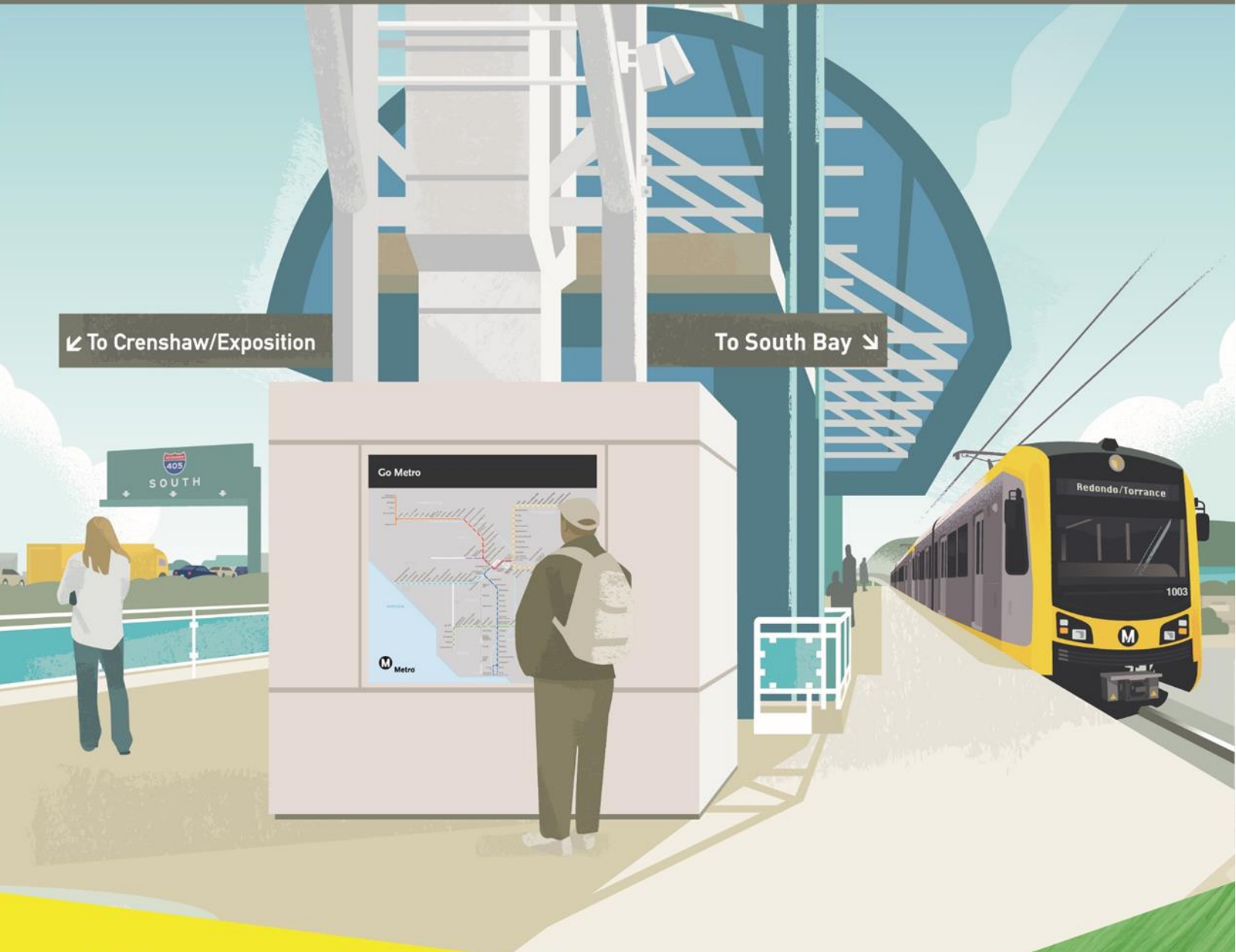


# Real Estate Acquisitions Report September 2025

## C LINE (GREEN) EXTENSION TO TORRANCE



**Metro**

# Real Estate Acquisitions Report

September 2025

## Table of Contents

**1 Introduction .....5**  
 1.2 Background..... 5  
 1.3 Report Overview ..... 7

### Figures

Figure 1-1. Hybrid Alternative/Locally Preferred Alternative..... 6  
 Figure 1-2. LPA Potentially Affected Properties – Sheet 0..... 8  
 Figure 1-3. LPA Potentially Affected Properties – Sheet 1 ..... 9  
 Figure 1-4. LPA Potentially Affected Properties – Sheet 2..... 10  
 Figure 1-5. LPA Potentially Affected Properties – Sheet 3..... 11  
 Figure 1-6. LPA Potentially Affected Properties – Sheet 4..... 12  
 Figure 1-7. LPA Potentially Affected Properties – Sheet 5..... 13  
 Figure 1-8. LPA Potentially Affected Properties– Sheet 6..... 14  
 Figure 1-9. LPA Potentially Affected Properties – Sheet 7..... 15  
 Figure 1-10. LPA Potentially Affected Properties – Sheet 8..... 16  
 Figure 1-11. LPA Potentially Affected Properties – Sheet 9..... 17  
 Figure 1-12. LPA Potentially Affected Properties – Sheet 10..... 18  
 Figure 1-13. LPA Potentially Affected Properties – Sheet 11..... 19  
 Figure 1-14. LPA Potentially Affected Properties – Sheet 12..... 20  
 Figure 1-15. LPA Potentially Affected Properties – Sheet 13..... 21

### Tables

Table 1-1. LPA – Anticipated Affected Parcels and Properties with Encroachment into Metro ROW ..... 22

## Abbreviations/Acronyms

EIR .....Environmental Impact Report  
LPA .....Locally Preferred Alternative  
Metro .....Los Angeles County Metropolitan Transportation Authority  
Project .....C Line Extension to Torrance Project  
ROW .....Right-of-Way  
TPSS.....Traction Power Substation

# 1 INTRODUCTION

## 1.2 BACKGROUND

The C Line Extension to Torrance Project (Project) would extend light rail transit (LRT) service approximately 4.5 miles from the existing Redondo Beach (Marine) Station southeast along the Metro-owned Harbor Subdivision freight railroad right-of-way (Metro ROW) to the Mary K. Giordano Regional Transit Center in Torrance. Based on recent changes to the operating patterns of the Metro C and K Lines, this Project would operate as part of the Metro K Line and provide a direct ride between Torrance and the Metro E Line, with two new stations connecting to regional bus centers in Redondo Beach and Torrance. The Project Area is primarily urbanized, and includes portions of the Cities of Hawthorne, Lawndale, Redondo Beach, and Torrance.

Metro released a Draft Environmental Impact Report (EIR) in January 2023 and collected public comments during a 61-day public comment period. In January 2023, Metro also published a Real Estate Acquisitions Report, which summarized potential effects to properties based on the rail alignments evaluated in the Draft EIR. In May 2024, the Metro Board selected the Hybrid Alternative, also known as the 170th/182nd Grade-Separated Light Rail Alternative in the Draft EIR, as the Locally Preferred Alternative (LPA) for the Project and directed staff to prepare the Final EIR under CEQA.

This document provides updates to the 2023 Real Estate Acquisitions Report to reflect the LPA, as shown in Figure 1-1 and findings from investigations done since the release of the Draft EIR, including a property boundary survey. For more detailed drawings, please refer to the updated advanced conceptual engineering drawings, Appendix B to the Final EIR, which is available on the Project website at [metro.net/clineext](https://metro.net/clineext).

Figure 1-1. Hybrid Alternative/Locally Preferred Alternative



Source: STV, 2024

### 1.3 REPORT OVERVIEW

This report includes a summary of potential real estate needs to construct and operate the Hybrid Alternative (Locally Preferred Alternative), which travels along the Metro ROW between the existing Redondo Beach (Marine) Station and Mary K. Giordano Regional Transit Center (Torrance Transit Center). The following maps and tables are based on a conceptual level of design (approximately 15% design called advanced conceptual engineering). The properties identified in this report are for planning activities only and do not constitute the initiation of an acquisition process or rise to the level of a “public announcement” of an intent to acquire such properties.

#### Real Estate Information

The report identifies parcels that would potentially be affected *temporarily* by construction and/or *permanently* by operations and maintenance of the Project, including: full and partial acquisitions, permanent easements for access and maintenance, and/or temporary construction easements (TCEs). Other parcels potentially affected include potential off-site locations for temporary use during construction of laydown of tools, materials, equipment, and vehicles. Construction of the LPA would be staged primarily within the Metro-owned ROW to minimize acquisitions and avoid disruption to the community.

Metro has designed the Project to avoid displacement of residents as noted in Table 1-1. To construct the Project, Metro may need to acquire temporary construction or subsurface easements along the property line of some residential properties facing the Metro ROW. Metro would work with property owners to avoid residential structures during construction.

Along the Metro ROW, there are several private properties with elements (e.g. landscaping, fences, walls) that extend into the Metro ROW, and are indicated as potentially affected encroachments into the Metro ROW in Figure 1-2 through Figure 1-14. As part of the Project, Metro is coordinating with utility companies on license and/or access easements for utilities located within the Metro ROW, BNSF ROW, and/or public rights-of-way (such as roadways), which are not identified in this report and would be prepared as part of future design phases, pending approval of the Project by the Metro Board.

