This Calendar Item No. 37 was approved as Minute Item No. 39 by the California State Lands Commission by a vote of 3 to 3 at its 1-37-99 meeting.

CALENDAR ITEM C39

Α	57, 58	01/29/99
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		J. Planck

CONSIDER REDUCTION OF THE LETTER OF CREDIT FROM FOUR MILLION DOLLARS TO TWO MILLION DOLLARS REQUIRED TO GUARANTEE PERFORMANCE BY THE CONTRACTOR OF THE LONG BEACH HARBOR TIDELANDS PARCEL AND PARCEL "A" OIL CONTRACT, WILMINGTON OIL FIELD, LOS ANGELES COUNTY

APPLICANT:

City of Long Beach
Department of Oil Properties
Attn.: Mr. Dennis M. Sullivan, Director
211 East Ocean Boulevard, Suite 500
Long Beach, California 90802

AREA, LAND TYPE, AND LOCATION:

Long Beach Harbor Tidelands Parcel and Parcel "A" within the Wilmington Oil Field, Los Angeles County.

BACKGROUND:

The City of Long Beach (City) has requested that the Commission approve their proposal to lower the amount of the letter of credit required to be posted by Tidelands Oil Production Company (the Contractor) under the Long Beach Harbor Tidelands Parcel and Parcel "A" Oil Contract (Contract). The Contract was amended in 1990 to allow the contractor to use a letter of credit, or a performance bond, in the amount of Four Million Dollars. The amendment also provided that the City could review and alter the amount required of the Contractor to guarantee performance under the Contract every five years based on market conditions. The City has performed that review and determined that a reduction of the obligation to Two Million Dollars is justified at this time in light of the market conditions. This is the first such review and alteration of the obligation since the Contract was amended. However, because of current market conditions, this contract has been further amended to change the review period from every five years to every two years.

CALENDAR ITEM NO. C39 (CONT'D)

STATUTORY AND OTHER REFERENCES:

- A. Public Resources Code section: Division 6, Parts 1 and 2; Division 13
- B. California Code of Regulations: Title 13, Division 3; Title 14, Division 6.

OTHER PERTINENT INFORMATION

Pursuant to the Commission's delegation of authority and the State CEQA Guidelines (Title 14, California Code of Regulations, section 15061), the staff has determined that this activity is exempt from the requirements of the CEQA because the activity is not a "project" as defined by the CEQA and the State CEQA Guidelines.

Authority: Public Resources Code section 21065 and Title 14, California

Code of Regulations, section 15378.

EXHIBITS:

A. Letter Requesting Approval to Reduce the Letter of Credit

B. Second Amendment to the Long Beach Harbor Tidelands Parcel and Parcel "A" Oil Contract (1990)

PERMIT STREAMLINING ACT DEADLINE:

N/A

RECOMMENDED ACTION:

IT IS RECOMMENDED THAT THE COMMISSION:

CEQA FINDINGS:

FIND THAT THE ACTIVITY IS EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15061 BECAUSE THE ACTIVITY IS NOT A PROJECT AS DEFINED BY PUBLIC RESOURCES CODE SECTION 21065 AND TITLE 14, CALIFORNIA CODE OF REGULATIONS, SECTION 15378.

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CALENDAR ITEM NO. C39 (CONT'D)

AUTHORIZATION:

- 1. APPROVE THE REQUEST BY THE CITY OF LONG BEACH FOR REDUCTION OF THE LETTER OF CREDIT REQUIRED OF THE CONTRACTOR IN THE AMOUNT OF FOUR MILLION DOLLARS TO TWO MILLION DOLLARS, PURSUANT TO THE SECOND AMENDMENT OF THE LONG BEACH HARBOR TIDELANDS PARCEL AND PARCEL "A" OIL CONTRACT, WILMINGTON OIL FIELD, LOS ANGELES COUNTY.
- 2. APPROVE AMENDMENT OF SECTION 25 OF THE LONG BEACH HARBOR TIDELANDS PARCEL AND PARCEL "A" OIL CONTRACT TO PROVIDE THAT THE CITY OF LONG BEACH CAN REVIEW AND ALTER THE AMOUNT OF THE SECURITY REQUIRED OF THE CONTRACTOR TO GUARANTEE PERFORMANCE UNDER THE CONTRACT EVERY TWO YEARS BASED ON MARKET CONDITIONS AND WITH APPROVAL OF THE CALIFORNIA STATE LANDS COMMISSION.

