Ms. Cynthia T. Brown, Chief  
Section of Administration  
Office of Proceedings  
Surface Transportation Board  
395 E Street, S.W.  
Washington, DC 20024

Re:  Docket No. AB 1305X, North Coast Railroad Authority - Abandonment Exemption in Humboldt, Trinity and Mendocino Counties, CA

Dear Ms. Brown:

Attached hereto is a formal Expression of Intent to File an Offer of Financial Assistance (Purchase), to be filed in the above-referenced proceeding.

Sincerely,

Francis Driscoll, Co-Owner of  
Seeker Enterprises LLC

May 27, 2022  
By e-filing
North Coast Railroad Authority - )
Abandonment Exemption - ) AB 1305X
in Humboldt, Trinity and Mendocino )
Counties, CA )

EXPRESSION OF INTENT TO FILE OFFER OF FINANCIAL ASSISTANCE

Overview
Seeker Enterprises LLC, registered in Wyoming, seeks to purchase approximately 5 miles of track upon which to run its railbike recreational service, Rail Runners, pursuant to an OFA. See Exhibit 1, tying Seeker Enterprises LLC to it owner, Francis Driscoll (AKA Uri Driscoll). Francis and co-owner Chris completed a trial of the operation of Rail Runners in 2019 on tracks then under the ownership of the North Coast Railroad Authority (now the Great Redwood Trail Authority). Given that plans for the Great Redwood Trail call for placing the trail where the rails are, requiring the tearing up of the rails, the Offeror seeks to preserve these tracks for rail use.

Community Support
Exhibit 2, attached, is a brochure describing the Rail Runners railbike experience. Exhibit 3 is a letter of endorsement from the Humboldt County Board of Supervisors. Exhibit 4 is a letter of endorsement from the Mayor of the City of Eureka. Exhibit 5 is a letter of endorsement from the Humboldt Bay Harbor Commission.

This rail line is not in operation, so there is no freight service or transit service that could be disrupted. Because the proposed operation could not “discontinue service,” Offeror is confident this offer is fully compliant with 49 C.F.R. § 1152.27(i)(2), and § 10904(4)(A).

Geographic Extent of Intended Offer
Offeror seeks to purchase the following rail segment in Eureka, California: Approximately MP 284.75 to 287.75, comprising the following Assessor’s Parcel Numbers:

014-031-002. 014-041-002. 014-051-003. 014-061-002. 014-101-002. 014-111-003.
014-121-002. 017-102-008. 017-081-002. 404-141-003.

Offeror seeks to purchase the following rail segment in Samoa, California: Approximately Mile post 300.01 to 297.5, which comprises the following Assessor’s Parcel Numbers:

401-031-039. 401-031-014. 401-021-010. 401-011-025. 400-153-006. 400-142-014.
In connection with this Expression of Intent to File Offer of Financial Assistance, Seeker Enterprises LLC requests the GRTA provide the information set forth in 49 C.F.R 1152 separately for each of the two specified segments, to assist Offeror in developing an estimate of purchase price, to include carrier’s estimate of the net liquidation value of the line, supporting data reflecting available real estate appraisals (including certification of whether the ROW is held by the railroad “in fee” or “easement”), and assessments of the quality and quantity of track materials in the line.

Financial Responsibility
Offeror has attached Exhibit 6, an offer of an insurance policy for his railbiking business.

Exhibit 7 is a copy of a bank statement on a Home Escrow Line of Credit for Francis Driscoll. It demonstrates that Seeker Enterprises LLC and/or its owners Uri and Chris Driscoll are financially responsible, namely that Seeker Enterprises LLC has, or within a reasonable time will have, the financial resources to fulfill proposed contractual obligations.