#### Figures in Mapbook

The assessor parcel number in the figures corresponds with the Potentially Affected Parcel Tables based on data from the Los Angeles County Assessor, Southern California Association of Governments (SCAG), and Land Vision. The parcels potentially affected by the LPA are shown in Figure 1-2 through Figure 1-14, and listed in Table 1-1. Public rights-of-way (such as roadways) are shown on the map but are not included in the tables.

#### Next Steps

Metro has prepared and released the Final EIR. Following public review, Metro will return to the Metro Board to consider the certification of the Final EIR and authorize project approval under the California Environmental Quality Act (CEQA), for the Project to advance into further design and prepare for construction. Metro will continue to consider the acquisitions and easements needed for the Project as design advances beyond the 15% level, pending the Metro Board’s approval of the Final EIR. The final list of properties that may be affected by Project construction, operations, and maintenance would not be finalized until the environmental review and approval process is complete. More information on Metro’s real estate negotiation process is available online at <https://www.metro.net/about/property-acquisition>.

Figure 1-2. LPA Potentially Affected Properties – Sheet 0

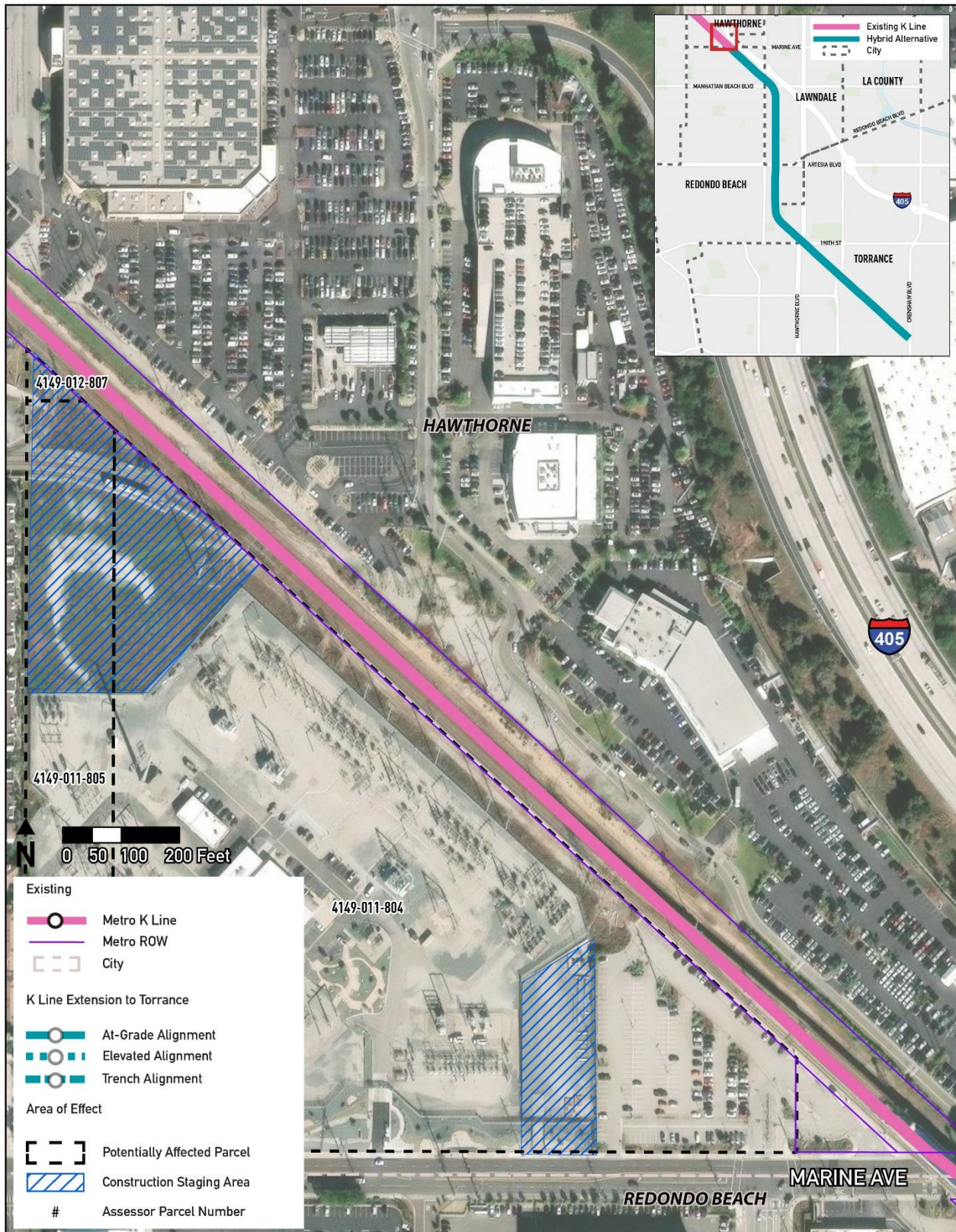


Figure 1-3.LPA Potentially Affected Properties – Sheet 1

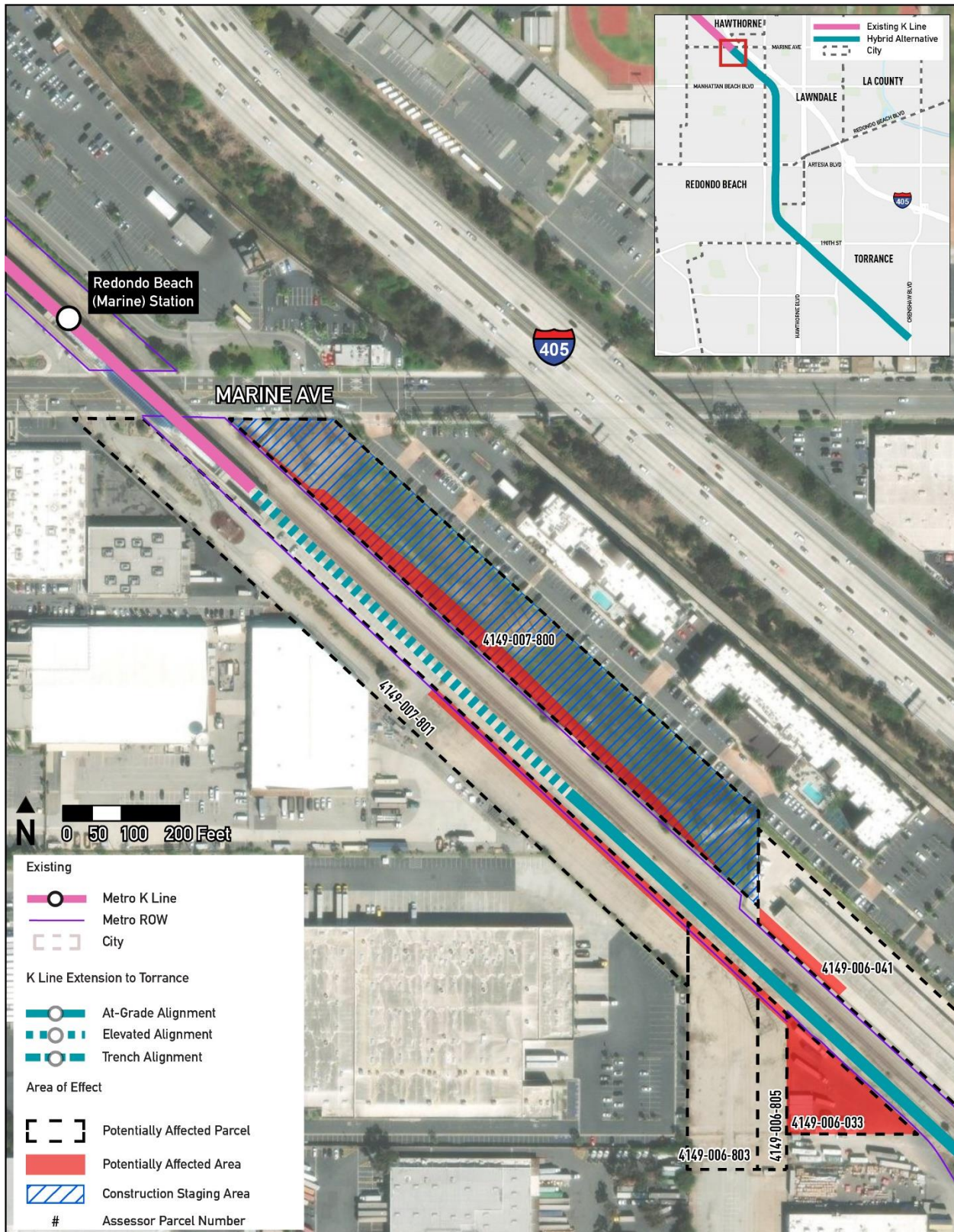


Figure 1-4. LPA Potentially Affected Properties – Sheet 2

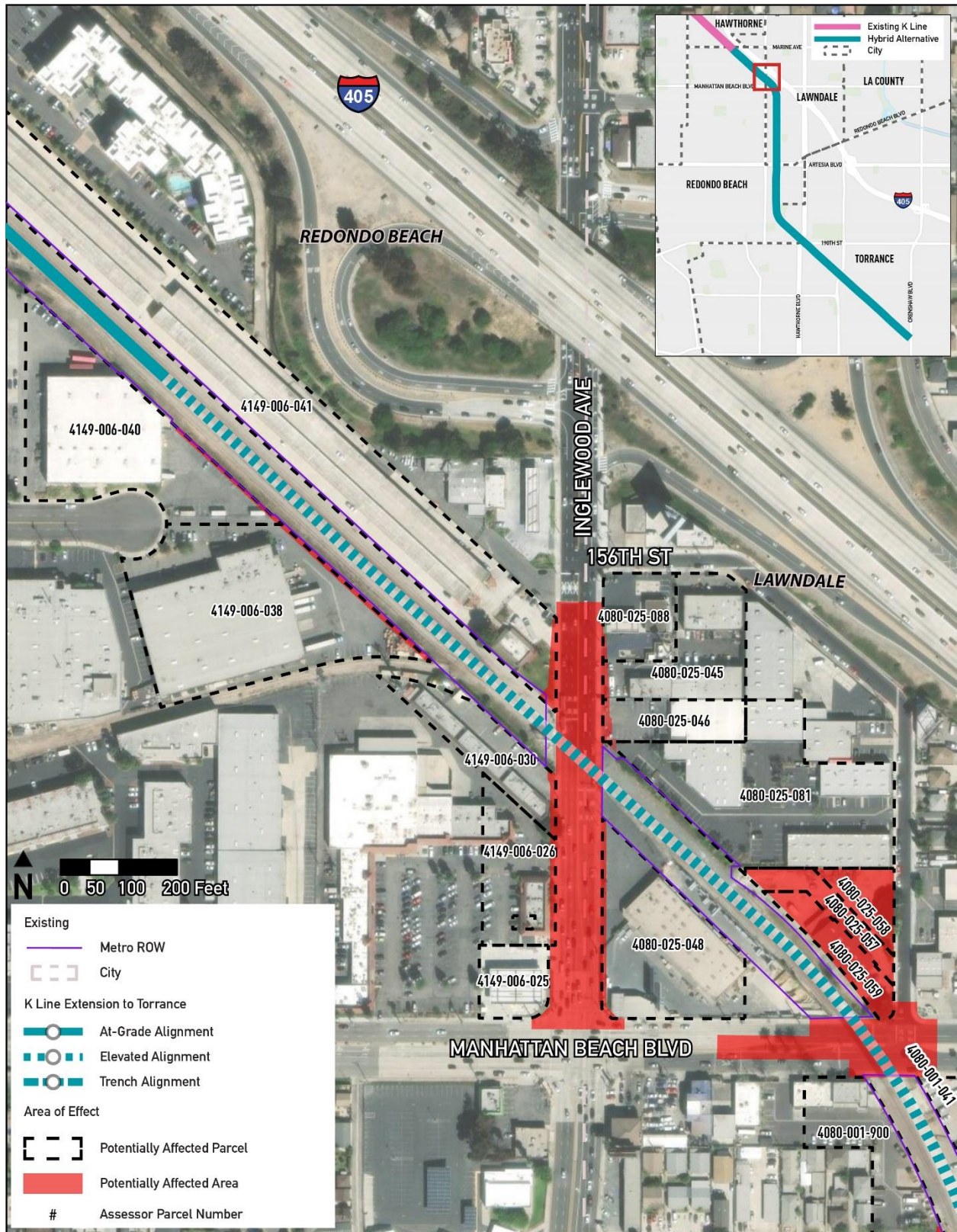


Figure 1-5. LPA Potentially Affected Properties – Sheet 3

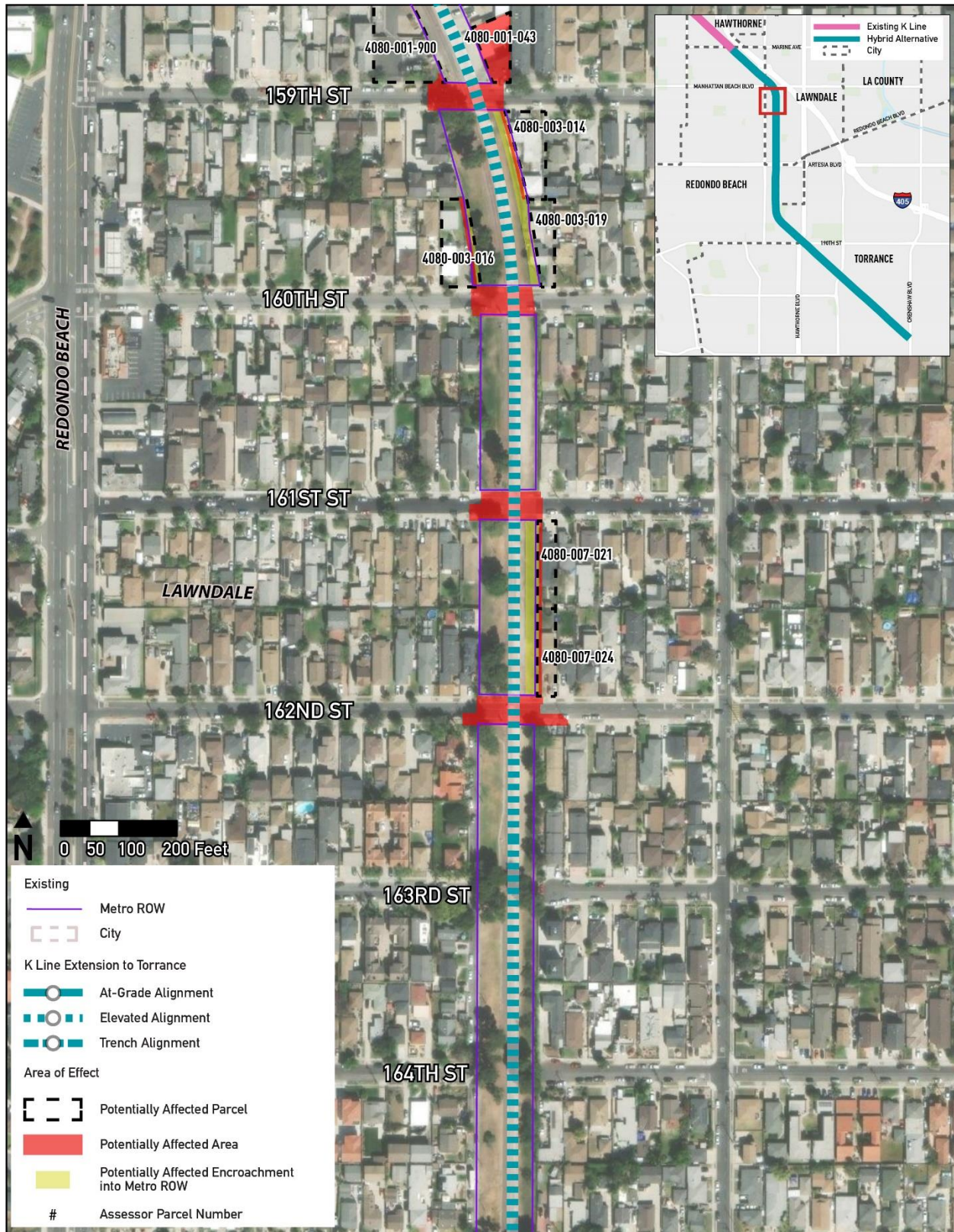


Figure 1-6. LPA Potentially Affected Properties – Sheet 4

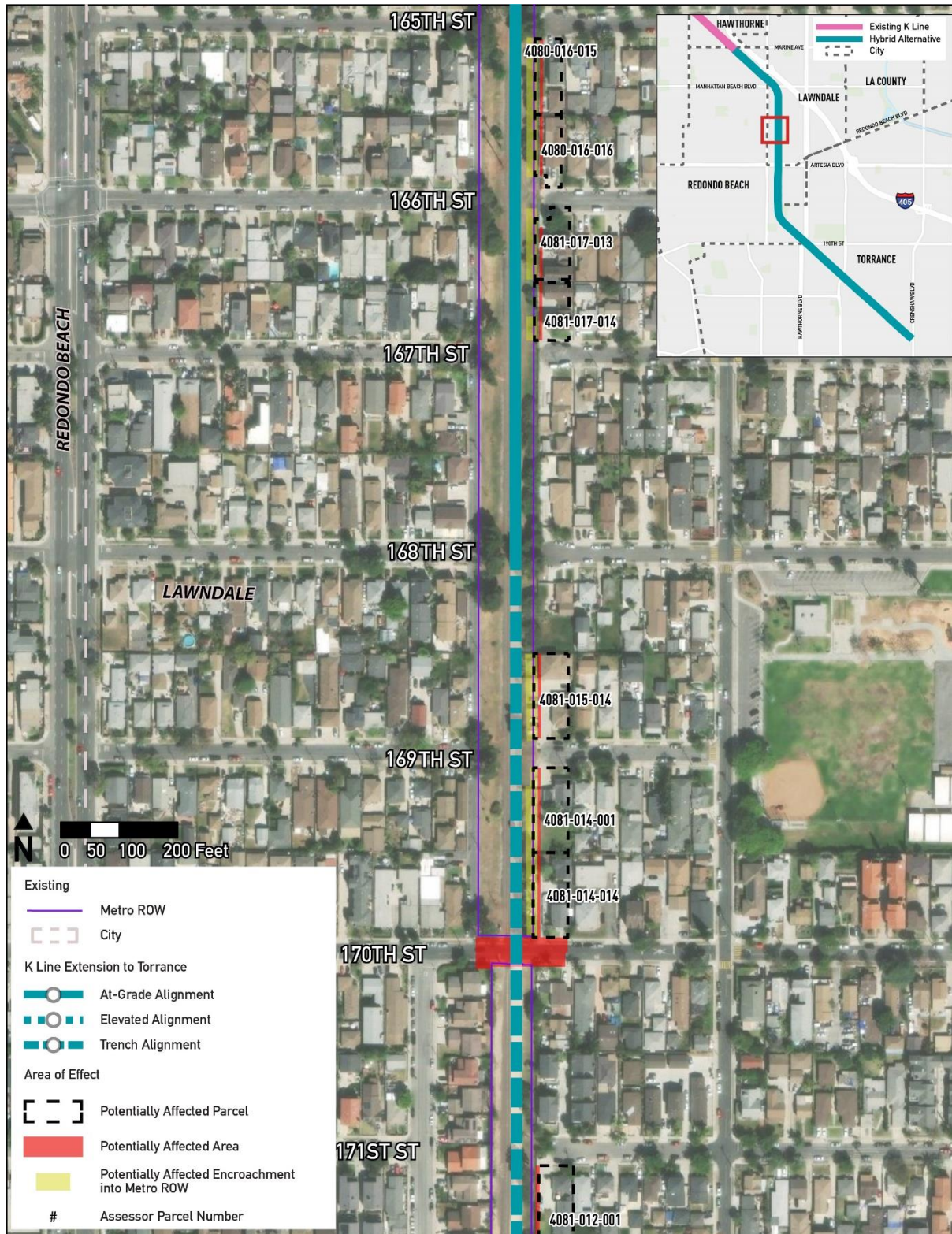


Figure 1-7. LPA Potentially Affected Properties – Sheet 5



Figure 1-8. LPA Potentially Affected Properties– Sheet 6

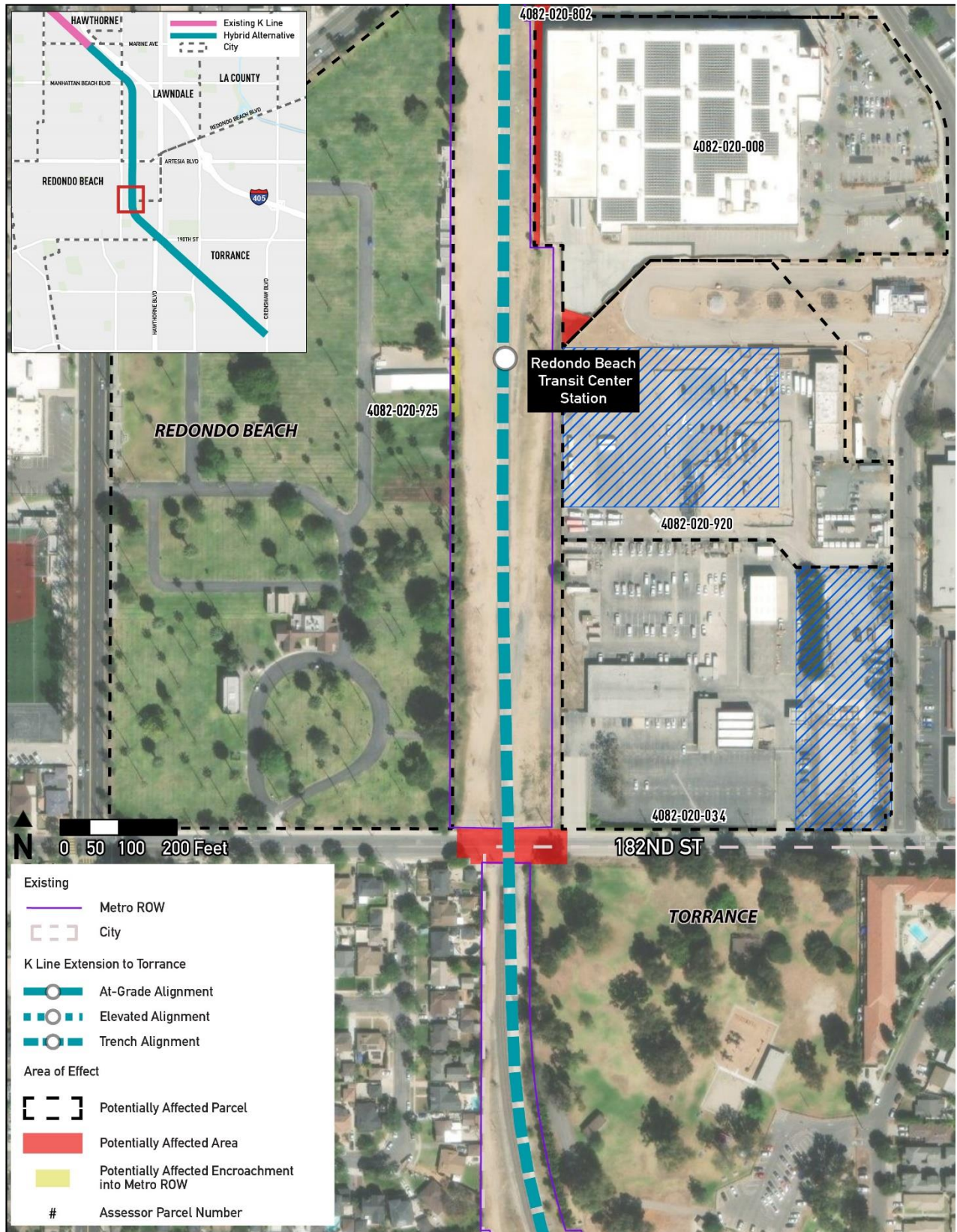
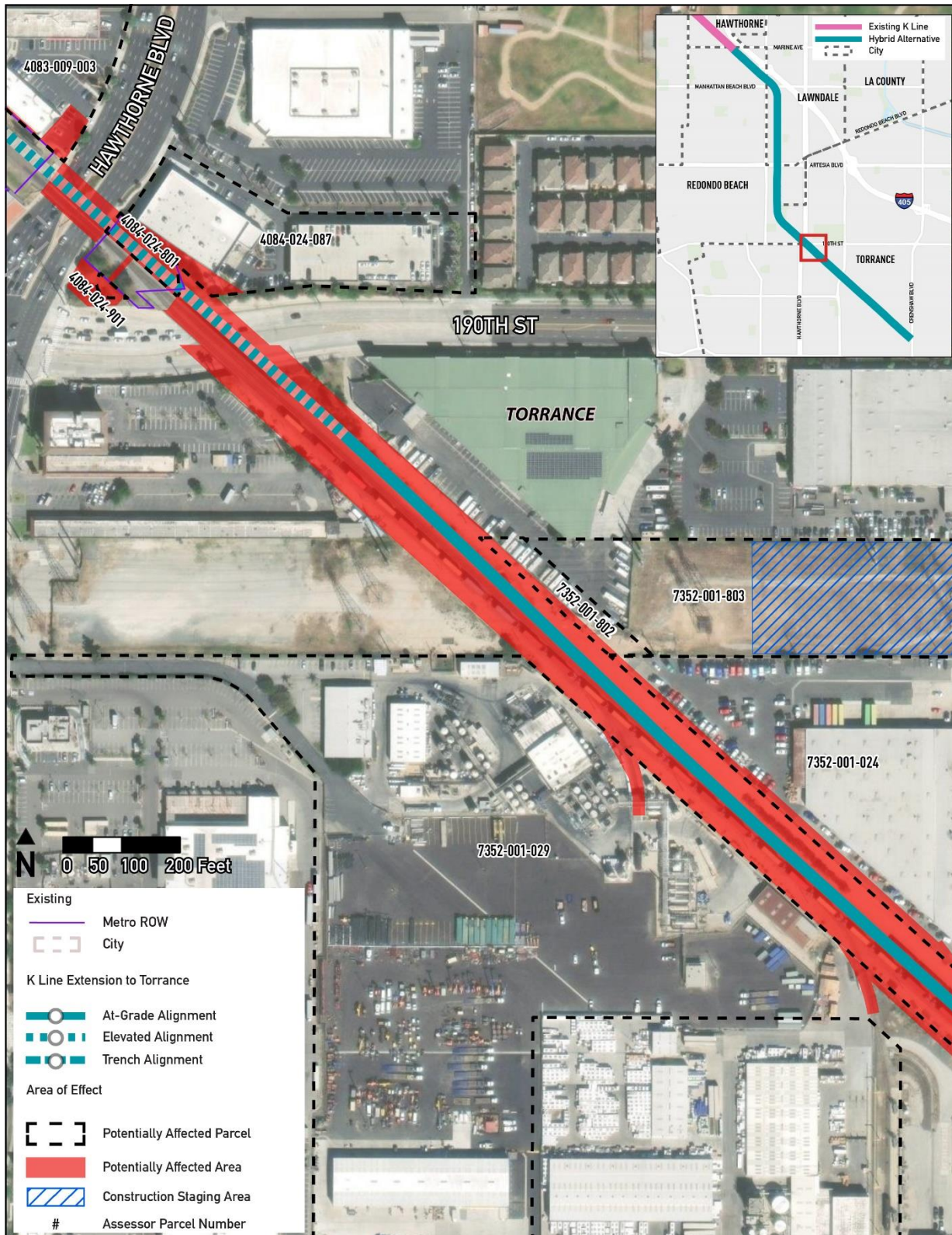


