



Pacific L. A. Marine Terminal LLC



PLAINS
ALL AMERICAN
PIPELINE, L.P.

Pacific L. A. Marine Terminal LLC Pier 400, Berth 408 Project

Vital for the Economy...Building for the future...Protecting the environment

Plains All American Pipeline L.P., through its subsidiary, Pacific L.A. Marine Terminal LLC, proposes to design and construct the Pacific L.A. Marine Terminal LLC Pier 400 Project at the Port of Los Angeles (POLA) in an environmentally friendly, transparent and responsible manner that would exceed the standards of the port's Clean Air Action Plan. The draft Environmental Impact Report has found that the project is preferred to the "no build" alternative and would actually improve air quality.

Project Need

Traditionally, the Los Angeles basin refineries receive crude oil from California and Alaska. These sources are rapidly declining. The Los Angeles basin refineries will not be able to produce the products to sustain our economy and quality of life without new sources. Pier 400 will assist in replacing this dwindling supply by providing the facilities to accommodate tankers from more diverse sources. The project is estimated to provide for about 25% of Southern California refining needs.

Proposed Facilities

We propose to develop a petroleum bulk liquids marine offloading and storage facility on Pier 400 and related storage facilities on Terminal Island in the Port of Los Angeles. The proposed facilities include a deep-water marine dock designed to accommodate offloading large ocean-going crude oil tankers, four million barrels of oil storage and a new pipeline system. A petroleum facility of this kind is already included in the POLA master plan and the harbor dredged to those specifications.

Capital Expenditures and Jobs

The project, including capital expended by the Port on behalf of Plains, is estimated to cost \$ \$543million and will generate and estimated 4,800 annual full-time equivalent construction jobs with wages of approximately \$350 million. Pier 400 will be built with union labor and is estimated to generate 172 full time equivalent high-paying jobs in the harbor area with annual wages of approximately \$9 million. The project will also produce approximately \$33.5 million in one-time state and local taxes in the construction phase and about \$5 million annually thereafter.

Environmental Considerations

The project will be one of the first to meet the aggressive goals and objectives of the Port's Clean Air Action Plan. Pier 400 will attract the most modern ships with highly regulated fuel use standards, which will serve to improve overall air quality in our community. The facility will be designed to allow rapid cargo offloading to minimize the time a vessel remains in port. All new storage tanks will be equipped with Best Available Control Technology to reduce emissions to the maximum extent possible. Pier 400 will comply with stringent CARB, EPA and SCAQMD regulatory requirements and offset 120% of berth operation related emissions.