2013 TAX RETURN FILING INSTRUCTIONS

NORTH CAROLINA FORM CD-405

FOR THE YEAR ENDING

March 28, 2013

Prepared for	
	Tennessee Southern Railroad Co., Inc. 10060 Skinner Lake Drive Jacksonville, FL 32246
Prepared by	
	Daszkal Bolton, LLP 2401 NW Boca Raton Blvd Boca Raton, FL 33431-6639
To be signed and dated by	The appropriate corporate officer(s).
Amount of tax	Total tax\$25.00Less: payments and credits\$765.00Plus: other amount\$0.00Plus: interest and penalties\$0.00Overpayment\$740.00
Overpayment	Credited to your estimated tax\$0.00Other amount\$0.00Refunded to you\$740.00
Make check payable to	Not applicable
Mail tax return and check (if applicable) to	NCDOR P.O. Box 25000 Raleigh, NC 27640-0500
Return must be mailed on or before	Please mail as soon as possible.
Special Instructions	



Application for Corporate Income Tax Extension

North Carolina Department of Revenue

GENERAL INSTRUCTIONS

North Carolina law provides for an extension of time to file a North Carolina C Corporation Tax Return (CD-405) or S Corporation Tax Return (CD-401S). To obtain an extension, a taxpayer must complete this application and file the completed form by the original due date of the corporate tax return. When timely filed, Form CD-419 extends the due date of the return by 6 months. An extension of time to file the return does not extend the time to pay the amount of tax due. If you do not pay the full amount of tax due by the original due date of the return, interest and penalties will be assessed. North Carolina does not accept the federal extension in lieu of Form CD-419. You can use the personalized coupon printed below or you can go to the Department's website, www.dornc.com to apply for an extension and pay your tax online.

Corporations have the option of filing the Annual Report, Form CD-479, either in paper form with the Department of Revenue or in electronic form online with the Secretary of State. If the corporation elects to file the Annual Report in paper form with the Department of Revenue, include the Annual Report fee with the corporation's expected income tax liability. (See Line 4 below.)

Worksheet for Computation of Tax Paid with Application for Extension	
1. Total Franchise Tax Due (Minimum \$35.00)	35.0
2. Allowable Franchise Tax Credits (From Form CD-425)	0.0
3. Net Franchise Tax Due Line 1 minus Line 2	35.0
4. Total Corporate Income Tax Due (Include Annual Report Fee _{only} if filing Annual Report with the Department of Revenue)	25.0
5. Estimated Income Tax Payments (Include any prior year's overpayment applied to current tax year)	0.0
6. Allowable Corporate Income Tax Credits (From Form CD-425)	0.0
7. Net Corporate Income Tax Due Line 4 minus Line 5 and Line 6	25.0
8. Total Franchise and Corporate Income Tax Due with this Application Line 3 plus (or minus) Line 7	60.0
9861 -25-13	
CD-419 (39) 8-13-13 Application for Corporate Income Tax Extension North Carolina Department of Revenue	
FEIN 621336864 N NP/TE N NF N CO/MA Tax year start	ting 01 01 13
SOS Mail to: NCDOR, PO Box 25000, Raleigh, NC 27640-0520 and end	ling 12 31 13
ENNESSEE SOUTHERN RAILROAD CO INC Total Income T	ax Due
0060 SKINNER LAKE DRIVE \$ 73	30.00
ACKSONVILLE FL 32246 6420139010	

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CD-405	(39)		C Corp	oratio Carolina											
For calendar year	2013, or other ta	ax year beginning		01 01		and en			28 1	3			DOR Us	e Only	
TENNESSE 10060 SK JACKSONV X Fed Schedule Has Escheata	INNER L ILLE M-3 is attached	AKE DRIV	7E J 32246 Filer	-		CD-4		C. Secre	tary of St	yer ID Nu ate ID Nu <u>NAICS</u> Amende Combine	mber 2 Code 4 d Return	2001 1821	1830 10	64 U.S./ For	eign
Is this corporation					Pare		pronerax		X Sub		ou riolan	1		Affiliate	
TENN 10	06 322	46 6213	36864	2001	.830	48	2110	M3	8 Y	EP	N	IF	N	FR	Y
PP 6504	06502	PFSP	F				RE	N	478	N	479	N	NP	/TE	N
TN 9044	232540	PAR	N SUE	з ү	AFF	Ν	ī	AF	R N	CR	R N		NF	N	
TENNESSE	E SOUTH	ERN RAII	ROAD	CO INC	2										
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9015	Sch. A Com	outation of Francl	nise Tax				9. Fra	Inchise	Tax Over	baid				3	5
		Surplus, & Undivi	ded Profits			0 N				Corporat	e Incom	e Tax		4411	10
	2. Investment	mpany Exception : in N.C. Tangible F Value of N.C. Tang 10unt				N 0 0 0	11. Ad 12. Ne	justmer t Incom	e Before	orne eral Taxat Contributi nees Outs	ions			-881 3529	.44 74 0
		for Franchise Tax	Extension			0 35 0	15. No	napport	ile Incom tionable I	ncome				3529 3529	0
	 Tax Credits Franchise 1 					0 0			able Incor ment Fact					.681	
Sign Return	Below	X Refur	d Due		7	40		Pay	ment l	Due				0	
VP OF ACCOUNTIN (904) 423-2540 08 18 14 Signature and Title of Officer Corporate Telephone Number Date Date															
Ū.	ROBERT SACKS, CPA, PA, PAR (561) 367-1040 65-0406502 Signature of Paid Preparer Preparer's Telephone Number Preparer's FEIN, SSN, or PTIN														
I certify that, to th	I certify that, to the best of my knowledge, this return is accurate and complete.														

