence South 64 deg. 01'14" East along the said Southwesterly line 229.28 feet to a point on the Southeasterly line of the said Lot 1, Kaster's Business Subdivision, said point being the point of beginning; thence North 25 deg. 58'29" East along the

said Southeasterly line 367.72 feet to the Southwesterly right-of-way line of North Road; thence South 64 deg. 22'28" East along the said Southwesterly right-of-way line 600.01 feet to the Northwesterly line of Lot 2, Kaster's Business Subdivision; thence South 25 deg. 58'29" West along the said Northwesterly line 371.43 feet to the Northeasterly right-of-way line of Airport Drive (S.T.H. "172"); thence North 64 deg. 01'14" West along the said Northeasterly right-of-way line 600.00 feet to the point of beginning.

## EXHIBIT A-8

APN 2419990110

That part of Government Lots Three (3) and Four (4) in the Southwest One-quarter (SW 1/4) of Section Four (4), Township Seven (7), Range Twenty-two (22) East, in the City of Milwaukee, bounded and described as follows: Commencing at a point in the South line of said 1/4 Section 1049.0 feet East of the Southwest corner of said 1/4 Section; running thence North 0° 03' East parallel to the West line of said 1/4 Section 700.0 feet to a point; thence East and parallel to the South line of said 1/4 Section 8.5 feet to a point; thence North on a line which is 1057.50 feet East and parallel to the West line of said 1/4 Section, 620 feet to a point on the North line of Government Lot 4 aforesaid; thence North on a line which is 1057.50 feet East of and parallel to the West line of said 1/4 Section 99.46 feet to a point; thence South 25° 48' 00" East 273.14 feet to a point of curvature; thence Southeasterly along a curved line (having a radius of 946.87 feet with its center to the Northeast and a chord 99.06 in length which bears South 25° 47' 57" East) an arc distance of 99.11 feet to a point of tangency; thence South 31° 47' 50" East 454.59 feet to a point in a line which is 700.0 feet North of the South line of said 1/4 Section; thence South 89° 56' 50" West and parallel to the South line of said 1/4 Section; 36.37 feet to a point of curve which is 1427.22 feet East of the West line of said 1/4 Section; thence Southeasterly along a curved line having a radius of 675.00 feet with its center to the Northeast and a chord 306.75 feet in length which bears North 24° 40' West), a distance of 309.46 feet to a point; thence South 37° 48' West 111.68 feet to a point; thence South 0° 03' West and parallel to the West line of said 1/4 Section 333.0 feet to a point in the South line of said 1/4 Section; thence West along said South line 575 feet to the place of commencement.

The South 33.0 feet of the above described tract is reserved for street purposes, and the West 8 1/2 feet of the North 550 feet of the South 700 feet thereof is reserved for a railway easement or right of way. Grantee shall have the right in common with others to an easement for a right of way over and along a strip 20 feet wide the South line of which extends from a point on the West line of said tract 700 feet North of the South line of said 1/4 Section to a point 660 feet East of the West line of said 1/4 Section, and over a strip 33 feet in width extending North for 720 feet from the South line of said 1/4 Section, the West line thereof being 660 feet East of the West line of said 1/4 Section.



EXHIBIT A-9

APN 03-21-19-011-000

Part of the Northwest 1/4 of Section 19-3-21 East, bounded and described as follows: Commence at the Northwest corner of said Section; thence North 88 degrees 21'57" East along the North line of said 1/4 Section, 100.00 feet to the point of beginning; thence North 88 degrees 21'57" East for a distance of 2468.93 feet along the North line of said 1/4 Section to a point; thence South 1 degree 13'59" East for a distance of 2640.41 feet along the East line of said 1/4 Section to a point; thence South 88 degrees 24' 42" West for a distance of 2543.17 feet along the South line of said 1/4 Section to a point; thence North 1 degree 47' 32" West for a distance of 1478.32 feet along the West line of said 1/4 Section to a point; thence North 88 degrees 21'57" East for a distance of 362.06 feet to a point; thence North 1 degree 47'32" West for a distance of 385.95 feet to a point; thence South 88 degrees 21'57" West for a distance of 262.06 feet to a point; thence North 1 degree 47'32" West for a distance of 774.05 feet to the point of beginning. Said land being in the Town of Yorkville, County of Racine and State of Wisconsin.

For reference purpose: Tax Key No. 51-018-03-21-19-011-000

**EXHIBIT B**  
**Certificates of Merger**

See attached.

