

A. P. No. 0922-00-001-006

When recorded mail to:

Ticor Title

1483 Highway 395 N, #B

Gardnerville, NV 89410

**THIS DOCUMENT IS BEING RECORDED
AS AN ACCOMMODATION ONLY. NO
LIABILITY IS ASSUMED HEREBY.**

MODIFICATION AGREEMENT

THIS AGREEMENT, made this 1st day of APRIL, 2024, by and between, D. GERALD BING, JR., Trustee of the D. GERALD BING TRUST dated January 17, 2000, as to an undivided 35.3% interest (representing a portion of the original principal contribution of \$600,000.00); BING CONSTRUCTION COMPANY OF NEVADA, a Nevada corporation, as to an undivided 17.6% interest (representing a portion of the original principal contribution of \$300,000.00); ROSS JEFFREY CHICHESTER, Trustee of the ROSS JEFFREY CHICHESTER TRUST dated January 21, 1993, as to an undivided 23.5% interest (representing a portion of the original principal contribution of \$400,000.00); SARAH KOONTZ, as to an undivided 21.8% interest (representing a portion of the original principal contribution of \$370,000.00); ROSS J. CHICHESTER, Trustee of the SARAH CHICHESTER TRUST, Dated January 25, 1985, as to an undivided 1.8% interest (representing a portion of the original contribution of \$30,000.00), or order, First Party and, by and between 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 March 2, 2021, executed by between PARK RANCH HOLDINGS, LLC, a Nevada Limited Liability Company, as Trustor to TICOR TITLE OF NEVADA, INC., a Nevada corporation, as original Trustee, D. GERALD BING, JR., Trustee of the D. GERALD BING TRUST dated January 17, 2000, as to an undivided 35.3% interest (representing a portion of the original principal contribution of \$600,000.00); BING CONSTRUCTION COMPANY OF NEVADA, a Nevada corporation, as to an undivided 17.6% interest (representing a portion of the original principal contribution of \$300,000.00); ROSS JEFFREY CHICHESTER, Trustee of the ROSS JEFFREY CHICHESTER TRUST dated January 21, 1993, as to an undivided 23.5% interest (representing a portion of the original principal contribution of \$400,000.00); SARAH KOONTZ, as to an undivided 21.8% interest (representing a portion of the original principal contribution of \$370,000.00); ROSS J. CHICHESTER, Trustee of the SARAH CHICHESTER TRUST, Dated January 25, 1985, as to an undivided 1.8% interest (representing a portion of the original contribution of \$30,000.00), collectively as Beneficiary; which Deed of Trust was recorded March 3, 2021, as Document No. 2021-962909, Official Records of Douglas County, Nevada; which Deed of Trust was given as

security for Promissory Note dated March 2, 2021, in the sum of \$1,700,000.00, executed by between PARK RANCH HOLDINGS, LLC, a Nevada Limited Liability Company, in favor of D. GERALD BING, JR., Trustee of the D. GERALD BING TRUST dated January 17, 2000, as to an undivided 35.3% interest (representing a portion of the original principal contribution of \$600,000.00); BING CONSTRUCTION COMPANY OF NEVADA, a Nevada corporation, as to an undivided 17.6% interest (representing a portion of the original principal contribution of \$300,000.00); ROSS JEFFREY CHICHESTER, Trustee of the ROSS JEFFREY CHICHESTER TRUST dated January 21, 1993, as to an undivided 23.5% interest (representing a portion of the original principal contribution of \$400,000.00); SARAH KOONTZ, as to an undivided 21.8% interest (representing a portion of the original principal contribution of \$370,000.00); ROSS J. CHICHESTER, Trustee of the SARAH CHICHESTER TRUST, Dated January 25, 1985, as to an undivided 1.8% interest (representing a portion of the original contribution of \$30,000.00); 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

shall be modified as follows:

The Note shall be extended one (1) additional year, and the new due maturity date shall be March 3, 2025. Second party shall pay one (1) point for the modification agreement accommodation.

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:

D. GERALD BING TRUST, dated January 17, 2000

By: *Gregory V. Holst*
Gregory V. Holst, Successor Trustee

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on April 1, 2024,
by Gregory V. Holst

Notary Public



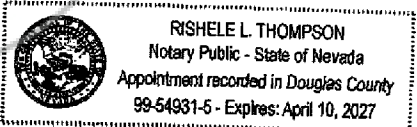
ROSS JEFFREY CHICHESTER TRUST dated January 21, 1993

By: *Ross Jeffrey Chichester*
Ross Jeffrey Chichester, Trustee

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on April 2, 2024,
by between Ross Jeffrey Chichester.

Notary Public

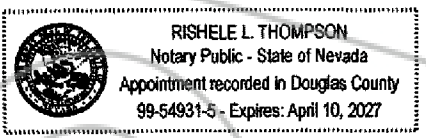


Sarah Koontz
SARAH KOONTZ

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on April 2, 2024,
by between Sarah Koontz.

Rishele L. Thompson
Notary Public



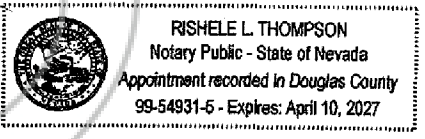
SARAH CHICHESTER TRUST, Dated January 25, 1985

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

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on April 2, 2024,
by between Ross J. Chichester.

Rishele L. Thompson
Notary Public



BING CONSTRUCTION COMPANY OF NEVADA, a Nevada corporation

By: [Signature]
Joe G. Stella, President

By: [Signature]
Eric D. Chennault, Director

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on April 3, 2024,
by between Joe G. Stella and Eric D. Chennault.

[Signature]
Notary Public



Second Party:

**PARK RANCH HOLDINGS, LLC,
a Nevada Limited Liability Company**

By: [Signature]
David Park, Manager

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on April 4, 2024,
by between David Park.

[Signature]
Notary Public