CD-405 2013 Page 2 (39)

	Legal Name (First 10 Characters) TENNESS			Federal Employer ID Number	621336864
			-Lin	e Information	
	ter the amount of bonus depreciation from Schedule H, Line 1	(g)			0
Sch		0.4.0.6	Scl	h. D Investment in N.C. Tangible Property	
	Income Apportioned to N.C.	2406		Inventory valuation method	LOCM
	Nonapportionable Income Allocated to N.C.	0	1.	Total inventories located in N.C.	0
	Income Subject to N.C. Tax	2406	2.	Total furniture, fixtures, and M & E located in N.C.	144000
	% Depletion over Cost - N.C. Property	0	3.	Total land and buildings located in N.C.	C
	Net Economic Loss (Attach schedule) SEE *	2406	4.		
	Income Before Contributions to N.C. Donees	0		other N.C. tangible property	0
	Contributions to N.C. Donees	0	5.	Add Lines 1 through 4	144000
	Net Taxable Income	0	6.	Acc. depreciation, depletion, and amortization	(
	N.C. Net Income Tax	0		with respect to N.C. tangible property	
	Annual Report Fee	25	7.	Debts existing for N.C. real estate	0
	Add Lines 26 and 27	25	8.	Investment in N.C. Tangible Property	144000
	Payments and Credits				
	a. Application for Income Tax Extension	730	Sci	h. E Appraised Value of N.C. Tangible Property	
	b. 2013 Estimated Tax		1.	5 1 1 5	C
	(previous payments if amended)	0	2.	Appraised value of N.C. tangible property	C
	c. Partnership (include Form D-403, NC K-1)	0			
	 Nonresident Withholding (include 1099 or W-2) 	0	Sc	h. G Federal Taxable Income Before NOL Deduction	
	e. Tax Credits	0	1.	a. Gross receipts or sales	10333914
).	Add Lines 29a through 29e	730		b. Returns and allowances	(
١.	Income Tax Due	0		c. Balance - Line 1a minus Line 1b	10333914
	Income Tax Overpaid	705	2.	Cost of goods sold (Attach schedule) STMT 1	140801
	* STMT 5 STMT	6	3.	Gross Profit (Line 1c minus Line 2)	10193113
ıх	Due or Refund		4.	Dividends (Attach schedule)	(
3.	Franchise Tax Due or Overpayment	-35	5.	a. Interest on obligations of U.S. and its instrumentalities	(
l.	Income Tax Due or Overpayment	-705		b. Other interest	(
5.	Balance of Tax Due or Overpayment	-740	6.	Gross rents	293367
ò.	Underpayment of Estimated Income Tax	0	7.	Gross royalties	(
J.	Exception to Underpayment of Estimated Tax		8.	Capital gain net income (Attach schedule)	(
7.	a. Interest	0	9.	Net gain (loss) (Attach schedule)	(
	b. Penalties	0	10.	Other income (Attach schedule) $ {f STMT} 2 $	2292835
3.	Total Due	0	11.	Total Income	12779315
9.	Overpayment	740	12.	Compensation of officers (Attach schedule)	(
).	2014 Estimated Income Tax	0	13.	Salaries and wages (less employment credits)	1578342
1.	N.C. Nongame and Endangered Wildlife Fund	0	14.	Repairs and maintenance	228407
2.	Amount to be Refunded	740	15.	Bad debts	(
			16.	Rents	204201
ch.	C Capital Stock, Surplus, and Undivided Profits		17.	Taxes and licenses STMT 3	604231
١.	Total capital stock outstanding less cost		18.	Interest	780707
	of treasury stock	0	19.	Charitable contributions	(
2.	Paid-in or capital surplus	0	20.	a. Depreciation	2031572
	Retained earnings	0		b. Depreciation included in cost of goods sold	(
	Other surplus	0			
	Deferred or unearned income	0		c. Balance - Line 20a minus 20b	2031572
ò.	Allowance for bad debts	0	21.		(
	LIFO reserves	0	22.	-	775
	Other reserves that do not represent definite		23.	Pension, profit-sharing, and similar plans	68628
	and accrued legal liabilities (Attach schedule)	0	24.	Employee benefit programs	394118
	Add Lines 1 through 8	Ő	25.	Domestic production activities deduction	(
	Affiliated indebtedness (Attach schedule)	ů 0	26.	Other deductions (Attach schedule) STMT 4	6447214
		Ũ	27.	Total Deductions	1233819
	Line 9 plus (or minus) Line 10	0	28.	Taxable Income Per Federal Return Before NOL	1200010
1		0	L0.	TANADIE HIGOTHET ELT EUELAL DELUTE NUL	
	Annortionment factor	.68170/		and Special Deductions	441119
2.	Apportionment factor Capital Stock, Surplus, and Undivided Profits	.6817% 0	29.	and Special Deductions Special Deductions	441118 (

CD-405 2013 Page Legal Name (Fi		TENNESSEE		Federal	Employer ID Numbe	er	621336864
ch.H Adjustments	s to Federal Taxable Income						
. Additions							
a. Taxes based	on net income					1a.	0
b. Dividends pa	id by captive REITs					1b.	0
c. Contribution	S					1c.	0
d. Royalties pai	d to related members					1d.	0
e. Expenses att	ributable to income not taxed					1e.	0
f. Domestic pro	oduction activities deduction					1f.	0
g. Bonus depre	ciation					1g.	0
h. Other (Attach						1h.	0
. Total Additions	,					2.	0
Deductions							
a. U.S. obligatio	on interest (net of expenses)					3a.	0
	tible dividends					3b.	0
	ceived from captive REITs					3c.	0
	eived from related members					3d.	0
	eposits with FHLB (net of exper	uses) S&L 's only				3e.	0
f. Bonus depre						3f.	0
-	expense deduction					3g.	0
h. Other (Attach			SEE S	TATEMEN	т 7	3h.	88144
-					_ ,	4.	88144
	s Federal Taxable Income					4. 5.	-88144
h. I Contributio							
. Contributions to	Donees Outside N.C.						
	utions to donees outside N.C.					1a.	0
b. Multiply Sch	edule B, Line 12 by 5%					1b.	17649
c. Amount Ded	uctible					1c.	0
Contributions to	N.C. Donees						
a. Total contrib	utions to N.C. donees other tha	n those listed in Line 2d				2a.	0
b. Multiply Sch	. B, Line 23 by 5%					2b.	0
c. Enter the less	ser of Line 2a or 2b					2c.	0
d. Total contrib	utions to the State of N.C. and i	ts political subdivisions				2d.	0
e. Amount Ded	uctible					2e.	0
ner Information - A	II Taxpayers Must Complete th	nis Schedule					
1. a. State of inco		TENNESSEE	8 ls thi	s corporation sub	ject to franchise tax	but not N.C.	income tax
b. Date incorpo		11 25 87		-	on's income tax activ		
2. Date of N.C. Cer		11 20 07		•	f yes, attach explanat		
	ipal trade or bus in N.C.	RAILROAD TRA		ers' names and a			
	ipal trade or bus everywhere	RAILROAD TRA			HN FENTON		
• •		JACKSONVILLE			060 SKINN		KE DRIVE
	ous is directed or managed	OVCUDONATITE			ERY GRIME		
5. what was the la	st year the IRS redetermined		vice-				

