

RoBott Land
C O M P A N Y

Established Oil Production

Investment Opportunity in Kern County, CA



±20%

Annual return to investor

305±

Barrels of oil per day

2

Producing wells

2017

Initial Year of Production

\$8 Million

Gross Annual revenue

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Investment Information

Available opportunity:
**16.875% working oil interest
for \$3 Million**

Annual rate of return to investor:
± 20%

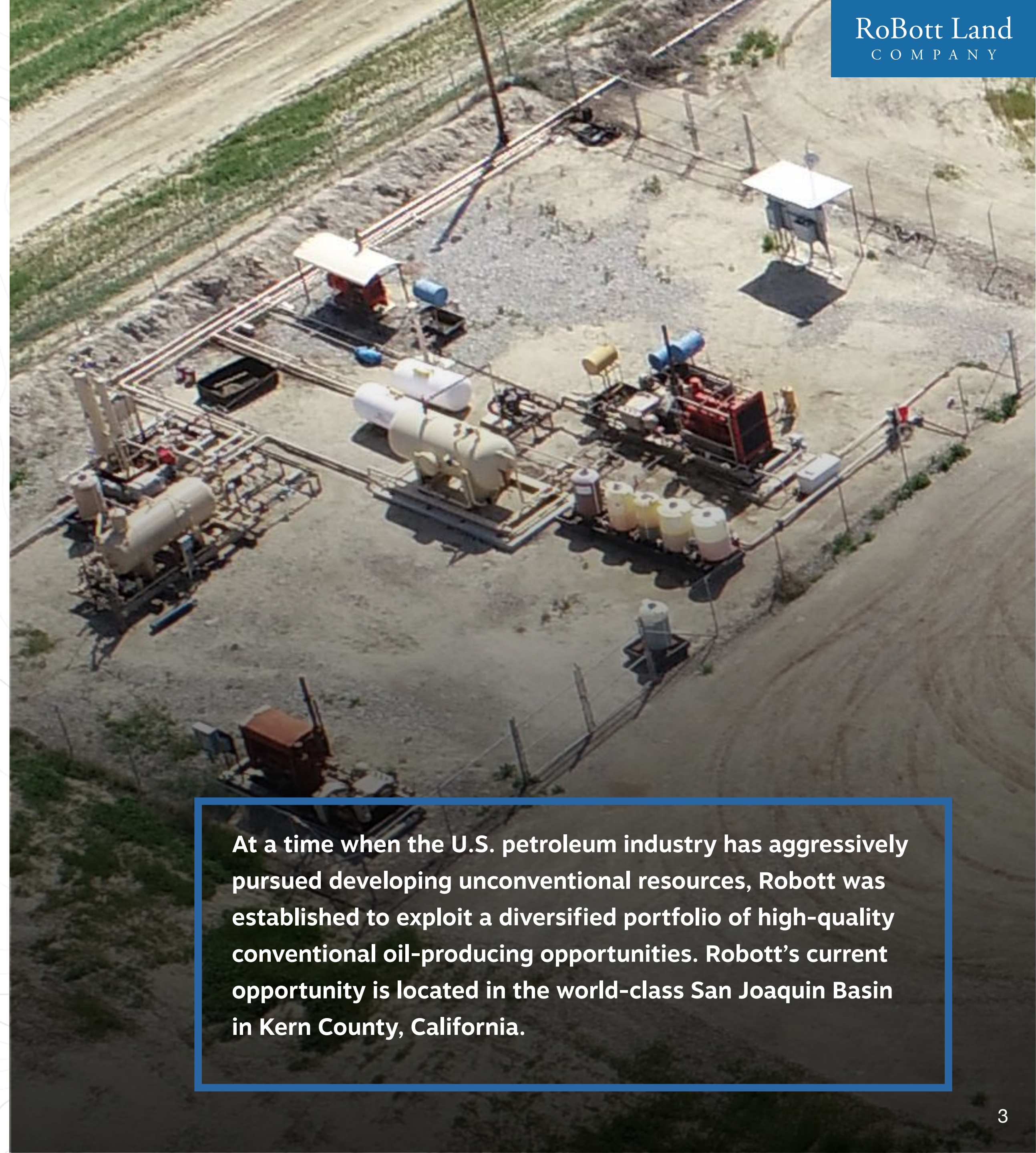
Grapevine Energy, LLC (Grapevine) is the majority working interest owner in the Grapevine project which presently comprises two producing wells (Chardonnay and Bordeaux). Grapevine wishes to divest up to a 16.875% working interest in the Grapevine project for \$3 million in no less than \$250k increments (each equal to 1.40625% working interest in the Grapevine wells.) Grapevine intends to deploy the proceeds of the sale for other corporate opportunities. The minimum investment that would be offered is \$250k, which would equate to a 1.40625% working interest in the Grapevine wells. The total \$3 million position available represents 12 (\$250k) discrete working interests. RoBott will collect a 10% promotional fee on working interests that Grapevine sells.

