



Chautauqua, Cattaraugus, Allegany and Steuben Counties

Southern Tier Extension Railroad Authority

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“This institution is an equal opportunity organization”

Frank “Jay” Gould, Chairman
Richard Zink, Chief Executive Officer

Real Property Report for the year ending December 31, 2023

1. Real property list—§2896(3) of Public Authorities Law of the State of New York requires that each public authority must publish, at least annually, a report listing all real property of the authority. As of December 31, 2023, the Authority is in title to the real property indicated in the list below. Parcels are listed first by rail line (i.e., first the Southern Tier Extension Line, followed by the Buffalo Line), then within each line by county (proceeding west to east on the Southern Tier Extension Line; all parcels comprising the Buffalo Line that are owned by the Southern Tier Extension Railroad Authority are located in Cattaraugus County), and then by municipality (proceeding in approximate west-to-east order on the Southern Tier Extension Line and in approximate north-to-south order on the Buffalo Line).

Notes on Parcel Value and Authority to Dispose of Property: All properties comprising the Southern Tier Extension Line were acquired in 2001 by the Authority for a total of \$1.00 in a single transaction from Pennsylvania Lines LLC (Norfolk Southern Corporation’s subsidiary real property holding company). The terms of this transaction provide that the Authority is in title to these parcels for a period of years, with the subsequent eventual reversion of the real estate parcels to Pennsylvania Lines LLC. Additionally, the terms of this transaction vest the exclusive authority for real property transactions of these parcels in Norfolk Southern Corporation; the Southern Tier Extension Railroad Authority has no legal authority to unilaterally dispose of or transfer property, or to set the price for property disposed of or transferred, without the approval and direction of Norfolk Southern Corporation.

Additionally, all properties comprising the Buffalo Line were acquired in 2007 by the Authority for a total of \$1.00 in a second single transaction from Pennsylvania Lines LLC (Norfolk Southern Corporation’s subsidiary real property holding company). The terms of this transaction provide that the Authority is in title to these parcels for a period of years, with the subsequent eventual reversion of the real estate parcels to Pennsylvania Lines LLC; the Southern Tier Extension Railroad Authority has no legal authority to unilaterally dispose of or transfer property, or to set the price for property disposed of or transferred, without the approval and direction of Norfolk Southern Corporation.

Accordingly, the Southern Tier Extension Railroad Authority does not have the legal authority or ability to sell any of the real property listed in this report.

Property listings were updated in 2010 and 2011 based on new information provided by each of the six counties.

<u>Parcel Identification #</u>	<u>Municipality</u>	<u>Property Description</u>
<u>Southern Tier Extension Line</u>		
Erie County (PA)		
5017000000000	City of Corry	Southern Tier Extension Right of Way
6006000000000	City of Corry	Southern Tier Extension Right of Way
6021000000000	City of Corry	Southern Tier Extension Right of Way
5020000000000	City of Corry	Southern Tier Extension Right of Way
08035118000300	City of Corry	Southern Tier Extension Right of Way
08034117000100	City of Corry	Southern Tier Extension Right of Way
07026085001401	City of Corry	Southern Tier Extension Right of Way
07026085001400	City of Corry	Southern Tier Extension Right of Way

Warren County (PA)

yv-001-89615	Freehold Township	Southern Tier Extension Right of Way
cy-002-8637	Columbus Township	Southern Tier Extension Right of Way
cy-003-9396	Columbus Township	Southern Tier Extension Right of Way

Chautauqua County (NY) (see Note 1 below)

91-9-91..RR1	Town of Harmony	Southern Tier Extension Right of Way
91-9-91..RR2	Town of Harmony	Southern Tier Extension Right of Way
107-1-1.1.S001	Town of Busti	Southern Tier Extension Right of Way
385.00-1-21	Town of Busti	Southern Tier Extension Right of Way
385.07-5-2	Town of Busti	Southern Tier Extension Right of Way
401.00-2-5	Town of Busti	Southern Tier Extension Right of Way
371.15-1-14	Town of Ellicott	Southern Tier Extension Right of Way
91-9-91..RR1	Town of Ellicott	Southern Tier Extension Right of Way
91-9-91..RR1	Town of Ellicott	Southern Tier Extension Right of Way
91-9-91..RR1	Town of Ellicott	Southern Tier Extension Right of Way
91-9-91..RR2	Town of Ellicott	Southern Tier Extension Right of Way
91-9-91..RR2	Town of Ellicott	Southern Tier Extension Right of Way
371.15-1-14	Village of Celoron	Southern Tier Extension Right of Way
91-9-91..RR1	Village of Celoron	Southern Tier Extension Right of Way
91-9-91..RR1	Village of Celoron	Southern Tier Extension Right of Way
91-9-91..RR1	Village of Celoron	Southern Tier Extension Right of Way
91-9-91..RR2	Village of Celoron	Southern Tier Extension Right of Way
91-9-91..RR2	Village of Celoron	Southern Tier Extension Right of Way
107-1-1.1.S001	Village of Lakewood	Southern Tier Extension Right of Way
385.00-1-21	Village of Lakewood	Southern Tier Extension Right of Way
385.07-5-2	Village of Lakewood	Southern Tier Extension Right of Way
401.00-2-5	Village of Lakewood	Southern Tier Extension Right of Way
1-1-75.10	City of Jamestown	Southern Tier Extension Right of Way
1-1-77	City of Jamestown	Southern Tier Extension Right of Way
2-1-695	City of Jamestown	Southern Tier Extension Right of Way
370.03-1-4	City of Jamestown	Southern Tier Extension Right of Way
370.20-7-30	City of Jamestown	Southern Tier Extension Right of Way