Ν

Ν

Secretary

Treasurer

10060 SKINNER LAKE DRIVE

10060 SKINNER LAKE DRIVE

10060 SKINNER LAKE DRIVE

LEEAN GREENWALD

JENNIFER WHITEMAN

the corporation's federal taxable income? 6. a. Were adjustments reported to N.C.?

through a related or an affiliated company?

Explanation of Changes for Amended Return:

7. Does this corporation finance or discount its receivables

b. If so, when?

369471 11-01-13

CD-405 2013 Page 4 (39)

Legal Name (First 10 Characters)

TENNESSEE

621336864

Sch. L Balance Sheet per Books

3. inventories 1252363 1 4. 12.5, government obligations 0 5. State and other obligations 0 6. Tack exempt securities 0 7. Canas to shareholders 0 8. Mortgage and real estate loans 0 9. Other investments (Attach schedule) STMT 8 10. a. Buildings and other depreciable assets 148575045 0 10. a. Buildings and other depreciable assets 0 0 11. a. Depletable assets 148575045 0 11. a. Depletable assets 148575045 0 11. a. Depletable assets 148575045 0 11. a. Inhangble assets (anonitable only) 1156464 0 0 11. a. Inhangble assets (Attach schedule) STMT 9 1059544 0 11. a. Inhangble assets (Attach schedule) STMT 10 -9831889 0 12. Capital stock: a. Preferred Stock 0 0 106820738 0 2. Capital stock: a. Preferred Stock 0 177032	Sch. L Balance Sneet per Books		Beginning	of Tax Year	End of Tax Year			
2. a Trade notes and accounts receivable 14610420 0 b. Less allowance for bad debts 0 1. Inventionies 0 a. U.S. government to digations 0 b. State and other abligations 0 c. Tara-exempt securities 0 0. Other inventions (Attach schedule) STMT 8 7. Loans to shareholders 0 8. Mottgaps and other depreciable assets 146575045 b. Uses accomulated depletion 2386808 10. a. Event accounties (Attach schedule) 0 10. a. Event accounties (Attach schedule) 1156464 b. Less accountivation (95920) 11. Total Assets 22110 12. Copie tabories, ontes, and bonds payable in less than 1 year 171387757 12. Capie tabories, ontes, and bonds payable in less than 1 year 3379272 12. Capie tabories and schedule) STMT 9 12. Capie tabories and bonds payable in less than 1 year 0 13. Total Asset 0 14. Counts payable 0 14. Counts payable 0 14. Mortgapes, notes, and bonds payable in less than 1 year 0 14. Countagoves, notes, and bonds payable in		Assets	(a)	(b)	(C)	(d)		
2. a Trade notes and accounts receivable 14610420 0 b. Less allowance for bad debts 0 1. inventionies 0 a. U.S. government obligations 0 b. State and other abligations 0 c. Tax-exempt securities 0 3. Mortgape and other abligations 0 3. Mortgape and other abligations 0 4. Less accounded optication 238 6808 10. a. Buildings and other diperciable assets 1485 750 45 b. Less accounded applicable assets 0 11. Land (left of any amortization) 115 64 64 b. Less accounded application 95 92 0) 12. Total (left of any amortization) 125 24 40 02 1 13. a. Intangble assets (Attach schedule) STMT 9 14. Total assets 0 14. Total assets 0 13. a. Intangble assets (Attach schedule) STMT 10 14. Less accounts payable 125 24 40 02 1 12. Corplit astock ca.	1.	Cash		963118		0		
b. Less allowance for bad debts(0)146104200)3. Inventories0125236304. a. U.S. government biligations005. Tar-exempt scurities006. Other current assets (Attach schedule)STMT 807. Loars to shareholders008. Mortgape and real estatio loans009. Other current assets (Attach schedule)148575045010. a. Buildings and other depreciable assets148575045011. a. Deptebal essates00012. Land (et of any amortizable only)1155464012. Land (et of any amortizable only)1155464012. Land (et of any amortizable only)1155464012. Land (et of any amortizable only)1155464013. a. Intangble assets (amortizable only)1155464014. Other assets (attach schedule)STMT 9171138775714. Base assets (amortizable only)1155464014. Other assets (attach schedule)STMT 102524002115. Total Asset25240021216. Mortgape, soles, and bonds payable in 1 year or more110682073817. Mortgape, soles, and bonds payable in 1 year or more110682073814. Adiation schedule)0016. Adjustmens to shareholders' Equity17138775717. Statined asmings - Appropriated (Attach schedule)017. Net income tarkolders is equity017. Net income (tos) per books02. Ederal income tar <td>2.</td> <td>a. Trade notes and accounts receivable</td> <td>14610420</td> <td></td> <td>0</td> <td></td>	2.	a. Trade notes and accounts receivable	14610420		0			
4. a. U.S. government obligations 0 b. State and other obligations 0 c. Tax-exempt securities 0 6. Other current assets (Attach schedule) STMT 6 1. Cans to shareholders 0 8. Mottgage and real estate loans 0 9. Other investments (Attach schedule) 148575045 1. a. Depte biasests 0 1. a. Depte biasests 0 0. b. Less accumulated depteion 0 1. a. Intagible assets 0 1. Concerns payable 171387757 1. Lass asset 0 1. Other lawing Attach schedule) 379272 2. Capital stock: a. Preferred Stock 0		b. Less allowance for bad debts	_	14610420	(0)	0		