Figure 1-9. LPA Potentially Affected Properties – Sheet 7

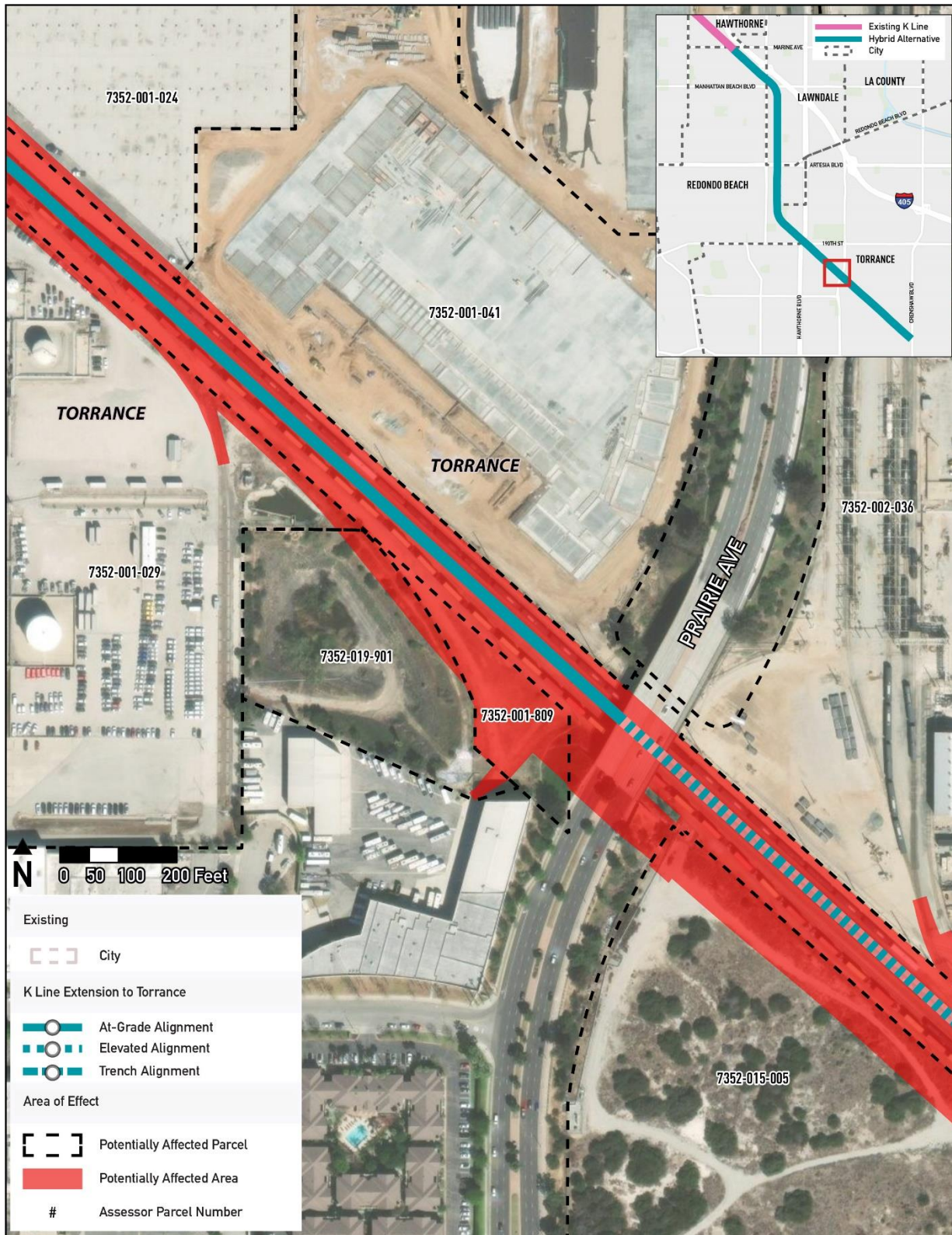


Figure 1-10. LPA Potentially Affected Properties – Sheet 8



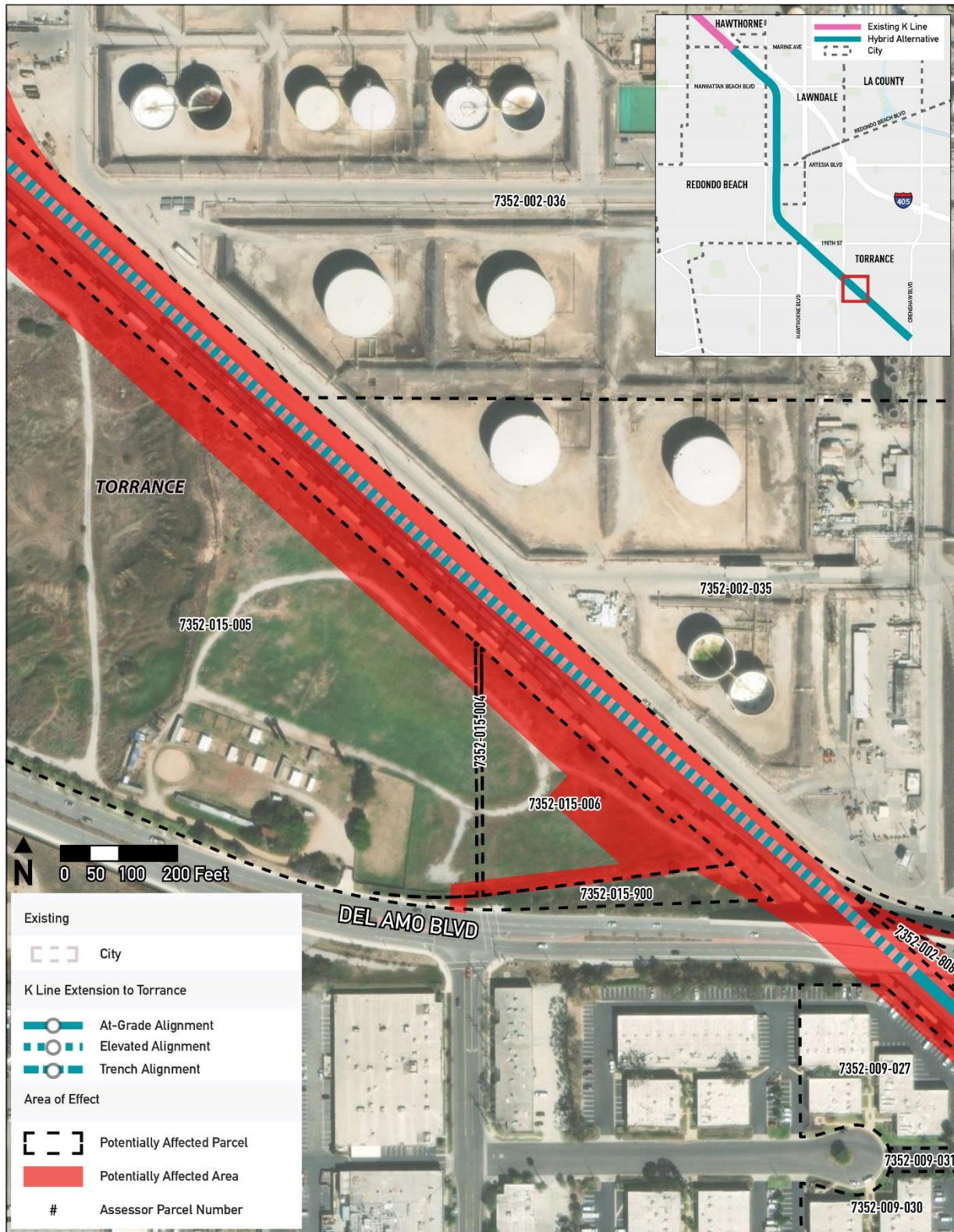
South of 190th Street, Metro and BNSF ROW parcel boundaries to be updated in area to match reconfiguration of passenger and freight tracks.

Figure 1-11. LPA Potentially Affected Properties – Sheet 9



South of 190th Street, Metro and BNSF ROW parcel boundaries to be updated in area to match reconfiguration of passenger and freight tracks.

