



ANNUAL INFORMATION FORM OF WEST VAULT MINING INC.
(an exploration stage company)

FOR THE YEAR ENDED DECEMBER 31, 2020

Date: April 23, 2021

TABLE OF CONTENTS

PRELIMINARY NOTES	3
Date of Information.....	3
Financial Information	3
Currency and Exchange Rates	3
Metric Equivalents.....	3
Forward-Looking Statements	4
Caution Regarding Historical Results.....	5
Cautionary Note to United States Readers	5
CORPORATE STRUCTURE	6
Name, Address and Incorporation	6
Intercorporate Relationships.....	7
GENERAL DEVELOPMENT OF THE BUSINESS	7
Three Year History	9
DESCRIPTION OF THE BUSINESS	12
General	12
<i>Specialized Skill and Knowledge</i>	12
<i>Competitive Conditions</i>	12
<i>Cycles or Seasonality</i>	12
<i>Environmental Protection</i>	13
<i>Employees</i>	13
<i>Foreign Operations</i>	13
<i>Bankruptcy and Similar Procedures</i>	13
<i>Reorganizations</i>	14
<i>Social or Environmental Policies</i>	14
Risk Factors.....	15
MATERIAL MINERAL PROPERTIES	26
The Hasbrouck Project	26
NON-MATERIAL MINERAL PROPERTIES	47
Other Nevada Properties.....	48
DIVIDENDS AND DISTRIBUTIONS	48
DESCRIPTION OF CAPITAL STRUCTURE	48
MARKET FOR SECURITIES.....	48
Trading Price and Volume	48
Prior Sales	49
ESCROWED SECURITIES AND SECURITIES SUBJECT TO CONTRACTUAL RESTRICTION ON TRANSFER	49
DIRECTORS AND OFFICERS.....	49
Name, Occupation and Security Holding.....	49
Corporate Cease Trade Orders, Bankruptcies, Penalties or Sanctions	50
Conflicts of Interest	51

Code of Ethics	52
LEGAL PROCEEDINGS AND REGULATORY ACTIONS	52
INTEREST OF MANAGEMENT AND OTHERS IN MATERIAL TRANSACTIONS	52
TRANSFER AGENTS AND REGISTRARS.....	52
MATERIAL CONTRACTS	52
INTERESTS OF EXPERTS	52
ADDITIONAL INFORMATION	53
AUDIT COMMITTEE	53
SCHEDULE "A" AUDIT COMMITTEE CHARTER	A1

PRELIMINARY NOTES

Date of Information

All information in this Annual Information Form (“AIF”) of West Vault Mining Inc. (formerly West Kirkland Mining Inc.) (“West Vault”, the “Company” or “WVM”) is as of December 31, 2020, unless otherwise indicated.

Financial Information

Reference is made in this AIF to the audited consolidated financial statements of the Company for the years ended December 31, 2020 and 2019, copies of which may be obtained online at www.sedar.com.

All financial information in this AIF is prepared in accordance with International Financial Reporting Standards as issued by the International Accounting Standards Board.

Currency and Exchange Rates

All dollar amounts in this AIF are expressed in Canadian dollars unless otherwise indicated. The Company’s accounts are maintained in Canadian dollars. All references to “U.S. dollars” or to “US\$” are to United States dollars.

The following table sets forth the rate of exchange for the Canadian dollar expressed in United States dollars in effect at the end of the periods indicated, the average of exchange rates in effect on the last day of each month during such periods, and the high and low exchange rates during such periods based on the noon rate of exchange as reported by the Bank of Canada for conversion of Canadian dollars into United States dollars.

Canadian Dollars to U.S. Dollars	Year Ended December 31		
	2020	2019	2018
Rate at end of period	\$0.7854	\$0.7699	\$0.7330
Average rate for period	\$0.7461	\$0.7537	\$0.7721
High for period	\$0.6898	\$0.7353	\$0.7330
Low for period	\$0.7863	\$0.7699	\$0.8138

The average daily rate of exchange on April 23, 2021 as reported by the Bank of Canada for the conversion of Canadian dollars into United States dollars was Canadian \$1.00 equals US\$0.8007.

Metric Equivalents

For ease of reference, the following factors for converting Imperial measurements into metric equivalents are provided:

Imperial Measurement	Multiply by	Metric Equivalent
Acres	0.404686	Hectares
Feet	0.30480	Metres

Imperial Measurement	Multiply by	Metric Equivalent
Miles	1.609344	Kilometres
Tons	0.907185	Tonnes
Ounces (troy)/ton	34.2857	Grams/Tonne

Terms used and not defined in this AIF that are defined in National Instrument 51-102 – *Continuous Disclosure Obligations* shall bear that definition. Other definitions are set out in National Instrument 14-101 – *Definitions*, as amended.

Forward-Looking Statements

Certain statements made and information contained herein may constitute “forward-looking statements” or “forward-looking information” within the meaning of applicable securities legislation (collectively, “**Forward-Looking Statements**”). Forward-Looking Statements are typically identified by words such as: believe, expect, anticipate, intend, estimate, postulate and similar expressions, or are those, which, by their nature, refer to future events. Forward-Looking Statements in this AIF include, but are not limited to, statements with regard to:

- Planned permitting activity for the Hasbrouck properties;
- Impact of increasing competition;
- Future foreign currency exchange rates;
- Exploration activity including both expected drilling and geological and geophysical related activities;
- The Company’s ability to obtain additional financing on satisfactory terms; and
- Future sources of liquidity, cash flows and their uses.

Forward-Looking Statements are necessarily based on a number of estimates and assumptions that, while considered reasonable by the Company based on the information available to it, are inherently subject to significant business, economic and competitive uncertainties and contingences. The Company cautions investors that any Forward-Looking Statements provided by the Company are not a guarantee of future results or performance, and that actual results may differ materially from those in Forward-Looking Statements as a result of various estimates, assumptions, risks, and uncertainties, including, but not limited to, the state of the financial markets for the Company’s equity securities, the state of the market for gold or other minerals that may be produced generally, recent market volatility; variations in the nature, quality and quantity of any mineral deposits that may be located, the Company’s ability to obtain any necessary permits, consents or authorizations required for its activities, to raise the necessary capital or to be fully able to implement its business strategies and other risks associated with the exploration and development of mineral properties.

Although the Company has attempted to identify risks and uncertainties (refer to section Risk Factors of this AIF) that may cause actual actions, events or results to differ materially from those described in Forward-Looking Statements, there may be other factors that cause actual results, performances, achievements or events to not be as anticipated, estimated or intended. Also, many of the factors are beyond the Company’s control. As actual results and future events could differ materially from those anticipated in Forward-Looking Statements, readers should not place undue reliance on such statements. Except as may be required by law, the Company undertakes no obligation to publicly update or revise any Forward-Looking Statements, whether as a result of new information, future events or otherwise.

In making the Forward-Looking Statements in this AIF and in documents incorporated by reference, the Company has made various material assumptions, including, but not limited to the results of the Company's proposed exploration programs will be consistent with current expectations, the Company's assessment and interpretation of potential geological structures and mineralization are accurate in all material respects, the quantity and grade of mineral resources and mineral reserves are accurate in all material respects, the Company's ability to raise additional financing on reasonably commercial terms, the price for gold and other precious metals will not fall significantly below current levels, the Company will be able to obtain regulatory approvals and permits in a timely manner and on terms consistent with current expectations, the Company's capital and operating costs will not increase significantly from current levels and key personnel will continue their employment with the Company.

Readers are encouraged to consult the Company's public filings at www.sedar.com for additional information concerning these matters.

Caution Regarding Historical Results

Historical results of operations and trends that may be inferred from the discussion and analysis in this AIF may not necessarily indicate future results from operations. In particular, the current state of the global securities markets may cause significant reductions in the price of the Company's securities and render it difficult or impossible for the Company to raise the funds necessary to continue operations. See "Risk Factors".

Cautionary Note to United States Readers

Differences Regarding the Definitions of Resource and Reserve Estimates in the United States and Canada

The definitions of "**mineral reserves**", "**proven mineral reserves**" and "**probable mineral reserves**," as used in this AIF, are Canadian mining terms as defined in accordance with National Instrument 43-101 – *Standards of Disclosure for Mineral Projects ("NI 43-101")* under the guidelines set out in the Canadian Institute of Mining, Metallurgy and Petroleum (the "**CIM**") Standards on Mineral Resources and Mineral Reserves Definitions and guidelines adopted by the CIM Council on May 10, 2014. CIM standards differ from the standards in the United States.

Under United States standards, a "**mineral reserve**" is defined as a part of a mineral deposit which could be economically and legally extracted or produced at the time the mineral reserve determination is made, where, (i) "**reserve**" means that part of a mineral deposit which can be economically and legally extracted or produced at the time of the reserve determination; (ii) "**economically**" implies that profitable extraction or production has been established or analytically demonstrated to be viable and justifiable under reasonable investment and market assumptions; and (iii) while "**legally**" does not imply that all permits needed for mining and processing have been obtained or that other legal issues have been completely resolved, for a reserve to exist, there should be a reasonable certainty based on applicable laws and regulations that issuance of permits or resolution of legal issues can be accomplished in a timely manner.

Mineral reserves are categorized as follows on the basis of the degree of confidence in the estimate of the quantity and grade of the deposit.

Under United States standards, proven or measured reserves are defined as reserves for which (a) quantity is computed from dimensions revealed in outcrops, trenches, workings or drill holes, grade

and/or quality are computed from the results of detailed sampling and (b) the sites for inspection, sampling and measurement are spaced so closely and the geographic character is so well defined that size, shape, depth and mineral content of reserves are well established.