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5. Tax-serreng securities 0 6. Other current assits (Attach schedule) STMT 8 7. Loars to shareholders 0 8. Mortgage and real estate [cans 0 9. Other investments (Attach schedule) 0 10. a. Buildings and other depreciable assets 148575045 11. a. Depticable assets 0 12. Land (red or any anoritation) 146188237 (13. a. Intangible assets (anoritable only) 1156464 14. Other investitable only 0 15. Loark (red any anoritable only) 1156464 16. Other investitable only 115777 17. Itablities and Shareholders Equity 0 16. Accounts payable 296920) 17. Itablities and Shareholders Equity 25240021 16. Accounts payable in tysar or more 1171387757 17. Mortgages, notes, and bonds payable in tysar or more 41803814 21. Other current labilities (Attach schedule) 0 22. Capital stock: a. Preferred Stock 0 0 Depreciation of Income (Loss) per Books with Income per Returt 16. Net income schedules 0 21. Capital				0		0		
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7. Loars to shareholders 0 8. Murtgage and real estate loans 0 9. Other investments (Attach schedule) 0 10. a. Buildings and other depreciable assets 148575045 b. Less accumulated depreciable 0 0 12. Land (net roary anortizable only) 1156464 13. a. Intangbie assets (amortizable only) 1156464 14. Other invest (Attach schedule) STMT 9 15. Total Assets 0 14. Attach schedule) STMT 9 15. Total Assets 0 16. Accounts payable 25240021 17. Mortgages, notes, and bonds payable in tyear or more 171387757 10. 0 0 0 10. Depretered Stock 0 0 0. D. Common Stock 0 0 106820738 24. Retained earnings - Appropriated (Attach schedule) 0 1770321 0 25. Tast Utabilities and Shareholders' Equity 0 1770321 0 26. Additorida pather basterbiders' E	6.		STMT 8	459334		0		
9. Other investments (Attach schedule) 0 10. a. Buildings and other depreciable assets 148575045 b. Less accumulated depletion (2386808) 11. a. Depletable assets 0 12. Land (ret of any anorization) 1156464 13. a. Intangble assets (amortizable only) 1156464 b. Less accumulated amortization 969200 14. Other assets (Attach schedule) STMT 9 15. Total Assets 171387757 Labilities and Shareholders' Equity 25240021 16. Accounts payable 25240021 17. Mortigages, notes, and bonds payable in less than 1 year 0 18. Antifyces, notes, and bonds payable in less than 1 year 0 19. Loans from shareholders' 0 10. Other absets 0 10. Other absets 0 10. Mortigages, notes, and bonds payable in 1 year or more 41803814 20. Mortigages, notes, and bonds payable in 1 year or more 106820738 21. Addition all-drich apital 106820738 24. Retained earnings - Appropriated 0 25. Retained earnings - Mapropriated 0 26. Additional formeme tax 0 27. Less cost of t				0		0		
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b. Less accumulated depreciation (2386808) 11. a. Depletable assets 0 b. Less accumulated depretion (0) b. Less accumulated depletion (0) b. Less accumulated depletion (0) c. travel and entertainment $\$$ 0 b. Less accumulated depletion (0) b. Less accumulated depletion (0) c. Travel and entertainment $\$$ 0 b. Less accumulated depletion (0) b. Less accumulated depletion (0) c. Travel and entertainment $\$$ 0 b. Less accumulated depletion (0) c. Travel and entertainment $\$$ 0 b. Less accumulated depletion (0) c. Travel and entertainment $\$$ 0 b. Charitable Contributions $\$$ 0 c. Travel and entertainment $\$$ 0 b. Charitable Contributions $\$$ 0 c. Travel and entertainment $\$$ 0 c.	10.	· ,	ts 148575045		0			
11. a. Depletable assets0 0 b. Less accumulated depleton0 0 <td></td> <td></td> <td></td> <td>146188237</td> <td>(0)</td> <td>0</td>				146188237	(0)	0		
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c. Travel and entertainment \$ 0			0	-	-	0		
		1.	0					
0 9. Add Lines 7 and 8						0		
				0 9. Add Lines 7 an	nd 8	0		
6. Add Lines 1 through 5 O 10. Income	6.	Add Lines 1 through 5		0 10. Income		0		

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CD-405 2013 Page 5 (39)

Legal Name (First 10 Characters)	TENNESSEE	Federal Employer ID Number	621336864
Sch. M-2 Retained Earnings Analysis			
1. Balance at beginning of year	56118553	5. Distributions: a. Cash	0
2. Net income (loss) per books	1472110	b. Stock	0
3. Other increases: STMT	11	c. Property	0
		6. Other decreases: STMT 12	3242431
	-54348232	7. Add Lines 5 and 6	3242431
4. Add Lines 1, 2, and 3	3242431	8. Balance at End of Year	0

Sch. N Nonapportionable Income

Nonapportionable Income	Gross Amounts	Related Expenses	Net Amounts	Net Amounts Allocated
				Directly to N.C.
	0	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0
	0	0	0	0
Nonapportionable Income	•		0	
Nonapportionable Income Allocate	ed to N.C.			0

Explanation of why income listed is nonapportionable income rather than apportionable income:

Sch. 0 Computation of Apportionment Factor

Part	1. Domestic and Other Corporations Not A	pportioning Franchise or Income C)utside N.C.		.0000%
Part	2. Corporations Apportioning Franchise o	r Income to N.C. and to Other State	S		
		1. Within North Carolina		2. Total Everywhere	
		(a) Beginning Period (b) Ending	g Period	(a) Beginning Period (b) Ending	Period
1.	Land	0	0	7744446	0
2.	Buildings	0	0	0	0
3.	Inventories	0	0	1252365	0
4.	Other property	58760	0	147656229	0
5.	Total	58760	0	156653040	0
6.	Average value of property	29380		78326520	
7.	Rented Property	300408		6926752	Factor
8.	Property Factor	329788		85253272	.3868%
9.	Gross Payroll	33290		1578343	
10.	Compensation of general executive officers	0		0	
11.	Payroll Factor	33290		1578343	2.1092%
12.	Sales Factor	14907		12920113	.1154%
13.	Sales Factor				.1154%
14.	Total of Factors				2.7268%
15.	N.C. Apportionment Factor				.6817%
Part	3. Corporations Apportioning Franchise o	r Income to N.C. and to Other State	s Using Sing	le Sales Factor	.0000%
Part	4. Special Apportionment				.0000%

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NC	SCH G CO	ST	OF	GOODS	SOLD	STATEMENT	1
2. 3. 4. 5. 6.	INVENTORY AT BEGINNING OF YEAR PURCHASES COST OF LABOR ADDITIONAL SECTION 263A COSTS OTHER COSTS TOTAL INVENTORY AT END OF YEAR					1,252, 256, 1,508, 1,367,	362 725
8.	COST OF GOODS SOLD TOTAL TO FORM CD-405, PAGE 2,	SCH	EDU	JLE G,	LINE 2	140,	801

NC SCH G	OTHER INCOME	STATEMENT 2
DESCRIPTION		AMOUNT
GAIN ON SCRAP MISCELLANEOUS INCOME		11,816. 2,281,019.
TOTAL TO FORM CD-405, PAGE	2, SCHEDULE G, LINE 10	2,292,835.
NC SCH G	TAXES AND LICENSES	STATEMENT 3
DESCRIPTION		AMOUNT
FRANCHISE TAXES LICENSE AND PERMITS PAYROLL TAXES PROPERTY TAXES TAXES - OTHER		38,082. 18,211. 413,495. 122,711. 11,732.
TOTAL TO FORM CD-405, PAGE	2, SCHEDULE G, LINE 17	604,231.
NC SCH G	OTHER DEDUCTIONS	STATEMENT 4
DESCRIPTION		AMOUNT
AMORTIZATION BANK SERVICE CHARGES COMMUNICATIONS & TECH DUES AND SUBSCRIPTIONS FUEL EXPENSES INSURANCE LEASE EXPENSE MANAGEMENT FEE MEALS AND ENTERTAINMENT OFFICE SUPPLIES PROFESSIONAL FEES SAFETY EQUIPMENT SMALL TOOLS TELEPHONE EXPENSES TRAVEL EXPENSE UTILITIES VEHICLE EXPENSE		$\begin{array}{r} 48,335.\\ 1,237.\\ 416,052.\\ 9,842.\\ 1,068,616.\\ 657,731.\\ 661,643.\\ 2,586,102.\\ 2,804.\\ 28,448.\\ 664,277.\\ 11,356.\\ 118,581.\\ 37,258.\\ 28,221.\\ 76,645.\\ 30,066. \end{array}$
	2, SCHEDULE G, LINE 26	6,447,214.

NC	SCH B CURRENT YEAR NET ECONOMIC INCOME/LOSS AND NEL DEDUCTION ST	fatement 5
1) 2) 3) 4) 5) 6) 7) 8) 9) 10)	INCOME BEFORE APPORTIONMENT	352,974. 0. 0. 0. 0. 0. 352,974. 0. 0. 352,974.
(IF MUL 11)		.6817% 2,406.
13) 14) 15) 16) 17)	APPORTIONABLE NORTH CAROLINA NONBUSINESS INCOME APPORTIONED NORTH CAROLINA NONBUSINESS INCOME	0.
- /	APPORTIONED NONBUSINESS INCOME NOT TAXABLE TO NC CONTRIBUTIONS TO NORTH CAROLINA DONEES	0. 0. 2,406. 2,406. 0.

NET ECONOMIC LOSS DEDUCTION:

	NET ECONOMIC LOSS	TAXABLE INCOME LOSS SUSTAINED	NON TAXABLE LOSS SUSTAINED
1998	0.	0.	0.
1999	0.	0.	0.
2000	0.	0.	0.
2001	0.	0.	0.
2002	0.	0.	0.
2003	0.	0.	0.
2004	0.	0.	0.
2005	0.	0.	0.
2006	0.	0.	0.
2007	0.	0.	0.
2008	0.	0.	0.
2009	0.	0.	0.
2010	0.	0.	0.
2011	1,058.	1,058.	0.
2012	27,905.	27,905.	0.

NC SCH B		NET ECONOMIC	LOSS DEDUCTION	(CONTINUE)	STATEMENT 6
	LOSS PREVIOUSLY APPLIED		ABLE LOSS PPLIED		TAXABLE S APPLIED
1998	0.		0.		0.
1999	0.		0.		0.
2000	0.		0.		0.
2001 2002	0. 0.		0. 0.		0. 0.
2002	0.		0.		0.
2004	ů.		0.		0.
2005	0.		0.		0.
2006	0.		0.		0.
2007	0.		0.		0.
2008	0.		0.		0.
2009	0.		0.		0.
2010 2011	0. 0.		0. 0.		0. 0.
2012	0.		0.		0.
	REMAINING		REMAINING		LOSS REMAINING
1998	0.	_	0.		0.
1999	0.		0.		0.
2000	0.		0.		0.
2001 2002	0. 0.		0. 0.		0. 0.
2002	0.		0.		0.
2004	ů.		0.		0.
2005	0.		0.		0.
2006	0.		0.		0.
2007	0.		0.		0.
2008	0.		0.		0.
2009 2010	0. 0.		0. 0.		0. 0.
2010	1,058.		1,058.		0.
2012	27,905.		27,905.		0.
TOTAL	28,963.	-	28,963.		0.
TOTAL REM	AINING LOSS	= • • • • • • •	•••••	• • • • • •	28,963.
TOTAL AVA	ILABLE LOSS		•••••		28,963.
CURRENT Y	EAR NET ECONOMIC	GAIN OR LOSS	•••••		2,406.
NET ECONO	MIC LOSS USED TO	OFFSET CURRE	NT NONTAXABLE IN	NCOME	0.
NET ECONO	MIC LOSS DEDUCTI	on	• • • • • • •		2,406.

