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LAND USE AGREEMENT

BY:.....

This is a binding legal agreement. No other conversations, representations or verbal agreements take priority over this writing and its terms cannot be amended or modified except by a written agreement signed by all parties.

Jack Varian and Zee Varian are the legal owners of a wedge of land on the West and South side of the Parkfield/Coalinga Road, Parkfield, California (hereafter referred to as "The Varian Property"). The Varian Property is adjacent to the Northwestern boundary marker of 68824 Parkfield/Coalinga Road, Parkfield, California, which is property owned by Alexandra S. Santos.

Alexandra S. Santos is the legal owner of a wedge of land with access to the Little Cholame Creek across from 68824 Parkfield/Coalinga Road on the North and East side of the Parkfield/Coalinga Road (hereafter referred to as "The Santos Property"). The Santos Property is adjacent to land owned by Jack and Zee Varian on its north and south side.

Alexandra S. Santos agrees to allow Jack and Zee Varian to use The Santos Property for cattle and horse grazing and watering and agree that they may place a barbed-wire fence along the Parkfield/Coalinga Road side of The Santos Property to keep the animals from entering on to the Parkfield/Coalinga Road.

In exchange for the use of The Santos Property, Jack and Zee Varian agree that Alexandra S. Santos may use The Varian Property for grazing animals and may similarly place a fence along the Parkfield/Coalinga Road to keep the animals from entering on to the Parkfield/Coalinga Road.

In consideration of the mutual use of each other's property, it is agreed that each property owner shall continue to have mutual access to his/her and their own legal property and that any fences installed shall have gates allowing owners to access their property from the Parkfield/Coalinga Road. It is further agreed that Alexandra S. Santos may ride her horses on The Santos property and also may ride horses on the ranch land owned by Jack and Zee Varian which surrounds The Santos Property provided that Alexandra S. Santos releases Jack and Zee Varian and the V6 Ranch from any liability for injury occurring to Alexandra S. Santos and/or her guests while on land owned by the Varian's.

It is further understood that this is an agreement for the mutual use only of each parties' land. It is not a land sale, land trade or easement. This agreement terminates in the event that either party sells the land described in this agreement.

This agreement is not binding on the buyers, assignees, heirs or survivors of the parties to this agreement. This agreement may be terminated by ^{either} the parties upon 30 days written notice.

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Alexandra S. Santos Dated: 20th Mar. '02
ALEXANDRA S. SANTOS
68824 Parkfield/Coalinga Road
Parkfield, California 93451

Solo 0

Jack Varian Dated: 9/5/02
JACK VARIAN
V6 Ranch
70403 Parkfield-Coalinga Road
Parkfield, California 93451

ZERA
32V

Zera Varian Dated: 9-5-02
ZERA ~~ZEE~~ VARIAN
V6 Ranch
70403 Parkfield-Coalinga Road
Parkfield, California 93451