



**CANYON GOLD  
& GRAVEL**

**FLOW-THROUGH  
INVESTMENT OPPORTUNITY**

# A Significant Gold and Gravel Project Providing Real Asset Value

## Building a Solid Foundation for the Construction Industry

### Canyon Gold & Gravel Union Bar Project

This project of 160 privately owned acres with 1,000 meters of riverfront includes the placer gold rights and the under surface gravel rights for mining the property.

### Project's Key Features and Benefits

Canyon's gold and gravel from the Union Bar property is very marketable within the Fraser Valley and the Metro Vancouver construction hub:

- Due to the shortage of high-quality river gravel for concrete our mine & gravel consultant confirms the allowable 250,000 mt (metric tonnes) per annum will easily be absorbed by current demand.
- Canyon's gravel can be used in concrete, building construction, road building, and landscaping.

### A Valuable Gold and Gravel Project

- Project life expectancy is estimated at 100+ years.
- At current gold and gravel prices, we expect to have a \$1 Billion+ estimated project valuation based on historic data and recent testing.

### Largest Flagstone Operation in Western Canada

- Over 700+ acre quarry of quality flagstone used for fireplaces, walls, floors, counter tops – for both interior and exterior applications.
- Initial production commenced and delivered 10 tons of flagstone material for initial sale.
- Management in negotiations with major distributors.

### Strong Management Team

The company has a strong corporate team with extensive experience in:

- Mining alluvial gold, producing gravel and flagstone, and heavy equipment operation.
- Strong construction, marketing and public company experience.

### Superior Income – Gravel, Gold and Tipping Fees

Projected pro-forma Income Streams are:

- **#1 Gold Income** – \$15/0.20 gm/mt (metric tonne) of gold recovered from washed and screened gravel
- **#2 Gravel Income** – \$24/mt from washed, screened and sized gravel sales
- **#3 Tipping Fee Income** – \$8/mt from tipping fees of clean excavation fill arriving with each truck
- **Projected Pro-forma Net Profit Stream** – \$37/mt after deducting the contracted production cost of \$10 per metric tonne

### Current Company Status

- **No Debt** – Company has NO DEBT and owns 100% of the 160-acre private property and assets

### Canyon Production Expected to Start Q1 – 2024

The company is implementing the following:

- Permits and mine plans have been submitted – final approval expected end of 2023
- Recognition by First Nations with profit-sharing
- Complete road building and bridge overpass for heavy truck access to property in process
- Building site offices, weigh-scale, on-site project roads and settling ponds in process
- Mobilizing site operations to commence bulk-testing production of gravel and gold in process
- Providing First Nations employment opportunities

### Flow-Through Investment Highlights

- Current flow-through is priced at \$0.20 / share
- Generally allows investor to deduct entire cost of shares against taxable income over 2 or more years
- Company plans to go public in Q1, 2024
- Plans to pay annual dividends of \$0.04 / share
- Looking for a 10 to 15 times lift with a buyout by a multi-national gravel company within 2 years.



**Canyon Gold's Union Bar Project is located 2 minutes north of the city centre of Hope, just off Highway 1, next to the Fraser River.**

*Canyon Gold Union Bar Project: currently removing the overburden and stock-piling gravel to ready the site for production.*





# CANYON GOLD & GRAVEL



## Experienced Management Team

### Peter Osha – Chairman & President

Peter has owned, managed and operated all aspects of construction operations including: mining, placer gold, gravel, road building and timber harvesting. With over 30 years experience in these fields, Peter will run and manage all phases of the company’s day to day site operations.

### Brian L. Hauff, BA Hon Ecom, LLB, JD – Managing Director & CEO

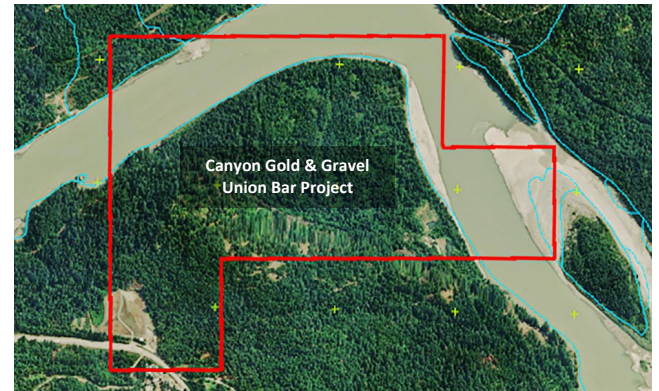
Brian has over 30 years experience in public and private markets, real estate investment and development, as well as finance. His responsibilities are management oversight, audit and legal compliance for the public listing and financing.

