Self-Sustaining Oil Production

Investment Opportunity in Kern County, CA

19%	**305+/-**	**2**	**2017**	**$8 Million**
Annual return to investor	Barrels of oil per day	Producing wells	Initial Year of Production	Annual revenue

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Kern County, CA

Loan Request & Equity Investment Offering

Grapevine Energy, LLC (Grapevine) desires to sell up to $3 million of its current 30.9375% working interest in the two producing wells (Chardonnay and Bordeaux). It amounts to 16.875% interest in the project. The minimum investment is $250,000.00, which is the cost of a 1.40625% share of the overall working interest.

Desire to sell up to:

$3 Million - (16.875% interst in the project)

Grapevine's current working interest:

30.9375%

Annual interest rate return to the investor:

19%*

Minimum investment from each participant:

$250,000

*Each investor or lender or participant in the Debt Offering will receive a quarterly payment equivalent to 19% annual interest. As an example, an investment of $500,000 will receive annual interest of $95,000 to be paid in quarterly intervals in the amount of $23,750.

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

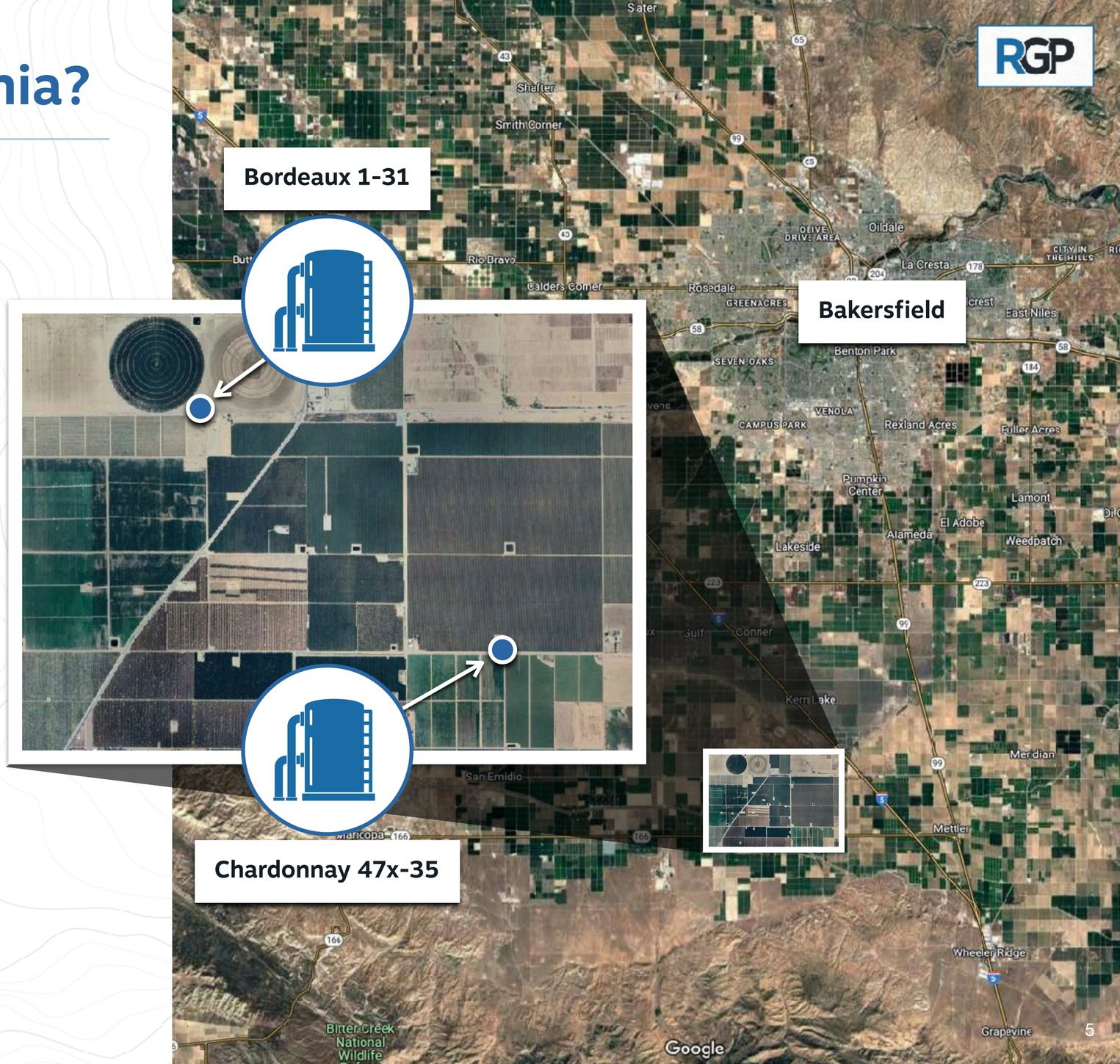
At a time when the U.S. petroleum industry has aggressively pursued developing unconventional resources, RGP was established to exploit a diversified portfolio of high-quality conventional oil-producing opportunities. RGP's current opportunity is located in the world-class San Joaquin Basin in Kern County, California.

