

ATTACH ANNEX "A" LISTING PROJECTS SUBJECT TO THIS AGREEMENT ALL PROPERTIES SUBJECT PRIOR SALE. UNLESS DEPOSIT IS PLACED IN ATTORNEY'S ESCROW IOLTA TRUST ACCOUNT

ANNEX "A"

Projects

**All Projects Subject Prior Sale
SUCCESS OIL CO.
818-974-9623/800-451-9865**

Exhibit "A"

**Le Paradis, Golf and Marina Resort, St. Lucia
609 ACRES+- Greg Norman Golf Course
\$104,000,000.00 Already Invested Video Rendering
Click On Link Below:**

https://youtu.be/0CGa2f5bmsg?si=7R_s24NQjuOS4C6E

Ventura County California Production 1500 bbl. Per Day

I established a purchase price based on 2021, 2022, and 2023 projected EBITDA numbers, plus \$10 million for the purchase of the RTP's.

- 1. EBITDA Multiple: \$75,283,438 US = 3.5 x's average of 2021,2022 and 2023 projected EBITDA**
- 2. RTP \$10,000,000 Seller has developed over 200 RTP opportunities
Purchase Price **\$85,283,438.00 US****

3. Initial Capex: \$10,000,000 (includes closing, initial cash)
4. RTP: \$10,000,000 US CAPEX for RTP operations to be spent over 5 years
5. Contingency: \$10,000,000 (sales price adjustment, misc.) may or may not require this
6. TOTAL \$115,283,438 US
7. I created an equity/debt structure with an equity partner putting in \$40 million and getting 65% of the project's equity
8. Debt covers the remaining \$75,283,438.00 for 10 years @ 12%. Payments start in year 2 of the project
9. 3% Consulting Fee
10. The structure above can be altered to suit buyers' desires & comfort levels. \$28 Million Net EBITA 2023

Currently off Market the Owners are Conducting Well Enhancement and placing 34+ Wells Back Online that were left as uneconomically productive During Covid-19 Low Oil Price.