The above-described 5.51 miles of track x 132 short-tons/mile = 727.32 short tons. Although an inquiry on current prices was made to a leading dealer of scrap rail, their response was not timely. As a workaround, we imputed the price for scrap rail offered by the Arkansas-Oklahoma Railroad Co. (AOK) in the 2020 OFA in Docket No. AB-1296X, R.J. Corman Railroad Property, LLC – Abandonment Exemption -- in Scott, Campbell and Anderson Counties, TN (document number 300783). The AOK offered $279,683 for 41.05 track miles of track materials, which equals $6813/track mile.

When divided by 132 short tons/track mile, that yields a price of $51.62/short ton for scrap rail. making a rail total of $37,540. To more than compensate for possible increases caused by inflation, doubling that amount yields $75,080.

5.51 miles x $4000/mile x 2 = $44,080. The grand total for this enhanced preliminary financial responsibility amount is $119,160.

As a small business owner, Offeror was unable to find any local title company or bank willing to hold an escrow for a transaction that did not involve a standard real estate purchase contract. As a next-best option, Offeror makes a legally enforceable commitment to leave the more-than $24,000 in his retirement account untouched in that account until the Board has ruled on this OFA.

If the Board approves this OFA, Offeror commits to sending equivalent funds to the Rail Carrier, the Great Redwood Trail Agency. The account amount, confirmed by Exhibit 8, the April 29, 2022 Statement, is more than double the required 10% deposit of the enhanced preliminary financial responsibility amount. Exhibit 9, a May 27, 2022 activity statement for this account shows no money has left the account since the statement date.
Contact Information
Seeker Enterprises LLC
c/o Francis Driscoll
1578 Fickle Hill Road
Arcata, CA 95521
707-496-2122
Info@railrunner-usa.com

In accordance with 49 C.F.R. 1152.27 (c) (2), the Offeror understands that this submission of formal expression of interest will automatically stay the effective date of the notice of exemption for 40 days (normally this will be 10 days beyond the date stated in the FEDERAL REGISTER publication).

Dated: May 27, 2022

Francis Driscoll, Co-Owner (AKA Uri Driscoll)
Seeker Enterprises LLC
Exhibit 1
Date of this notice: 07-27-2021
Employer Identification Number: 87-1881398
Form: SS-4
Number of this notice: CP 575 B
For assistance you may call us at: 1-800-829-4933

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 87-1881398. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear off stub and return it to us.

Based on the information received from you or your representative, you must file the following form(s) by the date(s) shown.

Form 1065 03/15/2022

If you have questions about the form(s) or the due date(s) shown, you can call us at the phone number or write to us at the address shown at the top of this notice. If you need help in determining your annual accounting period (tax year), see Publication 538, Accounting Periods and Methods.

We assigned you a tax classification based on information obtained from you or your representative. It is not a legal determination of your tax classification, and is not binding on the IRS. If you want a legal determination of your tax classification, you may request a private letter ruling from the IRS under the guidelines in Revenue Procedure 2004-1, 2004-1 I.R.B. 1 (or superseding Revenue Procedure for the year at issue). Note: Certain tax classification elections can be requested by filing Form 8832, Entity Classification Election. See Form 8832 and its instructions for additional information.

A limited liability company (LLC) may file Form 8832, Entity Classification Election, and elect to be classified as an association taxable as a corporation. If the LLC is eligible to be treated as a corporation that meets certain tests and it will be electing S corporation status, it must timely file Form 2553, Election by a Small Business Corporation. The LLC will be treated as a corporation as of the effective date of the S corporation election and does not need to file Form 8832.

To obtain tax forms and publications, including those referenced in this notice, visit our Web site at www.irs.gov. If you do not have access to the Internet, call 1-800-829-3676 (TTY/TDD 1-800-829-4059) or visit your local IRS office.
Exhibit 2
The Concept:
Rail Runners Humboldt Bay is a recreational concession for passengers to experience a peddle-powered rail vehicle for an excursion along Humboldt Bay.
This proposal is to promote rides along existing rail road tracks around Humboldt Bay.
This new partnership will be an agreement between private entity rail cycle owners, Uri & Chris Driscoll, the existing rail users the Timber Heritage Association (THA) and the North Coast Rail Authority (NCRA).