Kern County - Why California?

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.

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.**



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:

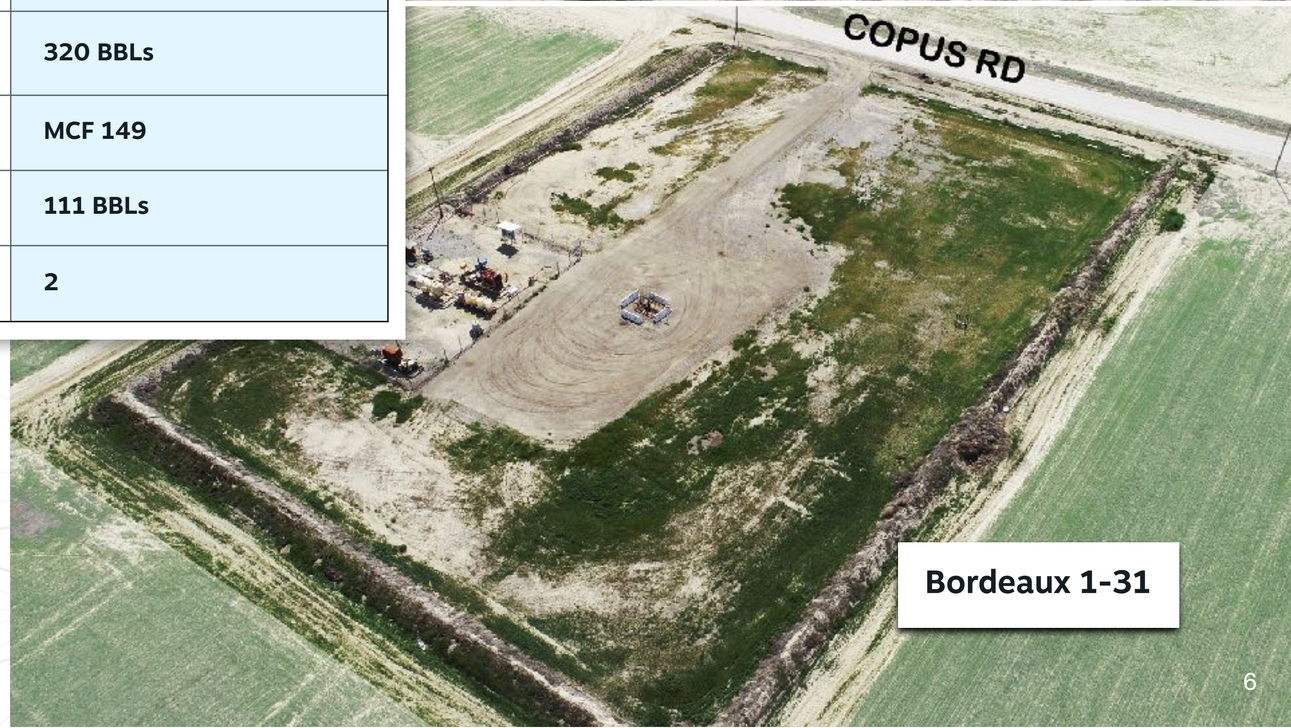
Wells target the Stevens Sands, a prolific turbidite (“Oil River”) formation known for long-term production.

Upside Potential:

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

Operating state	**California**
Production dates	**Oct 2017 - February 2026**
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**