RoBott has an 8-year relationship with the Seller. Partners at RoBott each purchased, for \$250k, a portion of Grapevine’s working interest last fall. The table below shows the related net income for each \$250k investment. The purpose of this information is only to illustrate that the yield will vary based on the crude oil pricing market and monthly well maintenance requirements.

This is not an offering to sell or a solicitation to purchase working interests, securities or any other type of asset or property. It is merely a summary of certain information relating to a possible future offering or solicitation.

Month	Year	Disbursement
March	2026	\$3,581.25
Feb	2026	\$3,414.96
Jan	2026	\$3,198.23
Dec	2025	\$5,075.93
Nov	2025	\$5,562.10
		\$20,832.47

Disbursements are based on a \$250k investment



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

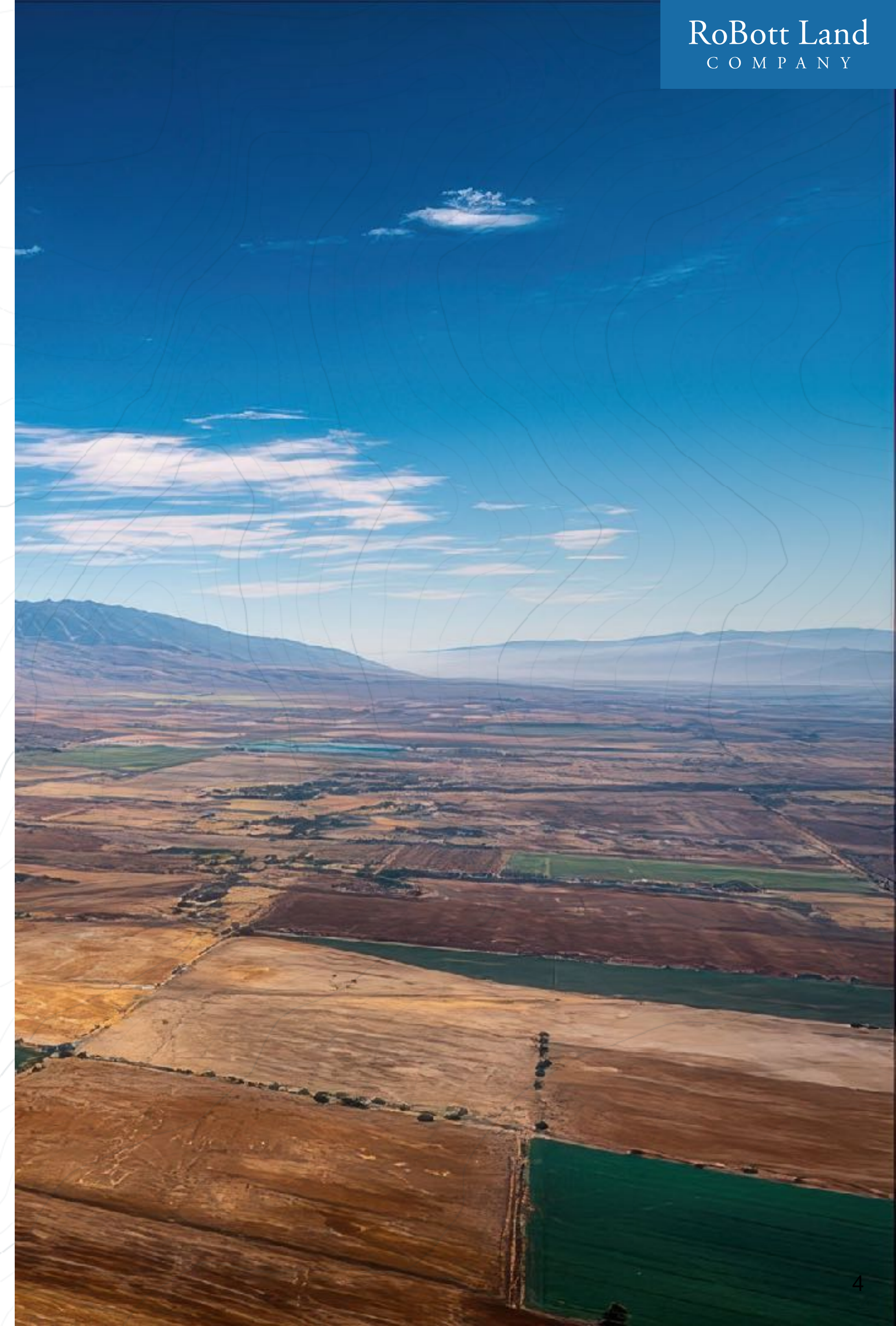
Monthly Well Maintenance, Future Workovers and Capital Call