MINUTE PAGE





Exhibit A CITY OF LONG BEACH

DEPARTMENT OF OIL PROPERTIES

211 EAST OCEAN BOULEYARD, SUITS 500 . LONG BEACH, CALIFORNIA 80502 . (310) 570-3900 . FAX 670-3922

W 12016

December 31, 1998

Mr. Paul B. Mount II, P.E. Chief, Mineral Resources Management Division California State Lands Commission 200 Oceangate, 12th Floor Long Beach, CA 90802-4331

SUBJECT: LONG BEACH HARBOR TIDELANDS PARCEL AND PARCEL "A" OIL

CONTRACT

Dear Mr. Mount:

In 1989, the Contractor provided a performance bond in compliance with Section 28 of the subject Contract. Under the Second Amendment approved in 1990, the Contractor furnished a letter of credit in place of the bond in the amount of \$4,000,000.

The City has reviewed its exposure under the Contract based on current market conditions and determined that a letter of credit in the amount of \$2,000,000 is adequate. The Contractor's expenses have declined to about \$1,500,000 per month due to reduced operations within the Contract area. Oil Revenues have totaled between \$1,200,000 and \$1,400,000 per month. Under the worst scenario, the City might be exposed to two months of expenditures offset by one month of revenues or about \$1,800,000.

We are requesting approval of the State Lands Commission of the reduction of the Contractor's letter of credit to \$2,000,000.

Sincerely

Dennis M. Sullivan

Director

DMS:RJR

LEG: 616,003

SECOND AMENDMENT TO LONG BEACH HARBOR

TIDELANDS PARCEL AND PARCEL "A"

OIL CONTRACT

- 2. RECITALS. This Second Amendment to the Contract is made with reference to the following facts and objectives:
 - (a) The City and the Contractor entered into the Contract effective March 1, 1989 (City Clerk's No. 20596). The Contract provides, among other things, for the Contractor to conduct drilling, repressuring and oil recovery operations on certain tide and subserged lands in the Long Beach tidelands referred to as the Subject Lands and described in Exhibit "A-1" and depicted in Exhibit "A-2" and Exhibit "A-3" of the Contract. The Subject Lands include unitized parcels designated as Unit Segment I in the Fault Block II Unit, the Fault Block IV

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Unit and the Fault Block V Ranger Zone Unit, as well as various non-unitized parcels, including Parcel "A".

- (b) Under the Unit Agreements and Unit Operating Agreements, to which the unitized formations underlying the Subject Lands are subject, the City is designated as Unit Operator for Unit Segment I of each unit. As Unit Operator, the City is charged with the responsibility for developing and operating unit Segment I in each of the four units. The City has engaged the Contractor to assist it in carrying out its responsibilities as Unit Operator for Unit Segment I.
- Amendment to the Long Beach Harbor Tidelands Parcel and Parcel "A" Oil Contract ("First Amendment") on March 1, 1989. The First Amendment provides, among other things, that notwithstanding the limitations in subsection 13.2 and Section 15 of the Contract, the Contractor, when directed by the City Manager, may, under certain circumstances and upon the proper allocation of costs, use certain personnel and property in the performance of operations on Unit Segment II of the Fault Block IV Unit and Fault Block V Ranger Zone Unit.
- (d) Contractor has interests in certain other oil properties in the Southern California area which require the performance of certain accounting, engineering and management functions by Contractor.

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- It is recognized by the City and the Contractor that having the Contractor perform certain accounting, engineering and management functions with respect to interests in certain other oil properties, will result in a savings to the City under the Contract if the Contractor uses portions of the Subject Lands, facilities on the Subject Lands and personnel of the Contractor assigned to the Subject Lands in connection with its performance of those functions and properly allocates the costs among the various interests or properties. Therefore, the City is villing to consent to an Amendment to the Contract to permit the Contractor to use, as authorized and directed by the City Manager in writing, certain of the Subject Lands, certain facilities on the Subject Lands and certain of Contractor's personnel assigned to the Subject Lands in connection with performance of accounting, engineering and management functions with respect to certain other Southern California properties on certain terms and conditions.
- (f) The City wishes to have greater flexibility in returning to the Contractor oil that it has taken in kind. The Contractor wishes to be able to receive oil taken in kind that the City wishes to return

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without undue delay. Therefore, both parties desire to shorten the notice period that must precede the return of oil taken in kind by the City.

