

A. P. No. 1320-20-000-016, 017, 018;
 1320-21-000-014, 015, 016;
 1320-28-000-023, 024, 025, 026, 029;
 1320-29-501-002
 1320-29-601-003

When recorded mail to:

Ticor Title
 1483 Hwy 395, #B
 Gardnerville,

This document is recorded as an
 ACCOMMODATION ONLY and
 without liability for the consideration
 hereof, or as to the validity or
 sufficiency of said instrument, or for
 the effect of such recording on the
 title of the property involved.

MODIFICATION AGREEMENT

THIS AGREEMENT, made this 9 day of May, 2018, by and between, ROSS JEFFREY CHICHESTER, Trustee of the ROSS JEFFREY CHICHESTER TRUST dated January 21, 1993; ROSS J. CHICHESTER, Trustee of the SARAH CHICHESTER TRUST, Dated January 25, 1985; ANGELO PECORILLA, Trustee of THE ANGELO PECORILLA TRUST dated December 1, 2004; C & F LAND AND CATTLE, LLC, a Nevada Limited Liability Company; DONNA BROWDER; MAINSTAR TRUST, Custodian FBO Gregory V. Holst, SEP-IRA #52150482; D. GERALD BING, JR. TRUST, as amended and restated; WACHTEL ATTITUDE TRUST; GUILFOYLE FAMILY TRUST-CREDIT TRUST, and; GEORGETTE MADDOX 1988 LIVING TRUST AGREEMENT, as amended, or order, First Party and, PARK RANCH HOLDINGS, LLC, a Nevada Limited Liability Company, Second Party

WITNESSETH:

WHEREAS, the Second Party is the owner of that certain real property described in the Deed of Trust dated July 20, 2017, executed by PARK RANCH HOLDINGS, LLC, a Nevada Limited Liability Company as Trustor to NORTHERN NEVADA TITLE COMPANY, a Nevada corporation,, as original Trustees, and ROSS JEFFREY CHICHESTER, Trustee of the ROSS JEFFREY CHICHESTER TRUST dated January 21, 1993; ROSS J. CHICHESTER, Trustee of the SARAH CHICHESTER TRUST, Dated January 25, 1985; ANGELO PECORILLA, Trustee of THE ANGELO PECORILLA TRUST dated December 1, 2004; C & F LAND AND CATTLE, LLC, a Nevada Limited Liability Company; DONNA BROWDER; MAINSTAR TRUST, Custodian FBO Gregory V. Holst, SEP-IRA #52150482; D. GERALD BING, JR. TRUST, as amended and restated; WACHTEL ATTITUDE TRUST; GUILFOYLE FAMILY TRUST-CREDIT TRUST, and; GEORGETTE MADDOX 1988 LIVING TRUST AGREEMENT, as amended, as Beneficiaries; which Deed of Trust was recorded July 27, 2017, as Document No. 2017-901914, Official Records of Douglas County, Nevada; which Deed of Trust was given as security for Promissory Note dated July 20, 2017, in the sum of \$3,000,000.00, executed by and between PARK RANCH HOLDINGS, LLC, a Nevada Limited Liability Company, in favor of ROSS JEFFREY CHICHESTER, Trustee of the ROSS JEFFREY CHICHESTER TRUST dated January 21, 1993; ROSS J. CHICHESTER, Trustee of the SARAH CHICHESTER TRUST, Dated January 25, 1985; ANGELO PECORILLA, Trustee of THE ANGELO PECORILLA TRUST dated December 1, 2004; C & F LAND AND CATTLE, LLC, a Nevada Limited Liability Company; DONNA BROWDER; MAINSTAR TRUST, Custodian FBO Gregory V. Holst, SEP-IRA #52150482; D. GERALD BING, JR. TRUST, as amended and

restated; WACHTEL ATTITUDE TRUST; GUILFOYLE FAMILY TRUST-CREDIT TRUST, and; GEORGETTE MADDOX 1988 LIVING TRUST AGREEMENT, as amended; and

WHEREAS, the Second Party is desirous of modifying the terms of said Note and the First Party is willing to modify the terms of said Note;

NOW THEREFORE, in consideration of the promises and agreements hereinafter contained to be performed by the Second Party, the parties do hereby agree as follows:

Original Note secured to:

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 15 through 27, inclusive, as shown on the Division of Land into Large Parcels, LDA 07-035, for Edgewood Companies, filed in the office of the County Recorder of Douglas County, State of Nevada on June 15, 2009, in Book 609, Page 4186, as Document No. 754140, Official Records as shown on Final Parcel Map LDA 12-005 for Joseph Schneider, filed for record in the office of the Douglas County Recorder, State of Nevada, on May 6, 2013 in Book 513 at Page 1060 as Document No. 823009, of Official Records.

INCLUDING all surface and subsurface water rights appurtenant to said property.

shall be modified as follows:

The proportionate share of two of the beneficiaries shall be modified as follows:

ROSS JEFFREY CHICHESTER, Trustee of the ROSS JEFFREY CHICHESTER TRUST dated January 21, 1993, as to an undivided 14.000% interest (representing a portion of the original principal contribution of \$420,000.00) shall assume the portion of the Note presently held by ROSS J. CHICHESTER, Trustee of the SARAH CHICHESTER TRUST, Dated January 25, 1985, as to an undivided 2.666% interest (representing a portion of the original principal contribution of \$80,000.00).

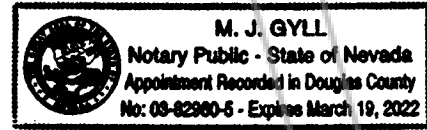
The parties involved do hereby accept said Modification Agreement on its terms.

FURTHER, it is agreed by and between the parties that this Agreement is hereby incorporated into the said Promissory Note and Deed of Trust and made a part thereof; and that all other terms, conditions, provisions, and obligations of said Promissory Note and Deed of Trust not hereby modified are ratified and confirmed by the parties.

First Party:

ROSS JEFFREY CHICHESTER TRUST dated January 21, 1993

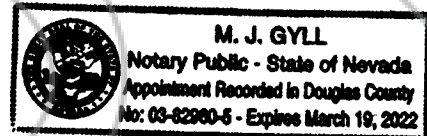
By: Ross Jeffrey Chichester Trust
Ross Jeffrey Chichester, Trustee



STATE OF NEVADA)
COUNTY OF Douglas) ss

This instrument was acknowledged before me on May 9, 2018 by Ross Jeffrey Chichester.

M. J. Gyll
Notary Public



SARAH CHICHESTER TRUST, Dated January 25, 1985

By: Ross J. Chichester Trust
Ross J. Chichester, Trustee

STATE OF NEVADA)
COUNTY OF Douglas) ss

This instrument was acknowledged before me on May 9, 2018 by Ross J. Chichester.

M. J. Gyll
Notary Public

Second Party:

PARK RANCH HOLDINGS, LLC

By: David Park
David Park, Manager

STATE OF NEVADA)
COUNTY OF DOUGLAS) ss:

This instrument was acknowledged before me on May 15, 2018, by David Park

R. Thompson
Notary Public

