File #: HD-19-004, Version: 1

DATE: 12/10/2018

TO: Board of Harbor Commissioners

FROM: Eamonn Killeen, Director of Real Estate

SUBJECT: Tesoro Refining & Marketing Company LLC  
         Sixth Amendment to Railroad Right Of Way Agreement HD-5318-653

Executive Summary
Teso Refining & Marketing Company LLC (Teso) occupies approximately 3.73 acres of land at 2450 Pier B Street under Railroad Right Of Way Agreement HD-5318-653 (Railroad ROW), which provides access for Teso to their petroleum coke calciner facility. This Railroad ROW was originally entered into by predecessor entities and the Port of Long Beach became the lessor in conjunction with the 1994 acquisition of property on Pier A from Union Pacific Railroad Company. The term runs concurrently with the term of Teso’s Ground Lease HD-5318-651, which provides for the land area of the calciner facility.

The Railroad ROW is currently guaranteed by Andeavor, a Delaware corporation. On October 1, 2018, Marathon Petroleum Corporation (Marathon) acquired all outstanding shares of Andeavor. As of that date, Andeavor ceased to be publicly traded, merged with other Marathon entities, and is now a wholly owned subsidiary of Marathon.

In consideration thereof, this proposed Sixth Amendment to Railroad ROW provides for a new substitute guaranty by Marathon, unconditionally guaranteeing the obligations of Teso under the Railroad ROW.

Key Points
- The Railroad ROW allows Teso access to its petroleum coke calciner facility.
- The Railroad ROW is currently guaranteed by Andeavor.
- Marathon acquired Andeavor.
- This proposed Sixth Amendment to Railroad ROW provides for a substitute guaranty with Marathon.

Recommendation
This item requests the Board of Harbor Commissioners’ approval of a Sixth Amendment to Railroad Right Of Way HD-5318-653 for approximately 3.73 acres of land located at 2450 Pier B Street causing Marathon to execute and deliver a substitute guaranty, unconditionally guaranteeing Teso’s obligations under the Railroad ROW, make the determination that the action is categorically exempt pursuant to the California Environmental Quality Act, and adopt the authorizing Ordinance.

Financial Impact
The proposed Sixth Amendment to Railroad ROW has no fiscal impact to the Port.
Background
The Railroad ROW was originally entered into between Union Pacific Land Resources Corporation and Martin Marietta Carbon (formerly named M-C Carbon), a California partnership composed of Martin Marietta Aluminum, Inc. and Champlin Petroleum Company. The Port is successor lessee to Union Pacific Land Resources Corporation, and Tesoro is the successor lessee to BP West Coast Products LLC, Atlantic Richfield Company, and M-C Carbon.

Tesoro Corporation executed a guaranty on behalf of Tesoro as part of the October 10, 2013 assignment from BP West Coast Products LLC to Tesoro. Tesoro Corporation changed its name to Andeavor on August 1, 2017.

On October 1, 2018, Marathon closed the transaction in which it acquired all of the outstanding shares of Andeavor. Also occurring on October 1, 2018, pursuant to multiple merger activities and entity name changes, Andeavor ultimately merged with and into Andeavor LLC, a Delaware limited liability company and wholly owned subsidiary of Marathon.

Detailed Discussion of Current Issues
Port staff, Tesoro, and Marathon have reached agreement to replace the existing guaranty with a substitute guaranty executed by Marathon.

Upon the Port’s execution of this proposed Sixth Amendment to Railroad ROW, the guaranty originally executed by Tesoro Corporation shall be superseded with the express knowledge that:

1) The substitute guaranty has the same effective date as the original guaranty dated July 29, 2013 executed by Tesoro Corporation;

2) The substitute guaranty shall have no less force and effect than if signed prior to and as a condition precedent to execution of the Railroad ROW dated May 10, 1983; and

3) The rights of the Port under the substitute guaranty shall be no less than those set forth in the original guaranty dated July 29, 2013.

All other terms and conditions of the Railroad ROW shall remain the same.