

Humble Dome Gas Project

506(c) Private Placement — Accredited Investors Only

The Opportunity

Acquire and redevelop 7 producing natural gas wells in Humble, Texas (Harris County). This field has generated **\$63 million in lifetime revenue** from 18.7 BCF of verified production over 32 years. Current production generates ~\$325,000 annually. With targeted workovers and modern completion techniques, independent engineering indicates potential for **10-15x production uplift**.

VERIFIED FIELD METRICS	
Lifetime Revenue	\$63 Million
Total Gas Produced	18.7 BCF
Total Condensate	237,385 BBL
Operating Years	32 Years (1993-2025)
Current Production	288 MCFD (~\$27K/mo)
Peak Production	10,500 MCFD (1996)

Transaction Highlights

- **Offering Size:** \$5,000,000 – \$7,000,000
- **Structure:** Reg D Rule 506(c) private placement of LP interests
- **Use of Proceeds:** Well workovers, completions, equipment, infrastructure
- **Current Status:** Production ongoing (~\$27K/month gross)
- **Ownership:** Net Revenue Interest (NRI) in wells, not mineral rights

Investor Terms (Illustrative)

- **Preferred Return:** 12% annualized, paid quarterly from available cash flow
- **Equity Split:** 80% to investors until full return of capital + pref; then 75/25
- **Estimated Payout:** 24–36 months, followed by residual production revenues
- **Tax Advantages:** IDC deductions and depletion allowances (consult advisor)

Why Humble Dome

- **Proven Production:** \$63M lifetime revenue from RRC-verified production
- **Upside Leverage:** Priority wells never fractured — modern completions can restore 5,000+ MCFD
- **Location:** Harris County, TX — near Gulf Coast LNG export infrastructure
- **AI Data Center Demand:** East Texas adding hyperscale data centers; onsite gas supply opportunity
- **Exit Options:** Cash-flow payout or sale to larger operator/royalty aggregator

Well Portfolio Summary

Well	Cumulative	Lifetime Rev	Peak MCFD	Status
Bahr #1	8.35 BCF	\$28.6M	7,200	Active
Bahr #7 ★	4.28 BCF	\$13.2M	6,400	Priority
Bahr #3 ■	2.56 BCF	\$7.43M	5,600	Subsalt
Bahr #2	1.16 BCF	\$4.44M	2,660	Active
Bahr #4	0.88 BCF	\$4.33M	1,295	Active
Bahr #9 ★	0.65 BCF	\$2.73M	600	Priority
Bahr #6	0.81 BCF	\$2.26M	1,260	Active
TOTAL	18.69 BCF	\$62.99M	—	7 Wells

★ Priority Target — Never fractured, high upside | ■ Subsalt Re-Entry — 10 MMCFD potential

Investment Thesis

These wells produced at peak rates of 10,500 MCFD in 1996 but were never optimally completed. Modern multi-stage fracturing techniques can restore significant production at relatively low cost. Bahr #7 and #9 have multiple Wilcox lobes that were perforated but never fractured. Bahr #3 penetrated a subsalt pay zone at 16,350 ft that was never completed — pressure data suggests 10+ MMCFD potential.

Investor Profile

- Accredited investors under SEC Rule 501
- Minimum commitment: \$100,000 (negotiable for strategic partners)
- Target: Family offices, energy-focused investors, institutions, HNW individuals

Next Steps

Interested investors will receive:

- Private Placement Memorandum (PPM)
- Subscription Agreement
- Investor Suitability Questionnaire

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