

Cays Resort, LLC
14602 N Tatum Blvd
Phoenix, AZ 85032
602-788-1700

SENT VIA EMAIL ONLY

September 29, 2023

Ms. Randa Coniglio
Acting President and CEO, Port of San Diego
3165 Pacific Highway
San Diego, CA 92101
rconiglio@portofsandiego.org

RE: Coronado Cays – Cottages at the Cays Fair Market Appraisal Request

Dear Acting President and CEO Coniglio:

I couldn't be more excited to move our project forward with our vision to increase public access to the San Diego Bay and support our local workforce and bring affordable lodging options to Coronado. This notwithstanding, I continue to hear from several stakeholders of a keen desire to purchase my lease in an effort to stop this Project from moving forward. I have always been willing to keep an open ear to public input, as evidenced by the significant reduction in Project scope from more than 140 hotel rooms to just 41 RV cottages. While I continue to firmly believe the Project remains in the best interest of the Port and the public, I am willing to discuss a fair and equitable exit (which would be a lot less than when we build our plan). In that pursuit, I am willing to share the costs equally between the Port and myself to conduct a fair market appraisal for the buyout of my lease.

The Project is at a critical juncture, where we are embarking on a rigorous environmental review process at the cost of an estimated \$760,000, in addition to significant ongoing carrying costs for professional services. Every day, we are spending more money and that will soon escalate rapidly, which will likely put any potential buyout out of reach. If you are amenable, I suggest we spend the next 60 days maximum working on this appraisal, as time is of the essence. This will show my continued good faith with the Cays and Coronado community and stakeholders and put this question to rest once and for all.

I want to be clear that while I am requesting an appraisal and am open to a buyout, I intend to move forward without delay on the various elements necessary to process this Project. My intent with advancing an appraisal is simply to allow for those vocal in wanting a buyout to have a realistic number from which to base realistic offers. If none come forward, the Project will have the benefit of moving forward without the ongoing, unnecessary distraction of a potential buyout.

Please let me know about the necessary steps, documentation, and fees associated with conducting the fair market appraisal. I am committed to promptly providing any required information to ensure a smooth and efficient process.

I sincerely appreciate your attention to this matter and look forward to your prompt response.
Please feel free to contact me at 602-469-6600 if you require any further information or clarification.

Thank you for your time and assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Mishkin". The signature is fluid and cursive, with a prominent initial "K" and a long, sweeping underline.

Keith Mishkin

CC:

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