The Grapevine wells operate 24/7. The constant operation places a mechanical burden on the wells and associated facilities. Grapevine's experienced engineers keep the wells running at a very high percentage efficiency, incurring reasonable monthly operating costs, but infrequently there are mechanical upsets that require special attention and additional costs to rectify. These infrequent extraordinary costs are funded from monthly production revenues but reduce the net proceeds accordingly. One such incident occurred in November 2025 and was the primary cause of the reduced revenues shown on the table inset on the previous page. The special costs for this have now been fully paid and subsequent months should show increased net proceeds.

Over time, fine grain sands and other solids from the producing reservoirs migrate to the wellbore and can cause minor restrictions to the productive rate. These restrictions can be mitigated by conducting an acid wash procedure across the perforations, which effectively cleans and increases access of the reservoir to the wellbore. The result is enhanced daily productive oil rates. This procedure is typically conducted every year or two depending on the rate of production decline. The cost to the 100% working interest is approximately \$100k, which equates to \$1.4k for each 1.40625% working interest being offered for sale. Grapevine Energy, the operator, presently intends to conduct this operation on the Chardonnay well likely in the 3rd quarter of 2026.

Several years ago, a bridge plug installed on the Bordeaux well, purposed to seal off a water zone, partially failed and inadvertently moved slightly, exposing a portion of the water zone to the well bore. This caused an increase in water production and diluted the oil production. The fix for this is more expensive than the acid wash described above, about \$400k for the 100% working interest or about \$4.2k for each 1.40625% working interest being offered for sale. This cost also includes reinstalling the bridge plug in its proper location and reperforating the entire productive interval. The operator believes these combined operations will substantially increase the oil production rate. The plan is to conduct this operation sometime in 2026.

For a relatively modest cost, both of these operations could result in a material increase in production for the Grapevine wells which would enhance the economics of the purchase.



Why California?