NC SCH H OTHER DEDUCTIONS		STATEMENT	7
DESCRIPTION		AMOUNT	
ADDITIONAL DEPRECIATION FOR STATE BASIS DIFFERENCE	5	88,1	44.
TOTAL TO FORM CD-405, PAGE 3, SCHEDULE H, LINE 3H		88,1	44.
NC SCH L OTHER CURRENT ASSETS	5	STATEMENT	8
DESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR	
PREPAID EXPENSES OTHER RECEIVABLES	248,370. 210,964.		0. 0.
TOTAL TO FORM CD-405, PAGE 4, SCHEDULE L LINE 6	459,334.		0.
NC SCH L OTHER ASSETS		STATEMENT	9
DESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR	
SECURITY DEPOSITS PSL-TITANS	11,110. 18,000.		0. 0.
TOTAL TO FORM CD-405, PAGE 4, SCHEDULE L, LINE 14	29,110.		0.
NC SCH L OTHER CURRENT LIABILITI	IES	STATEMENT	10
DESCRIPTION	BEGINNING OF TAX YEAR	END OF TAX YEAR	
OPERATING ACCRUALS PAYROLL LIABILITIES ACCRUED PROPERTY TAXES ACCRUED BONUS INTERCOMPANY RECEIVABLE/PAYABLE ACCRUED PAYROLL UNEARNED TRACK LEASE REVENUE STATE ACCRUED TAXES	975,730. 48,874. 351,507. 23,628. -11,483,129. 167,786. 1,116. 82,599.		0. 0. 0. 0. 0. 0. 0.
TOTAL TO FORM CD-405, PAGE 4, SCHEDULE L, LINE 18	-9,831,889.		0.

NC SCH M-2

DESCRIPTION

OTHER INCREASES

STATEMENT 11

AMOUNT

TOTAL TO FORM CD-405, PAGE 5, SCHEDULE M-2, LINE 3

NC SCH M-2	OTHER DECREASES	STATEMENT 12		
DESCRIPTION		AMOUNT		
LIQUDATED EQUITY		3,242,431.		
TOTAL TO FORM CD-405, PAGE	E 5, SCHEDULE M-2, LINE 6	3,242,431.		

tm н	ent of Reve ome About Us ividual <u>> Electron</u>		lectronic S	ervices	Tax Forms Se	earch	
	Sales a		line F nfirma		and Paymer	nts	
-	The following electronically.	information has	been sub	mitted. 1	Thank you for fil	ing	
	Please PRINT	this page for you	ur record	s			
	acknowledgen	ovided a valid e- nent within two o nent, call 1-877-3	lays. If yo		will receive an e t receive this	mail	
	Period Ending:	3/31/2014					
	Due Date:	04/30/2014					
	Account ID:	600847518					
	Legal Name:	PIEDMONT AND			MAYLLC		
	-	-					
_	Zero Tax Due?	no					
1.	North Carolina Gro					0.00	
2.	(Do not include tax c Sales for Resale	onecieu)					
	(Do not include on L					0.00	
3.	Receipts Exempt Fr	om State Tax				0.00	
	Тах Туре	Purchases for Use	Receip	ts	Rate	Tax	
4.	Gen. State Rate	80.00	+	0.00	x 4.75% =	3.80	
5.	3% State Rate	0.00	+	0.00	x 3% =	0.00	
6.	4.75% State Rate (Modular Homes)	0.00	+	0.00	x 4.75% =	0.00	
7.	4.75% State Rate (Mfg. Homes)	0.00	+	0.00	x 4.75% =	0.00	
8.	2% Food Rate	0.00	+	0.00	x 2% =	0.00	
9.	2% County Rate	80.00	+	0.00	x 2% =	1.60	
10.	2.25% County Rate	0.00	+	0.00	x 2.25% =	0.00	
11.	.5% Additional County Rate	0.00	+	0.00	x .5% =	0.00	
12.	.25% Additional County Rate	0.00	+	0.00	x .25% =	0.00	
12	Total State and Cou	Inty Tax (Sum of Lin	es 4 throug	h 12)		5.40	
13.							

15. Total Tax (Sum of Lines 13 through 14)	5.40
16. Penalty - State and County (<i>Penalty, if due, will be calculated after return is submitted and reviewed</i>)	0.00
17. Interest - State and County (Interest, if due, will be calculated after return is submitted and reviewed)	0.00
18. Less Prepayment for This Period	0.00
19. Prepayment for Next Period	0.00
20. Less any Credit (Explanation Required)	0.00

Explanation for Credit:

21. Total Due (Sum of Lines 15-17 & 19, Minus Lines 18 and 20)	\$	5.40
--	----	------

Тах Туре	Sales & Use Tax	
FID	273454584	
Filing Option Selected	File E-500 and pay by Electronic Funds Transfer (EFT)	
DOR Confirmation Number	221404032596323	

Thursday, April 3, 2014 12:01:56 PM EDT

By submitting this return I hereby

• Certify that, to the best of my knowledge, this return is accurate and complete.



