

Preserving Land and Legacy

SHEILA'S DREAM FOR **HISTORIC VARIAN ARABIANS RANCH**



*5 generations of Sheila Varian's foundation mares, *Bachantka, Baychatka, Moska, Spinning Song, and Sweet Inspiration V*

An Iconic Place  Our History

CALIFORNIA
RANGELAND
Trust

Be a part of the Legacy...

ABOUT CALIFORNIA RANGELAND TRUST

It's like stepping back in time. Out here, surrounded by nature's power and beauty, your soul can breathe. This is California's rangeland. California Rangeland Trust is a 501(c)3 nonprofit dedicated to conserving California's working ranches that provide stewardship, open space, and natural habitat. To date, the Rangeland Trust has conserved 291,288 acres of private California ranchland - 167,494 acres of which is on the central coast - such as Hearst, the Varian V6, Kester, Hanson, San Lucas, and SkyRose ranches. Rangeland plays a critical role in carbon sequestration, unpolluted water supply, grass-fed meat production and wildlife habitat preservation. Sheila's dream was to preserve her beloved land nestled in the rolling hills of Arroyo Grande so that others could continue to visit and enjoy the horses, solitude and beauty that is Varian Arabians Ranch. Her desire was to keep her ranch working into the future, share it with others and to protect other ranches in California. Whether it is a place to trail ride, a cherished homestead or glorious uninterrupted sweeping vistas, rangeland impacts each of us indirectly; California Rangeland Trust is committed to conserving it for the next generation. Because once lost, it is gone forever. And so, we echo Sheila. Long live rangeland and

LONG LIVE THE V!

1 Give to Preserve Varian Arabians Ranch

Visit www.RangelandTrust.org or call 916.444.2096

Sheila Varian reached out to California Rangeland Trust with a dream: to form a land conservation agreement that would not only protect the ranch for the people, the horses, and the wildlife in the near future, but would also ensure that her land, and eventually other working ranches, would be preserved forever.

2 Purchases Development Rights

CALIFORNIA RANGELAND Trust

Varian Arabians Ranch Continues & Grows

Varian Arabians ranch manager Angela Alvarez assumed full operation when Sheila Varian passed on March 6, 2016. Angela will continue to run the ranch as a viable business under the conditions of Sheila's estate plan - a carefully crafted plan that gave her peace of mind knowing her life-long work with the horses, ranch and loyal employees would continue. In accord with her wishes and under the advice of the estate trustees, Varian Arabians Ranch will not only continue training, breeding, selling, and showing world-class Arabian horses, but will also extend Sheila's profound legacy as a teacher, leader, and storyteller by utilizing the ranch as an education and historical event center for the Arabian horse.

5 THE RANCH REMAINS WHEN ESTATE TRANSFERS

CALIFORNIA RANGELAND Trust

Finds Buyer

As a visionary, Sheila outlined plans for her estate's trustees and the California Rangeland Trust to ideally sell the ranch to an Arabian horse enthusiast and conservationist who will continue the Varian legacy. Regardless, rest assured that the conservation easement runs with the title of the land guaranteeing this historic ranch remains entirely intact forever, no matter what.

A COWGIRL'S LEGACY WHEN ESTATE SELLS

Sheila's ability to dream big "changed the Arabian horse in America and ultimately around the world"; her ability to plan big "clinches her place in history as a California cowgirl conservationist". It was always her intention that proceeds from the sale of the ranch along with her estate's assets will be used to conserve other California's working ranches that provide stewardship, open space, and natural habitat for future generations.

6 CALIFORNIA RANGELAND Trust Helps Other Ranchers Conserve Their Land

BIRTH OF A PARTNERSHIP 10 YEARS AGO

2000

FUNDRAISING BEGINS OCTOBER 2015

Sheila's dream and intent was to preserve her ranch's entire acreage for the long term. She wanted to keep the horses thriving on the ranch and the breeding and other programs continuing to expand until the time Angela retires. Sheila chose to partner with California Rangeland Trust to get the easement put on the land and then sell the ranch when the time was right to a conservation buyer, ideally an Arabian horse person. The Rangeland Trust began a campaign to raise \$ 2.5 million which is the fair market value for the development rights to the property. Once the money is raised, Sheila's estate trustees will manage the conservation fund to sustain the ranch's business at hand until the ranch is sold.

SHEILA PASSED MARCH 2016

2020

THE GIFT GROWS WHEN ANGELA RETIRES

Estate Donated to CALIFORNIA RANGELAND Trust

4

California Rangeland Trust will place a conservation easement on Varian Arabians Ranch as soon as the conservation funds for Sheila's estate are raised so it will never be developed. When Angela retires, the estate trustees will then donate the estate's remaining assets including the entire conserved ranch to the Rangeland Trust as directed by the terms of Sheila's planned gift.