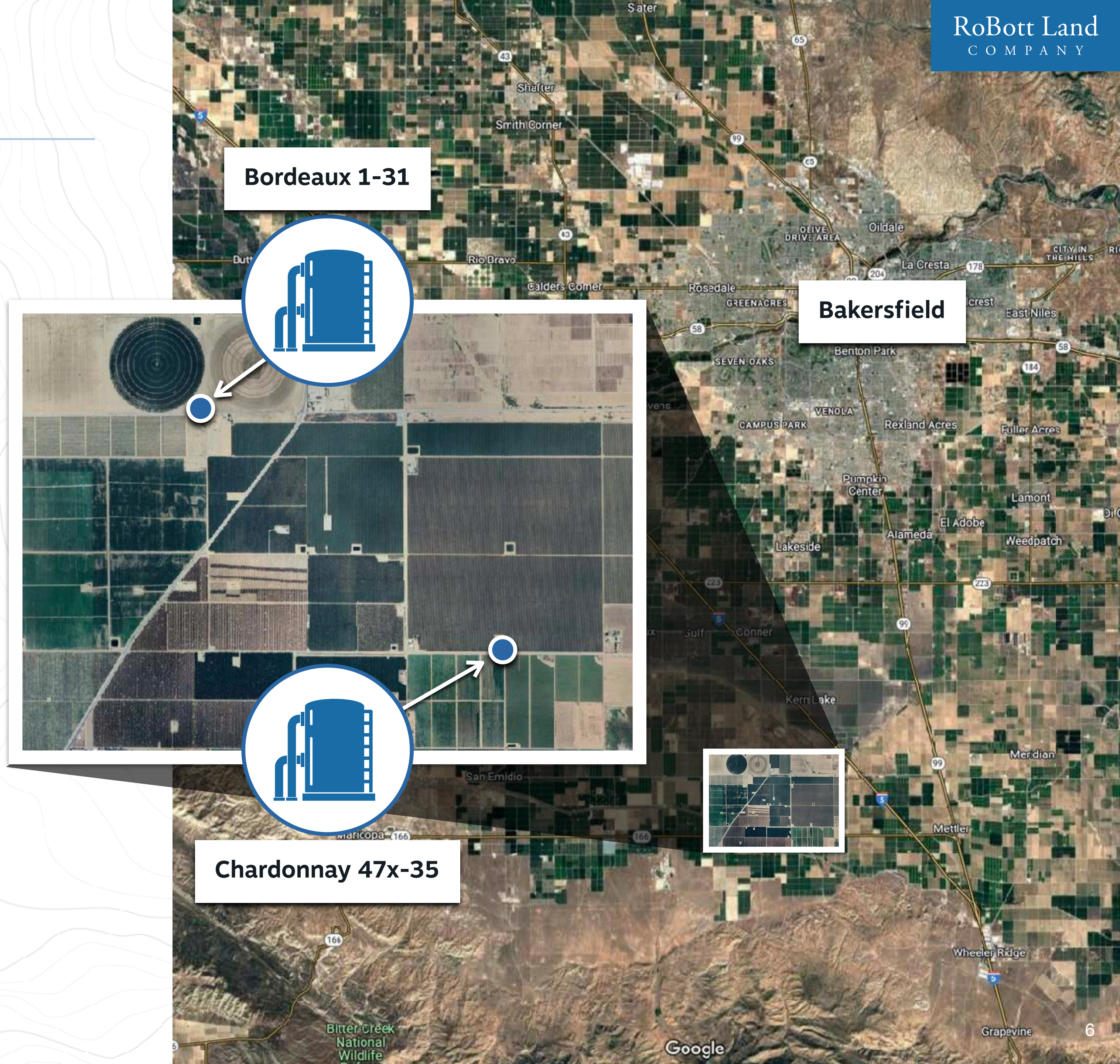
California's significant oil demand and consumption — over 1.8 million barrels per day versus 450,000 produced in the state — creates a sustained demand for local production. Most oil imports originate from environmentally risky countries and sources, whereas California-produced oil meets the strictest global environmental standards. Local California 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 to participate in a high-demand, high barrier-to-entry market with premium pricing, low competition, and long-term strategic relevance.



Kern County

Kern County, located in California's prolific San Joaquin Basin, remains a top U.S. oil-producing region with multiple, historical 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 CO2-based steam flooding, Grapevine's strategy stands out — targeting high-gravity oil from new, low-cost, low-risk fields with no legacy environmental liabilities. This positions Grapevine uniquely in a market with limited competitive pressure.

Kern County also has a distinct legal advantage over other oil-producing regions in the State. In late 2025, the California Legislature passed and Governor Newsom signed SB 247. That law resolved the long-standing litigation between Kern County, on the one hand, and the State and various environmental groups, on the other hand, and mandates that the State issue a maximum of 2000 permits for new oil wells or "work-overs" or "redrills" on existing wells within Kern County each year through 2035. Unlike the situation in the rest of the State, where it is very difficult, if not impossible, to obtain permits for new wells, oil and gas exploration and development activity in Kern County will be very active for the next 10 years. To the extent that the geology, economics, and other relevant factors would justify the future drilling of new wells within the Grapevine project, there will be far fewer regulatory hurdles for those new wells than would be the case if they were elsewhere in the State.



Bordeaux 1-31

Bakersfield

Chardonnay 47x-35

The Chardonnay & Bordeaux

Strong Production Base:

2 active wells currently producing about 305 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 approximately \$10 to \$12/ barrel lifting cost. Minimally affected by electrical rate hikes.

High-Quality Geology:

Wells target the Stevens Sands, a prolific turbidite (“oil river”) formation known for long-term production and low decline rates.