### Derek Anderson – EVP & Chief Investment Officer

For the past decade, Derek has been president of a consulting firm in Vancouver, Canada. The firm is engaged in project finance with a focus on capital structure and allocation – for a range of industries, including land and resource development, technology, cannabis and infrastructure.

### Brian Cameron, BCom – Public Company Consultant

Brian has worked with public and private companies in both Canada and the US. He owned and operated a corporate finance consultancy that provided capital formation planning, integration of private and public capital processes, business valuation, report preparation, and regulatory consulting. Brian also served in various securities regulatory capacities with the BCSC and the VSE.



Aerial of 160 acres with 1,000 meters of riverfront, which includes mining the placer gold rights and the under surface gravel rights.

### Rachel Wilson – Corporate Secretary, Chief Admin Officer

Rachel has over 15 years of experience with specializations in project management, controlling financial systems and processes, and business office administration. Her experience spans across the finance, real estate, hospitality, and cannabis industries

### Robert A. Millar, B.Ed, LLB, JD – Legal Council & Independent Director

Robert has over 25 years experience working as a senior commercial lawyer, most recently with Fasken’s Law in their Vancouver office. He is invaluable in the structuring of Canyon Gold & Gravel’s corporate affairs. Robert is sought-after by lending institutions for his expertise in the area of commercial, creditor and debtor litigation, receiverships, foreclosures and restructuring.



**Canyon Gold applies best practices in mining operations, providing environmentally sound conservation while delivering excellent value to our investors, partners, the community, employees, and stakeholders.**

## Financial Pro-forma Gross Sales Projections for Five Years

Annual pro-forma gross sales projections. The Company expects to begin operations in Q1 2024, with a target of processing 250,000 mt (metric tonnes) of aggregate annually. All numbers are CDN dollars.

		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Revenue	%	5% YOY Growth	5% YOY Growth	5% YOY Growth	5% YOY Growth	5% YOY Growth
Gold	29%	3,857,500	4,050,375	4,252,894	4,465,538	4,688,815
Gravel, washed, screened & sized	46%	6,250,000	6,562,500	6,890,625	7,235,156	8,500,035
Clean fill tipping fees	15%	2,000,000	2,100,000	2,205,000	2,315,250	2,431,012
Flagstone (will double in year 2)	10%	1,417,500	2,835,000	2,976,750	3,125,588	3,281,867
<b>Total Revenue*</b>	<b>100%</b>	<b>13,525,000</b>	<b>15,547,875</b>	<b>16,325,269</b>	<b>17,141,532</b>	<b>18,901,729</b>
Direct Cost of Revenue	%					
Gold	22%	810,075	850,579	893,108	937,763	984,651
Gravel, washed, screened & sized	48%	1,700,000	1,785,000	1,874,250	1,967,963	2,066,361
Clean fill tipping fees	8%	275,000	275,000	275,000	275,000	275,000
Flagstone – quarried & shipped	22%	787,500	1,575,000	1,653,750	1,736,438	1,823,259
<b>Total Direct Cost of Revenue**</b>	<b>100%</b>	<b>3,572,575</b>	<b>4,485,579</b>	<b>4,696,108</b>	<b>4,917,164</b>	<b>5,149,271</b>

\* Revenue based on the production of 250,000 metric tons of gravel @ CDN \$25/mt., with resulting gold production priced @ CDN \$2,400/oz gold, and tipping fee revenue charges. \*\* Triple O Contracting has been contracted @ \$10/mt for production. The Company makes no representations or guarantees that these revenues or income will be achieved as projected. The actual results may differ materially after the Company commences its operations. Investors must not rely on these projections in making their investment decisions.

**NOTE:** This document is forward looking and does not provide disclosure of all information for an investor to make an informed investment decision. Historic documents over 3 years may not be relied upon by investors under CSE and BCSC rules.

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