Self-Sustaining Oil Production

Investment Opportunity

RoBott Grapevine Partners, llc

16%	320+/-	2	$8MM
Annual return to investor	Barrels of oil per day gross	Producing wells	Projected annual revenue gross

Loan Request & Offering

RoBott Grapevine Partners, LLC (RGP) seeks a $2.6 million loan to complete the acquisition of Grapevine Energy LLC (Grapevine). Grapevine currently owns a 33.75% working interest in and also operates two excellent-producing oil and gas wells named the **Bordeaux** and **Chardonnay, both of which are anticipated to produce long into the future.** The collateral for this loan will be the 50% membership interests in Grapevine, which RGP will acquire.

RGP is seeking:
$2.6 million loan amount

The loan will be secured by a:
Security agreement collateralizing RGP's membership interests in Grapevine and a related UCC filing

Interest rate for loan participants:
16% net annual return to investor*

Loan-to-Value:
35.47% based on a $7.33MM valuation derived from taking annual 1.1million NOI and applying a 15 CAP rate**

Minimum investment from each participant:
$100,000

Loan term:
3 years with a bonus. Borrower will pay Lender (loan participant) a 6% bonus at loan payoff.

*Each investor or lender or participant in the Debt Offering will receive a quarterly payment equivalent to 16% annual interest. As an example, an investment of $500,000 will receive annual interest of $80,000 to be paid in quarterly intervals in the amount of $20,000.

** New wells were drilled 8 years ago at a cost of $15 million. PV of 15%.

Kern County - Why California?

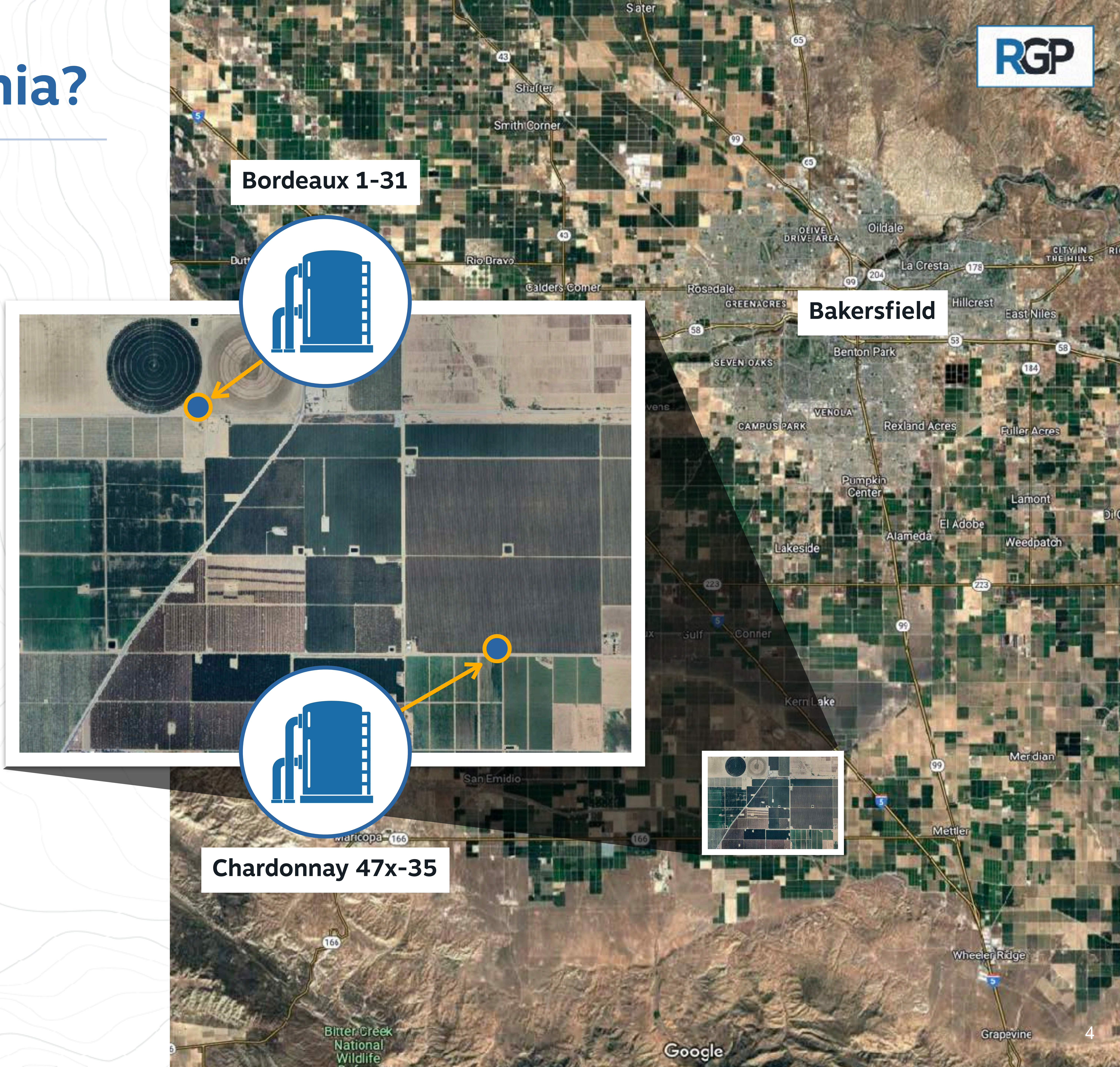
Located in the southern part of the state's Central Valley, Kern County is known for its diverse economy, which thrives on agriculture, oil production, and renewable energy. Bakersfield, the county seat and largest city, serves as a regional hub for commerce, culture, and transportation.