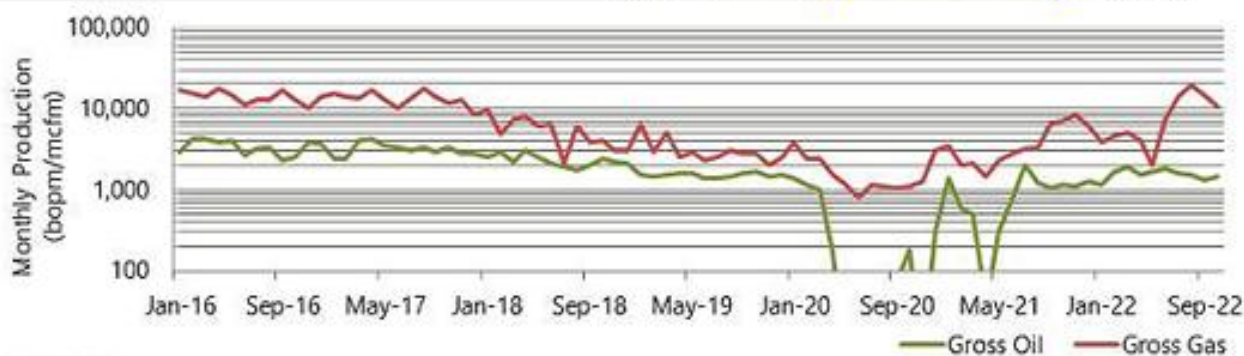
OPERATING

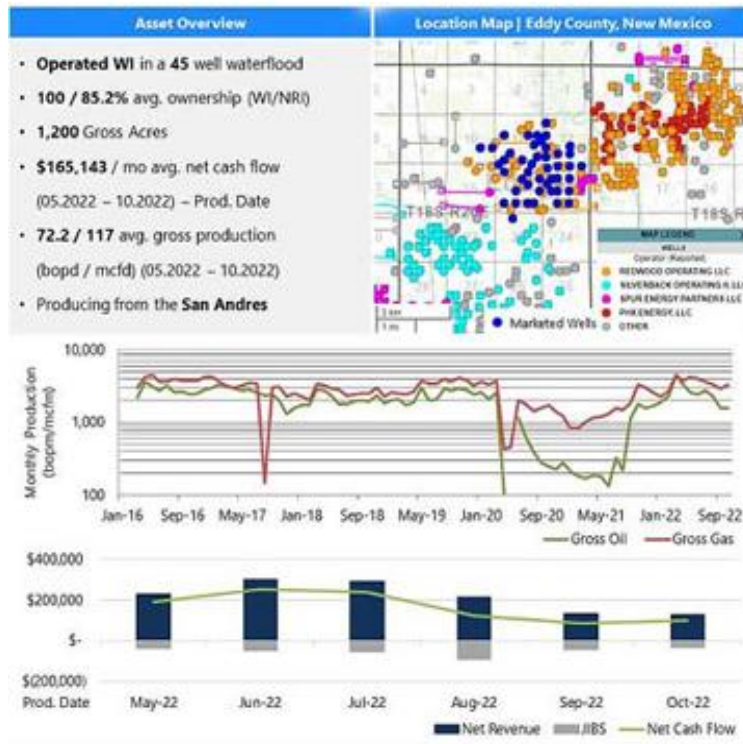
Lea County, New Mexico.

Asset Overview

- **Operated WI** in a **23 well** waterflood and **7 wells**
- **87.3 / 71.0%** avg. ownership (WI/NRI)
- **2,120** Gross Acres
- **\$79,874 / mo** avg. net cash flow (05.2022 – 10.2022) – Prod. Date
- **51.4 / 378** avg. gross production (bopd / mcf) (05.2022 – 10.2022)
- Producing from the **Wolfcamp, Strawn**, and more

Location Map | Lea County, New Mexico





3400ac HBP, Lea, Eddy co NM, 100BOED mostly Oil out of 51 Producing V wells, 24 Injection wells. Water Flood with room for Engineered improvement. Asking \$2.5MM

SE NEW MEXICO SALE PACKAGE

100+ Active Wells. 4,000-Gross Acres

SHALLOW CONVENTIONAL ZONES

Liquids Rich Gas & NGL Sales

Long Life. Stable Production Base.

SIGNIFICANT IDENTIFIED UPSIDE

OPERATED WI FOR SALE

Gross Production: 400 BOED (30% Oil)

Net Volumes: 235 BOED

Net Cash Flow: \$80,000/Mn

PDP PV10: \$6,010,460

PDP Net Reserves: 267,790 BBL & 4.2 BCF

\$2.9 Million

SCURRY CO., TX - Non-Operated WI Sale Pkg

18 Producing **Strawn "A"** Horizontal Wells
Operated by Three Span Oil & Gas

Gross Prod.: 1,008 BOPD, 2,113 MCFD - **NET Prod.: 46 BOPD, 84 MCFD**
3-Month Average Net Income: **\$70,800** (Jul-Sep 2025)

Operated Sale Package

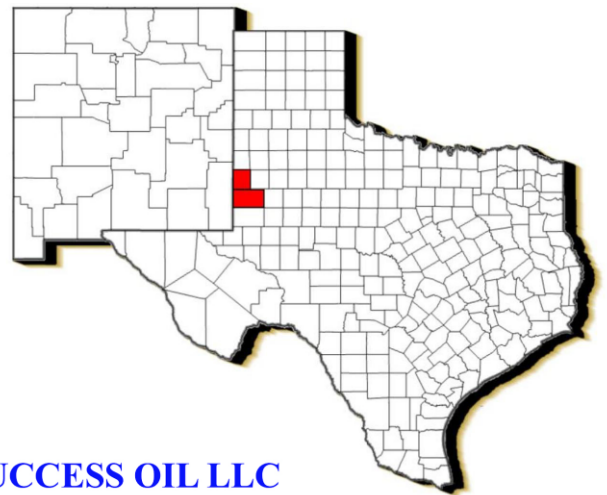
Devonian High-Volume Lift

67.9 BOPD, 6,394 BWPD

2 Producers, 2 Injectors,
5x Disposal Capacity

\$65,151/Mo Avg Net Income
(Mar – May 2024; Avg Price \$80.94/bbl)

Gaines/Yoakum
Counties, Texas



CONTACT: SUCCESS OIL LLC
818-974-9623/800-451-9865
JERUMORGAN@YAHOO.COM
www.uccessoilco.com

**Gaines County Property Above
Asking \$1.5 Million**

LEA & EDDY COUNTIES, NM SALE PACKAGE

**Operated- 257 wells, Non-operated- 122 wells
Shallow, Conventional Production. Shallow Rights Only.**

**1. BOPD, 1,268 MCFD, 25,153 BWPD (Aug '25)
Net Cashflow: \$370,000/month PDP PV20 of ~\$23MM at
\$61 oil**

**P&A/remediation obligations: ~\$3MM net over 5 years
(PV ≈ \$1.75MM) Immediate upside with Behind Pipes &
Waterflood Optimization**

\$12.21 Million

SOUTH TEXAS OPPORTUNITY

411-Producers 55,500-Net Acres.

