



# Bitterroot Valley Bank

September 23, 2014

RECEIVED

SEP 29 2014

Ravalli County Commissioners

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Ravalli County Commissioners  
Ravalli County Court House  
Hamilton, MT 59840

RECEIVED

SEP 29 2014

Ravalli County Commissioners

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RE: Letter of Credit #345 Victor P Ralls and Beverly A. Ralls  
Wisdom Commercial Lots, Lot 1

*cc Planning*

Please be advised that the above referenced Letter of Credit #345 has expired as all conditions of the Letter of Credit have been met. Please mail us the original Letter of Credit in the enclosed envelope so we can close out this file. Thank You.

Rich Zins  
President/CEO



**Bitterroot  
Valley Bank**

1300 US 93 So. Ste. D  
Drawer 9  
Lolo, MT 59847  
(406) 273-2400  
Fax (406) 273-6402

June 24, 2011

Ravalli County Commissioners  
Hamilton, MT 59840

Letter of Credit # 345

RE: Victor P. Ralls and Beverly A. Ralls  
AP of Wisdom Commercial Lots, Lot 1

**Clark Fork  
Valley Bank**

16600 Beckwith St.  
P.O. Box 537  
Frenchtown, MT 59834  
(406) 626-4500  
Fax (406) 626-4503

We hereby open our Irrevocable Letter of Credit in your favor for the account of Victor P. Ralls and Beverly A. Ralls for a sum not to exceed the aggregate of **Seventy Five Thousand Seventy Three Dollars and 50/100, (\$75,073.50)**, available by your one or more clean drafts drawn at sight on us.

**Two Rivers  
Bank**

7676 Hwy. 200  
P.O. Box 248  
Milltown, MT 59851  
(406) 258-2400  
Fax (406) 258-6600

Each draft so drawn must be marked "Drawn under Bitterroot Valley Bank, Lolo Shopping Center, Drawer 9, Lolo, MT 59847, Letter of Credit Number # 345 and accompanied by signed statements of the Ravalli County Attorney that Victor P. Ralls and Beverly A. Ralls have failed to honor their contractual agreement with Ravalli County. This letter of credit shall reduce proportionally with the installation of Ravalli County required improvements as described in the preliminary plat decision and subdivision improvements agreement being the roadway improvements located in public right-of-ways and designated easements per the approved plans and specifications for AP of Wisdom Commercial Lots, Lot 1. **This letter of credit does not become negotiable until the new plat on the subject property of AP of Wisdom Commercial Lots, Lot 1 is of record in the Office of the Clerk & Recorder of Ravalli County, MT.**

**Mullan Trail  
Bank**

651 Montana  
Hwy. 135  
St. Regis, MT 59866  
(406) 649-2400  
Fax (406) 649-2416

We hereby agree with you that all drafts drawn under and in compliance with the terms of this credit will be duly honored if drawn and presented for payment to our main office, Bitterroot Valley Bank, Lolo Shopping Center, Suite D, Drawer 9, Lolo, MT 59847. This letter will expire the sooner of one year after the completion of 100% of all roadway improvements per the approved plans and specifications for AP of Wisdom Commercial Lots, Lot 1, per Ravalli County or Three Years after the date that the AP of Wisdom Commercial Lots, Lot 1 is recorded in the office of the Clerk and Recorder of Ravalli County, MT.

**Mullan Trail  
Bank**

200 River St.  
P.O. Box 10  
Superior, MT 59872  
(406) 822-8000  
Fax (406) 822-8002

*Coleen Larson, V.P.*  
Coleen Larson  
Vice President

**Airway Blvd.  
Bank**

5600 Airway Blvd.  
P.O. Box 17500  
Missoula, MT 59808  
406-541-2400  
Fax (406) 532-8038  
Operations Center  
406-532-8000  
Fax (406) 532-8039