# Delaware

Page 1

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF MERGER, WHICH MERGES:

"JOURNAL BROADCAST GROUP, INC.", A WISCONSIN CORPORATION,

"JOURNAL SHARES CORPORATION", A WISCONSIN CORPORATION,

"JOURNAL BROADCAST GROUP OF KANSAS, INC.", A KANSAS

CORPORATION,

WITH AND INTO "SCRIPPS MEDIA, INC." UNDER THE NAME OF

"SCRIPPS MEDIA, INC.", A CORPORATION ORGANIZED AND EXISTING

UNDER THE LAWS OF THE STATE OF DELAWARE, AS RECEIVED AND FILED


IN THIS OFFICE ON THE FOURTEENTH DAY OF DECEMBER, A.D. 2015, AT

4:34 O'CLOCK P.M.

AND I DO HEREBY FURTHER CERTIFY THAT THE EFFECTIVE DATE OF THE AFORESAID CERTIFICATE OF MERGER IS THE FIRST DAY OF JANUARY, A.D. 2016 AT 1:15 O'CLOCK A.M.

A FILED COPY OF THIS CERTIFICATE HAS BEEN FORWARDED TO THE NEW CASTLE COUNTY RECORDER OF DEEDS.



  
Jeffrey W. Bullock, Secretary of State

854530 8100M  
SR# 20151345081

Authentication: 10615348  
Date: 12-14-15

You may verify this certificate online at [corp.delaware.gov/authver.shtml](http://corp.delaware.gov/authver.shtml)

**STATE OF DELAWARE  
CERTIFICATE OF MERGER OF  
FOREIGN CORPORATIONS  
INTO A DOMESTIC  
CORPORATION**

Pursuant to Title 8, Section 252 of the Delaware General Corporation Law, the undersigned corporation executed the following Certificate of Merger:

**FIRST:** The name of the surviving corporation is Scripps Media, Inc., a Delaware corporation, and the names of the corporations being merged into this Delaware corporation are Journal Broadcast Group, Inc., a Wisconsin corporation ("JBG"), Journal Shares Corporation, a Wisconsin corporation ("JSC") and Journal Broadcast Group of Kansas, Inc., a Kansas corporation ("JBGK").

**SECOND:** The Agreement and Plan of Merger has been approved, adopted, certified, executed and acknowledged by each of the constituent corporations pursuant to Title 8 Section 252 of the General Corporation Law of the State of Delaware.

**THIRD:** The name of the surviving corporation is Scripps Media, Inc., a Delaware corporation.

**FOURTH:** The Certificate of Incorporation of the surviving corporation shall be its Certificate of Incorporation.

**FIFTH:** The authorized stock and par value of JBG is 1,000 common shares, no par value, the authorized stock and par value of JSC is 100 common shares, no par value, and the authorized stock and par value of JBGK is 100 common shares, no par value.

**SIXTH:** The merger is to become effective on January 1, 2016 at 1:15 am ET.

**SEVENTH:** The Agreement and Plan of Merger is on file at 312 Walnut Street, Suite 2800, Cincinnati, OH 45202, the office of the surviving corporation.

**EIGHTH:** A copy of the Agreement and Plan of Merger will be furnished by the surviving corporation on request, without cost, to any stockholder of the constituent corporations.

**IN WITNESS WHEREOF**, said surviving corporation has caused this certificate to be signed by an authorized officer, on December 14, 2015, A.D.,

By: 

Name: William Appleton

Title: SVP & General Counsel

**FILING FEE \$150.00**  
 **OPTIONAL EXPEDITED SERVICE** + \$25.00

**DO NOT STAPLE**

Sec. 179.77,  
 180.1105, 181.1105,  
 and 183.1204  
 Wis. Stats.

State of Wisconsin  
**DEPARTMENT OF FINANCIAL INSTITUTIONS**  
 Division of Corporate & Consumer Services



**ARTICLES OF MERGER**

STATE OF WISCONSIN  
 FILED  
 DEC 17 2015  
 DEPARTMENT OF  
 FINANCIAL INSTITUTIONS

**1. Non-Surviving Parties to the Merger:**

Company Name: Journal Broadcast Group, Inc.		
Indicate (X) Entity Type	<input type="checkbox"/> Limited Partnership (Ch. 179, Wis. Stats.) <input checked="" type="checkbox"/> Business Corporation (Ch. 180, Wis. Stats.) See Exception below <input type="checkbox"/> Nonstock Corporation (Ch. 181, Wis. Stats.) <input type="checkbox"/> Limited Liability Company (Ch. 183, Wis. Stats.)	Organized under the laws of <u>Wisconsin</u> (state or country)

Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate?