Kern County is rich in history and culture, and its landscape includes sprawling farmlands, arid deserts, and parts of the Sierra Nevada mountains. The county also plays a critical role in California's energy sector, with numerous oil fields and wind farms.

Kern County - Why California?

Kern County, located in California's prolific San Joaquin Basin, remains a top U.S. oil-producing region with multiple billion-barrel fields and access to some of the world's richest source rock. Despite California's stringent regulations, Kern offers compelling advantages for investors: premium pricing for light, sweet crude, low lease and tax burdens, and supportive infrastructure. While much of the basin relies on mature, high-cost steam flooding, **RGP's strategy stands out—targeting high-gravity oil from new, low-cost, low-risk fields with no legacy environmental liabilities. This positions RGP uniquely in a market with limited competitive pressure.**

California's massive oil consumption—over 1.8 million barrels per day versus 450,000 native produced—creates sustained local demand. Most imports come from environmentally risky sources, whereas California-produced oil meets the strictest global environmental standards. Local production not only reduces carbon impact but delivers reliable returns, creates high-paying jobs, and generates significant tax revenues. For investors, this presents a rare opportunity: participate in a high-demand, high-barrier market with premium pricing, low competition, and long-term strategic relevance.



The Chardonnay & Bordeaux

Strong Production Base:

2 active wells currently producing 320 BOPD gross, with third-party reserves supporting 10+ years with consistent output. Grapevine crude oil receives a premium price, a positive gravity adjustment, and is indexed to Brent crude price.

Low-Cost Operations:

Self-sustained natural gas power and an advanced hydraulic water lift system deliver efficient, low-cost performance at $12/barrel lift cost. Unaffected by electrical rate hikes.