<u>Parcel Identification #</u>	<u>Municipality</u>	<u>Property Description</u>
370.20-7-30..A	City of Jamestown	Southern Tier Extension Right of Way
370.20-7-5	City of Jamestown	Southern Tier Extension Right of Way
371.17-1-12	City of Jamestown	Southern Tier Extension Right of Way
371.17-1-12..A	City of Jamestown	Southern Tier Extension Right of Way
371.17-2-29	City of Jamestown	Southern Tier Extension Right of Way
387.48-1-43	City of Jamestown	Southern Tier Extension Right of Way
13-17-1..RR	Town of Poland	Southern Tier Extension Right of Way
371.15-1-14	Village of Falconer	Southern Tier Extension Right of Way
91-9-91..RR1	Village of Falconer	Southern Tier Extension Right of Way
91-9-91..RR1	Village of Falconer	Southern Tier Extension Right of Way
91-9-91..RR1	Village of Falconer	Southern Tier Extension Right of Way
91-9-91..RR2	Village of Falconer	Southern Tier Extension Right of Way
91-9-91..RR2	Village of Falconer	Southern Tier Extension Right of Way
339.15-2-2	Town of Poland	Southern Tier Extension Right of Way
339.15-2-41	Town of Poland	Southern Tier Extension Right of Way
340.00-1-15	Town of Poland	Southern Tier Extension Right of Way
340.00-1-17	Town of Poland	Southern Tier Extension Right of Way
356.00-2-52	Town of Poland	Southern Tier Extension Right of Way
372.00-1-2	Town of Poland	Southern Tier Extension Right of Way
92-9-92..RR1	Town of Poland	Southern Tier Extension Right of Way
92-9-92..RR2	Town of Poland	Southern Tier Extension Right of Way

Cattaraugus County (NY) (see Note 2 below)

69.002-1-48	Town of Conewango	Southern Tier Extension Right of Way
69.004-1-47.2	Town of Randolph	Southern Tier Extension Right of Way
70.071-4-6	Village of Randolph	Southern Tier Extension Right of Way
79.002-1-30	Town of Randolph	Southern Tier Extension Right of Way
80.003-1-35.2	Town of Cold Spring	Southern Tier Extension Right of Way
70.000-1-.295	Town of Red House	Southern Tier Extension Right of Way
70.000-1-.331	Town of Salamanca	Southern Tier Extension Right of Way
73.071-1-11.1	City of Salamanca	Southern Tier Extension Right of Way
73.004-1-46	Town of Great Valley	Southern Tier Extension Right of Way
101.001-1-39./1	Town of Carrollton	Southern Tier Extension Right of Way
101.001-1-39./2	Town of Carrollton	Southern Tier Extension Right of Way
94.003-1-14.1	Town of Allegany	Southern Tier Extension Right of Way
94.003-1-20	Town of Allegany	Southern Tier Extension Right of Way
93.051-1-1	Village of Allegany	Southern Tier Extension Right of Way
94.040-1-26	City of Olean	Southern Tier Extension Right of Way
94.048-1-3./1	City of Olean	Southern Tier Extension Right of Way
94.073-3-25.1	City of Olean	Southern Tier Extension Right of Way
94.073-4-17	City of Olean	Southern Tier Extension Right of Way
77.003-1-2	Town of Hinsdale	Southern Tier Extension Right of Way
77.003-1-44	Town of Hinsdale	Southern Tier Extension Right of Way

