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VIA E-Mail Only

Mr. James B. Pruett
San Mateo County Harbor District
P.O. Box 1449
El Granada, CA 94018

RE: Appraisal Report
Land Assemblage
11820 Cabrillo Highway
Avenue Alhambra
El Granada, San Mateo County, California 94018

Dear Mr. Pruett:

This letter is an addendum to our appraisal of the above-mentioned property, valued as of January 24, 2022. By reference, this supplemental valuation is incorporated into the July 3, 2023, appraisal. Please refer to the original appraisal, our file number CA02-23-0273-001.

The subject property, as referenced above, is located north and south of Cabrillo Highway in El Granada, a census-designated place near Half Moon Bay in San Mateo County. The property consists of eight parcels and is further identified as tax parcel numbers 047-252-390, -360, -220, -230, -240, and 047-251-040, -120, -140.

The eight parcels form two distinct properties that are ideally suited and proposed for an assemblage to enable potential development. One of the two properties contains five contiguous commercial land parcels located south of the Cabrillo Highway, facing the coastline. These parcels are referred to as the "Oceanside Parcels" throughout this report. Four of the Oceanside Parcels consist of vacant land, and one parcel (APN 047-252-390) is improved with a vacation rental home. The Oceanside Parcels total 3.03 acres or 131,881 square feet and have the greatest development potential based on zoning.

The other portion of the property includes three contiguous land parcels located inland along Avenue Alhambra, north of the Cabrillo Highway. These parcels are referred to as the “Mountainside Parcels” and consist entirely of vacant land in raw land condition. The Mountainside Parcels total 1.43 acres or 62,189 square feet and have limited development potential due to the El Granada Gateway zoning and General Open Space land use designation, which permit low-intensity public uses such as parks, community centers, outdoor recreation areas, and public parking for Surfer’s Beach.

We remind the reader that the highest and best use of the larger property is to be sold as part of an assemblage for redevelopment, with future visitor-serving related development. It will be maximally productive that all of the eight subject APN forming are developed as an assemblage. Furthermore, it is the highest and best use of the property that the two subject sites (Oceanside and mountain side) are sold and developed together. The site along Avenue Alhambra, which has limited development potential on its own, could serve as support parking for the development that will take place on the Oceanside parcel, but safe crossing of Cabrillo Highway will be necessitated. Additionally, the mountainside parcels can be used as leverage to the County and larger community to get favorable approvals for the development of the rest of the property.

The In our original appraisal, we estimated the fair market value of the subject property rights appraised, as assembled as follows:

Value Conclusions

Component	Oceanside Site	Mountainside Site	Total Value
Value Type	Market Value	Market Value	Market Value
Real Property Interest	Fee Simple	Fee Simple	Fee Simple
Effective Date of Value	July 3, 2023	July 3, 2023	July 3, 2023
Value Conclusion	\$7,810,000	\$340,000	\$8,150,000
	\$59.22 PSF	\$5.50 psf	

You have now requested an allocation of value among each parcel forming this larger assemblage. This supplement will be used for negotiation purposes with each of the subject property owners. It is an allocation of the value of the subject property using the information and conclusions presented in our original appraisal among the various APNs.

The allocated price for each of the subject parcels, based on a pro-rata share of the whole, and considering the subject improvements, with a value estimated at \$2,060,000 is shown in the table below.

Value Allocation- Ocean Side Parcels

Ocean Site	Acres	SF	Land		Improvements	Total
			Value/ SF	Land Value		
047-252-220	0.51	22,033	\$47.00	\$1,035,551	\$0	\$1,035,551
047-252-230	0.97	42,447	\$47.00	\$1,995,009	\$0	\$1,995,009
047-252-240	0.61	26,651	\$47.00	\$1,252,597	\$0	\$1,252,597
047-252-360	0.50	21,755	\$47.00	\$1,022,485	\$0	\$1,022,485
047-252-390	0.22	9,583	\$47.00	\$450,410	\$2,060,000	\$2,510,410
	2.81			\$5,756,052	\$2,060,000	\$7,816,052

Value Allocation- Mountain Side Parcels

APN	Gross Land Area		Value/SF	Market Value	Rounded
	Acres	SF			
Mountain Site					
047-251-140	0.14	6,098	\$5.50	\$33,541	\$33,500
047-251-040	0.91	39,772	\$5.50	\$218,746	\$218,500
047-251-120	0.37	16,090	\$5.50	\$88,495	\$88,500
				\$340,782	\$340,500

All other assumptions related to our fair market value conclusions are outlined in the original appraisal.

Respectfully submitted,
 Valbridge Property Advisors | Northern California



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