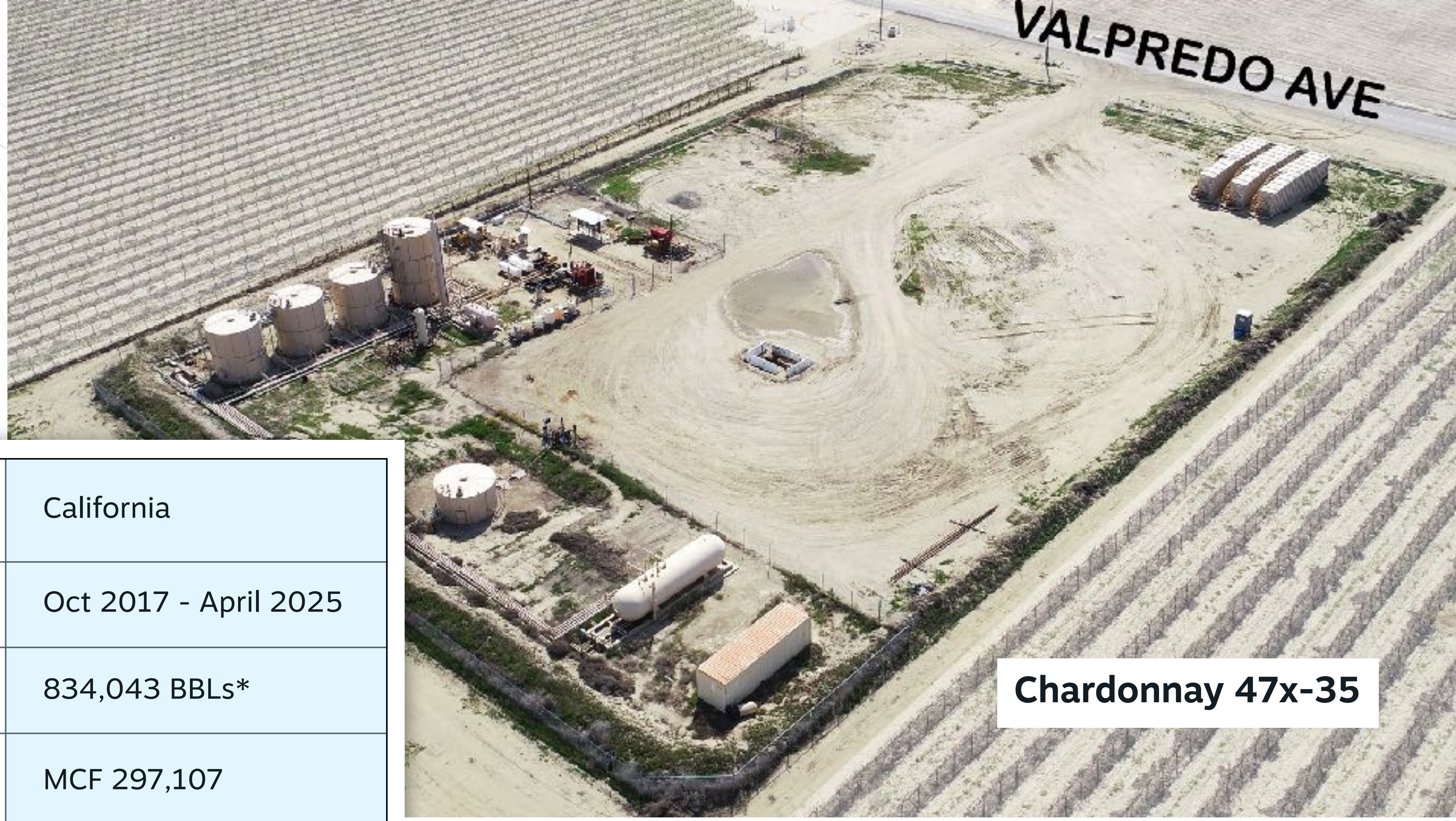
High-Quality Geology:

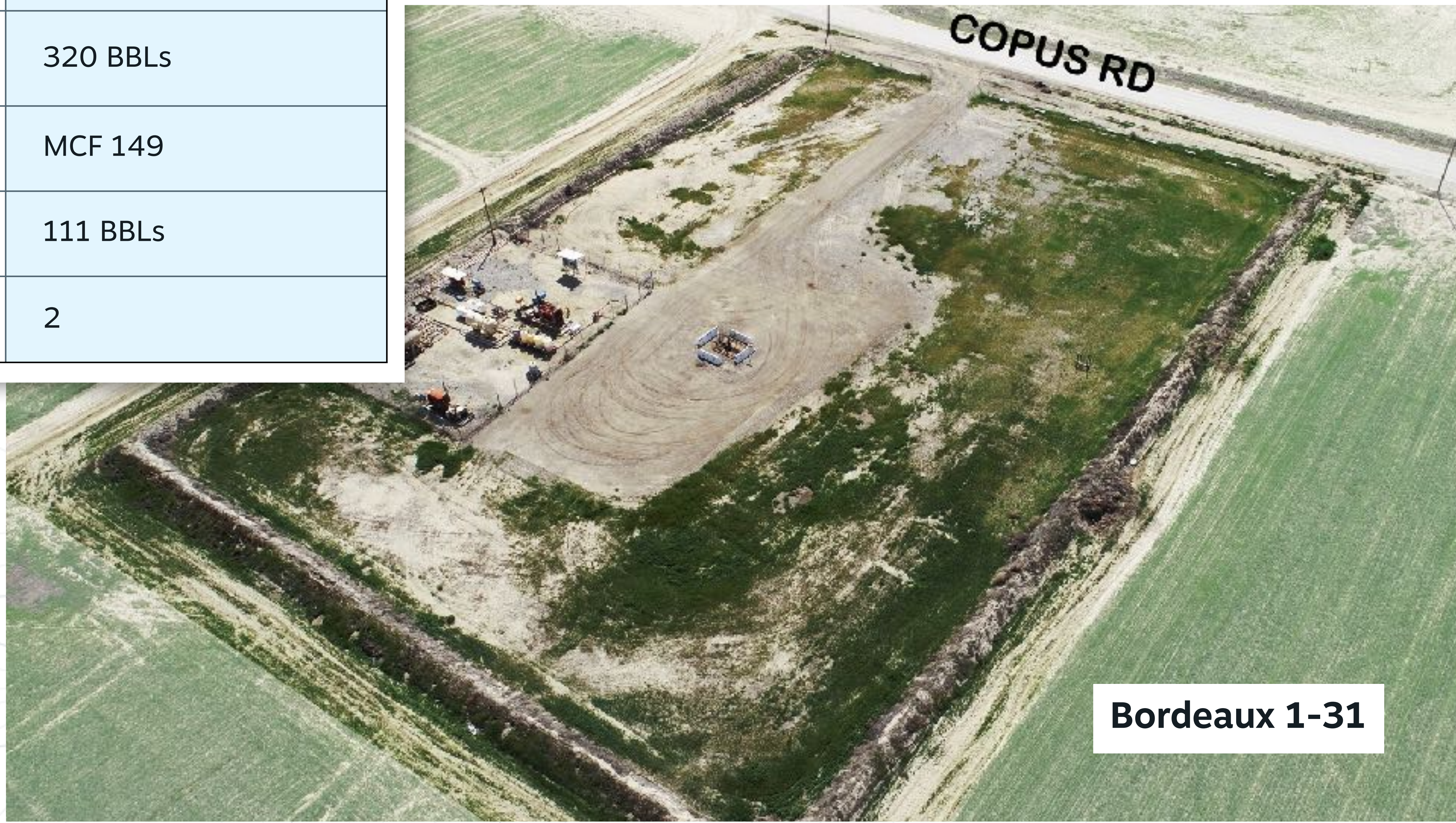
Wells target the Stevens Sands, a prolific turbidite (“Oil River”) formation known for long-term production.

Upside Potential:

Similar Well stimulation yielded a 300% production boost; Bordeaux has the same potential.

Operating state	California
Production dates	Oct 2017 - April 2025
Total oil production	834,043 BBLs*
Total gas production	MCF 297,107
Est. current daily oil prod.	320 BBLs
Est. daily gas prod.	MCF 149
Est. daily water prod.	111 BBLs
Producing wells	2





* Includes 20,000 BBLs from North Chardonnay

Chardonnay 47x-35

RGP

The Chardonnay well is currently the 2nd largest naturally flowing oil well onshore in California.

Production since inception (October 2017):
497,880 BBLS

Annual average since inception:
66,384 BBLS

Year-to-date:
27,119 BBLS

Low-cost production:
Self-sustaining - runs on the natural gas that it produces

Premium feature:
API Gravity 30.7 (High value, easy refining and transportation)

Logistic feature:
Production directly to Kern Refinery

Bordeaux 1-31

Production since inception (May 2018):

316,018 BBLS

Annual average since inception:

45,145 BBLS

Year-to-date:

7,903 BBLS

Low-cost production:

Self-sustaining - runs on the natural gas that it produces

Premium feature:

API Gravity 30.4 (High value, easy refining and transportation)

Logistic feature:

Processing line directly to California Resource Corp.

Photos






Operating Team

The team below is already in place at Grapevine and will remain after the acquisition is complete.

