

September 6, 2024

Dear Jesse,

I would like to address the elephant in the room. Recently, because of selling Dad's gun collection, you think that I have committed a major crime against you. That said, let us examine the facts:

1. Last November, Amy and I went to the ranch and visited both Dad and Kathy twice while they were at Auburn Oaks. I had spoken with Dad about the idea of selling his collections of things such as guns, art prints, books, etc. to convert them to cash that could be used for ranch expenses. He had agreed and, in his words, he said to "Sell it all!" I believe this was noted in my first letter to you all last December.
2. While at the ranch in November, I had cataloged Dad's gun collection and created a spreadsheet to track them (also noted in my first letter). I spent the next several months researching each gun to determine their value. I also researched how to go about legally selling them and through what channels to sell them through. This was also communicated in both of my last two letters to all of you.
3. I have also spoken on the phone with each of you about what pieces you each might be interested in and some of you got back to me with your requests and those pieces were set aside for you. Jesse, you did not. I had also talked about once deciding how to go about selling the guns that I would plan a trip to the ranch to get it done. And how the last phase of my research during that trip would be to meet with a couple different guys to get an evaluation on each gun's value such that I could decide on how much to ask for each one. Please note, that as a result, the final asking price for each gun was not known to anyone including me until Sunday of the week I was there (June 30, 2024).
4. About the gun list: First, it was not widely distributed. It was only given to a few people and only when those people requested it. The copy that was given did not have prices in it because (as noted above) the final asking price was not yet known. You did ask for a copy of the list which you promptly received when you asked about two weeks before my trip to the ranch. Again, prices were not yet known and therefore there were no prices in it.
5. A word about gun prices, which appears to be a point of contention with you, why are you so concerned about gun prices? First, for the family heirs there was no price to be charged. For those inheriting a gun (or anything else for that matter) it was to be gifted, and no price would be charged. Also, given that I was the one responsible for selling the guns, why would any of you

need to know what the price of each gun was? Even the buyers did not know until the time that they bought them, and they and I agreed on the price. There were 4 private buyers and Cabela's. And the guns (most of them) sold to Cabela's were at a price less than the market value because of course they would then sell them at market value and need make their profit; part of the cost of doing business. Again, this methodology was discussed ad nauseum in my last two letters and none of you provided any written feedback; you all verbally agreed to the plan before I went ahead with it. The only prices that I as Executor need to share with you all is the final selling price which is included in the provided "Dad's Guns" spreadsheet.

6. In the "eleventh hour", a few days before going to the ranch to sell the gun collection, you did ask for a Mini-14 rifle for yourself and one for Noah. They were immediately set aside for both you and Noah. And they should both still be in the Library Safe where I had left them for you.
7. So, my trip to the ranch with the expressed purpose of selling the gun collection occurred the week of June 30 through July 6, 2024, and had previously been let known to all of you before it took place. So, despite your claim about me being a "sneaky!@#%", I believe that everything was communicated and above board.
8. During the week I was there, I met with you several times. you knew what I was doing there and at the time was completely fine with it. You had made several comments about how you were "Glad I was your big bro" and how you were glad that Dad had put me in charge of dealing with it all.
9. Earlier in the week I had sold a few pieces to private buyers and on Saturday July 6, 2024, I met with the folks from Cabela's. We spent no less than 12 hours with them giving me an assessment on each of the pieces made available to them and them telling me how much they would pay for each piece. They bought the remaining 88 guns for roughly 70 cents on the dollar which was better than the original estimate. In total, I made \$61,460.00 for the "Niesen Family Ranch Preservation Fund".

I came back to Oregon on July 7 and five days later you sent me a text asking about eight more guns. I am not sure why, as you knew that they were sold. So why did you ask about more guns six days after the gun sale was completed??? As noted in my Facebook Messenger post, you went off on me claiming that I did you so wrong and made numerous threats against me. So, given that you had known all along what the plan was, you had many months to make your wishes known to me, you were fine with everything while it was happening, how is it that I did you wrong??? How is it that I am to blame for your lack of deciding and to make your wishes known? Until your video another two days later, you had never made known any interest of OB's or Mike's. Just like making your interests known when you were asked, you should have had OB and Mike get a hold of me if they were interested in buying any of them. Again, I was given the guns by Dad, and I was the one who was selling them. Therefore, you had no need for any "data". Hell, you have been in and out of those safes much more than I and had more knowledge of what was in there than anybody else. Your only job was to let me know what you wanted, and you did not. So, how is it that I did you wrong???