tm	rolina ent of Reve	nue 🧾				
Ho	me About Us	What's New E	lectro	nic Services	Tax Forms Se	arch
> Indi	ividual <u>> Electro</u> i	nic Services				
	Sales a			e Filing : rmation	and Paymer	nts
-	 The following paying electro 		beer	submitted.	Thank you for fili	ing and
	Please PRINT	this page for yo	ur re	cords.		
	acknowledgen	ovided a valid e nent within two nent, call 1-877-3	days.	If you do no	ı will receive an e t receive this	mail
	Period Ending:	6/30/2013				
	Due Date:	07/31/2013				
	Account ID:	600847518				
				THEDNEDATE	WANTE	
	Legal Name:	PIEDMONT ANI) NOF	THEKN KAIL	WAYLLC	
	Zero Tax Due?	no				
	North Carolina Gro (Do not include tax c					0.00
	Sales for Resale	ing 2 halow)				0.00
	(Do not include on Li Receipts Exempt Fr					0.00
						0.00
	Тах Туре	Purchases for Use	Re	ceipts	Rate	Tax
		489.90	+	0.00	x 4.75% =	23.27
4.	Gen. State Rate			0.00	x 3% =	0.00
	Gen. State Rate 3% State Rate	0.00	+	0.00	A 570	0.00
5. 6	3% State Rate 2.5% State Rate	0.00 0.00		0.00	x 2.5% =	0.00
5. 6.	3% State Rate		+		x 2.5% =	
5. 6. 7	3% State Rate 2.5% State Rate (Modular Homes)	0.00	+ +	0.00		0.00
5. 6. 7 8.	3% State Rate 2.5% State Rate (Modular Homes) 2% State Rate 2% Food Rate	0.00 0.00 0.00	+ + +	0.00 0.00	x 2.5% = x 2% =	0.00 0.00
5. 6. 7 8. 9.	3% State Rate 2.5% State Rate (Modular Homes) 2% State Rate	0.00 0.00 0.00 489.90	+ + +	0.00 0.00 0.00	x 2.5% = x 2% = x 2% =	0.00 0.00 0.00
 5. 6. 7 8. 9. 10. 11. 	3% State Rate 2.5% State Rate (Modular Homes) 2% State Rate 2% Food Rate 2% County Rate 2.25% County Rate .5% Additional County Rate	0.00 0.00 0.00 489.90	+ + + +	0.00 0.00 0.00 0.00	x 2.5% = x 2% = x 2% = x 2% =	0.00 0.00 0.00 9.80
 5. 6. 7 8. 9. 10. 11. 12 	3% State Rate 2.5% State Rate (Modular Homes) 2% State Rate 2% Food Rate 2% County Rate 2.25% County Rate .5% Additional	0.00 0.00 0.00 489.90 0.00	+ + + + +	0.00 0.00 0.00 0.00 0.00	x 2.5% = x 2% = x 2% = x 2% = x 2% = x 2.25% =	0.00 0.00 0.00 9.80 0.00

15. Total Tax (Sum of Lines 13 through 14)	33.07
16. Penalty - State and County (Penalty, if due, will be calculated after return is submitted and reviewed)	0.00
17. Interest - State and County (Interest, if due, will be calculated after return is submitted and reviewed)	0.00
18. Less Prepayment for This Period	0.00
19. Prepayment for Next Period	0.00
20. Less any Credit (Explanation Required)	0.00
Explanation for Credit:	

^{21.} Total Due (Sum of Lines 15-17 & 19, Minus Lines 18 and \$ 33.07

Тах Туре	Sales & Use Tax
Account ID	600847518
Legal Name	PIEDMONT AND NORTHERN RAILWAY LLC
FID	273454584
Filing Option Selected	File E-500 and pay the full amount online
Payment Type	Bank Draft
Bank Routing Number	071923909
Bank Account Type	Business/Corporate Checking
Bank Account Number	XXXXXX1583
Draft Date	07/21/2014
Total Payment Amount	\$33.07
DOR Confirmation Number	221407142807800

Monday, July 14, 2014 06:10:54 PM EDT

By submitting this return and payment I hereby

- Certify that, to the best of my knowledge, the return and payment are accurate and complete.
- Authorize the North Carolina Department of Revenue to present a debit entry for the bank account and financial institution specified above.
- Understand that canceling this payment may subject me to penalties, interest and other fees imposed by the North Carolina Department of Revenue for non-payment or late payment of the tax.
- Affirm that this tax payment is not funded by moneys received from a foreign bank account.



Depar	Carolina tment of Rev Home About Us > Individual > Electr		electronic Services	Tax Forms Se	earch 💿
-	Sales	and Use Or Co	nline Filing Infirmation	-	nts
	The followin electronicall	ng information has y.	been submitted.	Thank you for fil	ing
	Please PRIN	IT this page for yo	ur records.		
	acknowledg	provided a valid e ement within two ement, call 1-877-3	days. If you do no		mail
	Period Ending	: 9/30/2014			
	Due Date:	10/31/2014			
	Account ID:	600847518			
	Legal Name:	PIEDMONT AND	NORTHERN RAIL	WAY LLC	
	Zero Tax Due	? yes			
	1. North Carolina G (Do not include ta:	-			0.00
	2. Sales for Resale (Do not include on	Line 3 helow)			0.00
	3. Receipts Exempt	,			0.00
					0.00
	Тах Туре	Purchases for Use	Receipts	Rate	Tax
	4. Gen. State Rate	0.00		x 4.75% =	0.00
	5. 3% State Rate	0.00	+ 0.00	x 3% =	0.00
	6. (Modular Homes	()())	+ 0.00	x 4.75% =	0.00
	4.75% State Rate 7. (Mfg. Homes)	0.00	+ 0.00	x 4.75% =	0.00
	8. 2% Food Rate	0.00	+ 0.00	x 2% =	0.00
	9. 2% County Rate	0.00		x 2% =	0.00
	10. 2.25% County Ra	ate 0.00	+ 0.00	x 2.25% =	0.00
	115% Additional County Rate	0.00	+ 0.00	x .5% =	0.00
	^{12.} .25% Additional County Rate	0.00	+ 0.00	x .25% =	0.00
	-	ounty Tax (Sum of Lin	nes 4 through 12)		0.00

