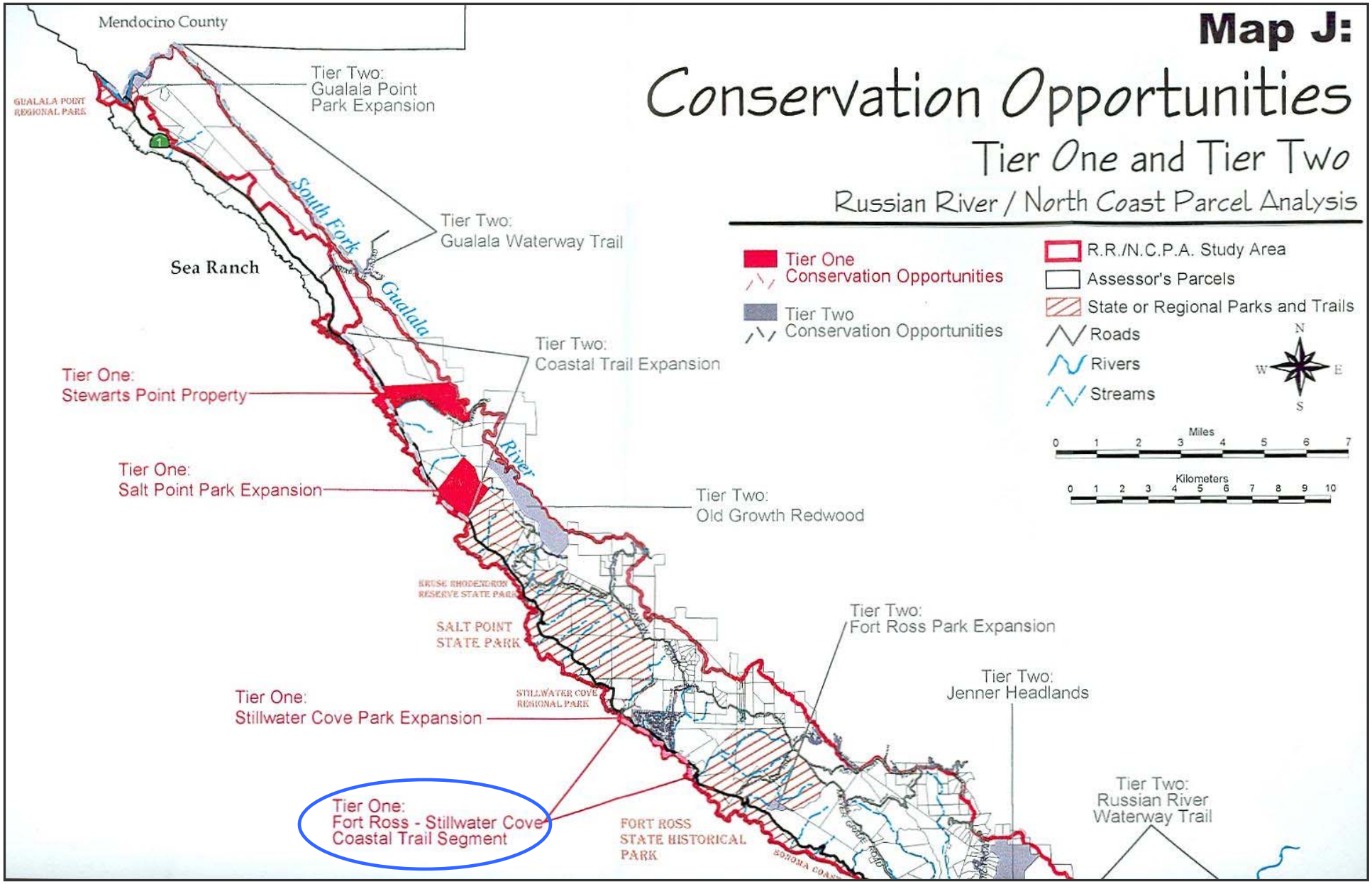Exhibit 3: Northern Sonoma Coast Tier One Opportunities