



March 8th, 2023

Dear Neighbor,

We are writing to inform you that MMCA, a marijuana dispensary located at 3031 Alhambra Dr. Suite #102, Cameron Park, CA 95682, has been approved for adult recreational sales of cannabis for individuals aged 21 and above. We have been serving the local community with medical cannabis products and excellent customer service since 2004, and in our 20th year, we are excited to be able to expand our services to include recreational sales.

As part of our commitment to maintaining open communication with our neighbors, we are required to send a notice to all property owners and residents within a 1000 foot radius of our dispensary. We understand that some of you may have questions or concerns about our operations, and we welcome the opportunity to address them. We would like to invite you to reach out to us at (530)677-5362 with any questions you may have.

We continue to be committed to being good neighbors and look forward to serving our community for many years to come.

Sincerely,

The MMCA Team

Granite River Construction, Inc.
1420 E Roseville Parkway 140-309
Roseville, CA 95661

Wednesday February 8, 2023

Reference # EIDoLandC-2-8-23-1156

Cameron Park Airport District
3374 Mira Loma Dr
Cameron Park, CA 95682



7421860
003011

Dear Cameron Park Airport District:

We would like to purchase the property you own in **El Dorado County, CA** as referenced in the enclosed "Purchase Agreement." The source of your ownership record is from the El Dorado County Assessor and this information is of public record and available to anyone who requests it.

Granite River Construction, Inc. is a real estate investment company that prides itself on quick, professional, easy transactions and seller satisfaction. We have been in business for more than fourteen years and have successfully completed hundreds of property purchases similar to this one. **This is the fastest, quickest, simplest way to sell your property.**

In many situations, **we can deliver funds to close in as little as three days for the purchase price of the property.** We will pay *all* of the associated costs of completing this transaction including title and escrow fees. The purchase price we agree upon is the amount of funds you will receive from the closing agency. **There are no additional fees of any kind.**

If you are interested in selling, please complete the attached "Purchase Agreement" and email (take a picture) or send it back to us at the address above or simply call **916-218-4949**. You may also visit our website at www.GraniteRiverConstruction.com for more information about who we are.

Feel free to contact me anytime to discuss this transaction or the sale of any other property you may own.

Sincerely,

Jon Aldea

Granite River Construction, Inc.
Owner
02/08/2023

Granite River Construction, Inc.

916-218-4949

GraniteRiverConstruction@gmail.com

Granite River Construction, Inc.
1420 E Roseville Parkway 140-309
Roseville, CA 95661

Reference # EIDoLandC-2-8-23-1156

Purchase Agreement

APN:	083-131-004-000
Acreage:	0.65

The purchase price of **\$11,168.41** will be paid in full at the time of closing, unless otherwise discussed. We, the Buyer, will pay the cost of completing the transaction including title and escrow fees.

This offer is contingent upon the following terms:

1. Buyer's confirmation of the legal and physical aspects of the property and ownership.
2. Said property is to be sold free and clear of all encumbrances, with good and marketable title and with full possession to said property available to Buyer at date of closing.
3. Seller shall release to Buyer, any inspections or reports they or any 3rd party may have for the subject property.
4. This offer shall remain open until **03/25/2023** and if not accepted by then, the offer shall be rescinded, unless otherwise discussed.

Granite River Construction, Inc. (BUYER)
02/08/2023

(SELLER)

Owner (sign): _____

Owner (print): _____

Current Address: _____

Phone: _____

Email: _____