Yes  No

**IMPORTANT:** If you answer yes, the surviving entity is required to file a report with the Wisconsin Dept. of Revenue under sec. 73.14 of the Wis. Stats. within 60 days after the effective date of the merger. **NOTE:** Sec. 73.14(2)(a) provides a penalty of \$200 for each day that the report is late, not to exceed \$7,500. You may access the form at: <http://www2.revenue.wi.gov/interne/merger.html>

Company Name: Journal Broadcast Group of Kansas, Inc.		
Indicate (X) Entity Type	<input type="checkbox"/> Limited Partnership (Ch. 179, Wis. Stats.) <input checked="" type="checkbox"/> Business Corporation (Ch. 180, Wis. Stats.) See Exception below <input type="checkbox"/> Nonstock Corporation (Ch. 181, Wis. Stats.) <input type="checkbox"/> Limited Liability Company (Ch. 183, Wis. Stats.)	Organized under the laws of <u>Kansas</u> (state or country)

Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate?

Yes  No

**IMPORTANT:** If you answer yes, the surviving entity is required to file a report with the Wisconsin Dept. of Revenue under sec. 73.14 of the Wis. Stats. within 60 days after the effective date of the merger. **NOTE:** Sec. 73.14(2)(a) provides a penalty of \$200 for each day that the report is late, not to exceed \$7,500. You may access the form at: <http://www2.revenue.wi.gov/interne/merger.html>

Schedule more non-surviving parties as an additional page and indicate whether the non-surviving party has a fee simple ownership interest in any Wisconsin real estate.

**\*\*\*SEE NEXT PAGE FOR THE ADDITIONAL NON-SURVIVING PARTY TO THE MERGER\*\*\***

**2. Surviving Entity:**

Company Name: Scripps Media, Inc.		
Indicate (X) Entity Type	<input type="checkbox"/> Limited Partnership (Ch. 179, Wis. Stats.) <input checked="" type="checkbox"/> Business Corporation (Ch. 180, Wis. Stats.) See Exception below <input type="checkbox"/> Nonstock Corporation (Ch. 181, Wis. Stats.) <input type="checkbox"/> Limited Liability Company (Ch. 183, Wis. Stats.)	Organized under the laws of <u>Delaware</u> (state or country)

**EXCEPTION:** If the merger involves only Chapter 180 business cor  
 DF/CORP/2000(05/15)



1. Continued from front: Additional Non-Surviving Party to the Merger:

Company Name: Journal Shares Corporation		
Indicate (X) Entity Type	<input type="checkbox"/> Limited Partnership (Ch. 179, Wis. Stats.) <input checked="" type="checkbox"/> Business Corporation (Ch. 180, Wis. Stats.) See Exception below <input type="checkbox"/> Nonstock Corporation (Ch. 181, Wis. Stats.) <input type="checkbox"/> Limited Liability Company (Ch. 183, Wis. Stats.)	Organized under the laws of <u>Wisconsin</u> (state or country)

Does the above named non-surviving party have a fee simple ownership interest in any Wisconsin real estate?

Yes     No

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3. Indicate below if the surviving entity is an indirect wholly owned subsidiary or parent:

The surviving entity is a Domestic or Foreign Business Corporation that is an indirect wholly owned subsidiary or parent and the merger was approved in accordance with sec. 180.11045 and the requirements of sec. 180.11045(2) have been satisfied.

The surviving entity is not a Domestic or Foreign Business Corporation that is an indirect wholly owned subsidiary or parent.

4. The Plan of Merger included in this document was approved by each entity that is a party to the merger in the manner required by the laws applicable to each entity, and in accordance with ss. 180.1103, 180.1104, 181.1103, 181.1104 and 183.1202, if applicable.

CONTINGENCY STATEMENT – The surviving entity of this merger is a domestic or foreign nonstock corporation. The Plan of Merger included in this document was approved by each entity that is a party to the merger in the manner required by the laws applicable to each entity, and in accordance with ss. 180.1103, 180.1104 and 183.1202, if applicable, and by a person other than the members or the board, if the approval of such person is required under s. 181.1103(2)(c).

The approval of members is not required, and the Plan of Merger was approved by a sufficient vote of the board.

The number of votes cast by each class of members to approve the Plan of Merger were sufficient for approval by that class.

Membership Class	Number of Memberships Outstanding	Number of Votes Entitled to be Cast	For	Against

(Append or attach the PLAN OF MERGER, (Optional Plan of Merger template on Pages 3 & 4)

5. (OPTIONAL) Effective Date and Time of Merger

These articles of merger, when filed, shall be effective on 01/01/2016 (date) at 1:15 am (time).

(An effective date declared under this article may not be earlier than the date the document is delivered to the department for filing, nor more than 90 days after its delivery. If no effective date and time is declared, the effective date and time will be determined by ss. 179.11(2), 180.0123, 181.0123 or 183.0111, whichever section governs the surviving domestic entity.)

6. Executed on December 14, 2015 (date) by the surviving entity on behalf of all parties to the merger.

Mark (X) below the title of the person executing the document.

