

September 6, 2024

Dear Laurel, Heather, Jesse, and Jason,

I figured that now that Dad has gone to be with God that perhaps it was time for another update regarding the Ranch etc. Also, given that Kathy's doctor had deemed her incapable of making her own health and finance decisions, then perhaps I should first make clear what documents are effective and therefore who is responsible for things.

Therefore, with Dad gone and Kathy deemed incapacitated, I am now Executor of Dad's Will and Trustee of the Trust, but with one caveat. Kathy did have a Springing Durable Power of Attorney naming Jesse as Attorney-in-Fact. So, as the estate lawyer explained, it comes down to how things are titled in ownership. I am responsible for those things titled in the ownership of Dad only or of the trust; and am therefore responsible for settling Dad's estate and the Trust. Jesse is responsible for those things titled in ownership of Kathy; and therefore, is responsible for Kathy's money and paying the bills that are in Kathy's name, which is pretty much all of them. This will be the status quo until such time that Kathy passes, in which case Jesse's POA ends, and all his responsibilities will then fall on me as well given that I am also executor of Kathy's will.

Here is an update on my part:

If you recall, last November when I met with Dad, he instructed me to sell off his collections of guns, art prints, books, coins, and stamps etc. The idea was to take his collections and convert them to cash that could be used going forward to save the ranch including paying off the mortgage, bills, operating costs, etc.

As for the gun collection, I have spent the months since November last year asking all of you which pieces you were interested in, researching the values of each piece as well as researching how and to whom to sell them to. Last month I made a trip to the ranch to finalize the selling of the gun collection, and that task is now complete. All the guns were sold except for those pieces that had been requested by all of you. Those remaining pieces are either here with me in Oregon or still in the library safe awaiting transfer to those of you who had requested them. A complete and up to date accounting of Dad's gun collection is included in the accompanying spreadsheet titled "Dad's Guns". The money earned from this sale has been used to open the "Niesen Family Ranch Preservation Fund". Per California

Probate Code, I will provide an annual accounting of this account like what I am currently doing for Jackson Meadows.

I also have a proposal regarding this account: If you all will agree, I would like to invest a part of it in a CD account such that it can earn interest that will be rolled back into the account upon maturity. The account is now a checking account that will not earn interest and assuming we will not need all of it to be liquid, we could invest a part of it in a CD such that it can earn interest and grow the amount that is in it. Please reply with a yes and the percentage you think we should put into the CD or no if you do not agree. Thanks.

Regarding Dad's other collections, since there has been one problem regarding the lists I have been working on and to provide full transparency, I am also including copies of each one that has been constructed so far. Here is a list of what there is so far in addition to the gun list:

1. Dad's Art Prints
2. Dad's Other

FYI – I have sold one Bev Doolittle print thus far. To be honest there is not much of a market for these. I have only brought home some of them that may have the potential to be sold, or in speaking with you thus far, there has been some interest expressed. The rest are still at the ranch.

Again, if any of you are interested in what is on these lists, you must let me know. Whether it is to keep for yourself or to keep at the ranch for the museum or??? If you let me know, I can note it on my list and requested item will be reserved for you. If you don't let me know or items are not requested, then I can only assume that you all agree that they should be sold to add to the "Niesen Family Ranch Preservation Fund".

Update regarding insurance for the house and garage (bedrooms & armory):

The current carrier for the insurance has issued a letter of Cancellation or Non-Renewal stating that the current insurance was non-renewable due to "high wildfire exposure with lack of defensible space". I disagreed and wrote a letter of appeal however that was categorically dismissed as was our (and a lot of other folks in that area) insurance coverage. I have been working with Inszone (who was Dad's insurance broker) and they have so far supplied me with a quote from the California Fair Plan for \$5995.00 which covers fire only for one year. Please note that the California Fair Plan couldn't be applied for until 30 days of the expiration of the current insurance (July 27, 2024). They are still working on a wrap-around policy to cover everything else. The final answer to this question is currently TBD.

What about Jesse's part?

Jesse, with his Power of Attorney, is primarily responsible for collecting Kathy's income from Social Security and Dad's CalPERS retirement and using those funds to pay the bills for Kathy's health care and the ranch. Kathy should still be receiving her SS (\$957.00/month) however, is probably not yet getting Dad's retirement pay which should be about ½ of what Dad used to get (\$3658.57/month). I have submitted the paperwork to CalPERS requesting Dad's retirement pay for her; she should also get a onetime \$2000.00 death benefit. That said, however, CalPERS said that it may take up to 180 days (6 months WTF?) for them to process the application and for her to start receiving the money. So, I am guessing that things may get a little tight until she does. The last budget supplied by Jason assumed she would start receiving it right away however, we will have to wait for CalPERS. Jesse, given you are the one with access and as is your duty under the POA, would you provide a status to the rest of us on where that all stands, income and bill status as soon as possible please. If not, Jason can you supply an updated accounting?

As a reminder...

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.

We cannot be successful if anyone of us is to go rogue and do whatever they 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.

So, in summary, here are the action items for each of you:

1. If you have any questions regarding gun sales, please ask me.
2. Reply with feedback regarding CD account.
3. If you have any requests from the other lists, you must let me know.
4. Jesse and/or Jason – update regarding the finances?
5. Is everyone committed to this or not?

And yes, I am expressly asking for a response (written preferred) to items 1 through 5 from each of you.

Please respond by **September 13, 2024**.

Thank you and I love all of you,

A handwritten signature in black ink, reading "P. Duane Niesen". The signature is written in a cursive style with a long horizontal flourish at the end.

P. Duane Niesen