WEBB, ZAPATA, STARR, HIDALGO & DUVAL
WILCOX, LOBO, PERDIDO & HINNANT FRMS
LEGACY ANADARKO & EOG ASSETS

83-Behind Pipe Opps Engineered
MAJORITY OPERATED WI; 75-80% NRI
Incl NonOp: Fletcher, Hilcorp, Merit & Others

Gross Prod: 21,802 Mcfepd
Net Volumes: 11,628 Mcfepd
NTM Net Cash Flow: \$559,450/Month
3rd-Party Engineering PV10: \$67,675,253
Asset Mix: 57% PDP, 31% PDNP, 12% PUD

CLOSED SOLD APRIL 2026

ALBERTA W4 & W5 SALES PACKAGE

LLOYDMINSTER & CARROT CREEK SMALL CANADIAN NONOP FOR SALE

31-Wells. 5,160-Gross Acres.

LLOYDMINSTER & CARROT CREEK

Mannville & Cardium Formations

Mature, Long-Life, Oil-Weighted

Some 15 API Mannville Heavy Oil

~35 API Light Oil in Cardium

~60 years of vertical well control

Up to 40% NonOperated WI.

Gross Production: 155 Bopd & 214 Mcfpd

Net Volumes: 55 Bopd & 13 Mcfpd

Net Cash Flow ~\$46,000/Mn

Reactivations & Recompletions

\$1.5 Million

COMPANY EXITING OPERATIONS

KELSEY BASS CONVENTIONAL FIELD

SOUTH TEXAS ASSETS FOR SALE

53 Wells (33 Producing, 19 Inactive, 1 Inj)

KELSEY BASS CONVENTIONAL FIELD

BROOKS, HIDALGO, JIM HOGG & STARR

FRIO & VICKSBURG SANDS

64,000-Net Acres (100% HBP)

Workovers w/ Near-Term Uplift Potential

100% OPERATED WI; 87.5% NRI

Gross Prod: 176 BOPD & 1,526 MCFD

Net Volumes: 153 BOPD & 1,185 MCFD

Est Net Cash Flow: >\$250,000/Mn

Seller Engineering: PDP PV10 \$7,198,070

PDP Net Reserves: 184,060 Bbl & 1.2 Bcf

\$8,250,000.00

PERMIAN BASIN OPERATED PKG

SHALLOW CONVENTIONAL ZONES SE NEW MEXICO SALE PACKAGE

100+ Active Wells. 4,000-Gross Acres

SHALLOW CONVENTIONAL ZONES

Liquids Rich Gas & NGL Sales

Long Life. Stable Production Base.

SIGNIFICANT IDENTIFIED UPSIDE

OPERATED WI FOR SALE

Gross Production: 113 BOPD & 2,123 MCFD

Net Cash Flow: \$73,000/Mn

PDP PV10: \$6,010,460

PDP Net Reserves: 267,790 BBL & 4.2 BCF

\$2.5 Million

GILBY SALE PKG

GILBY (GAS) FIELD

ALBERTA UPSTREAM & MIDSTREAM

159-Wells. 20,181-Net Acres Plus Facilities

GILBY (GAS) FIELD

HOADLEY BARRIER GLAUCONITE PLAY

Gilby Gas Plant (100% Operated WI) For Sale

Current Throughput: ~9.0 MMcf/day

Midstream Capacity: ~52 MMcf/day

Upstream Net 1,333 BOEPD (94% Gas)

62% OPERATED WI FOR SALE

ARO ~\$16 MM Net (\$8 MM Inactive ARO)

