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ENTERED
Office of Proceedings
May 11, 2017
Part of
Public Record

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May 11, 2017

VIA E-MAIL

David L. Foster

Transportation Consultant

Thoroughbred Energy & Environmental Corporation

342 High Street

Salem, VA 24153

E-Mail: dfoster342@aol.com

Re: Norfolk Southern Railway Company – Abandonment Exemption – In Roanoke, Virginia, AB-290 (Sub-No. 389X)

Dear Mr. Foster:

On April 13, 2017, you filed a Notice Of Intent To File An Offer of Financial Assistance (“NOI”) on behalf of Thoroughbred Energy & Environmental Corporation (“TEEC”). Your NOI expressed an interest in purchasing approximately 0.5 miles of rail line proposed for abandonment by Norfolk Southern Railway Company (“NSR”) in the above-captioned proceeding.¹ In your NOI, you also requested that NSR provide you with the information set forth at 49 C.F.R. § 1152.27(a). Given that the Board has now accepted your late-filed NOI via a decision served on May 5, 2017, NSR, to the extent it possesses such information, hereby responds to your April 13, 2017 request and provides you with the following information:²

¹ The approximately 0.5 mile rail line is located within the City of Roanoke (“City”) and extends from milepost R 4.0 to milepost R 4.5 (the “Line”).

² You have requested information pursuant to 49 C.F.R. § 1152.27(a). The Board’s order requires NSR to comply with 49 C.F.R. § 1152.27(d). Because there has been no traffic over the Line for many years and the abandonment was filed under the notice of exemption procedures, NSR does not have the type of information available to it that would normally be included in Exhibit 1 and that would be attached to an abandonment application or an individual abandonment petition for exemption. The information NSR is providing is all of the available

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1. Valuation map of the half mile proposed for abandonment and copies of related deeds and easements.

See "Map 6aa-6ab parcel 1 – deed" which encompasses the mileposts associated with this transaction.

The deed encompasses more than the right-of-way relevant to this abandonment proceeding, and some of the property in this deed was donated to the Virginia Museum of Transportation in a separate, unrelated transaction. See the following documents - Roanoke Belt Line ValMap 6aa; Roanoke Belt Line ValMap 6ab; Map 6aa-6ab parcel 1 – deed; Map 6aa parcel 7 – deed; Railroad Avenue Vacation – Map 6ab Parcel 4.

2. Estimated Net Liquidation Value ("NLV") of track, property, and other facilities.

NSR has determined the NLV for the Line is \$91,684.30. The attached spreadsheet entitled "NLV- Roanoke Belt Line - 5-8-17.xlsx" details the NLV of the rail, ties, and other track material. NSR believes it has fee simple title to the real property and has valued the real property interests that would be transferred in an OFA at \$80,000.

3. Estimated costs for removal of track and facilities and for environmental remediation.

The estimated costs for the removal of the track and other related property is included in the attached spreadsheet and is accounted for in the NLV calculation noted above. If any environmental remediation is required, NSR does not have an estimated cost for such remediation. If the Line is abandoned and sold to the City, the City has agreed to incur any and all costs associated with any environmental remediation. If the Line is not abandoned and is sold under the Offer of Financial Assistance ("OFA") process to preserve rail service, there would be no environmental remediation of the type normally associated with salvage and abandonment.

4. Financial terms agreed to for conveyance of the abandoned segment to the City of Roanoke.

If the Line is abandoned, the City has agreed to purchase the underlying real property via quitclaim deed for \$80,000 and pay the associated filing fees of \$4,000.

If after reviewing this information and the related documents, you are interested in inspecting the line, please let me know and an inspection trip could be arranged. Please contact

relevant information in its possession and is intended to comply with both your request and the Board's order.

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me promptly if you need additional information or if you have any questions concerning the information provided.

Sincerely,



William A. Mullins

Attachment

cc (w/o attachment): Parties of Record