Under United States standards, probable reserves are defined as reserves for which quantity and grade and/or quality are computed from information similar to that of proven reserves (under United States standards), but the sites for inspection, sampling, and measurement are further apart or are otherwise less adequately spaced. The degree of assurance, although lower than that for proven mineral reserves, is high enough to assume continuity between points of observation.

While the terms “**mineral resource**,” “**measured mineral resource**,” “**indicated mineral resource**,” and “**inferred mineral resource**” are recognized and required by Canadian regulations, they are not defined terms under standards in the United States. As such, information contained in this AIF concerning descriptions of mineralization and resources under Canadian standards may not be comparable to similar information made public by U.S. companies subject to the reporting and disclosure requirements of the United States Securities and Exchange Commission (“**SEC**”). “**Indicated mineral resource**” and “**inferred mineral resource**” have a great amount of uncertainty as to their existence and a great uncertainty as to their economic and legal feasibility. It cannot be assumed that all or any part of an “**indicated mineral resource**” or “**inferred mineral resource**” will ever be upgraded to a higher category. Investors are cautioned not to assume that any part or all of mineral deposits in these categories will ever be converted into reserves.

CORPORATE STRUCTURE

Name, Address and Incorporation

West Vault Mining Inc. was incorporated in the Province of British Columbia, Canada pursuant to the *Business Corporations Act* (British Columbia) under the name Anthem Ventures Capital Corp. on April 3, 2007. The Company changed its name to West Kirkland Mining Inc. on May 28, 2010 and to West Vault Mining Inc. on July 2, 2020.

The Company was initially listed as a capital pool company under the policies of the TSX Venture Exchange (“**TSX-V**”) and completed its Qualifying Transaction (as that term is defined in TSX-V Policy 2.4, the “**Anthem Transaction**”) on May 28, 2010.

Pursuant to the Anthem Transaction, the Company acquired all of the issued and outstanding shares of WK Mining Corp. in exchange for shares of the Company on a one share for one share exchange basis. An aggregate of 5,790,000 common shares of the Company were issued in exchange for 5,790,000 issued and outstanding shares of WK Mining. At the closing of the Anthem Transaction the Company changed its name from WK Mining Corp. to West Kirkland Mining Inc.

On June 25, 2020, the shareholders approved a change of name of the Company from West Kirkland Mining Inc. to West Vault Mining Inc. (the “**Name Change**”) and the consolidation of all of the Company’s issued and outstanding common shares (the “**Common Shares**”) on the basis of ten (10) pre-consolidated Common Shares for one (1) post-consolidated Common Share (the “**Share Consolidation**”). The Name Change and Share Consolidation were approved by the TSX-V on June 29, 2020 and the Company commenced trading under the new name and symbol on July 2, 2020.

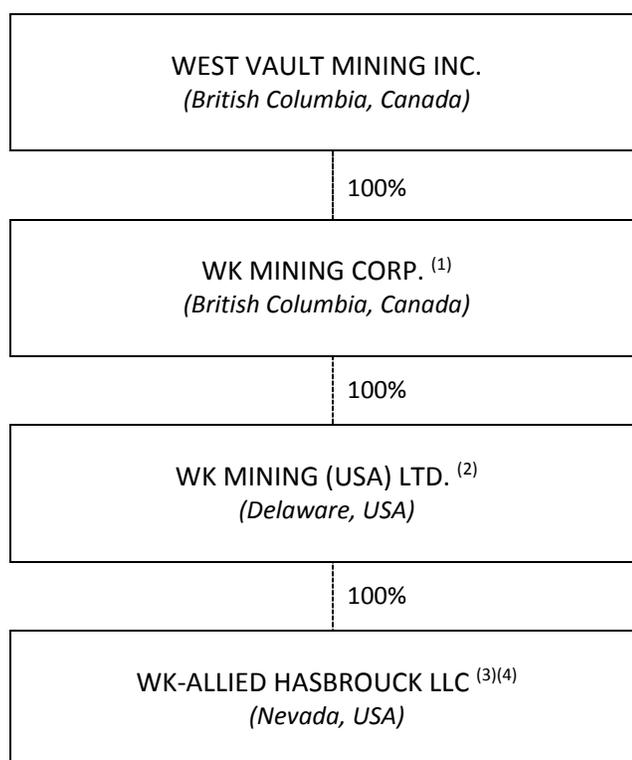
The Company's head office is located at Suite 838, 1100 Melville Street, Vancouver, British Columbia Canada, V6E 4A6. The Company's registered office is located at Gowling WLG (Canada) LLP, Suite 2300, 550 Burrard Street, Vancouver, British Columbia, Canada, V6C-2B5.

The Company's Common Shares are listed for trading on the TSX-V under the trading symbol "WVM" and under the symbol "WVMDF" on the OTCQX.

Intercorporate Relationships

As of the effective date of this AIF, the Companies subsidiaries were comprised of three wholly owned companies: WK Mining Corp., WK Mining (USA) Ltd.; and WK-Allied Hasbrouck LLC.

The following table illustrates the Company's current corporate structure and material subsidiaries.



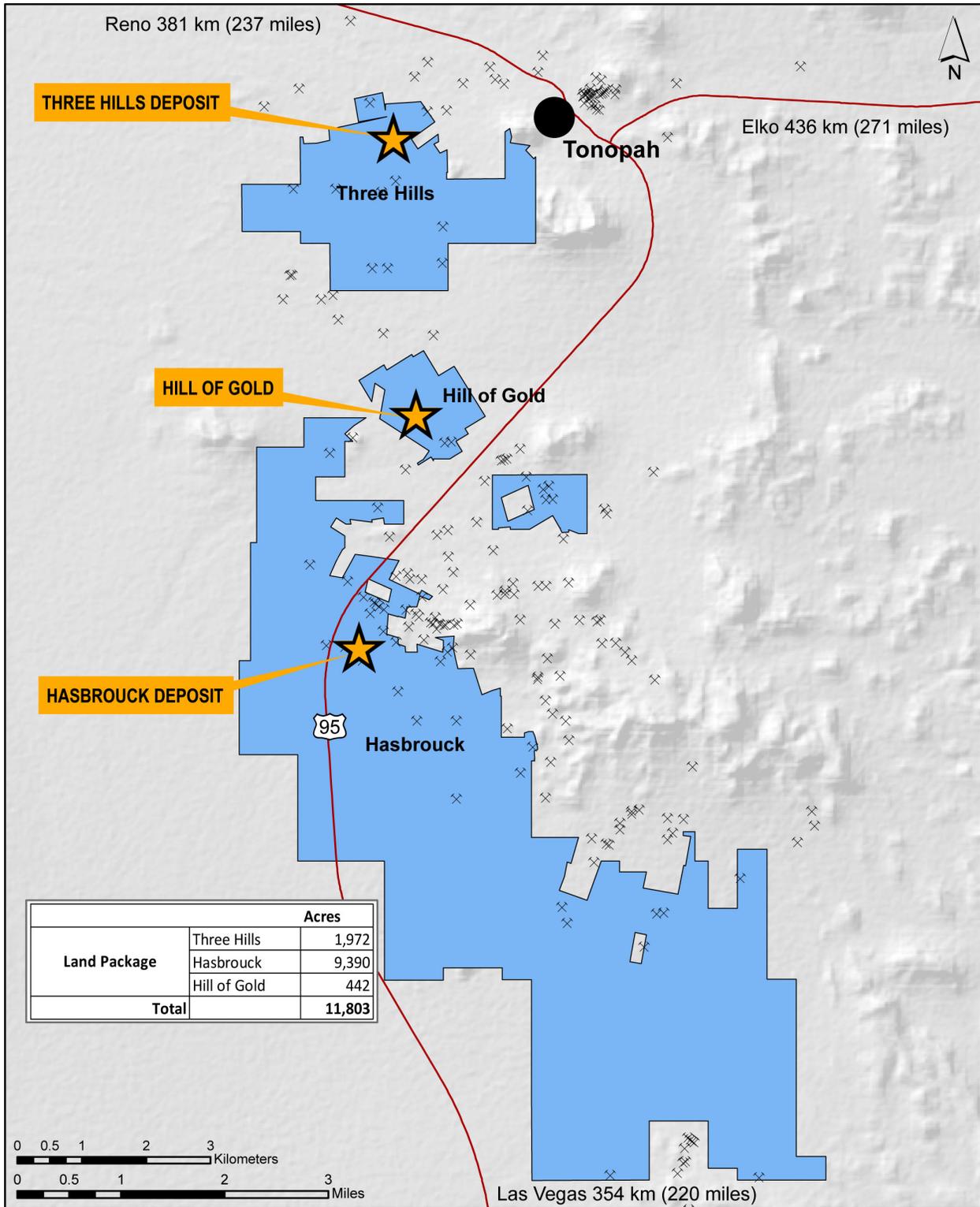
Notes:

1. Incorporated under the laws of the Province of British Columbia on November 9, 2009.
2. Incorporated under the laws of the State of Delaware on June 18, 2010 and registered in the States of Nevada, and Colorado.
3. Incorporated under the laws governing limited liability companies in the State of Nevada on August 12, 2016.
4. 100% ownership consolidated on August 18, 2020, with the acquisition of the remaining 25% interest from Clover Nevada LLC, a wholly owned subsidiary of Waterton Precious Metals Fund II Cayman, LP.

