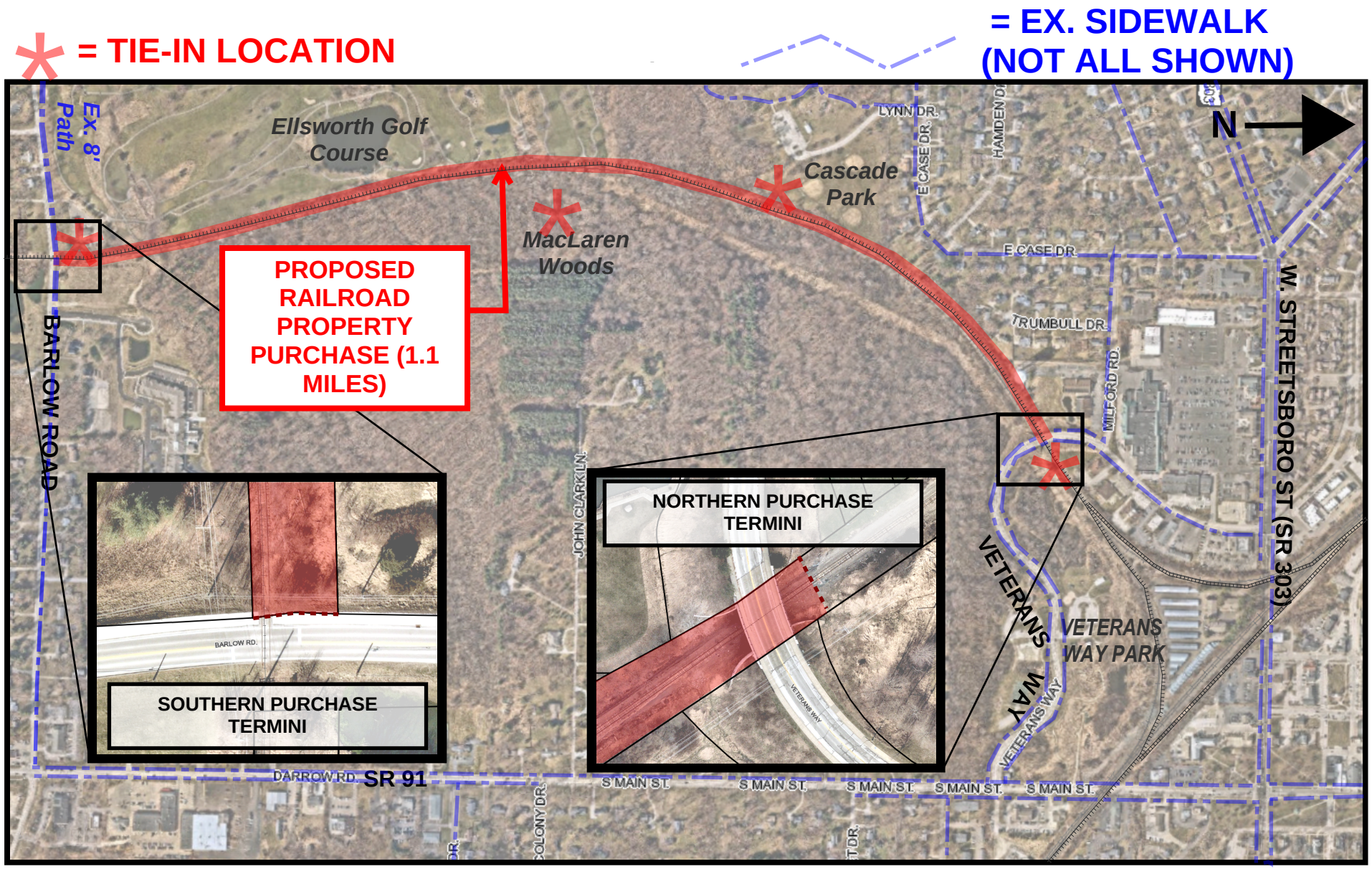PROPOSED NORFOLK SOUTHERN PROPERTY PURCHASE SEPTEMBER 2024