



March 19, 2024

Planning and Zoning Department
Teton County, State of Idaho
150 Courthouse Drive, Room 107
Driggs, ID 83422

RE: JC Ranches Subdivision

To Whom it May Concern:

It is my understanding that member(s) of the Herbert family are planning to submit to your department a preliminary plat application for the JC Ranches Subdivision (the "Plat Application"). It is further my understanding that as part of the Plat Application, the Herbert family is to tender to you a preliminary financial assurance statement from a financial institution stating that the Herbert family would be able to provide a letter of credit or other financial guarantee to support payment of development costs that you would require to be bonded pursuant to terms of a development agreement.

First Interstate Bank ("Bank") has known James H. Herbert II for approximately three years. At this time, Bank is not able to make a formal commitment that Bank would issue a letter of credit or other form of financial guarantee to Teton County, ID for the JC Ranches Subdivision project. However, Bank does underwrite letters of credit for purposes of providing bonding for real estate development projects and would highly consider providing the Herbert family with such a credit instrument subject, in part, to James H. Herbert II, or acceptable affiliate (proposed Borrower), providing as security for a letter of credit, funds held on deposit with Bank in an amount at least equivalent to the letter of credit amount requested. Based on a preliminary plan engineering cost estimate for the JC Ranches Subdivision, reference attached Exhibit A, the preliminary letter of credit amount may be \$931,574, which is equal to 125% of the cost estimate of \$745,259 stated in Exhibit A.

I appreciate your thoughtful consideration of the Herbert family's Plat Application and I look forward to helping the Herbert family as needed throughout the Plat Application process.

Best,

A handwritten signature in blue ink, appearing to read 'Lance Ash', written in a cursive style.

Lance Ash
Commercial Group Manager

Exhibit A

JC Ranches Subdivision Preliminary Plan Engineering Cost Estimate

GENERAL CONTRACT ITEMS				
Item	Quantity	Unit	Unit Price	Total Cost
Mobilization, Demobilization and General Contract Requirements	1	LS	33,486.00	\$ 33,486
Traffic Control	1	LS	2,500.00	\$ 2,500
Stormwater Prevention Plan and Implementation	1	LS	5,000.00	\$ 5,000
			SUBTOTAL=	\$ 40,986

ROAD AND POND CONSTRUCTION				
Item	Quantity	Unit	Unit Price	Total Cost
Asphalt (Hot Plant Mix)	28	Ton	70.00	\$ 1,960
3/4" Gravel	2055	CY	45.00	\$ 92,475
2" Minus Gravel	2055	CY	40.00	\$ 82,200
Earthwork (Cut & Fill)	4105	CY	25.00	\$ 102,625
Pond Liner	17100	SF	1.00	\$ 17,100
Dry Hydrant	1	EA	2,500.00	\$ 2,500
New Water Supply Well	1	EA	25,000.00	\$ 25,000
3" Polyethylene pipe	60	LF	75.00	\$ 4,500
Water Manole (4' Diameter, 6 feet Deep)	1	EA	6,500.00	\$ 6,500
			SUBTOTAL=	\$ 334,860

UTILITY IMPROVEMENTS				
Item	Quantity	Unit	Unit Price	Total Cost
12" Culvert	1550	LF	45.00	\$ 69,750
12" Flared End	32	EA	100.00	\$ 3,200
18" Culvert	412	LF	65.00	\$ 26,780
18" Flared End	14	EA	150.00	\$ 2,100
Riprap (Type VL)	46	CY	60.00	\$ 2,760
Underground Power Per Fall River	1	LS	128,022.93	\$ 128,023
Underground Phone Line	3210	LF	30.00	\$ 96,300
			SUBTOTAL=	\$ 328,913

SITE AMENITIES & LANDSCAPING				
Item	Quantity	Unit	Unit Price	Total Cost
Concrete Pad for Mailboxes (6")	4	SY	500.00	\$ 2,000
Mailbox Unit	2	EA	8,500.00	\$ 17,000
Blue Spruce Trees	3	EA	3,500.00	\$ 10,500
Aspen Trees	4	EA	2,500.00	\$ 10,000
Subdivision Billboard	1	EA	1,000.00	\$ 1,000
			SUBTOTAL=	\$ 40,500

			TOTAL ESTIMATED PROJECT COST=	\$ 745,259
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Note: This is an estimate only based on preliminary design. Unit costs and quantities may vary. Also, prices are based on the date of preparation, which is 2-15-2024. Construction costs vary drastically and may be significantly different at the time of construction.