The Vehicle:
“Rail Runners” are light weight pedal powered vehicles that use existing but underutilized rail lines.
The design of the 4 seat Rail Runner allows families and individuals of a wide range of abilities to ride together.
Two trained guides would accompany customers on each tour. They will be trained to stop all peddle rail cycles at the only road crossing on the proposed route and properly flag and stop traffic for approximately 1 minute to allow rail cycles to cross T Street approximately .5 miles from the staging site. There are currently no operable rail crossing signals at this location. T Street is a side street with minor traffic volume. Crossing will take approximately 30-60 seconds.
Due to the open-air design of the rail bikes we will be operational for six months per year from May 1- October
While we recognize the value of human powered locomotion for recreational opportunities, we also recognize the need for power assisted vehicles for disabled persons. We expect to be able to develop vehicles for such purposes once Rail Runners Humboldt Bay is operational.

**Staging:**
Staging areas will be located within the railroad right of way. Photos are attached of a small Junior Barn building for tools, concession, tickets & office, and a secure container building for the Rail Runner storage. Initial discussions with Eureka Parks and Recreation have included the potential of working reservations and check-in at their location within the Adorni Center directly across from the Rail Runner Staging area. Total staging area would be approximately 50 x 150 feet. A Coastal Development Plan has been drafted and preliminary discussions have been started with the Eureka Planning Department. See Attached exhibit 1.

**Location:**
The primary route being proposed begins at mile marker 284.75 and would continue to mile Marker 287.75. The staging location would be at mile marker 284.75 across from the Adorni Center and would utilize existing and ample public parking in that immediate area. Hotel guests and Old Town visitors would be within walking distance of the staging site.

The Eureka Slough trestle crossing will eventually include the development of a section of the Humboldt Bay trail to coexist with the established rail. Currently the Timber Heritage Association uses this section of rail for their popular Speeder rides. Upon approval of the Rail Runner proposal adaptive measures can be taken to ensure maximum and safe use of the rail/trail corridor. The width of the trestle will allow for safe passage of pedestrians, bicyclists, and rail cycles under the guidance of trained Rail Runner employees. We anticipate approximately 90 seconds for a group of rail cycles to cross the trestle.

**Partners:**
We are developing a working partnership with the Timber Heritage Association (THA). That partnership will include commitments to track clearing and maintenance. Scheduling the popular and ongoing Speeder rides along the same section of track has been discussed at THA board meetings and there exists strong mutual support for both operations.

Liability insurance is available for this specific type of concession and will be tailored according to the needs of the contract. See attachment 2.

The North Coast Rail Authority can be assured of our financial commitment to this proposal. Rail Runners will benefit all users of the rail/trail corridor by providing additional revenue to clear and maintain
sections of rail currently in use for their popular Speeder rides. NCRA will benefit by increased support and efforts to keep existing rail lines clear and in use. Rail Runners has the direct and full support of the THA and a friendly and supportive relationship with the successful Oregon Coast Rail Riders owners and management. Oregon coast Rail Riders currently operate 5 locations in Washington and Oregon.

The City of Eureka’s Park and Recreation Department has offered the opportunity to use their system to manage reservations and check in accommodations. The Eureka Police department is very supportive of this use of the rail corridor and initial discussions have begun to allow the law enforcement use of a rail cycle for patrolling the rail corridor during off hours.

Connectivity to all other rail cycling operations is under development including an “I have cycled the rails at Humboldt Bay /Tillamook/Joseph/ “etc patches and website links. This will have the effect of connecting other recreational/tourism centers around the country.

Several local businesses have expressed interest in “sponsoring” individual rail cycles by painting cycles with business colors and embossed logos. This sponsorship would include other connective methods such as coupons, website placement etc. For instance a token obtained as a part of the Rail Runner reservation could be redeemed at participating coffee shops, restaurants or other businesses.