15. Total Tax (Sum of Lines 13 through 14)	0.00
16. Penalty - State and County (Penalty, if due, will be calculated after return is submitted and reviewed)	0.00
17. Interest - State and County (Interest, if due, will be calculated after return is submitted and reviewed)	0.00
18. Less Prepayment for This Period	0.00
19. Prepayment for Next Period	0.00
20. Less any Credit (Explanation Required)	0.00

Explanation for Credit:

21. <i>Total Due (Sum of Lines 15-17 & 19, Minus Lines 18 and 20)</i>	\$	0.00
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Тах Туре	Sales & Use Tax
FID	273454584
Filing Option Selected	File zero tax due E-500
DOR Confirmation Number	221410062977955

Monday, October 6, 2014 01:02:21 PM EDT

By submitting this return I hereby

• Certify that, to the best of my knowledge, this return is accurate and complete.





CITY OF MOUNT HOLLY

P.O. BOX 406 MOUNT HOLLY, N.C. 28120-0406 (704) 951-3010 FAX (704) 822-2933

2014 TAX BILL

Due Date – Property taxes are due and payable by January 5, 2015 and delinquent if not paid before January 6, 2015.

Collection Procedures – Delinquent taxes will be collected through all remedies available under N.C. General Statutes. These methods include, but are not limited to, garnishment of wages, attachment of bank accounts, levy on personal property, and <u>foreclosure</u> on real property.

Interest – Interest begins January 6th at 2% and then interest accrues at 3/4% per month.

Returned Checks – In accordance with N.C. General Statute S.L. 2002-156 (H1523), there is a minimum penalty of \$25 or 10% of the amount of the check - whichever is greater. Tax receipts are null and void if payment is made by a check that fails to clear the bank.

Escrow Mortgage Account – If funds are held in escrow to pay, a notice will be forwarded to the Mortgage Holder. However, the property owner is responsible for ensuring full payment of this obligation.

T2 **AUTO MIXED AADC 296 PLI S296 PIEDMONT & NORTHERN RAILWAY LL ATTN: KRISTINE WALSE 10060 SKINNER LAKE DR JACKSONVILLE, FL 32246

Receipts - Will be provided upon request

Receipt	s – Will be provided upon	request.		pagar	one or end oungecom		
TAX YEAR	ACCOUNT NUMBER	R	BILL NUM	BER	BILL DATE		INTEREST BEGIN
2014	00056099	4	0000323 09/18		09/18/1	4 (01/06/15
	PARCEL NUMBER			PR	OPERTY DESCRIPT	ION	
VVVVVV							
REAL ES	TATE VALUE	PERSON	AL VALUE	Ð	KEMPT	то	TAL TAX VALUE
	0		17,280		0		17,280
		C	ESCRIPTION OF TA	AXES	RATE PER	\$100	AMOUNT
DISCOUN	NUARY 5, 2015 TS ARE NOT LABLE	CITY	TAX		0, 5:	30	91.58
JANUAR 3/4% ADDED	& INTEREST: Y 2% PLUS D EACH MONTH						
THEREAFTE	ER UNTIL PAID				PAY TH AMOUN		91.58

RCvd 9126/14

PAYMENT MUST BE MADE BY CASH, CHECK, OR MONEY ORDER

PLEASE RETURN BOTTOM PORTION WITH PAYMENT

2014 TAX BILL

MAKE CHECK PAYABLE & REMIT TO: CITY OF MOUNT HOLLY P.O. BOX 406 MOUNT HOLLY, N.C. 28120-0406 (704) 951-3010 FAX (704) 822-2933

	VVVVVV	000560994
TOTAL TAX DUE	DUE DATE	BILL NUMBER
91.5	01/05/15	0000323

PIEDMONT & NORTHERN RAILWAY LL ATTN: KRISTINE WALSH 10060 SKINNER LAKE DR JACKSONVILLE, FL 32246

PIEDMONT AND NORTHERN RAILWAY, LLC

NCDOR

2014

Company is new for 1/1/2012 and all property is not in service as of 12/31/2011. No runs or income in 2011.COST APPROACH12/31/201312/31/2012

ROAD	82,957	58,175
EQUIPMENT	0	0
LEASED RAILWAY		
OBSOLESCENCE ADJUSTMENT		
LESS:DEPREC./AMORT.	25,960	5,387
NET ROAD & EQUIP.	56,997	52,788
CWIP NOT IN RATE BASE	0	0
LEASED EQUIPMENT	87,600	86,809
COST APPROACH TO VALUE	144,597	139,597

INCOME APPROACH

NET OPER. INC. HISTORY

	AVERAGE	WGHTD. AVERAGE
12/31/2013		
12/31/2012	0	0
12/31/2011	0	0
12/31/2010	0	0
12/31/2009	0	0

CAPITAL STRUCTURE

EQUITY	=	70	70.00%	16.00%	11.20%
PREFERRED STOCK	=	0	0.00%	0.00%	0.00%
DEBT	=	30	30.00%	6.00%	1.80%
		100	100.00%		13.00%

Income not established yet - Not used in appraisal

INCOME VALUE CALCULATION

NET OPERATING INCOME	0
ADD: LEASED EQUIP. INCOME	0

FUTURE NET OPER. INC.	0
INCOME INDICATOR	0
CORRELATION OF VALUES	
COST INDICATOR INCOME INDICATOR	144,597 0
SYSTEM INDICATOR ROUNDED	144,597
APPORTIONMENT FACTORS	
CAR/LOCO MILES TON MILES REVENUE TRACK MILES TOTAL INVESTMENT	100.00% 100.00% 100.00% 100.00% 100.00%
N.C. APPORTIONMENT %	100.00%
N.C. SYSTEM VALUE	
TOTAL SYSTEM VALUE N.C. APPORTIONMENT %	0 100.00%
N.C. SYSTEM VALUE	0
ROUNDED	144,000