On July 14, 2024, you posted a video villainizing me as best you could. You have since taken it down but what follows are a few points you tried to make and my responses to them:

1. You stated that I was responsible for the bills. This is entirely incorrect. You POA over Kathy's financial and medical decisions and therefore it is you who are responsible for paying the bills from the checking accounts that you have access to, and I do not. This is the status quo until such time that Kathy passes and your POA ends, at which such time then yes, I will be responsible for the bills. You long been touting that you are "cleaning shit up" and will be turning it all over to me but, I think that it is safe to assume that it is no longer the case. That said Jesse, I am still willing if you are, in which case I will be happy to take on the added responsibility.
2. Regarding the insurance issue, I am working on it but, I am at the limitation of the response from Inszone. And they are not terribly responsive.
3. Fire danger? Yes, indeed. The same fire danger that has been there for years but, somehow it is now my fault?
 - A. The garden by the front door? That has always been there and is it not watered regularly? If not, then we will remove it but don't tell your mom, as she would be heartbroken.
 - B. The grass around the area that has been cut down was already cut down before my arrival at the ranch. And for that, Jesse, yes, thank you for arranging for Dan and James to get all that work done. I suppose if you wanted me to man the weed eater while I was there then perhaps you should have asked. I would have been happy to, around all else that I was working on.
 - C. The generator? We talked about that when I was there. If it is not being used, which it is not, I did suggest that it be put away such that it would be out of the weather. It does not need a concrete pad if it is not being used.
 - D. Electrical panel? Who was the fool that wired that up that way in the first place? Perhaps they should be the one to fix it? If not, then I would be happy to fix it for you the next time I am there. It was completely legal when the mobile home was there years ago. My guess is that the screw up happened when somebody tried the patch in the generator. Again, not my doing.
 - E. Gun powder in the armory? Again, that has been there for years and not by me. As Successor Trustee, I will either sell it or dispose of it properly, provided you quit making threats against my life. In that case, let me know and I would be happy to take care of that as well.
 - F. The propane tank? Seriously dude? How many homes in Nevada County have similar propane tanks outside of their houses? Where would you suggest we put it? Shall we convert the gas range in the kitchen to electric? What about the furnace? Is it gas as well? I suppose I can convert the whole house to electric only and then I can get rid of the propane tank, yes?
- 4- You repeatedly mentioned the fact that I was not there. True. I am where everybody else in this family is. In our respective corner of the world making a life. Me in Oregon, Laurel in Switzerland, Heather in Oklahoma, you in Texas and Jason in the Philippines. And yes, you have been there,

and I do thank you for the work you have been doing. But at the same time, it has been free of charge and no cost to you.

5. You have been using the shop for your own profit without the written permission of the trust, for free. Anything you have done for fire protection protects your business that you are operating out of the family property. Don't you think, then, that any work you have done should be your responsibility in exchange for the thousands of dollars per month that you claim that renting another space would cost you? I do hope you are at least paying for the electricity you have been using for your business. Technically, you are not allowed to do what you are doing without the consent of the trust. I mean, if we are to be real here brother.

The bottom line here is that you, and you alone, have been benefiting from the use of the property far more than any contributions you have made.

We are supposed to be a family, five brothers and sisters with a common goal of saving our families heritage, legacy, history and what is left of our ranch. We will need to work together to get this done. If we cannot, we all lose it all. United we stand and divided we fall, right? We cannot be divided and at the same time be successful in saving the family ranch.

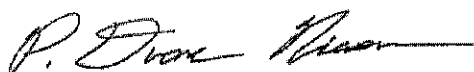
Dad said, "that we are to join together to make sure that everything gets done" and that he "wishes it all to be carried out with love and no animosity". Yes, he left behind a mess and even stated last November that he was ashamed. It is up to us to clean it up collectively if we are to save and not lose the ranch. That is going to require many concessions, we will have to give up some of our individual desires if we are to make this work.

So, Jesse, and I am appealing directly to you, I am asking you to be part of the team. I love you man; you are my brother, but we cannot be successful if you are to go rogue and do whatever you damn well please outside of the consensus of the five of us. We must work together if we are to be successful in saving the family ranch. That means that we all need to agree on a path forward and work together to make it happen. And that means that even when we each may not get our way, we will have to find an agreed upon compromise of a plan to move forward with.

Jesse? Can you be committed to this or not?

Please let me know.

I love you brother,

A handwritten signature in black ink, appearing to read "P. Duane Niesen". The signature is fluid and cursive, with a long horizontal stroke at the end.

P. Duane Niesen