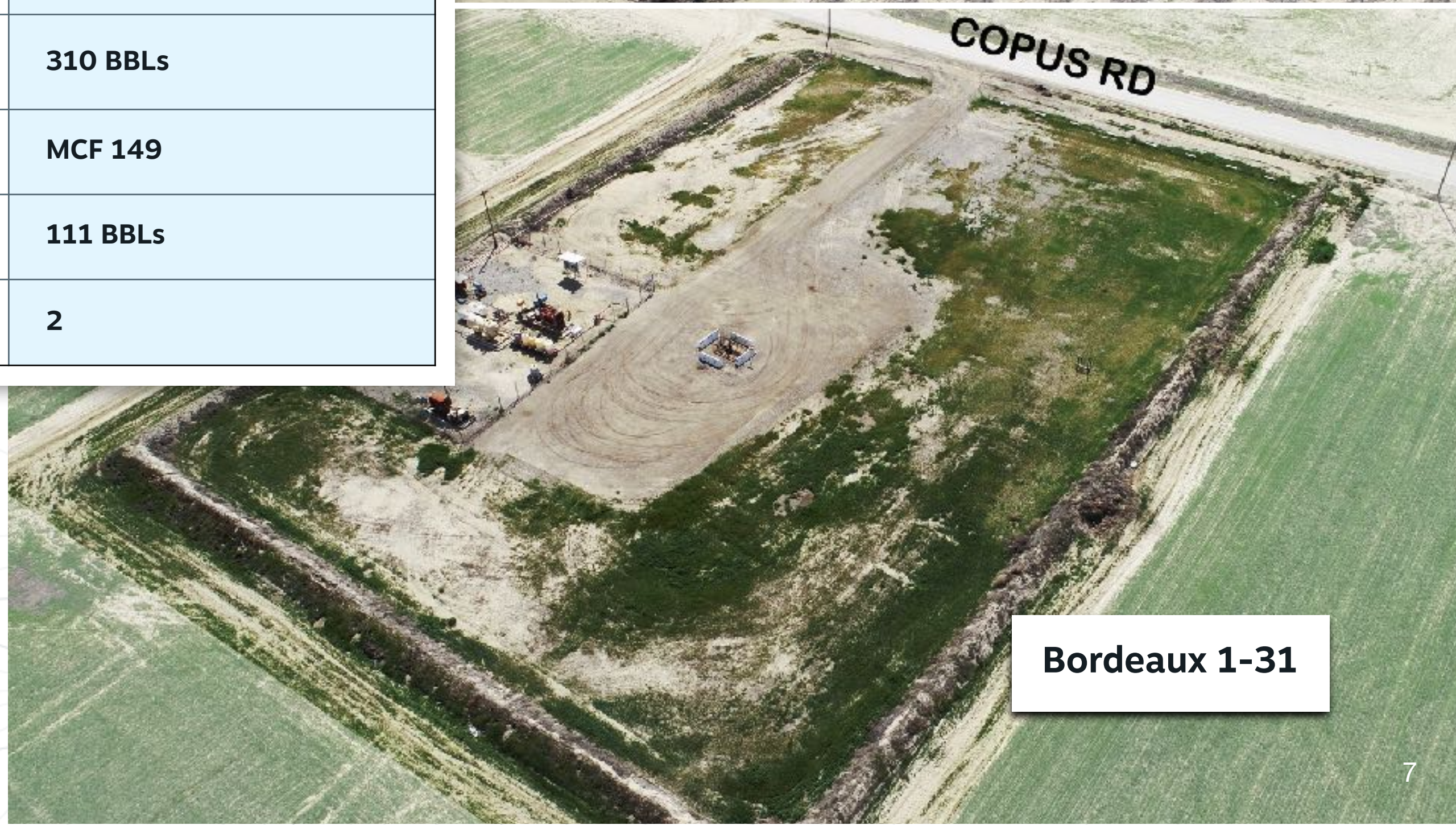
Upside Potential:

Well stimulations described on Page 4.