Figure 1-12. LPA Potentially Affected Properties – Sheet 10



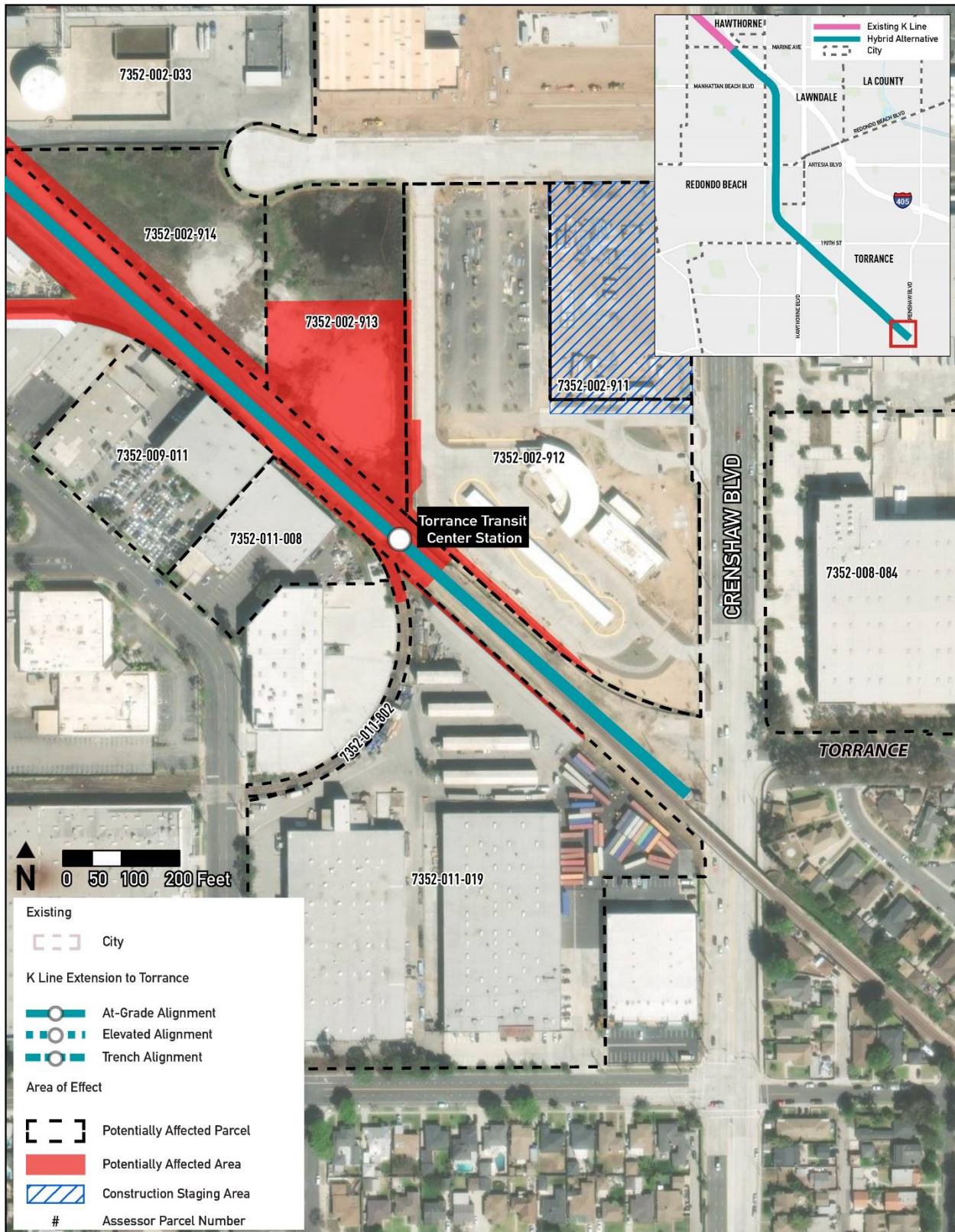
South of 190th Street, Metro and BNSF ROW parcel boundaries to be updated in area to match reconfiguration of passenger and freight tracks.

Figure 1-13. LPA Potentially Affected Properties – Sheet 11



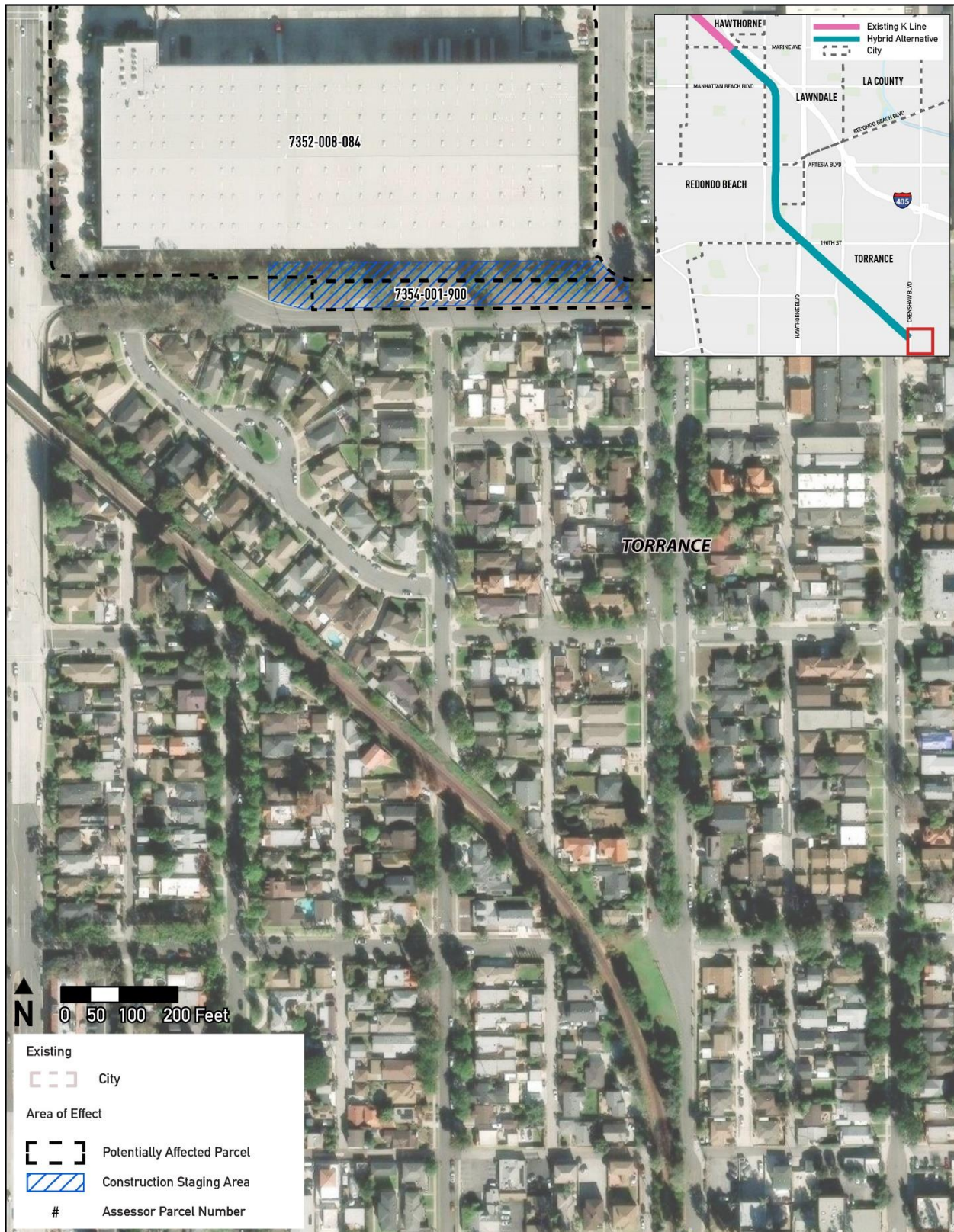
South of 190th Street, Metro and BNSF ROW parcel boundaries to be updated in area to match reconfiguration of passenger and freight tracks.

Figure 1-14. LPA Potentially Affected Properties – Sheet 12



South of 190th Street, Metro and BNSF ROW parcel boundaries to be updated in area to match reconfiguration of passenger and freight tracks.

