

DATE FILED
January 2, 2024 2:16 PM

EXHIBIT 3



Pursuit of Excellence

October 19, 2022

Dunkirk Place, LLC
260 N Josephine ST
Suite 600
Denver, CO 80209
Project - The Landings at Gateway Apartments (Lot 1, BLK 2 & Lots 2, 3, 4 of BLK 1)

RE: Letter of Intent to Award Contract / Limited Notice to Proceed

Dunkirk Place, LLC is issuing to Petra, Inc. this Limited Notice to Proceed with the engagement of subcontractors on the above referenced project. Petra will engage with subcontractors and suppliers with regard to down payments, deposits, and other resources to solidify pricing with said subcontractors and suppliers. Until such time, as the formal construction agreement is fully executed between said parties, this Limited Notice to Proceed is specific only to the procurement of the above mentioned strategies.

The dollar limit of Dunkirk Place, LLC's commitment will be \$200,000.

Upon receipt of the signed Limited NTP Petra will proceed with advancing commitment with respective subcontractors and suppliers to secure pricing and labor resources, and advance submittals. Construction onsite will be dependent upon permits and final execution of contract.

This Limited Notice to Proceed commits Dunkirk Place, LLC to \$200,000 immediately. \$200,000 will be due within 90 days of this Limited Notice to Proceed unless a GMP contract is entered into between Petra and Dunkirk Place, LLC. If a GMP contract is entered into, then the \$200,000 will become a part of the GMP.

Any commitments extended by Petra to advance said scope per this Limited Notice to Proceed are binding to Dunkirk Place, LLC, to the same as though extended by Dunkirk Place, LLC directly.

Signed:

Andrew Robinson, Dunkirk Place, LLC Owner

Brett Myron, President, Petra, Inc.

What TIES Our TEAM Together
Teamwork | Integrity | Excellence | Safety

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