For a limited partnership

Title:  General Partner

For a limited liability company

Title:  Member OR  Manager

William Appleton  
(Signature)

William Appleton  
(Printed Name)

STATE OF WISCONSIN  
FILED

DEC 17 2015

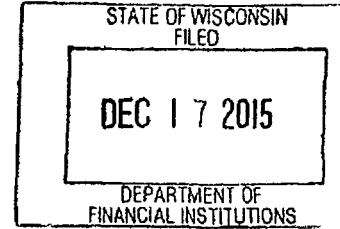
DEPARTMENT OF  
FINANCIAL INSTITUTIONS

For a corporation

Title:  President OR  Secretary  
or other officer title SVP & General Counsel

This document was drafted by: William Appleton  
(Name the individual who drafted the document)

AGREEMENT AND PLAN OF MERGER  
OF  
JOURNAL BROADCAST GROUP, INC.,  
JOURNAL SHARES CORPORATION,  
AND  
JOURNAL BROADCAST GROUP OF KANSAS, INC.  
WITH AND INTO  
SCRIPPS MEDIA, INC.



THIS AGREEMENT AND PLAN OF MERGER (this "Agreement") is made on December 14, 2015, among Journal Broadcast Group, Inc. ("JBG"), a Wisconsin corporation, Journal Shares Corporation ("JSC"), a Wisconsin corporation, Journal Broadcast Group of Kansas, Inc., a Kansas corporation ("JBGK") and Scripps Media, Inc., a Delaware corporation ("SMI").

1. On January 1, 2016, at 1:15 am ET (the "Effective Time"), JBG, JSC and JBGK shall be merged with and into SMI (hereinafter sometimes called the "Surviving Corporation"), pursuant to and upon the authority of Section 180.1104 of the Wisconsin Statutes, Chapter 17- Article 6703 of the Kansas Statutes Annotated and Section 8-252 of the Delaware General Corporation Law (the "Merger").

2. Each outstanding share of capital stock of JBG, JSC and JBGK shall be canceled.

3. The Articles of Merger shall be duly prepared, executed and acknowledged by the parties and thereafter delivered to each of the Wisconsin Department of Financial Institutions and the Secretary of State of Delaware, and a Certificate of Merger shall be duly prepared, executed and acknowledged by the parties and thereafter delivered to the Secretary of State of Kansas (together, the "Certificates") for filing pursuant to the Wisconsin Statutes, Kansas Statutes Annotated and the Delaware General Corporation Law, respectively.

4. This Agreement may be executed in any number of counterparts, each of which when so executed shall be an original, but such counterparts together shall constitute one and the same instrument.

5. From and after the Effective Time, the Merger will have all the effects provided by applicable law.

6. This Agreement has been approved and adopted by the sole shareholders and the Board of Directors of each of, Journal Broadcast Group, Inc., Journal Shares Corporation, Journal Broadcast Group of Kansas, Inc. and Scripps Media, Inc.

7. The address of the Surviving Corporation is 312 Walnut Street, Suite 2800, Cincinnati, Ohio 45202.

8. The Merger may be terminated or abandoned by action of the sole shareholder and the Board of Directors of each of Journal Broadcast Group, Inc., Journal Shares Corporation, Journal Broadcast Group of Kansas, Inc. and Scripps Media, Inc. prior to the effective time as set forth herein.

IN WITNESS WHEREOF, the undersigned have caused this Agreement and Plan of Merger to be signed by their respective officers, thereunto duly authorized, on the date first above written.

JOURNAL BROADCAST GROUP, INC.

By: William Appleton  
Name: William Appleton  
Title: Senior Vice President and General Counsel

JOURNAL BROADCAST GROUP OF KANSAS, INC.

By: William Appleton  
Name: William Appleton  
Title: Senior Vice President and General Counsel

SCRIPPS MEDIA, INC.

By: William Appleton  
Name: William Appleton  
Title: Senior Vice President and General Counsel

JOURNAL SHARES CORPORATION

By: William Appleton  
Name: William Appleton  
Title: Senior Vice President and General Counsel





For Office



State of Wisconsin

Department of Financial Institutions

*Endorsement*

ARTICLES OF MERGER - Ch. 180

JOURNAL BROADCAST GROUP, INC.

Received Date: 12/15/2015

Filed Date: 12/17/2015

Filing Fee: \$150.00

Expedited Fee: \$25.00

Total Fee: \$175.00

Entity ID#: J020612

Filing #3

( 1J00939 )

Articles of Merger, merging JOURNAL BROADCAST GROUP, INC. (a WI domestic Corp)(Chap 180) and JOURNAL SHARES CORPORATION (a WI domestic Corp)(Chap 180) and an unlicensed foreign Corp (Non-Survivors) into an unlicensed foreign Corporation (Survivor)

Effective Date: January 1, 2016

FSOI: Journal Broadcast Group, Inc. - Yes

Journal Shares Corporation and unlicensed foreign Corp - No