

Exhibit 3: Draft Opportunities Analysis for Tolay Lake Park

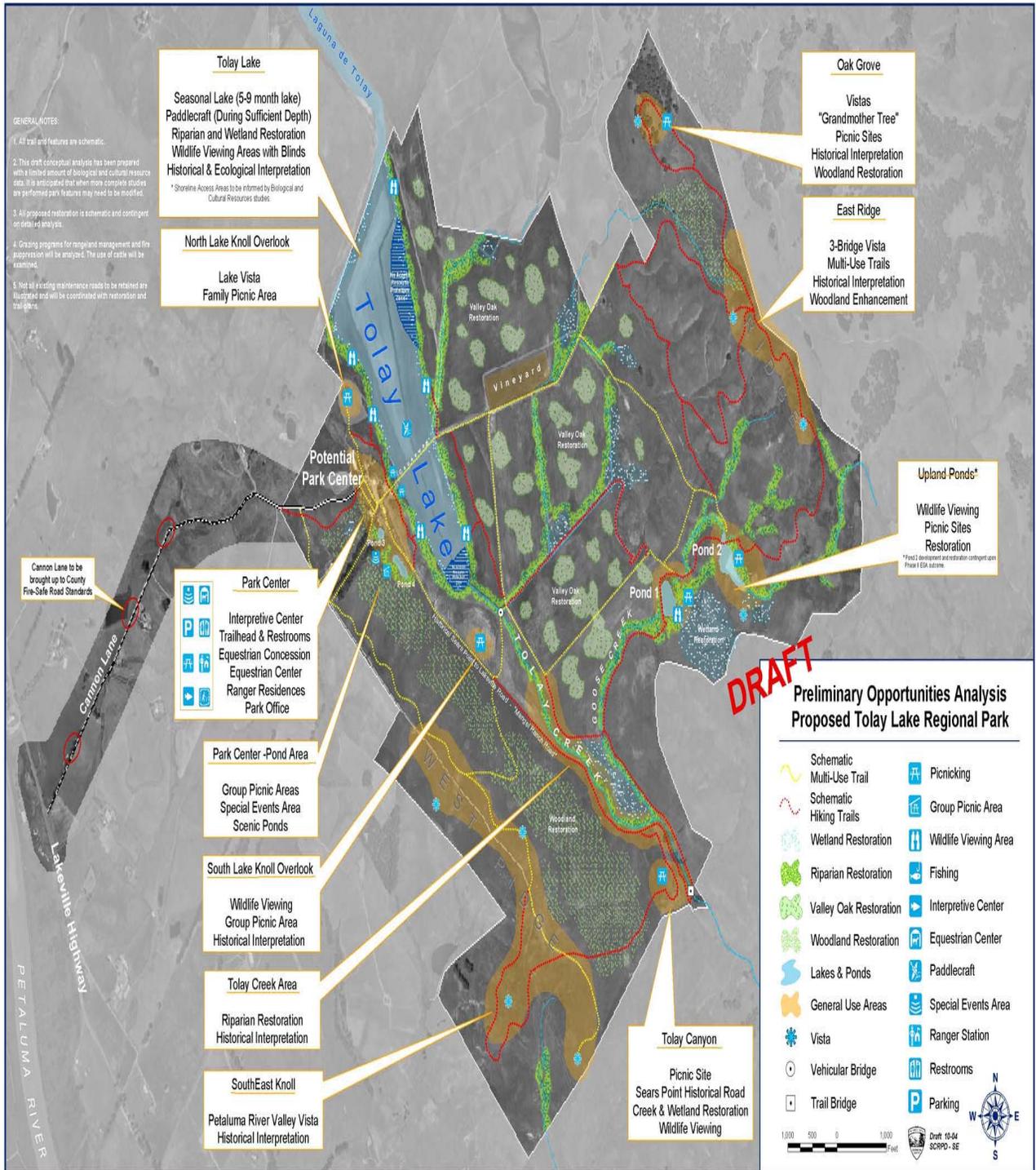


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