GENERAL DEVELOPMENT OF THE BUSINESS

The Company is a mineral exploration and development company focused on the acquisition, exploration and development of gold projects in Nevada, USA, with its material asset being the Hasbrouck Project (as

defined herein). The Hasbrouck Project consists of the Hasbrouck Mine, Three Hills Mine, and surrounding land package, all located near Tonopah, Nevada. See map of the Company's project areas near Tonopah, Nevada below:



The acreage covered by claims comprising the current Three Hills Mine and Hasbrouck Mine differs slightly from the description in the 2016 PFS (defined below) which is referenced on Page 30 of this AIF. In 2018 a single inlying patented claim was purchased at Three Hills Mine, and at Hasbrouck Mine 57 unpatented claims were staked, and 110 unpatented claims were dropped as being either non-prospective or duplicates. The Three Hills Mine is now covered by 14 patented claims and 102 unpatented lode claims occupying approximately 1,972 total acres. The Hasbrouck Mine is now covered by 28 patented mining claims and 530 unpatented mining claims occupying approximately 9,390 total acres. The Hill of Gold deposit is covered by 25 unpatented claims occupying approximately 442 total acres

The Company's business development over the last three years is described in the following paragraphs. Unless otherwise noted in this AIF, R. Michael Jones, P.Eng, President and Chief Executive Officer of the Company and a Qualified Person as defined by NI 43-101, is responsible for the preparation, review and approval of scientific or technical information in this AIF.

Recent Developments

On March 1, 2021, the Company announced the closing of a gold and silver Purchase and Sale Agreement (the "**Stream Agreement**") with Sprott Private Resource Streaming and Royalty Corp. ("**Sprott**") for 1.41% of all refined gold and silver (the "**1.41% Stream**") to be produced for the life of mine from the 100% owned and permitted Hasbrouck Project, located southwest of Tonopah, Nevada. The Stream Agreement for the 1.41% Stream was first announced by the Company on February 22, 2021. Under the terms of the Stream Agreement, Sprott has paid the Company an advance purchase deposit of US \$6.0 million (the "**Advance Deposit**"). An additional purchase deposit of US \$1.0 million (the "**Additional Deposit**") is to be paid to the Company within 10 days of the announcement of a Board-approved construction decision for the Hasbrouck Project. Sprott may elect to add the Hill of Gold property (the "**Hill of Gold Property**") to the Stream Agreement by paying a final purchase deposit of US \$300,000 within 60 days of paying the Additional Deposit. In addition to the amortization of aggregate purchase deposits received by the Company, a cash transfer price payable upon delivery of refined gold and silver to Sprott has been set at 20% of the market value per ounce of metal, as quoted by the London Bullion Market Association on the date of delivery.

On February 2, 2021, the Company announced its buyout of the Hill of Gold Property, located midway between the Three Hills Mine and the Hasbrouck Mine. In November 2016 the Company had entered into a ten-year Mineral Lease and Option to Purchase Agreement (the "**HOG Lease**") which allowed mining during the term of the lease and required annual pre-payments on a 2% NSR royalty at a rate of US\$25,000 for the first three years and thereafter US\$30,000 per year, with the option of buying the mining claims and royalty for US\$500,000 at any time during the lease term. The Company subsequently negotiated and paid a one-time US\$250,000 payment to purchase 100% of the mineral rights and to extinguish future lease and royalty payments due to the property lessor.

Three Year History

The following is a summary of the Company's noteworthy developments over the last three financial years.

Financial year ended December 31, 2020

On November 5, 2020, the Company announced receipt from the Bureau of Land Management ("**BLM**") of a Decision Record ("**DR**") and Finding of No Significant Impact ("**FONSI**") based on the analysis in an

Environmental Assessment (“EA”) for the Hasbrouck Mine. The DR signifies completion of requirements under the National Environmental Policy Act (“NEPA”) and EA process, and is the final major permitting step to allow construction. The Hasbrouck Mine is planned as phase two of the Hasbrouck Project, with phase one being the already fully permitted Three Hills Mine, located one mile west of the town of Tonopah. The Company believes the completion of BLM federal permitting for the phase two Hasbrouck Mine reduces overall project execution risk considerably.

On August 14, 2020, the Company announced the acquisition of a 25% interest in the Hasbrouck Project from Clover Nevada LLC, a wholly owned USA subsidiary of Waterton Precious Metals Fund II Cayman, LP (“Waterton”), consolidating 100% ownership of the Hasbrouck Project. In consideration, the Company paid Waterton US\$10 million in cash and issued 1.0 million Common Shares worth \$1.3 million based on the share price at the time the formal agreements were executed and announced on July 22, 2020. In the event of a change of control of the Company, or if the Company sells substantially all of the Hasbrouck Project within six, twelve or eighteen months from the closing of the transaction on August 13, 2020, Waterton will be entitled to a cash payment calculated as a declining percentage of the consideration received in excess of US\$50 million at a rate of 25%, 12.5% or 6.25% respectively.

On August 13, 2020, the Company closed a brokered private placement of 5,520,000 Common Shares at \$1.15 per share for aggregate gross proceeds of \$6,348,000 (the “**August 2020 Brokered Offering**”). The Company paid a 6% finder fee amounting to \$380,880 and issued non-transferable warrants of the Company to the finders, exercisable at any time on or before August 13, 2022, to purchase that number of Common Shares of the Company which is equal to 6% of the aggregate number of Common Shares sold under the August 2020 Brokered Offering at an exercise price per share equal to the issue price under the August 2020 Brokered Offering.

On August 12, 2020, the Company closed a non-brokered private placement of 8,855,000 Common Shares at a price of \$1.15 per share for aggregate gross proceeds of \$10,183,250 (the “**August 2020 Private Placement**”). The August 2020 Private Placement was completed with two major shareholders of the Company.

On June 29, 2020, the Company announced that, at the Annual General and Special Meeting of shareholders of the Company (the “**2020 Meeting**”) held on June 25, 2020, the shareholders approved the Name Change and Share Consolidation. Significant shareholder support for both the Name Change and Share Consolidation was received, with over 78% of the Company’s issued and outstanding Common Shares being voted. Approximately 99.68% and 95.64%, respectively, of the Common Shares voted at the 2020 Meeting were in favor of these two resolutions. The Company’s post consolidated Common Shares commenced trading under the new name and stock symbol “WVM” on the TSX-V at market open on July 2, 2020.

On January 21, 2020, the Company closed a non-brokered private placement of 16,673,334 pre-consolidated Common Shares at a price of \$0.06 per pre-consolidated Common Share for aggregate gross proceeds of \$1,000,400 (the “**January 2020 Private Placement**”). A 6% finder’s fee amounting to \$21,360 was paid on a portion of the January 2020 Private Placement, which was otherwise arranged by management.

Financial year ended December 31, 2019

On August 12, 2019, the Company announced a revised strategic plan with the intention to amplify the Company's strengths while reducing holding costs and dilution risks for shareholders. Key objectives of the Company's revised strategic plan include:

- holding permitted gold reserves in Nevada;
- minimizing holding and overhead costs;
- protecting and enhancing shareholder value;
- developing the Hasbrouck Project if and only if market conditions are compelling and financial risks are low; and
- returning capital to shareholders.

On June 19, 2019, the Company announced the appointment of Peter Palmedo as Chairman of the board of the Company. Mr. Palmedo brings a wealth of experience to the board including his experience investing in precious metals as a strategic asset class for over 25 years. Mr. Palmedo founded Sun Valley Gold LLC ("**SVG**") in 1992 and serves as SVG's current president.

On January 23, 2019, the Company reported the Nevada State Engineer's approval for an inter-basin transfer of water from basin 137A where the Three Hills Mine is located to basin 142 where the Hasbrouck Mine is located. Approval for piping water from the Three Hills Mine, where the Company leases a water right, to the Hasbrouck Mine eight km to the south effectively finalizes the Company's water supply plans for the Hasbrouck Project as a whole. A Plan of Operations for the Hasbrouck Mine has been accepted as complete by the BLM which is in addition to the federal and state permits already on hand for construction and operation of the Three Hills Mine.

Financial year ended December 31, 2018

On December 10, 2018, the Company closed a non-brokered private placement of 40,000,000 pre-consolidated Common Shares at a price of \$0.05 per pre-consolidated Common Share for aggregate gross proceeds of \$2,000,000 ("**December 2018 Private Placement**"). A 6% finder's fee amounting to \$27,000 was paid on a portion of the December 2018 private placement, which was otherwise arranged by management.

On October 4, 2018, the Company reported a new target for at surface gold mineralization (the "**MJ Target**") had been identified on the property boundary between the 100% optioned Gold Mountain Project and the 75% owned Hasbrouck Property. The Company identified the target with surface mapping and gold anomalies from surface sampling on one side of the historic property boundary and a historic drill hole with gold values by another operator on the other side of the boundary.

On March 23, 2018, the Company closed a non-brokered private placement of 22,900,000 pre-consolidated Common Shares at a price of \$0.06 per pre-consolidated Common Share for aggregate gross proceeds of \$1,374,000 (the "**March 2018 Private Placement**"). A 6% finder's fee amounting to \$27,720 was paid on a portion of the March 2018 Private Placement, which was otherwise arranged by management.

The Company continued to advance permitting at the Hasbrouck Mine, advance value engineering of the Hasbrouck Project, and develop exploration opportunities. Exploration in the district of the Hasbrouck Project was also a focus of the Company's activities in 2018.