(q) Because of changing financial conditions, the City wishes to provide the Contractor with flexibility in meeting the requirements of faithful performance (Section 28) under this Contract. Therefore, the parties desire to allow the Contractor to provide either a performance bond or a letter of credit as a guarantee of performance.

3. AMENDMENTS TO CONTRACT.

(a) Section 2 of the Contract is amended by adding a new subsection 2.4 reading as follows:

Notwithstanding the limitations in subsection 13.2 and Section 15, the Contractor, when directed and to the extent authorized in writing by the City Manager, may use the Subject Lands, Rental Property, City Property and Unit Property and the field office used by the Contractor in the performance of its obligations connection with in Subject Lands operations relating to performance of Contractor's other oil properties in the The Contractor, Southern California area. when directed and to the extent authorized in writing by the City Manager, may also use any of the Contractor's personnel in the

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performance of the operations relating to Contractor's other oil properties in the California Southern area. The City Manager's authorization may impose conditions including but not limited to changes in insurance and in the faithful performance bond or letter of credit. the event that such lands, property or personnel are used in connection with any operations relating to the Contractor's other properties, the Contractor charge under this agreement proportionate share of the costs (as those costs are determined in accordance with Exhibit the Accounting Procedure) attributable to the performance operations on and for the Subject Lands. proportionate share of attributable to operations relating to the properties Contractor's other in Southern California area shall be charged to those other properties, and the records of charges shall be available these inspection by the City at all reasonable times.

"The conduct of operations relating to the Contractor's other properties in the Southern California area by the Contractor John R. Calhoun
City Attention of Canous
Street Commission
Street
Ang Beach, Callorina 0088
Maghtone (21) 580-684

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shall not be in conflict with nor shall have an adverse effect on the operations required to be performed by the Contractor on the Subject Lands. The City may, without cause and at any time, modify the extent of approval given by this subsection 2.4 to conduct operations relating to the Contractor's other properties in the Southern California area and may, on sixty (60) days' written notice, revoke the approval to conduct operations relating to the Contractor's other properties in the Southern California area. The Contractor shall comply fully with the cost allocation procedures provided by this agreement, including Exhibit "B", and with whatever conditions are imposed by the City Manager. The Contractor shall provide and at all times maintain a policy of insurance or an endorsement to other policies of insurance be furnished under required to agreement that indemnifies and insures the City, the State of California, and their officers, agents, employees and volunteers, to the same extent and in the same manner as The policy or provided in Section 26. endorsement shall be furnished at . the Contractor's own expense, and the costs of

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such policy or endorsement shall nonreimbursable expense under this agreement and shall not be an item of unit expense under any of the Unit Agreements. policy or endorsement shall be submitted to the City for approval as to form by the City Attorney and approval as to sufficiency by the City Manager."

Subsection 18.2 of the Contract is amended to read as follows:

"18.Z. The City reserves the right, exercisable upon ninety (90) days' written notice to the Contractor, to take in kind any percentage up to and including twenty percent (20%) of the oil referred to in subdivisions (a) and (b) of subsection 18.1. When taken in kind by the City, such oil shall be valued in the manner provided in subsection 18.3, such value shall be used in computing Net Profits and the proceeds from the valuation of such oil shall be made available the Contractor for under subsection disbursements Whenever the City exercises its right to take such oil in kind, it may return such oil to the Contractor upon twenty-four (24) hours' written notice to the Contractor."

rection 28. PERFORMANCE BOND OR LETTER OF CREDIT. Concurrently with its execution of this agreement, the Contractor shall furnish and shall keep in full force and effect at all times during the term of this agreement one of the following:

"(1) A good and sufficient bond or bonds in the aggregate principal sum of Pour Million Dollars (\$4,000,000.00), executed by the Contractor, as principal, and corporation or corporations authorized to engage in surety business in the State of California, as surety. The bond or bonds must be approved as to the surety and as to sufficiency by the City Manager and as to form by the City Attorney. The bond or bonds shall be conditioned for the faithful performance by the Contractor of all the terms, covenants and conditions of this agreement. The obligations and liabilities shall be continuing surety oź the obligations and liabilities. Movever, the surety may terminate liability by giving at least sixty (60) days' written notice to the City and to the contractor, but only for omissions and defaults acts, events,