**Economic viability:**

We plan to use the model the successful Oregon Coast Rail Riders currently employs as far as is practicable. The fee collected to take a trip on the rail cycles is $25 per person with those 12 and under $15. While it is difficult to determine actual ridership per week we estimate initial use to be 50% of maximum. We estimate 19 people 3 times per day 5 days per week for a total of 285 riders. Depending on the number of discounted riders we can estimate about $7000 gross revenue per week. The costs associated with 3 full time employees would also vary but we estimate approximately $3000 dollars per week. The cost of equipment including rail cycles and storage container and tool building are one time costs amortized out to be approximately $1200 per week. Insurance estimates are approximately $225 per week. Permitting fees, website costs, marketing, maintenance and other costs are not yet specific but Rail Runners Humboldt Bay has sufficient resources to accommodate such expenses.

We consider these numbers to be fair and accurate. We also realize that there are unforeseen costs that we are able to absorb within the gross revenue and if necessary with reserves we have on hand. The potential to develop the ridership towards maximum ridership has been illustrated at several other locations under the Oregon Coast Rail Riders and other similar models such as Rail Explorers in New York State.

**Response:**

There has been an overwhelming positive response from the test runs we have done so far. The use of pedal powered rail cycles has become very popular throughout the country for people wanting a safe, exhilarating and
environmentally friendly experience. Our existing infrastructure and large tourist population coupled with local interest in healthy outdoor experiences seem to go hand in hand with such a business. There is a growing trend to re-purpose under utilized or unused rail tracks throughout the U.S. and in Europe. We hope to partner with NCRA and the ensuing agency NCRA will eventually become in this new venture.

The City of Eureka, The Humboldt Bay Harbor District, The Timber Heritage Association, Eureka Police Department have all given their unanimous support. The NCRA Board of Directors also unanimously supported the Rail Runner proposal at the January 2019 meeting pending an approved contract.

**Conclusion:**

Our immediate priority is to establish a mutually beneficial operational agreement with the North Coast Rail Authority for use of the rail line and appropriate staging areas in the area of Humboldt Bay. If approved, we are ready to order 12 rail bikes from the manufacturer, develop the staging site, hire staff and establish marketing plan for launch in Summer 2019.

We would also like to work with NCRA and THA to identify other areas where appropriate sections of the rail lines can be preserved for future generations to enjoy this unique type of recreational activity.
Oregon Coast Rail Rider staging in Tillamook Oregon

Section of rail line at Halvorson Park Eureka
Proposed routes

Route #1 (blue): Halvorson Park north
Exhibit 3
May 28, 2019

North Coast Railroad Authority
419 Talmage Road Suite M
Ukiah, CA 95482
Attn: Mitch Stogner, Executive Director

Re: Support for Rail Runners Humboldt Bay

Dear Mr. Stogner:

I write to convey the Humboldt County Board of Supervisors support for the introduction of rail bicycling on the North Coast Rail Authority right of way in Humboldt County. The use of existing unused rail infrastructure for the establishment of an additional recreational use could be a valued economic opportunity for our region. Rail bikes could also allow the public unique opportunities to experience the scenic areas from the wildlife refuges of Humboldt Bay to the farmlands, redwoods and canyons of the Eel River Valley.

The Board of Supervisors recognizes that in some areas rail bike proposals will need to be evaluated for compatibility with the existing and planned pedestrian, bicycle and equestrian uses of the Humboldt Bay Trail and Great Redwood Trail. To that end, we support rail bicycling on segments of the rails where there is no conflict with the Humboldt Bay Trail, and conditioned upon no additional expenditure of public funds for development of Humboldt Bay Trail projects. We request that NCRA consult with the Humboldt County Public Works Department to review the specific rail bicycling plans prior to issuing a license agreement.

