

SHEILA'S DREAM



TO PRESERVE VARIAN ARABIANS RANCH



An Iconic Place. Our History.

CALIFORNIA
RANGELAND
Trust

Be a part of her 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 of which is on the central coast - such as Hearst, the Varian V6, Kester, Hanson, San Lucas, and Sky Rose 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 her dream: a well planned vision 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 CALIFORNIA RANGELAND Trust
Purchases Development Rights

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 planned gift. Sheila carefully crafted her estate plan so that she would have the peace of mind knowing her life-long work with the horses, her ranch and her loyal employees would be safe. 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.

3 Varian Arabians Ranch Continues & Grows

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.

BIRTH OF A PARTNERSHIP
10 YEARS AGO
2000

FUNDRAISING BEGINS
OCTOBER 2015

Sheila finalized her estate plan in an agreement with the Rangeland Trust to protect the ranch with a conservation easement and to ultimately make a planned gift of the conserved ranch and a large portion of the remaining assets of her estate. Varian Arabians Ranch is appraised at fair market value to determine the property's development rights. Removing development options by placing a conservation easement on the ranch devalues the ranch for an appraised value of \$2.5 million. While Varian Arabians has been a self-sustaining horse breeding operation during its 60 years in business, the purchase of the development rights would ensure Varian Arabians Ranch will continue to grow and thrive, once Sheila was gone. The Rangeland Trust begins a fundraising campaign to raise \$2.5 million to be paid to Sheila's estate as a key sustainability fund - one that provides stability and the assurance a plan will be in place to responsibly handle the inevitable ups and downs of running a successful ranch. Also, further investments by the estate's trustees will sustain the business at hand, as well as maintain and enhance the overall fund's value.

SHEILA PASSED
MARCH 2016
2016

4 THE GIFT GROWS WHEN ANGELA RETIRES
Estate Donated to CALIFORNIA RANGELAND Trust

California Rangeland Trust intends to place a conservation easement on Varian Arabians Ranch as soon as the sustainability funds for Sheila's estate are raised - so it will never be developed - no matter what. At the time 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.

6 CALIFORNIA RANGELAND Trust
Helps Other Ranchers Conserve Their Land
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.



SUPPORT "SHEILA'S DREAM"

Sheila Varian has inspired so many horse enthusiasts to follow their own passion to include these beautiful animals in their lives. She was not only a great teacher, storyteller and role model as a real working cowgirl, she lived her life filled with joy as every day was spent doing what she loved the most. Sheila began living her dream as a young "horse-crazy" girl in California and went on to share this love of Arabian horses with the entire world. Her impact on people's admiration for horses will forever have a place in history.

Now, you can have a role in perpetuating "Sheila's Dream" by making a donation to Preserve Varian Arabians Ranch. With your help, we can build a sustainability fund which will support the ongoing operations of Varian Arabians and allow the California Rangeland Trust to purchase the development rights to this historic property and conserve the ranch forever. Our campaign goal is reach \$2.5 million to turn Sheila's dream into a reality. Your contribution will make a significant difference to continue her legacy on the ranch and share her inspiring story with others well into the future.

Sheila was not a wealthy woman and always ran her breeding business as a self-sustaining ranching operation. This is why we need your support. Your gift would mean so much to fulfilling her dream to keep her land and horses safe. She was a visionary and very passionate about preserving working ranches. Your contribution will not only protect Varian Arabians Ranch, but it will insure that rangeland on other ranches will also be preserved.

Our mission is to conserve California's working ranches that provide stewardship, open space and natural habitat for future generations.



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The California Rangeland Trust is a 501(c)(3) nonprofit organization Federal Tax Identification #31-1631453.

1225 H Street | Sacramento, CA 95814 | www.rangelandtrust.org | 916-444-2096