Last 3 Yrs Ave Net Income: \$9,000,000/Yr

McDaniel Economics: P+PDP: \$29,824,969

10-Glaucinite Wells Ready to Drill

\$27,000,000.00

WEST TEXAS WATER COMPANY

CLOSE TO ACTIVE DEVELOPMENT

MIDLAND BASIN WATER SUPPLY

Corporate Sale of Profitable Business

CLOSE TO ACTIVE DEVELOPMENT

1,000,000 BW In Multiple Frac Pits

~250,000 BWPD Current Capacity

Rapid Development Ongoing

Solid Dedicated Customers

36,000-Acre Exclusive Commitment

Strong Local Owner/Operator/Office

System Infrastructure Allows Expansion

Multiple Upside Opportunities

2024 Net Income: \$1,900,000

\$6.2 Million

MIDLAND CO., TX - Non-Operated WI Sale Pkg

18 Producing Wolfcamp B, C & D Horizontal Wells

Gross Prod.: 361 BOPD, 3,047 MCFD - NET Prod.: 6.5 BOPD, 56 MCFD

3-Month Average Net Income: \$20,045 (Jul-Sep 2025)



\$825,000.00

MIDLAND & DELAWARE OP/NONOP

SPRABERRY & WOLFCAMP

PERMIAN BASIN SALE PACKAGE

128-Wells (117-Op & 11-NonOp)

SPRABERRY & WOLFCAMP

REAGAN, UPTON, & WINKLER

Long Life Reserves - Mature Wells

MAJORITY OPERATED WI FOR SALE

Gross Volumes: 940 BOPD & 2,800 MCFD

Net Production: 255 BOPD & 1,440 MCFD

Est. Net Cash Flow: \$480,400/Month

Net PDP PV10: >\$35,421,410 w/ 4/1 Effective Date

PDP Net Reserves: 1,263 Mbbl & 8.8 Bcf

SALE PACKAGE GOES LIVE MAY 4th

\$15,853,200.00

SOUTH TEXAS NONOP PKG

CORE EAGLE FORD TREND

SOUTH TEXAS NONOP PKG 92-Wells. 2,870-Net Acres (HBP)

CORE EAGLE FORD TREND

EAGLEVILLE FIELD (3 AREAS)

Lower Eagle Ford Primary Target

NonOperated WI; 75% Lease NRI

Gross Prod: 3,681 BOPD & 5,368 MCFD

Net Volumes: 496 BOPD & 721 MCFD

Net Cash Flow: ~\$300,000/Month

SALE PKG BEING PREPARED MAY 2026

\$9,900,000.00

DELAWARE BASIN NON-OP PDP PKG

EDDY COUNTY, NM WORKING INTEREST FOR SALE

77-Wells 365-Net Acres. Operated by Devon

AVALON & BONE SPRING FORMATIONS

Working Interest: 10.7% NRI: 8.1%

Gross Prod: 682 BOPD & 7,644 MCFD

Net Volumes: 47 BOPD & 532 MCFD

NTM Net Cash Flow: >\$75,000/Mo

Net PDP Rsrvs: 739 MBOE (64% Liquids)

Total Net PDP PV10: \$3,138,570

\$2.8 Million

VERRIDE CARVE OUT

WATERFLOOD - LONG LIFE ASSETS

PERMIAN BASIN ORRI SALE

+150 Active Wells (Shallow)

WATERFLOOD - LONG LIFE ASSETS

ARTESIA GROUP PRODUCTION

COLBY, QUEEN, 7 RIVERS & YATES

VERRIDE FOR SALE

Seeking to Carve Out up to 15% Override

Waterflood Prod: 700 Bopd & 400 Mcfpd

Net Volumes: 100 Bopd & 60 Mcfpd

Projected Cash Flow: ~\$200,000/Mn

Long Life; Low Lifting Costs

\$6.6 Million

EAGLE FORD NON-OP PACKAGE

CORE EAGLE FORD TREND

SOUTH TEXAS NONOP PKG

92-Wells. 2,870-Net Acres (HBP)

CORE EAGLE FORD TREND

EAGLEVILLE FIELD (3 AREAS)

Lower Eagle Ford Primary Target

Up To 20% NonOperated WI; 75% Lease NRI

Gross Prod: 3,681 BOPD & 5,368 MCFL

Net Volumes: 496 BOPD & 721 MCFL

Est. Net Cash Flow: \$370,000/Month

Net PDP PV10: >\$15,656,110

PDP Net Reserves: 666 Mbbl & 1.7 Bcf

SALE PKG BEING PREPARED MAY 2026

**SCURRY CO., TX - Non-Operated WI Sale Pkg 18 Producing
Strawn "A" Horizontal Wells Operated by Three Span Oil &
Gas Gross Prod.: 1,008 BOPD, 2,113 MCFD - NET Prod.: 46
BOPD, 84 MCFD 3-Month Average Net Income: \$70,800 (Jul-
Sep 2025)**