DESCRIPTION OF THE BUSINESS

General

The Company is a mineral exploration and development company engaged in the acquisition, exploration and development of gold projects in Nevada, USA, with its flagship asset being the Hasbrouck Project, located in Nevada and consisting of the Hasbrouck property, the Three Hills property and surrounding land package, including the Hill of Gold Property. The amounts shown as mineral property interests represent costs incurred to date, less amounts amortized and/or written off, and do not necessarily represent present or future values. The underlying value of the mineral properties and related deferred costs are entirely dependent on the existence of economically recoverable reserves, securing and maintaining title and beneficial interest in the properties, the ability of the Company to obtain the necessary financing to complete development, and also depends upon future profitable production.

The Company is based in Vancouver, British Columbia, Canada and its Common Shares trade on the TSX-V under the symbol "WVM". The Company is a reporting issuer in the each of the provinces of Canada except Quebec.

Specialized Skill and Knowledge

All aspects of the Company's business require specialized skills and knowledge. Such skills and knowledge include the areas of geology, drilling, logistical planning, geophysics, metallurgy and mineral processing, implementation of exploration programs, mine construction and operation, and accounting. While recent increased activity in the resource mining industry has made it more difficult to locate competent employees and consultants in such fields, the Company has found that it can locate and retain such employees and consultants and believes it will continue to be able to do so.

Competitive Conditions

As a mineral exploration and development company, West Vault may compete with other entities in the mineral exploration and development business in various aspects of the business including: (a) seeking out and acquiring mineral exploration and development properties; (b) obtaining the resources necessary to identify and evaluate mineral properties and to conduct exploration and development activities on such properties; and (c) raising the capital necessary to fund its operations. The mining industry is intensely competitive in all its phases, and West Vault may compete with other companies that have greater financial resources and technical facilities. Competition could adversely affect West Vault's ability to acquire suitable properties or prospects in the future or to raise the capital necessary to continue with operations.

Cycles or Seasonality

West Vault's mineral exploration activities may be subject to seasonality due to adverse weather conditions. The Company's Hasbrouck Project is located near Tonopah, Nevada; the climate is semi-arid, and the property is accessible via state highway and county roads. The overall climate will permit production operations year around, although freezing winter temperatures need to be considered in the design of any heap leach processing.

Environmental Protection

West Vault is subject to the laws and regulations relating to environmental matters in all jurisdictions in which it operates, including provisions relating to property reclamation, discharge of hazardous materials and other matters.

West Vault may also be held liable should environmental problems be discovered that were caused by former owners and operators of its properties. West Vault conducts its mineral exploration activities in compliance with applicable environmental protection legislation. West Vault is not aware of any existing environmental problems related to any of its properties that may result in material liability to West Vault.

As a necessary part of gaining the federal permit for the second-phase Hasbrouck Mine, multiple environmental and social surveys were completed in 2020. Base-line biology surveys included detailed studies of all fauna and flora on the mine site, and at the Bureau of Land Management's direction, these studies had an increased focus on golden eagles and bats, both of which are present in significant numbers on the Hasbrouck property.

The company is working to develop a life cycle assessment of greenhouse gas emissions ("GHG") from the Hasbrouck Project. This will be used to identify where emissions occur and determine which can be reduced, eliminated through alternative technology or materials, or mitigated through economically viable off-sets. Electric mining equipment may replace diesel-powered equipment. Electric blast-hole drills and loading shovels are already commercially available, while battery or battery/fuel-cell haul trucks are under development and are expected to be commercially available within a few years.

Methods for mitigating and off-setting unavoidable GHG emissions from the Hasbrouck Project are being evaluated. One method for permanently removing carbon from the atmosphere is by increasing the amount of carbon in the soil in lands surrounding the Hasbrouck Project, achieved through increasing the flora and fauna density. This might be a cost-effective method of permanently locking up carbon in desert soils with no on-going maintenance. The Company is investigating this and options with the help of disciplined experts and local ranchers.

Employees

As of the date of this AIF, the Company has one full time employee. The Company relies to a large degree upon consultants and contractors to carry on many of its activities and, in particular, to supervise and carry out the work programs on its mineral properties.

Foreign Operations

The Company's properties are located in the United States and expenses in relation to the properties may be incurred in United States dollars. As a result, West Vault is subject to foreign currency fluctuations which may materially change its financial position and results.

Bankruptcy and Similar Procedures

There is no bankruptcy, receivership or similar proceedings against the Company, nor is the Company aware of any such pending or threatened proceedings. There have not been any voluntary bankruptcy, receivership or similar proceedings by the Company within the three most recently completed financial years or currently proposed for the current financial year.

On March 10, 2015, Allied Nevada announced that it had filed for Chapter 11 bankruptcy protection in the U.S. and was implementing a financial restructuring of its debt. The Company's U.S. legal counsel took appropriate steps to monitor the process to ensure that WVM was in a position to take appropriate action to protect its rights and interests if needed. In June 2015, Waterton purchased Allied Nevada's 25% interest in the Hasbrouck Project. The bankruptcy of Allied Nevada and subsequent sale of its 25% Hasbrouck Project interest to Waterton did not materially affect the Company's contractual rights to the properties. The Company purchased Waterton's 25% interest in the Hasbrouck Project in August 2020 and now holds 100% title to the Hasbrouck Project.

Reorganizations

There have been no reorganizations of or involving the Company within the three most recently completed financial years or currently proposed for the current financial year.

Social or Environmental Policies

At its current stage of development and activity (i.e., drilling, prospecting and development), the Company has limited financial obligations in meeting applicable environmental standards. This will change as the Company advances its projects. Environmental regulations that are applicable to the Company cover a wide variety of matters, including, without limitation, prevention of waste, pollution and protection of the environment, labour regulations and worker safety. While the Company does not currently expect the impact of costs and other effects related to compliance with environmental, health and safety regulations to have a material adverse effect on the Company's financial condition or results of operations, such regulations are evolving in a manner which is likely to result in stricter standards and enforcement, increased fines and penalties for non-compliance, more stringent environmental assessments of proposed projects and a heightened degree of responsibility for companies and their directors and employees. Such stricter standards could impact the Company's costs and have an adverse effect on results of operations. Furthermore, an environmental, safety or security incident could impact the Company's reputation in such a way that the result could have a material adverse effect on its business and on the value of its securities.

Cultural and Community Considerations

Non-biology surveys included studies of the potential impacts on air and water quality, as well as an inventory of cultural sites. Due to the extensive mining activities in the early 1900s, there are approximately 4,000 cultural sites on the Hasbrouck Mine property, each of which was located and logged in accordance with state and federal regulation. Social studies included visual impacts, sound impacts, and air-quality impacts on communities. American Indian groups who might have an interest in the Hasbrouck Project were polled; all groups contacted said they had no interest in the land the project is located on.

Significant upgrades to the electrical utility company's transmission system are necessary to meet the Hasbrouck Mine's power needs. These upgrades will come at a considerable cost, estimated at US\$7 million. Of note is that upgrades necessary for Hasbrouck Mine will improve the quality and reliability of electric power to several local communities who for many years have experienced flicker, brown-outs, and outages resulting from deficiencies in the power distribution system that feeds them.

Risk Factors

The Company's securities should be considered a highly speculative investment and investors should carefully consider all of the information disclosed in the Company's Canadian regulatory filings prior to making an investment in the Company.

Resource exploration and development is a speculative business, characterized by a number of significant risks including, among other things, unprofitable efforts resulting not only from the failure to discover mineral deposits but also from finding mineral deposits, which, though present, are insufficient in quantity and/or quality to return a profit from production.

Without limiting the foregoing, the following risk factors should be given special consideration when evaluating an investment in the Company's securities. Additional risks not currently known to the Company, or that the Company currently deems immaterial, may also impair the Company's operations.

COVID – 19 Pandemic

New diseases and epidemics (such as COVID – 19) may adversely impact the Company's business. In March 2020, the World Health Organization declared a global pandemic related to COVID-19, a novel strain of the coronavirus. The expected impact and extent of the spread of COVID-19, and the duration and intensity of resulting global business disruption and related financial and social impact, are uncertain, and such adverse effects are likely to be material to the world economy. The mineral exploration sector is expected to be impacted significantly as many local and regional governments have issued public health orders in response to COVID-19, including restricting the movement of people, which could impact the Company's ability to access its properties and undertake exploration and development programs in the anticipated timeframes.

The actual and threatened spread of COVID-19 globally could adversely affect global economies and financial markets resulting in a prolonged economic downturn and a decline in commodity prices and the value of the Company's stock price. The extent to which COVID-19 (or any other disease, epidemic or pandemic) impacts business activity or financial results, and the duration of any such negative impact, will depend on future developments, which are highly uncertain and cannot be predicted, including new information which may emerge concerning COVID-19, a availability of a potential vaccine and the actions required to contain or treat its impact, among others.

The Company's business is subject to exploration and development risks.

The NI 43-101 compliant resources which the Company currently has an ownership interest in are found on the Hasbrouck Project. At this stage, favourable results, estimates and studies, including in respect of the Hasbrouck Project are subject to a number of risks, including, but not limited to:

- the amount of drilling and testing completed to date;
- the preliminary nature of any operating and capital cost estimates;
- the difficulties inherent in scaling up operations and achieving expected metallurgical recoveries;
- the likelihood of cost estimates increasing in the future; and
- the possibility of difficulties procuring needed supplies of electrical power and water.