Yours Sincerely,

Rex Bohn, Chair
Humboldt County Board of Supervisors

RB:kh
Exhibit 4
April 16, 2019

North Coast Rail Authority
419 Talmage Rd # M
Ukiah, CA 95482

RE: Support for Rail Runners Humboldt Bay

To Whom it May Concern:

The City of Eureka fully supports the introduction of rail bicycling to Humboldt Bay. The use of existing infrastructure for the establishment of an additional recreation use is a valuable economic opportunity for our region.

The location proposed by Rail Runners Humboldt which is to be stated on the east side of Water Front Drive in the Halverson Park area of Eureka will allow the public a unique opportunity to experience the scenic vistas that include the Woodley Island Marina and a federally managed wildlife area along the railroad right of way. It is also recognized that the economic benefit that Rail Runners of Humboldt Bay will provide to associated businesses including Old Town shopping, restaurants and hotels located within close proximity of the proposed location.

The City of Eureka also recognizes the rail bike design provides safe benefits to less physically able people and increases their ability to access this very scenic corridor and coastal area. Additionally, the City of Eureka also supports the efforts of the proposed Bay Trail and understands there may need to be modest design changes to accommodate all users for maximum benefits.

For those reason, I Mayor Susan Seaman on behalf of the City Council authorize this letter of support to Rail Runners Humboldt Bay and their rail bicycling project.

Sincerely,

Susan Seaman
Mayor
Exhibit 5
North Coast Railroad Authority
419 Talmage Rd Suite M,
Ukiah, CA 95482

SUBJECT: Support letter for Rail Runners Humboldt Bay

April 10, 2019

To Whom it may concern:

The Humboldt Bay Harbor Conservation and Recreation District fully supports the introduction of rail bicycling along Humboldt Bay. The use of existing rail infrastructure for the establishment of an additional recreational use is a valuable economic opportunity for our region. The east side of Water Front Drive in the Halverson Park area of Eureka as the proposed location of the Rail Runners will allow the public a unique opportunity to experience the scenic vistas that include the Woodley Island Marina and a federally managed wildlife area along the railroad right of way.

The Harbor District recognizes the economic benefit that Rail Runners of Humboldt Bay will provide to associated businesses including Old Town shopping, restaurants and hotels located within close proximity of the proposed location. The District also recognizes the rail bike design provides safe and reliable benefits to less physically able people and increases their ability to access this very scenic corridor.

The Harbor District provides this support with the understanding that there may need to be modest design changes to accommodate all users for maximum benefits. If you have any questions or would like additional information about our support, do not hesitate to contact me at (707)443-3401.

Sincerely,

Larry Oetker
Executive Director
Exhibit 6
Rail Runners at Humboldt Bay  
1578 Fickle Hill Rd  
Arcata, CA 95518

Mr. Uri Driscoll,

Thank you for your inquiry into commercial general liability insurance for your business. Rail riding is a unique recreational excursion business and there are only a handful of these operations in the United States. But, it seems to be growing every year and I have been fortunate to insure a good amount of these operations.

My proposal has a few factors which go into the rating of liability. The miles of rail you will lease. The amount of gross sales or user days and fees you will charge. Based on your estimated usage of tracks and operation with liability limits of $1,000,000 each occurrence, $2,000,000 aggregate my estimated annual premium would be around $4,500.00. Things that would change this estimate. Adding additional insured’s. Increasing liability limits or adding excess liability. Adding inland marine coverage which would insure your rail riders for physical damage/loss.

In order to firm up this quote we would need to fill out applications and I would want to see a copy of your lease contract agreement between you and the owners of the rail line. Please feel free to contact me at any time with questions you may have or if you care to start the quoting process.

Regards,

Brian Lackey
Exhibit 7
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Exhibit 8
Stay connected with Online Access
You’re more likely to reach any goal when you track your progress toward it. Online Access and our app make that easy. Sign up now to view account performance and goals, connect accounts you hold outside of Edward Jones, quickly message us, schedule appointments and more. Visit edwardjones.com/access to learn more and sign up.