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3

2030

5

2050



Support the Dream

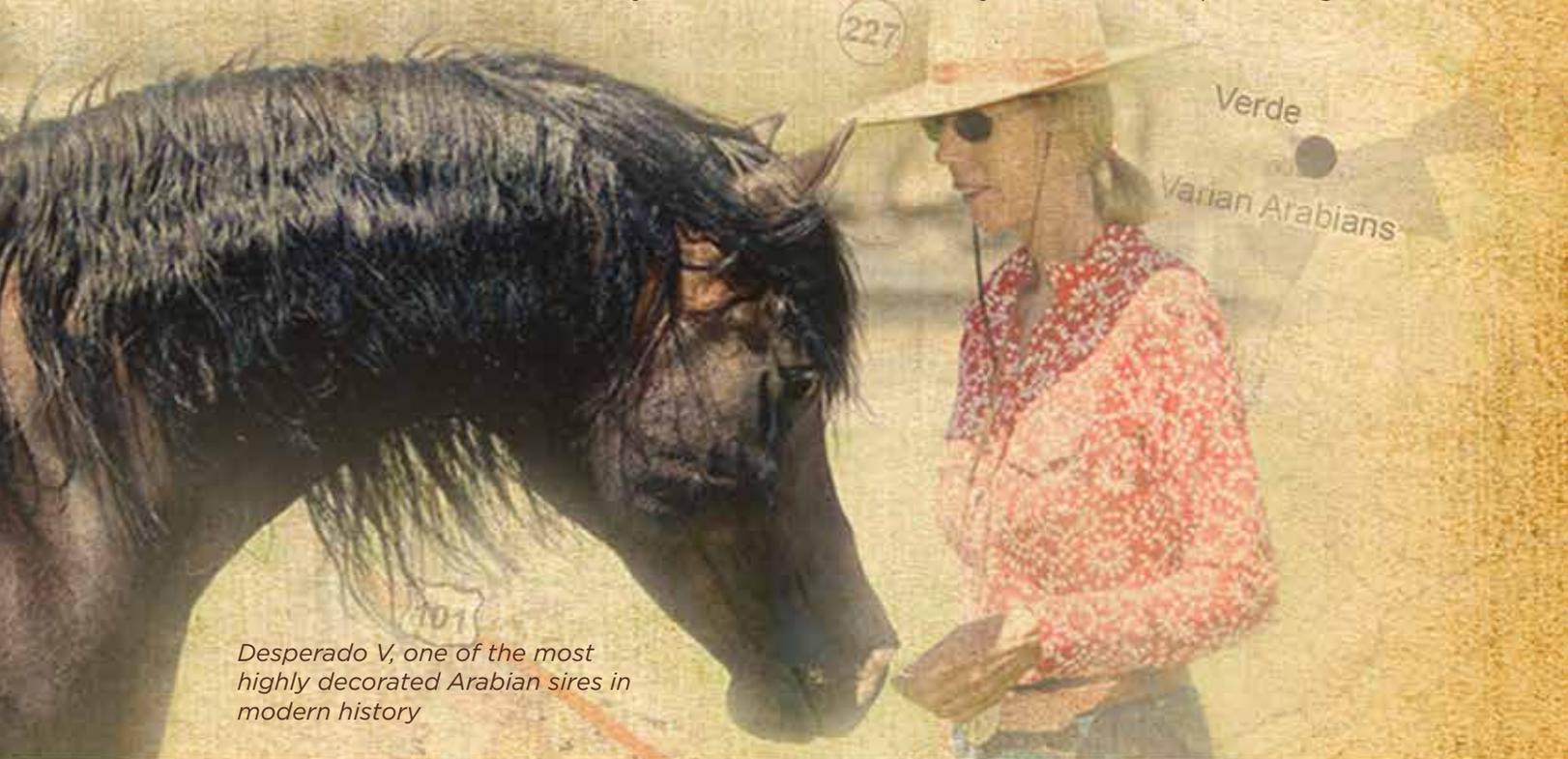
"I have worked with Sheila for thirty years on this ranch, managing the breeding program, foaling the mares, and much of the day-to-day ranch operations. Since I have known Sheila, she has always wanted to preserve the ranch from future development, and she has always wanted the Varian Arabians legacy to continue long past her death. In the last ten years, Sheila and I have worked with her financial advisor, trustees, legal advisors, and the California Rangeland Trust, to achieve both of her goals. Even though the ranch will be sold someday when I retire, our program will continue to expand and other ranchers will benefit from the property's sale which was part of Sheila's dream. I am proud and honored to be part of this legacy."

Angela Alvarez, Varian Arabians Ranch Manager

Throughout her storied career, Sheila Varian inspired horse enthusiasts around the world to follow their passion. The beautiful animals she bred, promoted, and championed enriched the lives of so many. Sheila was not just a breeder. She was not just a teacher, storyteller, and role model. She was also a real working cowgirl who lived a joy-filled life doing what she loved most. Every day.

Sheila began living her dreams as a young "horse-crazy" girl in small town California. As she stayed true to her vision and fought for the horses she believed in, she would go on to share her love of Arabian horses with the entire world. Her profound influence and impact on the Arabian horse breed will always have a place in history.

Our campaign goal is to raise \$2.5 million to preserve her ranch, the place a world renowned legacy was built. Your donation to Preserve Varian Arabians Ranch will help perpetuate Sheila's legacy. With your donation, the ongoing operations of Varian Arabians ranch will be sustained through a conservation fund and the development rights will be purchased by California Rangeland Trust. It's an iconic place. It's the cornerstone of the Arabian horse industry in America. It's our history. And it's worth preserving.



Desperado V, one of the most highly decorated Arabian sires in modern history

California Rangeland Trust

1225 H Street | Sacramento, CA 95814 | www.rangelandtrust.org | 916-444-2096 | Federal Tax ID #31-1631453