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.	310 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

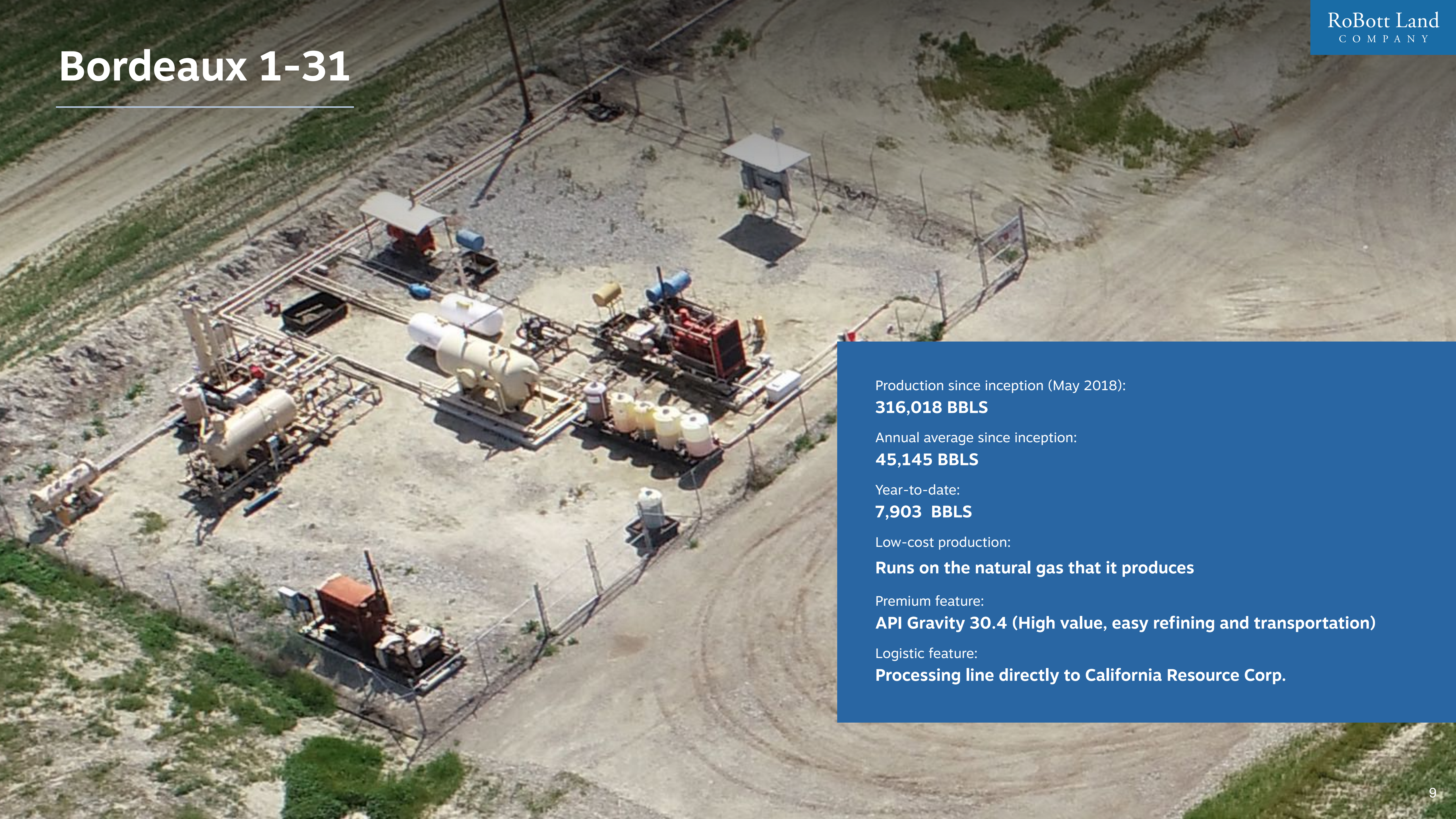
Year-to-date:
27,119 BBLs

Low-cost production:
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:

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



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 Global Corporation.

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 land 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 Chardonnay well discovery, CRPC exercised its option for its current 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. 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 a small, privately-owned oil company domiciled in Houston, Texas. 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 listed below has been running the Grapevine project wells since inception and will remain after the acquisition is completed.

John L. Moran

**Energy Manager (Operating Team Manager) –
MS Geology Oregon State University**

55 years of experience

- **Oil and Gas General Manager 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)) – VP Exploration
- 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 manages 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 Neftyanaya 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 Gagorian & 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 (WI) is a percentage of ownership in an oil and gas lease that grants the holder the right to drill, produce, and operate a well. Owners are responsible for a proportional share of all drilling, development, and operating costs. In return, they receive a share of the production revenue, subject to payment of royalty interests to mineral owners.

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.

Contact Information

Contact the RoBott Land Company team for investment opportunities.

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