Roth Individual Retirement Account - Select
Custodian: Edward Jones Trust Company
Portfolio Objective - Account: Balanced Toward Income

Account Value

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1 Year Ago $30,641.12
3 Years Ago $28,088.78
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Value Summary

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Exhibit 9
## All Investment Activity

As of May 27, 2022 at 5:11:46 PM CDT

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<td>MERCK &amp; CO INC FROM DIVIDEND AT $84.4313 PER SHARE TRADE DATE 04/05/22 REINVESTMENT FEE $1.69</td>
<td>0.98186</td>
<td></td>
<td>-$84.59</td>
</tr>
<tr>
<td>04-07-2022</td>
<td>Dividend</td>
<td>MERCK &amp; CO INC CASH DIV ON 122.59752 AT $.69 PER SHARE</td>
<td>0</td>
<td>$84.59</td>
<td></td>
</tr>
<tr>
<td>03-17-2022</td>
<td>Dividend</td>
<td>ORGANON &amp; CO COMMON STOCK CASH DIV ON 11 AT $.28 PER SHARE</td>
<td>0</td>
<td></td>
<td>$3.08</td>
</tr>
<tr>
<td>03-10-2022</td>
<td>Reinvestment into</td>
<td>INTERNATIONAL BUSINESS MACHINES CORP FROM DIVIDEND AT $126.4472 PER SHARE TRADE DATE 03/08/22 REINVESTMENT FEE $3.18</td>
<td>1.23253</td>
<td></td>
<td>-$159.03</td>
</tr>
<tr>
<td>03-10-2022</td>
<td>Dividend</td>
<td>INTERNATIONAL BUSINESS MACHINES CORP CASH DIV ON 96.98897 AT $1.64 PER SHARE</td>
<td>0</td>
<td></td>
<td>$159.03</td>
</tr>
</tbody>
</table>
Proof of Service

I certify that I have this day served copies of the packet comprising the Cover Letter, the Expression of Intent to File an Offer of Financial Assistance Letter, plus this Proof of Service, upon all parties of record (indicated by *) in this proceeding, and non-parties that provided emails, by email.

*Bruce Silvey  besmft@gmail.com
*Amy Bricker  bricker@smwlaw.com
*Mitch Stogner  C.Montange@Frontier.com
*Charles Montange  C.Montange@Frontier.com
*John Andersen  jandersen@mendoco.com
*Pete Johnston  petej@sonic.net
*William Mullins  wmullins@bakerandmiller.com
*Robert A. Wimbish  rwimbish@fletcher-sippel.com
*Deborah McKay  debstermckay49@gmail.com
*Justin J. Lee  justin.lee@doj.ca.gov
*Beth Burks  beth.burks@hcaog.net
*Laura Cohen  laura@railstotrails.org
*Suzanne Smith  suzanne.smith@scta.ca.gov
*David Schonbrunn  David@Schonbrunn.org
Max Fisher  mfisher@ngfa.org
Brett Watson  eservices@cityofarcata.org
City of Arcata  kdiemer@cityofarcata.org
City of Eureka  bgerving@ci.eureka.ca.gov
Humboldt Baykeeper  jkalt@humboldtbaykeeper.org
*Stephen F. Johnson  steve@mkjlex.com
Honorable Mike McGuire  jason.liles@sen.ca.gov
San Francisco Baykeeper  ben@baykeeper.org
Friends of the Eel River  foer@eelriver.org
Honorable Jared Huffman  John.Driscoll@mail.house.gov
Rails-to-Trails Conservancy  laura@railstotrails.org
California Department of Transportation  jesse.robertson@dot.ca.gov
Friends of the Annie & Mary Rail Trail  friendsofannieandmary@gmail.com
Sonoma County Bicycle Coalition  info@bikesonoma.org
*League of Women Voters of Humboldt County,
League of Women Voters of Mendocino County, and the
League of Women Voters of Sonoma County  debstermckay49@gmail.com

Signed on May 27, 2022

David Schonbrunn