Figure 1-15. LPA Potentially Affected Properties – Sheet 13



**Table 1-1. LPA – Anticipated Affected Parcels and Properties with Encroachment into Metro ROW**

Sheet(s)	APN	Owner/Address	Current Land Use	Total Parcel Size (sq ft)	Anticipated Affected Area of Parcel (sq ft)	Intended Use for Project
0	4149-012-807	Southern California Edison No Mailing Address Hawthorne, CA 90250	Transportation, Communications, and Utilities	4,312	4,312	Temporary construction staging
0	4149-011-805	Southern California Edison No Mailing Address Hawthorne, CA 90250	Transportation, Communications, and Utilities	191,054	65,943	Temporary construction staging
0	4149-011-804	Southern California Edison No Mailing Address Hawthorne, CA 90250	Transportation, Communications, and Utilities	816,837	125,022	Temporary construction staging
1	4149-007-801	Southern California Edison No Mailing Address Redondo Beach, CA 90278	Transportation, Communications, and Utilities	108,112	10,193	Permanent easement for utility relocation and access
1	4149-007-800	Southern California Edison No Mailing Address Redondo Beach, CA 90278	Transportation, Communications, and Utilities	133,318	22,018	Partial acquisition for access road and utility relocation
					133,318	Temporary construction staging
1-2	4149-006-041	Extra Space Properties Two LLC 3701 Inglewood Ave, Redondo Beach, CA 90278	Industrial	176,418	1,135	Partial acquisition for grade crossing construction and maintenance access
					3,588	Permanent easement access for construction and maintenance
					724	Temporary construction easement for grade crossing construction and maintenance
1	4149-006-803	Southern California Edison No Mailing Address Redondo Beach, CA 90278	Transportation, Communications, and Utilities	44,050	2,724	Permanent easement access for construction and maintenance

Sheet(s)	APN	Owner/Address	Current Land Use	Total Parcel Size (sq ft)	Anticipated Affected Area of Parcel (sq ft)	Intended Use for Project
1	4149-006-805	Southern California Edison No Mailing Address Redondo Beach, CA 90278	Transportation, Communications, and Utilities	14,450	1,156	Permanent easement access for construction and maintenance
1	4149-006-033	2501 Santa Fe Corporation 2501 Santa Fe Ave, Redondo Beach, CA 90278	Public Parking Facilities	22,940	22,940	Full acquisition for TPSS (Optional site) <sup>1</sup>
2	4149-006-040	2551 Santa Fe Avenue LLC 2551 Santa Fe Ave, Redondo Beach, CA 90278	Industrial	76,230	1,427	Permanent easement access for construction and maintenance
					1,055	Partial acquisition
2	4149-006-038	CRC Investments 2580 Santa Fe Ave, Redondo Beach, CA 90278	Industrial	81,892	2,724	Permanent easement for utility relocation
2	4149-006-030	Wayne A. Lavassar 3645 Inglewood Ave, Redondo Beach, CA 90278	Industrial	23,520	1,158	Partial acquisition for grade crossing construction and maintenance
2	4149-006-026	Redondo Beach Shopping Center 3615 Inglewood Ave, Redondo Beach, CA 90278	Commercial and Services	27,440	1,761	Partial acquisition for grade crossing construction and maintenance
2	4149-006-025	K & L Redondo Beach Partnership 2701 Manhattan Beach Blvd, Redondo Beach, CA 90278	Commercial and Services	81,457	1,265	Partial acquisition for grade crossing construction and maintenance
2	4080-025-088	G & M Gapco LLC 15606 Inglewood Ave, Lawndale, CA 90260	Commercial and Services	18,700	60	Partial acquisition for grade crossing construction and maintenance
					226	Temporary construction easement for grade crossing construction and maintenance

Sheet(s)	APN	Owner/Address	Current Land Use	Total Parcel Size (sq ft)	Anticipated Affected Area of Parcel (sq ft)	Intended Use for Project
2	4080-025-045	4738 West 156th Street LLC 4738 W 156th St, Lawndale, CA 90260	Industrial	33,700	295	Partial acquisition for grade crossing construction and maintenance
					329	Temporary construction easement for grade crossing construction and maintenance
2	4080-025-046	MPT LLC 15624 Inglewood Ave, Lawndale, CA 90260	Industrial	16,142	573	Partial acquisition for grade crossing construction and maintenance
					426	Temporary construction easement for grade crossing construction and maintenance
2	4080-025-081	TBD 15701 Condon Avenue Lawndale, CA 90260	Industrial	83,545	108	Partial acquisition for grade crossing and maintenance
					82	Temporary construction easement for grade crossing construction and maintenance
2	4080-025-058	Dale Herbrandson 4637 Manhattan Beach Blvd, Lawndale, CA 90260	Industrial	10,380	10,380	Full acquisition for TPSS (Optional site) <sup>1</sup>
2	4080-025-057	Dale Herbrandson No Mailing Address Lawndale, CA 90260	Industrial	11,100	11,100	Full acquisition for TPSS (Optional site) <sup>1</sup>
2	4080-025-059	Dale Herbrandson 4701 Manhattan Beach Blvd, Lawndale, CA 90260	Industrial	13,860	805	Partial acquisition for TPSS (Optional site) <sup>1</sup> , grade crossing, and maintenance
2	4080-025-048	Nas John & Associates LLC & Loyd & Associates LLC (Westwood Building Supplies) 15708 Inglewood Ave, Lawndale, CA 90260	Industrial	54,014	2,902	Partial acquisition for grade crossing construction and maintenance

Sheet(s)	APN	Owner/Address	Current Land Use	Total Parcel Size (sq ft)	Anticipated Affected Area of Parcel (sq ft)	Intended Use for Project
2-3	4080-001-900	City of Lawndale 4722 Manhattan Beach Blvd, Lawndale, CA 90260	Industrial	30,960	123	Partial acquisition for grade crossing construction and maintenance
2	4080-001-041	TBD 4636 Manhattan Beach Blvd, Lawndale, CA 90260	Manufacturing, Assembly, and Industrial Services	14,860	19	Partial acquisition for grade crossing and maintenance
3	4080-001-043	Steve Ward & Larry E. Jones 4637 W 159th St, Lawndale, CA 90260	Commercial and Services	5,080	5,080	Full acquisition for TPSS (Optional site) <sup>1</sup> and grade crossing installation
3	4080-003-014	Fernando Tartaglia 4630 W 159th Street, Lawndale, CA 90620	Multi-Family Residential	TBD	778	Temporary construction easement
3	4080-003-019	Juan C. Villarreal 4631 W 160th Street, Lawndale, CA 90620	Multi-Family Residential	TBD	766	Temporary construction easement
3	4080-003-016	TBD 4643 W 160th Street, Lawndale, CA 90620	Multi-Family Residential	TBD	762	Temporary construction easement
3	4080-007-021	Helen Resendez Galvan 4626 W 161st Street, Lawndale, CA 90620	Single-Family Residential	TBD	751	Temporary construction easement
3	4080-007-024	Margaret Lee 4627 W 162nd Street, Lawndale, CA 90620	Single-Family Residential	TBD	751	Temporary construction easement
4	4080-016-015	Javier Martinez Ruiz 4626 W 165th Street, Lawndale, CA 90620	Multi-Family Residential	TBD	650	Temporary construction easement
4	4080-016-016	James A. Johnson 4627 W 166th Street, Lawndale, CA 90620	Single-Family Residential	TBD	518	Temporary construction easement

Sheet(s)	APN	Owner/Address	Current Land Use	Total Parcel Size (sq ft)	Anticipated Affected Area of Parcel (sq ft)	Intended Use for Project
4	4081-017-013	Dorcas Daley Salazar 4626 W 166th Street, Lawndale, CA 90620	Multi-Family Residential	TBD	474	Temporary construction easement
4	4081-017-014	Tu Van Nguyen 4623 W 167th Street, Lawndale, CA 90620	Multi-Family Residential	TBD	494	Temporary construction easement
4	4081-015-014	Fariba Tabibi 4625 W 169th Street, Lawndale, CA 90620	Multi-Family Residential	TBD	725	Temporary construction easement
4	4081-014-001	Silvana N. Badawi 4624 W 169th Street, Lawndale, CA 90620	Single-Family Residential	TBD	725	Temporary construction easement
4	4081-014-014	Alejandro Gomez 16918 Condon Ave, Lawndale, CA 90260	Transportation, Communication, and Utilities	TBD	725	Temporary construction easement
4-5	4081-012-001	Todd B. Wohl 4626 W 171st St, Lawndale, CA 90260	Single Family Residential	8,417	722	Temporary construction easement
5	4081-012-021, 4081-012-022, 4081-012-023	Donald H. Hong & Jonathon Schultz 4625 - 4629 W 172nd Street, Lawndale, CA 90620	Multi-Family Residential	8,990	842	Temporary construction easement
5	4081-011-026	Jay M. Gould 4624 W 172nd Street, Lawndale, CA 90620	Multi-Family Residential	9,500	730	Temporary construction easement
5	4081-011-014	Joshua Standifer 4627 W 173rd Street, Lawndale, CA 90620	Single-Family Residential	9,026	850	Temporary construction easement
5	4081-010-016	Artesia Automotive 84 LLC No Mailing Address, Lawndale, CA 90260	Commercial and Services	TBD	480	Temporary construction easement

Sheet(s)	APN	Owner/Address	Current Land Use	Total Parcel Size (sq ft)	Anticipated Affected Area of Parcel (sq ft)	Intended Use for Project
5	4082-013-011	Redondo Firmona LLC 1935 Condon Ave, Redondo Beach, CA 90278	Single-Family Residential	TBD	231	Temporary construction easement
5	4082-013-012	James W. Mauer 1933 Condon Ave, Redondo Beach, CA 90278	Single-Family Residential	TBD	373	Temporary construction easement
5	4082-012-009	Partnership Main LP Partnership Advisors 2772 Artesia Blvd, Redondo Beach, CA 90278	Commercial and Services	TBD	1216	Temporary construction easement
5	4082-016-903	City of Redondo Beach No Mailing Address Redondo Beach, CA 90278	Vacant	11,980	6,266	Partial acquisition for station access
5	N/A	City of Redondo Beach No Mailing Address Redondo Beach, CA 90278	Vacant	TBD	5,230	Partial acquisition for station access
5-6	4082-020-802	Southern California Edison No Mailing Address Redondo Beach, CA 90278	Transportation, Communications, and Utilities	85,030	105	Partial acquisition for station access
6	4082-020-920	City of Redondo Beach No Mailing Address Redondo Beach, CA 90278	Transportation, Communications, and Utilities	270,072	139,149	Temporary construction staging
6	4082-020-034	182nd Redondo LLC No Mailing Address Redondo Beach, CA 90278	Transportation, Communications, and Utilities	270,072	61,628	Temporary construction staging
6	4082-020-008	Target 1601 Kingsdale Ave, Redondo Beach, CA 90278	Commercial and Services	291,416	6,367	Partial acquisition for station
6	4082-020-925	SCI California Funeral Services, Inc 2701 182nd Street, Redondo Beach, CA 90278	Cemetery	TBD	TBD	Encroachment into Metro ROW