There is no certainty that the expenditures to be made by the Company or its joint venture partners in the exploration of the properties described herein will result in discoveries of precious metals in commercial quantities or that any of the Company's properties will be developed. Most exploration projects do not result in the discovery of precious metals and no assurance can be given that any particular level of recovery of precious metals will in fact be realized or that any identified resource will ever qualify as a commercially mineable (or viable) resource which can be legally and economically exploited. Estimates of reserves, mineral deposits and production costs can also be affected by such factors as environmental permit regulations and requirements, weather, environmental factors, unforeseen technical difficulties, unusual or unexpected geological formations and work interruptions. In addition, the grade of precious metals ultimately recovered may differ from that indicated by drilling results. There can be no assurance that precious metals recovered in small-scale tests will be duplicated in large-scale tests under on-site conditions or in production scale.

Additional funding requirements

The Company will require additional financing to continue its operations. There can be no assurance that the Company or its joint venture partners will be able to obtain adequate financing in the future, or that the terms of such financing will be favourable, for further exploration and development of its projects. Failure to obtain such additional financing could result in delay or indefinite postponement of further exploration and development and the property interests of the Company with the possible dilution or loss of such interests. Further, revenues, financings and profits, if any, will depend upon various factors, including the success, if any, of exploration programs and general market conditions for natural resources.

The Company has a history of losses, and it anticipates continuing to incur losses for the foreseeable future.

The Company has had a history of losses. None of the Company's properties are currently in production, and there is no certainty that the Company will succeed in placing any of its properties into production in the near future, if at all.

The Company anticipates continued losses for the foreseeable future until it can successfully place one or more of its properties into commercial production on a profitable basis. It could be years, if ever, before the Company receives any revenues from any production of metals. If the Company is unable to generate significant revenues with respect to its properties from their development or sale, the Company will not be able to earn profits or continue operations.

The Company may not be able to continue as a going concern.

The Company has limited financial resources and no operating revenues. The Company's ability to continue as a going concern is dependent upon, among other things, the Company establishing commercial quantities of mineral reserves on its properties and obtaining the necessary financing to develop and profitably produce such minerals or, alternatively, disposing of its interests on a profitable basis. Any unexpected costs, problems or delays could severely impact the Company's ability to continue exploration and development activities. Should the Company be unable to continue as a going concern, realization of assets and settlement of liabilities in other than the normal course of business may be at amounts materially different than the Company estimates. The amounts attributed to the Company's exploration properties in its financial statements represent acquisition and exploration costs and should not be taken to represent realizable value.

The Company's properties may not be brought into a state of commercial production.

Development of mineral properties involves a high degree of risk and few properties that are explored are ultimately developed into producing mines. The commercial viability of a mineral deposit is dependent upon a number of factors beyond the Company's control, including the attributes of the deposit, commodity prices, government policies and regulation and environmental protection. Fluctuations in the market prices of minerals may render reserves and deposits containing relatively lower grades of mineralization uneconomic. The development of the Company's properties will require obtaining land use consents, permits and the construction and operation of mines, processing plants and related infrastructure. As a result, the Company is subject to all of the risks associated with establishing new mining operations, including:

- the timing and cost, which can be considerable, of the construction of mining and processing facilities and related infrastructure;
- the availability and cost of skilled labour and mining equipment;
- the availability and cost of appropriate smelting and/or refining arrangements;
- the need to obtain necessary environmental and other governmental approvals and permits, and the timing of those approvals and permits;
- the availability of funds to finance construction and development activities;
- potential opposition from non-governmental organizations, environmental groups or local groups which may delay or prevent development activities; and
- potential increases in construction and operating costs due to changes in the cost of fuel, power, materials and supplies and foreign exchange rates.

The costs, timing and complexities of mine construction and development are increased by the remote location of the Company's Nevada properties, with additional challenges related thereto, including water and power supply and other support infrastructure.

It is common in new mining operations to experience unexpected costs, problems and delays during development, construction and mine ramp-up. Accordingly, there are no assurances that the Company's properties will be brought into a state of commercial production.

Estimates of mineral resources and mineral reserves are based on interpretation and assumptions and are inherently imprecise.

The mineral resource and mineral reserve estimates contained in this AIF have been determined and valued based on assumed future prices, cut off grades and operating costs. However, until mineral deposits are actually mined and processed, mineral resources and mineral reserves must be considered as estimates only. Any such estimates are expressions of judgment based on knowledge, mining experience, analysis of drilling results and industry practices. Estimates can be imprecise and depend upon geological interpretation and statistical inferences drawn from drilling and sampling analysis, which may prove to be unreliable. In addition, the grade and/or quantity of precious metals ultimately recovered may differ from that indicated by drilling results. There can be no assurance that precious metals recovered in small scale tests will be duplicated in large scale tests under on-site conditions or in production scale. Extended declines in market prices for minerals may render portions of the Company's mineralization uneconomic and result in reduced reported mineralization. Amendments to the mine

plans and production profiles may be required as the amount of resources changes or upon receipt of further information during the implementation phase of the project. Any material reductions in estimates of mineralization, or of the Company's ability to extract this mineralization, could have a material adverse effect on the Company's results of operations or financial condition.

Actual capital costs, operating costs, production and economic returns may differ significantly from those the Company has anticipated and there are no assurances that any future development activities will result in profitable mining operations.

The capital costs to take the Company's projects into production may be significantly higher than anticipated. None of the Company's mineral properties has an operating history upon which the Company can base estimates of future operating costs. Decisions about the development of the Company's mineral properties will ultimately be based upon feasibility studies. Feasibility studies derive estimates of cash operating costs based upon, among other things:

- anticipated tonnage, grades and metallurgical characteristics of the ore to be mined and processed;
- anticipated recovery rates of metals from the ore;
- cash operating costs of comparable facilities and equipment; and
- anticipated climatic conditions.

Capital costs, operating costs, production and economic returns, and other estimates contained in studies or estimates prepared by or for the Company, may differ significantly from those anticipated by the Company's current studies and estimates, and there can be no assurance that the Company's actual capital and operating costs will not be higher than currently anticipated. If capital and operating costs are higher than estimated, production and economic returns may significantly differ from those the Company has anticipated.

Economic and political instability may affect the Company's business.

Markets are volatile and macro-economic events could negatively affect the mining and minerals sectors in general (see COVID 19 note at the head of the Risk Factors section). The Company will consider its business plans and options carefully going forward in 2021 and beyond. Based on current and expected metal prices and cost structures, management has determined that the values of the Company's mineral properties have not been impaired at this time.

The Company is subject to risk of fluctuations in the relative values of the Canadian Dollar as compared to the United States Dollar.

The Company may be adversely affected by foreign currency fluctuations. The Company is primarily funded through equity investments into the Company denominated in Canadian Dollars. In the normal course of business, the Company enters into transactions for the purchase of supplies and services denominated in Canadian and United States Dollars. The Company also has cash and certain liabilities denominated in United States Dollars. Exploration, development and administrative costs to be funded by the Company in the United States will be denominated in United States Dollars. Fluctuations in the exchange rates between the Canadian Dollar and the United States Dollar may have an adverse or positive effect on the Company.

Mining is inherently dangerous and subject to conditions or events beyond the Company's control, which could have a material adverse effect on the Company's business.

Hazards such as fire, explosion, floods, structural collapses, industrial accidents, unusual or unexpected geological conditions, ground control problems, power outages, explosions, inclement weather, cave-ins, flooding and mechanical equipment failure are inherent risks in the Company's mining operations. These and other hazards may cause injuries or death to employees, contractors or other persons at the Company's mineral properties, severe damage to and destruction of the Company's property, plant and equipment and mineral properties, and contamination of, or damage to, the environment, and may result in the suspension of the Company's exploration and development activities and any future production activities. Safety measures implemented by the Company may not be successful in preventing or mitigating future accidents and the Company may not be able to obtain insurance to cover these risks at economically feasible premiums or at all. Insurance against certain environmental risks is not generally available to the Company or to other companies within the mining industry.

In addition, from time to time the Company may be subject to governmental investigations and claims and litigation filed on behalf of persons who are harmed while at its properties or otherwise in connection with the Company's operations. To the extent that the Company is subject to personal injury or other claims or lawsuits in the future, it may not be possible to predict the ultimate outcome of these claims and lawsuits due to the nature of personal injury litigation. Similarly, if the Company is subject to governmental investigations or proceedings, the Company may incur significant penalties and fines, and enforcement actions against it could result in the closing of certain of the Company's mining operations. If claims and lawsuits or governmental investigations or proceedings are finally resolved against the Company, the Company's financial performance, financial position and results of operations could be materially adversely affected.

The Company's properties are subject to title risks.

The Company's properties in Nevada have complex title histories and there may be unregistered or undocumented claims. There can be no assurance that the Company's title work has discovered all adverse title interest. The Company's Hasbrouck Project is in a historic mining area and may have historical title issues that prevent the project from being explored or developed. Such title issues and any defects in title may impair the Company's development of its properties and could result in a loss of all or a portion of properties to which the title defect relates.

The Company's properties may be subject to prior unregistered agreements or transfers and title may be affected by undetected defects. These defects could adversely affect the Company's title to such properties or delay or increase the cost of the development of such properties. In addition, the Company's properties may be subject to aboriginal or other historical rights that may be claimed on Crown properties or other types of tenure with respect to which mineral rights have been conferred. The Company is not aware of any aboriginal land claims having been asserted or any legal actions relating to native issues having been instituted with respect to any of the mineral properties in which the Company has an interest.

The Company is aware of the mutual benefits afforded by co-operative relationships with indigenous people in conducting exploration activity and is supportive of measures established to achieve such co-operation.