<u>Parcel Identification #</u>	<u>Municipality</u>	<u>Property Description</u>
Allegany County (NY)		
181.-1-14.2	Town of Cuba	Southern Tier Extension Right of Way
181.-1-16	Town of Cuba	Southern Tier Extension Right of Way
179.6-1-20	Village of Cuba	Southern Tier Extension Right of Way
157.-1-17	Town of Friendship	Southern Tier Extension Right of Way
182.11-1-49	Town of Friendship	Southern Tier Extension Right of Way
182.11-2-6	Town of Friendship	Southern Tier Extension Right of Way
182.12-1-1	Town of Friendship	Southern Tier Extension Right of Way
182.-1-86	Town of Friendship	Southern Tier Extension Right of Way
158.-1-33	Town of Amity	Southern Tier Extension Right of Way
158.-1-33.202	Town of Amity	Southern Tier Extension Right of Way
185.-1-90	Town of Amity	Southern Tier Extension Right of Way
185.-1-90.202	Town of Amity	Southern Tier Extension Right of Way
199.-1-19.202	Town of Amity	Southern Tier Extension Right of Way
199.-1-20	Town of Amity	Southern Tier Extension Right of Way
172.13-1-67	Village of Belmont	Southern Tier Extension Right of Way
199.-3-36	Town of Scio	Southern Tier Extension Right of Way
225.-1-29	Town of Scio	Southern Tier Extension Right of Way
214.-1-65	Town of Wellsville	Southern Tier Extension Right of Way
225.20-1-65	Village of Wellsville	Southern Tier Extension Right of Way
238.8-3-89.1	Village of Wellsville	Southern Tier Extension Right of Way
239.-1-57	Town of Wellsville	Southern Tier Extension Right of Way
203.-1-40	Town of Andover	Southern Tier Extension Right of Way
216.11-1-65	Village of Andover	Southern Tier Extension Right of Way
152.-1-44	Town of Alfred	Southern Tier Extension Right of Way
177.-1-37	Town of Alfred	Southern Tier Extension Right of Way
126.-1-50	Town of Almond	Southern Tier Extension Right of Way
126.11-1-21	Village of Almond	Southern Tier Extension Right of Way
Steuben County (NY)		
149.20-01-006.000	Village of Almond	Southern Tier Extension Right of Way
150.00-01-066.000	Town of Hornellsville	Southern Tier Extension Right of Way
150.00-01-025.000	Town of Hornellsville	Southern Tier Extension Right of Way
151.13-01-091.000	City of Hornell	Southern Tier Extension Right of Way

<u>Parcel Identification #</u>	<u>Municipality</u>	<u>Property Description</u>
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Buffalo Line

Cattaraugus County (NY)

31.001-1-48.2	Town of Machias	Buffalo Line Right of Way
31.003-1-22	Town of Machias	Buffalo Line Right of Way
40.001-2-24	Town of Farmersville	Buffalo Line Right of Way
40.003-1-22	Town of Franklinville	Buffalo Line Right of Way
40.078-1-2	Village of Franklinville	Buffalo Line Right of Way
49.003-1-27	Town of Franklinville	Buffalo Line Right of Way
58.004-1-31	Town of Ischua	Buffalo Line Right of Way
58.004-1-31./1	Town of Ischua	Buffalo Line Right of Way
76.004-2-22	Town of Hinsdale	Buffalo Line Right of Way
85.004-1-27	Town of Olean	Buffalo Line Right of Way
94.048-1-3	City of Olean	Buffalo Line Right of Way
94.056-2-57	City of Olean	Buffalo Line Right of Way
94.076-1-77	Town of Olean	Buffalo Line Right of Way
104.002-1-57	Town of Portville	Buffalo Line Right of Way
104.002-1-57./1	Town of Portville	Buffalo Line Right of Way
104.058-1-1	Village of Portville	Buffalo Line Right of Way
113.002-1-50	Town of Portville	Buffalo Line Right of Way

Note 1: In 2010, Chautauqua County stopped using two sets of parcel identification numbers (i.e., both an old numbering convention and a new numbering convention). STERA herein has identified parcels in Chautauqua County using only the new numbering convention.

Note 2: In prior years, Cattaraugus County had indicated that it did not report separate parcel numbers for the Southern Tier Extension Railroad line in the towns of Cold Spring, Red House, and Carrollton; accordingly, in prior years, these real estate interests (which apparently were classified as and grouped together as single rights of way on the Allegany Territory of the Seneca Nation of Indians, as opposed to being separate parcels) were not listed herein. However, beginning in 2010, Cattaraugus County does report separate parcel numbers for one parcel in the Town of Cold Spring and two parcels in the Town of Carrollton, and beginning in 2011, Cattaraugus County does report one parcel in the Town of Red House. However, there continues to be one parcel number listed for all acreage in the Town of Salamanca.

2. Real property acquisitions —The Authority did not make any real property acquisitions during the year ended December 31, 2023.

3. Real property dispositions — Per the notes to Item #1 above on the first page of this Report, the Authority did not sell or otherwise dispose of any real property during the year ended December 31, 2023.