Sheet(s)	APN	Owner/Address	Current Land Use	Total Parcel Size (sq ft)	Anticipated Affected Area of Parcel (sq ft)	Intended Use for Project
7	4083-010-904	City of Redondo Beach No Mailing Address Redondo Beach, CA 90501	Vacant	472	472	Temporary construction easement
7	4083-010-902	City of Redondo Beach No Mailing Address Redondo Beach, CA 90501	Vacant	858	444	Temporary construction easement
7	4083-010-905	County of Los Angeles No Mailing Address Redondo Beach, CA 90501	Vacant	1,030	426	Temporary construction easement
7	4083-010-903	City of Redondo Beach No Mailing Address Redondo Beach, CA 90501	Vacant	12,915	6,369	Temporary construction easement
7-8	4083-009-003	Larry Karlin and Debra L TRS Karlin Family Trust 18833 Hawthorne Blvd Torrance CA, 90504	Commercial and Services	52,272	4,640	Temporary construction easement
8	4084-024-087	McKenna Torrance LLC 18900 Hawthorne Blvd Torrance CA, 90504	Commercial and Services	84,506	4,829	Temporary construction easement
8	4084-024-901	City of Torrance No Mailing Address Torrance, CA 90504	Vacant	1,310	1,001	Partial acquisition for TPSS
8	4084-024-801	BNSF Railway No Mailing Address Torrance, CA 90503	Miscellaneous	6,473	6,473	Conveyed to Metro
8-9	7352-001-029	Hagar Pacific LLC (Praxair) 19200 Hawthorne Blvd, Torrance, CA 90503	Industrial	1,231,441	3,058	Temporary construction easement
					10,720	Partial acquisition for alignment
					3,992	Permanent easement

Sheet(s)	APN	Owner/Address	Current Land Use	Total Parcel Size (sq ft)	Anticipated Affected Area of Parcel (sq ft)	Intended Use for Project
8	7352-001-802	Southern California Edison No Mailing Address Torrance, CA 90504	Transportation, Communications, and Utilities	14,932	4,069	Partial acquisition for access road
8	7352-001-803	Southern California Edison 4330 W 190th St, Torrance, CA 90504	Transportation, Communications, and Utilities	284,054	188,270	Temporary construction staging
8-9	7352-001-024	Rexford Industrial 4240 190th LLC 4240 W 190th Street, Torrance, CA 90504	Industrial	504,860	13,526	Partial acquisition for access road
					4,655	Temporary construction easement
9	7352-019-901	City of Torrance No Mailing Address Torrance, CA 90503	Open Space and Recreation	126,760	1,704	Permanent easement
					7,540	Partial acquisition for alignment
					1,592	Permanent easement for TPSS (Optional site) <sup>1</sup>
9	7352-001-809	City of Torrance No Mailing Address Torrance, CA 90503	Transportation, Communications, and Utilities	43,996	33,939	Partial acquisition for TPSS (Optional site) <sup>1</sup>
					386	Permanent easement access for TPSS (Optional site) <sup>1</sup>
9	7352-001-041	Torrance IE Property Owner LP 20020 Hawthorne Blvd, Torrance, CA 90503	Commercial and Services	656,449	1,849	Partial acquisition for access road
					1,028	Temporary construction easement
9-10	7352-015-005	Torrance Black Beauty LLC No Mailing Address Torrance, CA 90503	Vacant	1,271,516	105,080	Partial acquisition for BNSF siding track
					9,050	Temporary construction easement access for construction and maintenance
10-11	7352-002-036	Torrance Refining Company LLC 3700 W 190th Street, Torrance, CA 90504	Industrial	22,259,160	8,048	Temporary construction easement

Sheet(s)	APN	Owner/Address	Current Land Use	Total Parcel Size (sq ft)	Anticipated Affected Area of Parcel (sq ft)	Intended Use for Project
10-11	7352-002-035	Torrance Refining Company LLC 3700 W 190th Street, Torrance, CA 90504	Industrial	6,187,262	2,537	Temporary construction easement
10	7352-015-004	Torrance Black Beauty LLC No Mailing Address Torrance, CA 90503	Vacant	4,300	986	Partial acquisition for BNSF siding track
					118	Temporary construction easement
10	7352-015-006	Torrance Black Beauty LLC No Mailing Address Torrance, CA 90503	Industrial	89,080	3,330	Temporary construction easement
					47,021	Partial acquisition for alignment and TPSS (Optional site) <sup>1</sup>
10	7352-015-900	City of Torrance No Mailing Address Torrance, CA 90503	Transportation, Communications, and Utilities	22,216	3,375	Partial acquisition for BNSF siding track
					571	Permanent easement
					1,441	Temporary construction easement for TPSS (Optional site) <sup>1</sup>
10-11	7352-002-808	AT & SF Railway Company No Mailing Address Torrance, CA 90504	Transportation, Communications, and Utilities	147,233	5,821	Temporary construction easement
10-11	7352-009-027	TMT South Bay Business Park Inc. 2807 Oregon Ct, Torrance, CA 90503	Industrial	83,635	2,771	Permanent easement for construction and maintenance
					7,372	Partial acquisition for BNSF siding track
10-11	732-009-031	TMT South Bay Business Park Inc. 2750 Oregon Ct, Torrance, CA 90503	Industrial	77,537	2,100	Partial acquisition for BNSF siding track
					749	Permanent easement for construction and maintenance
10-11	7352-009-030	TMT South Bay Business Park Inc. 2808 Oregon Ct, Torrance, CA 90503	Industrial	103,237	3,378	Partial acquisition for BNSF siding track
					945	Permanent easement for construction and maintenance

Sheet(s)	APN	Owner/Address	Current Land Use	Total Parcel Size (sq ft)	Anticipated Affected Area of Parcel (sq ft)	Intended Use for Project
11	7352-002-031	Ganahl Lumber Company 2600 Del Amo Blvd, Torrance, CA 90503	Industrial	807,464	16,352	Temporary construction easement
11-12	7352-002-033	Americas Styrenics LLC 305 Crenshaw Blvd, Torrance, CA 90503	Industrial	976,073	15,244	Permanent easement
12	7352-002-914	City of Torrance 305 Crenshaw Blvd, Torrance, CA 90503	Vacant	87,004	7,471	Permanent easement access for construction and maintenance
					267	Partial acquisition for signal house
12	7352-009-011	530 Alaska LLC 530 Alaska Ave, Torrance, CA 90503	Commercial and Services	87,120	330	Permanent easement access for construction and maintenance
12	7352-002-913	City of Torrance 465 Crenshaw Blvd, Torrance, CA 90503	Vacant	108,051	61,544	Partial acquisition for station facilities
12	7352-011-008	560 Alaska LLC 560 Alaska Ave, Torrance, CA 90503	Industrial	51,400	1,314	Permanent easement access for construction and maintenance
12	7352-011-802	AT & SF Railway Company No Mailing Address Torrance, CA 90503	Transportation, Communication, and Utilities	11,404	1,451	Temporary construction easement
					407	Permanent easement access for construction and maintenance
12	7352-002-912	City of Torrance, Torrance Transit Park & Ride Regional Terminal, 465 Crenshaw Blvd, Torrance, CA 90503	Transit Center	290,981	8,905	Partial acquisition for station access and parking lot
					2,237	Temporary construction easement
12	7352-002-911	City of Torrance No Mailing Address Torrance, CA 90503	Vacant	86,684	86,684	Temporary construction staging

Sheet(s)	APN	Owner/Address	Current Land Use	Total Parcel Size (sq ft)	Anticipated Affected Area of Parcel (sq ft)	Intended Use for Project
12	7352-011-019	Southern Development Inv Co. 2535 Maricopa St, Torrance, CA 90503	Industrial	395,524	2,740	Permanent easement access for construction and maintenance
13	7352-008-084	Western B West CA LLC 588 Crenshaw Blvd, Torrance, CA 90503	Industrial	518,007	25,940	Temporary construction staging
13	7354-001-900	City of Torrance No Mailing Address Torrance, CA 90503	Transportation, Communications, and Utilities	88,034	25,940	Temporary construction staging

Parcel data from Los Angeles County Assessor Portal, SCAG, and Land Vision.

Table includes parcels that are anticipated to be affected by Project construction and operations based on Environmental Impact Report (EIR). Final list of properties will be refined based on further design.

<sup>1</sup>TPSS Sites are optional. Final number of TPSS sites would be determined at later stages of design, subsequent to project approval by Metro Board of Directors.