U.S. Federal environmental laws

The Company's projects are subject to extensive and changing federal, state and local laws and regulations relating to protection of the environment, wildlife protection, historic preservation, and health and safety. The recent trend in environmental regulation is generally toward stricter standards, and the Company expects that this trend will continue.

The *Comprehensive Environmental, Response, Compensation, and Liability Act* ("**CERCLA**"), and comparable state statutes, impose strict, joint and several liabilities on current and former owners and operators of sites and on persons who disposed of or arranged for the disposal of hazardous substances found at such sites. It is not uncommon for the government to file claims requiring cleanup actions, demands for reimbursement for government-incurred cleanup costs, or natural resource damages, or for neighbouring landowners and other third parties to file claims for personal injury and property damage allegedly caused by hazardous substances released into the environment. The *Federal Resource Conservation and Recovery Act* ("**RCRA**"), and comparable state statutes, govern the disposal of solid waste and hazardous waste and authorize the imposition of substantial fines and penalties for non-compliance, as well as requirements for corrective actions. CERCLA, RCRA and comparable state statutes can impose liability for clean-up of sites and disposal of substances found on exploration, mining and processing sites long after activities on such sites have been completed.

The *Clean Air Act* ("**CAA**"), as amended, restricts the emission of air pollutants from many sources, including mining and processing activities. The Company's mining operations may produce air emissions, including fugitive dust and other air pollutants from stationary equipment, storage facilities and the use of mobile sources such as trucks and heavy construction equipment, which are subject to review, monitoring and/or control requirements under the CAA and state air quality laws. New facilities may be required to obtain permits before work can begin, and existing facilities may be required to incur capital costs in order to remain in compliance. In addition, permitting rules may impose limitations on the Company's production levels or result in additional capital expenditures in order to comply with the rules.

The NEPA requires federal agencies to integrate environmental considerations into their decision-making processes by evaluating the environmental impacts of their proposed actions, including issuance of permits to mining facilities, and assessing alternatives to those actions. If a proposed action could significantly affect the environment, the agency must prepare a detailed EIS. However, if at the start of the NEPA process the BLM determines that it is unlikely that a project will have significant impact, then the BLM can elect to process a proponent's application under an EA. If a significant impact is discovered during the EA, the project is then reviewed under an EIS. The United States Environmental Protection Agency ("**EPA**"), other federal agencies, and any interested third parties may review and comment on the scoping of an EIS and the adequacy of findings set forth in the draft and final EIS. This process can cause delays in issuance of required permits or result in changes to a project to mitigate its potential environmental impacts, which can in turn impact the economic feasibility of a proposed project.

The *Clean Water Act* ("**CWA**"), and comparable state statutes, impose restrictions and controls on the discharge of pollutants into waters of the United States. The discharge of pollutants into regulated waters is prohibited, except in accordance with the terms of a permit issued by the EPA or an analogous state agency. The CWA regulates storm water mining facilities and requires a storm water discharge permit for certain activities. Such a permit requires the regulated facility to monitor and sample storm water run-off from its operations. The CWA and regulations implemented thereunder also prohibit discharges of dredged and fill material in wetlands and other waters of the United States unless authorized by an

appropriately issued permit. The CWA and comparable state statutes provide for civil, criminal and administrative penalties for unauthorized discharges of pollutants and impose liability on parties responsible for those discharges for the costs of cleaning up any environmental damage caused by the release and for natural resource damages resulting from the release.

The *Safe Drinking Water Act* (“**SDWA**”) and the Underground Injection Control (“**UIC**”) program promulgated thereunder, regulate the drilling and operation of subsurface injection wells. The EPA directly administers the UIC program in some states and in others the responsibility for the program has been delegated to the state. The program requires that a permit be obtained before drilling a disposal or injection well. Violation of these regulations and/or contamination of groundwater by mining related activities may result in fines, penalties, and remediation costs, among other sanctions and liabilities under the SWDA and state laws. In addition, third party claims may be filed by landowners and other parties claiming damages for alternative water supplies, property damages, and bodily injury.

The Company’s properties and activities are subject to numerous other laws and regulations governing protection of the environment, species protection and historical preservation, including but not limited to, the *Endangered Species Act*, the *National Historic Preservation Act*, the *Native American Graves Protection and Repatriation Act*, *Archaeological Resources Protection Act*, *Paleontological Resources Preservation Act* and their state counterparts and other similar statutes. The failure to comply with statutes and regulations may result in fines, penalties and mitigation costs and delays in issuance or revocation of required permits. In addition, statutes and regulations may impose limitations on the Company’s production levels or result in additional capital expenditures in order to comply with the statutes and regulations.

Nevada laws

The Company will be subject to local and state laws in Nevada on its exploration, development and mining operations carried on in the state including environmental and tax laws.

At the state level, mining operations in Nevada are also regulated by the Nevada Department of Conservation and Natural Resources, Division of Environmental Protection. Nevada state law requires mine operators to hold Nevada Water Pollution Control Permits, which dictate operating controls and closure and post-closure requirements directed at protecting surface and ground water. In addition, operators are required to hold Nevada Reclamation Permits. These permits mandate concurrent and post-mining reclamation of mines and require the posting of reclamation bonds sufficient to guarantee the cost of mine reclamation. If we are required to carry out unanticipated reclamation work, the Company’s financial position could be adversely affected.

Other Nevada regulations govern operating and design standards for the construction and operation of any source of air contamination and landfill operations. Any changes to these laws and regulations could have an adverse impact on the Company’s financial performance and results of operations by, for example, requiring changes to operating constraints, technical criteria, fees or surety requirements.

Nevada does not impose a state income tax on mining companies operating in Nevada, but it does impose a Net Proceeds of Minerals Tax under Chapter 362 – Taxes on Patented Mines and Proceeds of Minerals of the Nevada Revised Statutes. This tax is assessed by the state of Nevada on minerals mined or produced in Nevada when they are sold or removed from the state. This tax will not be assessed on the Company until it begins extracting minerals from its mining operations.

Proposed changes to U.S. Federal Mining Law

Proposed changes to the U.S. federal mining and public land law could impose, among other things, royalties and fees paid to the U.S. government by mining companies and royalty holders. Periodically, members of the U.S. Congress have introduced bills which would supplant or alter the provisions of The General Mining Law of 1872 which governs the disposal of metallic minerals on lands owned by the federal government. A significant portion of the Company's mining properties consist of unpatented mining claims located on U.S. federal lands. In recent years budgets have included the proposal to amend the U.S. mining law to impose a royalty on the production of select hard rock minerals, such as silver, gold and copper, from U.S. federal lands, and a reclamation fee on production from federal and other lands. In addition, legislation has been introduced in the U.S. Congress to implement the proposed amendments to the mining law. Such legislation, if enacted by the U.S. Congress, could substantially increase the cost of holding mining claims and impact the economic feasibility of the Company's projects. Although it is impossible at this time to predict what royalties and fees may be imposed in the future, the imposition of such royalties and fees could adversely affect the potential for development of such mining claims and the economics of existing operating mines on federal lands. Passage of such legislation may result in a material and adverse effect on the economic feasibility of Company's projects, the financial condition and the trading price of the Company's securities.

The Company requires various permits in order to conduct its current and anticipated future operations, and delays or a failure to obtain such permits, or a failure to comply with the terms of any such permits that the Company has obtained, could have a material adverse impact on the Company.

The Company's current and anticipated future operations, including further exploration, development activities and any commencement of future production on the Company's properties (including the Hasbrouck Project), require permits from various national, state and local governmental authorities. The Company cannot be certain that it will receive, or maintain once granted, the necessary federal and state permits on acceptable terms to conduct further exploration and to develop such properties. There can be no assurance that the Company will be able to obtain or maintain all necessary licenses and permits that may be required to carry out exploration, development and mining operations at its projects, on reasonable terms or at all. Delays or a failure to obtain such licenses and permits, or a failure to comply with the terms of any such licenses and permits that the Company does obtain, could increase the Company's costs and delay its activities, and could have a material adverse effect on the Company.

Future litigation may impact the Company.

Due to the nature of its business, the Company may, in the future, be subject to claims (including class action claims and claims from government regulatory bodies) based on allegations of negligence, breach of statutory duty, public nuisance or private nuisance or otherwise in connection with its operations or investigations relating thereto. The results of these legal proceedings cannot be predicted with certainty due to the uncertainty inherent in litigation, including the effects of discovery of new evidence or advancement of new legal theories, the difficulty of predicting decisions of judges and juries and the possibility that decisions may be reversed upon appeal. Such liability may be material to the Company and may materially adversely affect its ability to continue operations.

Judgments based upon the civil liability provisions of the United States federal securities laws may be difficult to enforce.

The ability of investors to enforce judgments of United States courts based upon the civil liability provisions of the United States federal securities laws against the Company, its directors and officers and experts named herein may be limited due to the fact that the Company is incorporated outside of the United States, a majority of such directors, officers and experts reside or are organized outside of the United States and their assets may be located outside the United States. There is uncertainty as to whether foreign courts would: (a) enforce judgments of United States courts obtained against the Company, its directors and officers or experts named herein predicated upon the civil liability provisions of the United States federal securities laws; or (b) entertain original actions brought in Canadian courts against the Company or such persons predicated upon the federal securities laws of the United States, as such laws may conflict with Canadian laws.