John L. Moran

Energy Manager (Team Manager)

55 years of experience

- **Oil and Gas Consultant for Grapevine Energy, LLC (2016-Present)**
- President Tamarack Oil and Gas, LLC-Bakersfield, CA (2010-2016)
- Foothills Resources, LLC- Bakersfield, CA (2006-2010)
- Carneros Energy, Inc. Bakersfield, CA (2000-2006)
- TeTra Exploration, IPEX and Prime Natural Resources: Houston, TX (1995-2000)
- Apache Corporation: Tulsa, OK and Houston, TX: (1984-1995)
- Taconic Petroleum, Inc.: Tulsa, OK: (1983-1984)
- Geodyne Resources, Inc. Tulsa, OK: (1978-1983)
- Williams Exploration Company Tulsa, OK: (1977-1978)
- Tesoro Petroleum Corporation San Antonio, TX (1975-1977)
- Mobil Oil Corporation Anchorage, AK, and Denver, CO: (1970-1975)

Michael Kerns

Land Management Oil and Gas Exploration Professional (Land Man)

53 years of experience

- **Directly manage land operations for Grapevine Energy, LLC (2019 – Present)**
- Kerns Land Services – California Founder & Principal (2019 – Present)
- ABA Energy Corporation – California Vice President of Land (2013 – 2019)
- Quantum Land Services – Multi-State Operations Founder & Principal (1986 – 1999)
- Oxy Petroleum USA – California District Landman (1981 – 1986)
- Independent Contract Landman – Multi-State Assignments Landman (1978 – 1981)
- Transamerica Title Insurance Co – California Title Department Manager (1972 – 1978)

Operating Team (continued)

The team below is already in place at Grapevine and will remain after the acquisition is complete.

Mark C. Seitz

Oil and Gas Engineering Consultant (Pumper)

43 years of experience

- **Manager of Engineering & Operations for Grapevine Energy (2013 – Present)**
- Seitz Petroleum Consulting, LLC – Owner Bakersfield, CA (2013 – Present)
- Tyumenskaya Neftyana Compania, TNK-BP - Director of Operations, Moscow (2001 - 2013)
- Enron Oil & Gas China LTD - Vice President of Operations, Chengdu, China (1998 - 2001)
- Occidental Oil & Gas Company - Chief Operations Engineer Nizhnevartovsk, Russia (1992-1998)
- Occidental Oil & Gas Company – Sr. Operations Engineer Bakersfield,CA (1991 - 1992)
- MCS Petroleum Consulting Service – Bakersfield, CA (1989 - 1991)
- Arco Oil & Gas Company, (Western District) – Bakersfield, CA (1988 – 1989)
- Tenneco Oil Exploration & Production - Production Engineering Supervisor Bakersfield CA (1981 - 1988)
- Gulf Oil Exploration & Production - Monahans, TX (1979 - 1981)

Kathryn Allen

Controller

45 years of experience

- **Independent bookkeeper 06/80 – Present**
- Stockdale Leasing, Bakersfield, CA 05/79 – 01/80
- Rodger Gagosian & Associates, Bakersfield, CA 1977-05/79
- General Job Description: Ability to set up company books from scratch or convert them to any computer program. Payroll including quarterly and yearly reports, Inventory, Accounts Receivable, Revenue Production, Accounts Payable, Joint Interest Billing, General Ledger, cash and accrual, including Financial Statements. Preparation and filing of 10Q's, 10K's and other SEC electronic filings. All duties of a full charge bookkeeper and controller. Auditing of oil & gas joint ventures, drilling & completion work & outside vendors. Extensive computer ability and auditing of accounting records.

FAQs

What is a Working Interest in Oil and Gas?

A working interest (also known as an operating interest or leasehold interest) is created by an oil and gas lease, where, in return for a royalty, the mineral rights owner (lessor) grants to a lessee (often an oil and gas company) the right to explore and develop the property.

What is a security interest?

In this transaction, the security agreement will give lenders a security interest in RGP's membership interest in Grapevine as collateral for the loans, and will be supported by a UCC filing with the California Secretary of State's Office.

What's the "lifting cost"?

Lifting costs are the expenses involved in producing oil and gas after wells have been drilled and developed for production.

What is a water cut?

In the oil and gas industry, "water cut" refers to the percentage of water present in the total fluid produced from an oil well. It essentially measures the ratio of water volume to the total volume of liquids (oil and water) being produced.

Contact Information

Contact the RoBott Grapvine Partners, LLC team for investment opportunities.

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