John R. Calhoun
City Attorney of Long Beac.
XX West Commissioner
Long Seach, California Still
Sulphone (713) 980-986

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occurring after the expiration of the sixty (60) day period. If the surety serves notice of termination of liability provided above, the Contractor shall furnish to the City, prior to the expiration of the sixty (60) day period, a substitute bond or bonds in the same principal sum and on the same terms and conditions as the previous bond or bonds. Every five (5) years during the term of this agreement, the City, in its discretion and with the approval of the State Lands Commission, may review and alter the amount of the bond based on current market conditions;" or

"(2) An instrument or instruments credit financial one ar BOTE institutions subject to regulation by the state or federal government in the aggregate principal sum of Four Million Dollars (\$4,000,000.00). instrument The or instruments must be acceptable to the City and approved as to the financial institution and as to sufficiency by the City Manager and as to form by the City Attorney. The instrument or instruments shall pledge that principal is available SUB the guaranteed for payment, and that all or any part thereof shall be paid to the City on

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order to insure the performance of all of the terms, covenants, and conditions imposed on the Contractor by this agreement."

"The financial institution or institutions may terminate liability by giving at least sixty (60) days' written notice to the City and to the Contractor. The Contractor shall furnish to the City, prior to the expiration of the sixty (60) day period, a substitute instrument or instruments of credit or a good and sufficient bond or bonds in the same principal sum and on the same terms and conditions. If the substitute is not furnished before the last business day of the sixty (60) day period, the City may levy on the full amount of the letter of credit that is due to expire. Every five (5) years during the term of this agreement, the City, in its discretion, and with the approval of the State Lands Commission, may review and alter the amount of the instrument of credit based on current market conditions."

4. FORCE AND EFFECT. Except as specifically amended herein, all terms and conditions of the Contract, as amended, shall remain in full force and effect.

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On HALLIS State, personally appeared and () personally known to me	er() proved to the on the busing	me, the undersigned, a Metary Public in and for said MCKENNA	_
instrument M	re person(s) who executed the wishin — Prevident and pration therein named and acknowledge executed it. all total.		
VICKY S. Name (Ty)	WICKY S. EX Monty Profit STATE OF TELLS My Chana. Exp. July 15, 1990	(This area for official notarial aral)	
Partnership) STATE OF CHAPOLATE COUNTY OF LOCKER OnADE1 State, personally appeared_	SE S	re me, the undersigned, a Notary Public in and for said h 2118	·

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CITY OF LONG BEACE

APPROVAL OF ASSIGNMENT OF TIDELANDS OIL CONTRACT 20596

At its meeting on November 1, 1988, the Long Beach City Council approved the assignment by Neste Holding (U.S.A.), Inc. and Chanse Energy Corporation (Assignors) to Neste Oil Services, Inc. and Chanse Long Beach Production Corporation, respectively, in their capacities as general partners in Tidelands Oil Production Company, a Texas general partnership (Assignes) of one hundred percent (100%) of Assignors' interest in the Long Beach Harbor Tidelands Parcel and Parcel "A" Oil Contract (Contract), and at its meeting on December 13, 1988, the State Lands Commission gave its approval to the same assignment. Following the assignment, the partnership shall be the Contractor under the Contract, with Neste Oil Services, Inc. and Chanse Long Beach Production Corporation jointly and severally liable for the performance of the Contract.

The approval of both the City Council and the State Lands Commission is on the conditions that all terms of the Contract remain the same and that Assignors remain fully liable under the Contract, any conditions in the assignment agreement to the contrary notwithstanding.



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CITY OF LONG BEACH, a municipal corporation

Theret 27 , 1989

AMES C. HANKLA, City Manager

STATE OF CALIFORNIA, STATE LANDS COMMISSION

3-23-89

CLAIRE T. DEDRICK, Executive
Officer

The foregoing Approval of Assignment of Tidelands Oil Contract is hereby approved as to form this \(\frac{\text{X}}{\text{day of}} \) day of \(\frac{\text{MMLM}}{\text{A}} \), 1989.

JOHN R. CALHOUN, City Attorney

Deputy

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