Accounting policies and internal controls

The Company prepares its financial reports in accordance with International Financial Reporting Standards. In preparation of financial reports, management may need to rely upon assumptions, make estimates or use their best judgment in determining the financial condition of the Company. Significant accounting policies are described in more detail in the Company's audited financial statements. In order to have a reasonable level of assurance that financial transactions are properly authorized, assets are safeguarded against unauthorized or improper use, and transactions are properly recorded and reported, the Company has implemented and continues to analyze its internal control systems for financial reporting. Although the Company believes its financial reporting and financial statements are prepared with reasonable safeguards to ensure reliability, the Company cannot provide absolute assurance.

The mineral exploration industry is extremely competitive.

The resource industry is intensely competitive in all of its phases, and the Company competes with many companies that possess greater financial resources and technical facilities. Competition could adversely affect the Company's ability to acquire suitable new producing properties or prospects for exploration in the future. Competition could also affect the Company's ability to raise financing to fund the exploration and development of its properties or to hire qualified personnel.

Metal prices affect the success of the Company's business.

Metal prices have historically been subject to significant price fluctuation. No assurance may be given that metal prices will remain stable. Significant price fluctuations over short periods of time may be generated by numerous factors beyond the control of the Company, including domestic and international economic and political trends, expectations of inflation, currency exchange fluctuations, interest rates, global or regional consumption patterns, speculative activities and increases or decreases in production due to improved mining and production methods. Significant reductions or volatility in metal prices may have an adverse effect on the Company's business, including the economic attractiveness of the Company's projects, the Company's ability to obtain financing and, if the Company's projects enter the production phase, the amount of the Company's revenue or profit or loss.

Governmental regulation and policy risks

Mining operations and exploration activities in Canada and the United States are subject to Canadian and American laws and regulations, respectively. Such regulations relate to production, development, exploration, exports, imports, taxes and royalties, labour standards, occupational health, waste disposal, protection and remediation of the environment, mine decommissioning and reclamation, mine safety, toxic substances, transportation safety and emergency response, and other matters. Compliance with such laws and regulations increases the costs of exploring, drilling, developing, constructing, operating and closing gold, silver or copper mines and refining and other facilities. It is possible that, in the future, the costs, delays and other effects associated with such laws and regulations may impact the Company's decisions with respect to the exploration and development of its properties. The Company will be required to expend significant financial and managerial resources to comply with such laws and regulations. Since legal requirements change frequently, are subject to interpretation and may be enforced in varying degrees in practice, the Company is unable to predict the ultimate cost of compliance with these requirements or their effect on operations. Furthermore, future changes in governments, regulations and policies and practices could materially and adversely affect the Company's results of operations and financial condition in a particular period or its long-term business prospects.

The Company may face equipment shortages, access restrictions and lack of infrastructure.

Natural resource exploration, development and mining activities are dependent on the availability of mining, drilling and related equipment in the particular areas where such activities are conducted. A limited supply of such equipment or access restrictions may affect the availability of such equipment to the Company and may delay exploration, development or extraction activities. Certain equipment may not be immediately available or may require long lead time orders. A delay in obtaining necessary equipment for mineral exploration, including drill rigs, could have a material adverse effect on the Company's operations and financial results.

Mining, processing, development and exploration activities also depend on the availability of adequate infrastructure. Reliable roads, bridges, power sources, fuel and water supply and the availability of skilled labour and other infrastructure are important determinants that affect capital and operating costs. At each of the Company's projects, additional infrastructure will be required prior to commencement of mining. The lack of availability of acceptable terms or the delay in the availability of any one or more of these items could prevent or delay development of the Company's projects.

Exploration of mineral properties is less intrusive, and generally requires fewer surface and access rights, than properties developed for mining. The Company will need to secure the necessary surface access rights to develop its projects. No assurances can be provided that the Company will be able to secure required surface rights on favourable terms, or at all. Any failure by the Company to secure surface rights could prevent or delay development of the Company's projects.

Reliance on key personnel

The senior officers of the Company are critical to its success. In the event of the departure of a senior officer, the Company believes that it can attract and retain qualified successors but there can be no assurance of such. The number of persons skilled in the acquisition, exploration and development of mining properties is limited and competition for recruiting such persons is intense. As the Company's business activity grows, it will require additional key financial, administrative and mining personnel as well as additional operations staff. If the Company cannot attract or train qualified personnel on a timely basis,

the efficiency of its operations could be affected, which could have an adverse impact on the Company's future cash flows, earnings, results of operations and financial condition. The Company's Chief Executive Officer and Chief Financial Officer are not full-time and have conflicts of interest.

Conflicts of interest

The directors and officers of the Company are or may become directors or officers of other reporting companies or have significant shareholdings in other mineral resource companies and, to the extent that such other companies may participate in ventures in which the Company may participate, the directors and officers of the Company may have a conflict of interest in negotiating and concluding terms respecting the extent of such participation. The Company and its directors and officers will attempt to minimize such conflicts. In the event that such a conflict of interest arises at a meeting of the directors of the Company, a director who has such a conflict will abstain from voting for or against the approval of such participation or terms. In appropriate cases, the Company will establish a special committee of independent directors to review a matter in which several directors or officers may have a conflict. In determining whether or not the Company will participate in a particular program, the directors will primarily consider the potential benefits to the Company, the degree of risk to which the Company may be exposed and its financial position at that time. Other than as indicated, the Company has no other procedures or mechanisms to deal with conflicts of interest.

The Company has never paid dividends and does not expect to do so in the foreseeable future.

The Company has not paid any dividends since incorporation and it has no plans to pay dividends in the foreseeable future. The Company's directors will determine if and when dividends should be declared and paid in the future based on the Company's financial position at the relevant time. All of the Common Shares are entitled to an equal share of any dividends declared and paid.

The Company's common share price has been volatile in recent years.

In recent years, the securities markets in the United States and Canada have experienced a high level of price and volume volatility, and the market price of securities of many companies, particularly those considered exploration or development-stage mining companies, have experienced wide fluctuations in price which have not necessarily been related to the operating performance, underlying asset values or prospects of such companies. In particular, the per-share price of the Common Shares on the TSX-V fluctuated from a high of \$1.99 to a low of \$0.45 during the twelve-month period ending December 31, 2020. There can be no assurance that continual fluctuations in price will not occur going forward.

The factors influencing such volatility include macroeconomic developments in North America and globally, and market perceptions of the attractiveness of particular industries. The price of the Common Shares is also likely to be significantly affected by short term changes in precious metal prices or other mineral prices, currency exchange fluctuations and the Company's financial condition or results of operations as reflected in its earnings reports. Other factors unrelated to the performance of the Company that may have an effect on the price of the Common Shares include the following:

- the extent of analyst coverage available to investors concerning the business of the Company may be limited if investment banks with research capabilities do not follow the Company's securities;

- lessening in trading volume and general market interest in the Company's securities may affect an investor's ability to trade significant numbers of securities of the Company;
- the size of the Company's public float may limit the ability of some institutions to invest in the Company's securities; and
- a substantial decline in the price of the securities of the Company that persists for a significant period of time could cause the Company's securities to be delisted from an exchange, further reducing market liquidity.

Future sales or issuances of equity securities could decrease the value of the Common Shares, dilute investors' voting power and reduce the Company's earnings per share.

The Company may sell additional equity securities in subsequent offerings (including through the sale of securities convertible into equity securities) and may issue additional equity securities to finance operations, exploration, development, acquisitions or other projects. The Company cannot predict the size of future issuances of equity securities or the size and terms of future issuances of debt instruments or other securities convertible into equity securities or the effect, if any, that future issuances and sales of the Company's securities will have on the market price of the Common Shares. Any transaction involving the issuance of previously authorized but unissued shares, or securities convertible into Common Shares, would result in dilution to security holders. Exercises of presently outstanding share options may also result in dilution to security holders.

The board of directors of the Company has the authority to authorize certain offers and sales of additional securities without the vote of, or prior notice to, shareholders. Based on the need for additional capital to fund expected expenditures and growth, it is likely that the Company will issue additional securities to provide such capital. Such additional issuances may involve the issuance of a significant number of Common Shares at prices less than the current market price for the Common Shares.

Sales of substantial amounts of the Company's securities, or the availability of such securities for sale, could adversely affect the prevailing market prices for the Company's securities and dilute investors' earnings per share. A decline in the market prices of Company's securities could impair the Company's ability to raise additional capital through the sale of securities should the Company desire to do so.

MATERIAL MINERAL PROPERTIES

The Company's material property is the Hasbrouck Project.

The Hasbrouck Project

The Hasbrouck Project consists of the Hasbrouck and the Three Hills deposits and surrounding land package, located near Tonopah, Nevada.

The following sections 1.1 to 1.20 (pages 27 to 47 of this AIF) are extracted from the executive summary section of a technical report written in accordance with NI 43-101 and filed on SEDAR on September 15, 2016. The filed report is entitled "Technical Report and Updated Preliminary Feasibility Study: Hasbrouck and Three Hills Gold-Silver Project, Esmeralda County, Nevada," (the "**2016 PFS**") is dated September 14, 2016 and was prepared and authored by Thomas L. Dyer, PE, Senior Engineer of Mine Developments Associates, Inc.; Paul Tietz, CPG, Senior Geologist of Mine Development Associates, Inc.; Herbert C. Osborne, RM, SME, Metallurgical Engineer of H.C. Osborne & Associates (metallurgy); Ryan T. Baker, PE

of NewFields Mining Design & Technical Services, LLC (civil and heap leach); and Carl E. Defilippi, MSc, CEM, Senior Engineer of Kappes Cassiday & Associates (process design). A copy of the report can be found at www.sedar.com and on the Company's website. The 2016 PFS is an update to an earlier 2015 preliminary feasibility study technical report (the "**2015 PFS**") dated effective June 19, 2015, which was prepared by the same Qualified Persons as the 2016 PFS. Mineral Resource and Reserve estimates have not changed since June 19, 2015

For full technical details, reference should be made to the complete text of the 2016 PFS which was filed with the Commissions and is available on SEDAR under the Company's profile at www.sedar.com (filed September 15, 2016) and which is incorporated by reference herein. The following summary does not purport to be complete and is subject to all the assumptions, qualifications and procedures as set out in the 2016 PFS and is qualified in its entirety with reference to the full text of the 2016 PFS. See also "Cautionary Note to United States Investors".