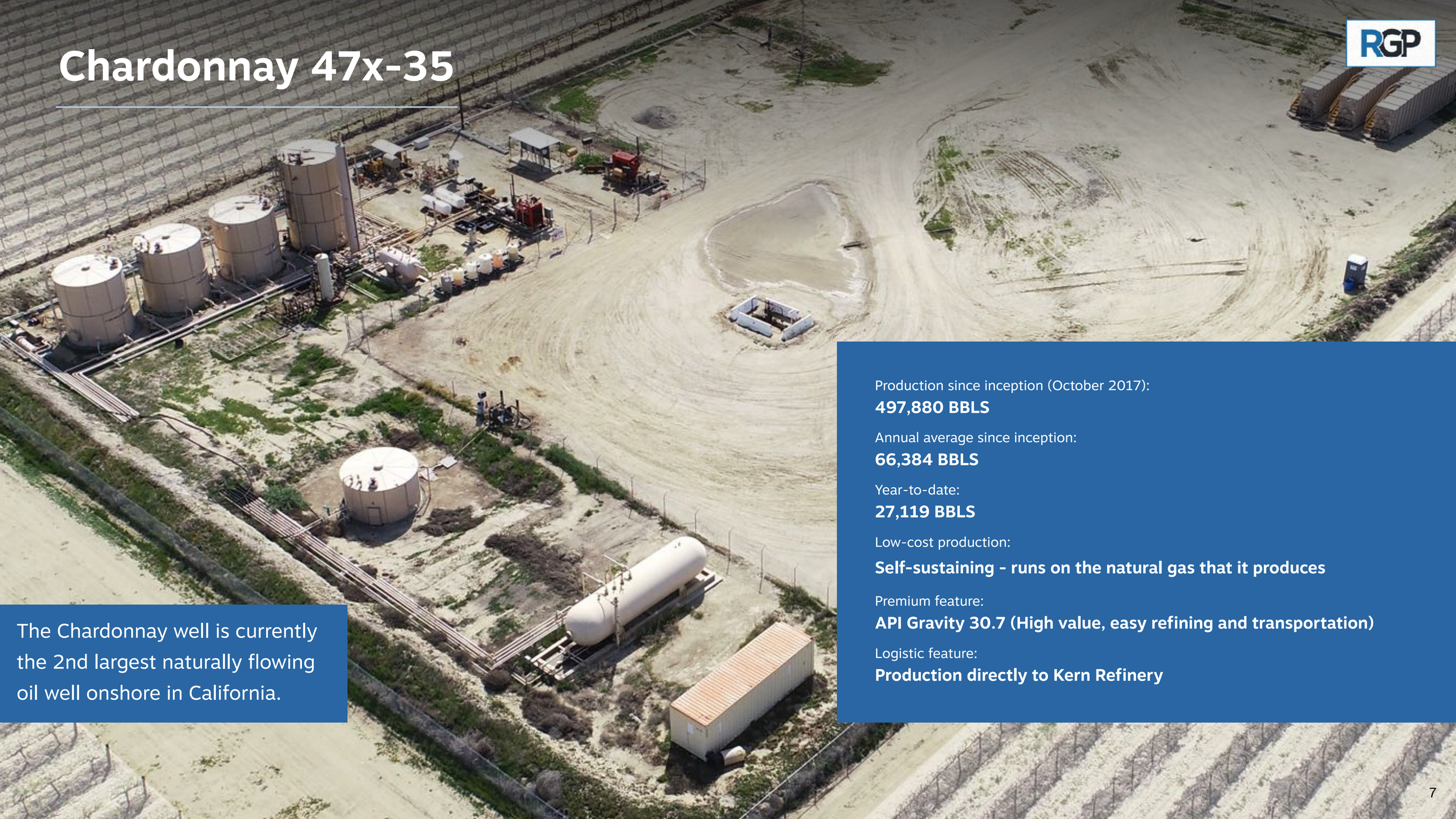
Chardonnay 47x-35



Bordeaux 1-31

* Includes 20,000 BBLs from North Chardonnay

Chardonnay 47x-35



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

T-400 DRAWER

V-200 GAS STORAGE VESSEL

GRAPEVINE ENERGY LLC
CHARDONNAY FACILITY
NOTICE
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Working Interest Owners

Grapevine Energy, LLC (Grapevine Energy) – 30.9375%

Grapevine Energy is the Operator and has served in that role since inception of the Grapevine project in 2016. Grapevine Energy is a California limited liability company and a subsidiary of Horizon Energy Partners, LLC.

California Resources Petroleum Corporation (CRCP) – 28.5156%

CRCP is the largest oil producer in California. CRPC is a major owner of nearby oil fields producing from the Stevens Sand formation. All the natural gas and water from the Grapevine project wells are transported to CRPC's nearby facilities and processed pursuant to processing agreements. The Grapevine project was initially acquired from CRPC (except for a few private oil and gas leases acquired directly by Grapevine Energy) through a farm-out transaction. After the drilling of the Chardonnay well, CRPC backed in for their working interest.

Modiin Energy International, Inc. (Modiin) – 22.3125%

Modiin is a subsidiary of Modiin Energy LP, a publicly traded limited partnership on the Tel Aviv stock exchange. Modiin is an original participant in the Grapevine project and farmed-in their interest from Grapevine Energy.

BYLO Grapevine Holdings, LLC (BYLO) – 10.7344%

BYLO is a subsidiary of BYLO Energy Fund LP, a small energy fund based in New York, NY. The two principals are based mostly in Israel. BYLO is an original participant in the Grapevine project and farmed-in their interest from Grapevine Energy.

FGE Oil, LLC (FGE) – 4.6875%

FGE Oil is located in Houston, Texas. It is owned by a married couple, Michael and Terry Lowe. They are personal friends who were initially introduced to the Grapevine project by Stephen Brunner. FGE is an original participant in the Grapevine project and farmed-in their interest from Grapevine Energy.

Botthof Capital Group Inc. – 1.40625%

Botthof Capital Group Inc. is owned by Stephen Botthof, co-founder, partner of RoBott Land Company, Inc., a real estate developer and investor based in Beverly Hills.

Glenmont Capital Group Inc. – 1.40625%

Glenmont Capital Group Inc. is owned by Laurence Roth, co-founder, partner of RoBott Land Company, Inc., a real estate developer and investor based in Beverly Hills.

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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