The 2016 PFS was prepared prior to the Name Change; and thus, refers to the Company as West Kirkland Mining Inc. ("WKM").

"1.1 Introduction

Mine Development Associates ("MDA") has prepared this technical report and updated Preliminary Feasibility Study ("PFS") on the Hasbrouck gold-silver project, located in the state of Nevada, at the request of West Kirkland Mining Inc. ("WKM"), a Canadian corporation publicly traded on the TSX Venture Exchange (TSX: WKM). This report supersedes the technical report and PFS of Tietz et al. (2015). In January 2014, WKM entered into an agreement with Allied Nevada Gold Corp. ("Allied") to acquire up to a 100% interest in Allied's Hasbrouck and Three Hills properties in Esmeralda County, Nevada. WKM's subsidiary, WK Mining (USA) Ltd., subsequently completed the acquisition of an initial 75% interest in the Hasbrouck and Three Hills properties from subsidiaries of Allied Nevada Gold Corp. ("ANV") on April 24, 2014. On September 11, 2014 WK Mining (USA) entered into a mining lease-to-purchase agreement with Eastfield Resources (USA) Inc., covering 7 patented mining claims that became part of the Three Hills Property. On June 19, 2015, Allied announced that the United States Bankruptcy Court for the District of Delaware had approved the sale of Allied's exploration properties and related assets (excluding the Hycroft operation) to Clover Nevada LLC ("Clover Nevada"), a wholly-owned subsidiary of Waterton Precious Metals Fund II Cayman, LP ("Waterton"), which included a 25% interest in the Hasbrouck Project. The sale did not materially affect the contractual rights of WKM and WKM holds the title to the Hasbrouck properties. In this report the term WKM is used to refer to both West Kirkland Mining Inc., and WK Mining (USA), interchangeably.

The purpose of this technical report and updated Preliminary Feasibility Study is to provide an updated economic analysis for the Hasbrouck Project, comprised of the Hasbrouck gold-silver deposit and the nearby Three Hills gold deposit. Project economics are improved, compared to the 2015 PFS, resulting from reduced estimates of capital and operating costs, and a slightly increased gold recovery at the end of the mine life. Changes in the current PFS include:

- a reduction in diesel price;
- detailing of Three Hills construction schedule;
- deferment of the Three Hills gold plant and toll processing of carbon;
- use of refurbished crushing and conveying equipment;

- water sourced from wells instead of the town of Tonopah;
- added gold recovery assumed during drain down of heap-leach pads;
- reclamation and bond recalculation; and
- metal price increase.

This report and the estimates provided herein have been prepared in accordance with the disclosure and reporting requirements set forth in the Canadian Securities Administrators’ National Instrument 43-101 (“NI 43-101”), Companion Policy 43-101CP, and Form 43-101F1, as well as with the Canadian Institute of Mining, Metallurgy and Petroleum’s “CIM Definition Standards - For Mineral Resources and Reserves, Definitions and Guidelines” (“CIM Standards”) adopted by the CIM Council on May 10, 2014.

The Hasbrouck Project comprises the Three Hills Mine and the Hasbrouck Mine. WKM made the strategic decision shortly after acquiring the properties in April 2014, to permit each mine separately in order to accelerate permitting the Three Hills Mine under an Environmental Assessment, and to reduce the initial expenditure on permitting to just that necessary for the project to commence at the Three Hills Mine.

WKM started work on permitting the Three Hills Mine in June 2014, with the final permit issued in June 2016 (Table 1.1).

Table 1.1 Three Hills Mine – Key Permit Acquisition Schedule
(from WKM, 2016)

KEY PERMITS		
PERMIT/APPROVAL	AGENCY	Issued
Decision Record/Finding of No Significant Impact (DR/FONSI)	US Bureau of Land Management	2015-11-25
New Class I Air Quality Operating Permit to Construct (OPTC)	NV Bureau of Air Pollution Control	2016-06-07
New Class II Air Quality Operating Permit (AQOP)	NV Bureau of Air Pollution Control	2016-06-07
Mercury Operating Permit to Construct (MOPTC)	NV Bureau of Air Pollution Control	2016-06-07
Reclamation Permit (NRP)	NV Bureau of Mining Regulation and Reclamation	2015-12-03
Water Pollution Control Plan (WPCP)	NV Bureau of Mining Regulation and Reclamation	2015-10-31

Permitting of the Hasbrouck Mine has commenced and is planned to proceed concurrently with constructing and operating the Three Hills Mine, thereby allowing permits for the Hasbrouck Mine to be in hand when needed as shown in Figure 1.1 below. Year -2 and -3 occur prior to construction of the mine, and for this study those costs are considered to be sunk costs. Most of these activities have been completed to date. Year -1 represents the initiation of the project and when pre-production activities will commence.

Figure 1.1 Hasbrouck Project Schedule

	Year -3	Year -2	Year -1	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13
THREE HILLS MINE																
PREFEASIBILITY		complete														
PERMITTING		complete														
CONSTRUCTION																
OPERATION																
CLOSURE																
POST CLOSURE																
HASBROUCK MINE																
PREFEASIBILITY		complete														
PERMITTING																
CONSTRUCTION																
OPERATION																
CLOSURE																
POST CLOSURE																

Acquiring key permits for the Hasbrouck Mine is expected to take 33 months and \$3 million. The nature of the permitting process does not allow accurate estimates of time and money; the amounts allowed in this study are considered conservative given the straightforward nature of the Hasbrouck Mine and recent experience of permitting similar operations in Nevada. The cost and time might be more than estimated but are more likely to be less.

WKM commenced the process for obtaining permits for the Hasbrouck Mine by commissioning EM Strategies (formerly Enviroscientists Inc.) to perform base-line botany studies in 2014 and 2015. A class III cultural survey was performed by Western Cultural Resource Management in 2011 with no findings that would have a negative impact on the project.

The Hasbrouck Mine plan presented in this report will require the typical amount of permitting for a mining operation in Nevada, including the completion of an Environmental Impact Statement (“EIS”). There appear to be no biological, cultural, hydrological, or geochemical issues that would otherwise delay or disrupt the timely process of applications for development.

There are no known environmental issues at either property that would be expected to have a material impact on WKM’s ability to extract the mineral resources.

1.2 Access, Property Description and Land

The Hasbrouck gold-silver project includes two separate deposits, Hasbrouck and Three Hills, located in the northern portion of Esmeralda County, Nevada. The Three Hills deposit is located approximately 1 mile west of the town of Tonopah and is accessed via county-maintained roads from the northwest end of Tonopah and from US Highway 95 some 3 miles south of Tonopah. U.S. Highway 6 passes 1.25 miles north of the Three Hills deposit and is a major east-west transportation corridor through central Nevada. The Hasbrouck deposit is located approximately 5 miles by road south of the town of Tonopah and is accessed directly off U.S. Highway 95. U.S. Highway 95 is the main north-south transportation corridor through central Nevada and passes immediately to the west of the Hasbrouck deposit.

Elevations of the properties vary between 5,600ft and 6,300ft. The principal physiographic features of both the Hasbrouck and Three Hills deposits are prominent hills that rise 200-700ft off the valley floor.

Vegetation in the area consists of sagebrush and other desert plants on the lower slopes and valleys. Trees are absent from the properties (including yucca brevifolia). The climate is semi-arid. Average annual precipitation is 5 inches, which accumulates through winter snows and, to a lesser extent, summer thunderstorms.

The Three Hills deposit is covered by 13 patented claims and 100 unpatented lode claims occupying a total of approximately 1,967 acres in Sections 2, 3, 4, 5, 8, 9, 10 and 11, T2N, R42E, and Sections 33 and 34, T3N, R42E of the Mount Diablo Base and Meridian. The Hasbrouck deposit is covered by 28 patented mining claims and 583 unpatented mining claims occupying an area of approximately 10,750 total acres within Sections 1, 2, 3, 4, 5, 9, 10, 11, 12,13,14, 15,16, 21, 22, 23 and 24, T1N, R42E, Sections 6, 7, 18, 19 and 20, T1N, R43E, and Sections 27, 28, 29, 32, 33, 34, and 35, T2N, R42E of the Mount Diablo Base and Meridian.

All unpatented claims are located on U.S. federal land managed by the Battle Mountain District of the U.S. Bureau of Land Management ("BLM"). The unpatented claims are registered and recorded with the BLM, Esmeralda and Nye Counties as appropriate, but have not been surveyed by a mineral land surveyor. Mineral tenure is held in the name of WK Mining (USA) Ltd., which is a wholly owned subsidiary of WKM. At the time of writing this report WKM had completed a transfer of the properties into an LLC, with a date of recordation in Nye County of September 9, 2106 and a date of recordation in Esmeralda County of September 12, 2016. At present 100% of the LLC is held by WKM. All required payments have been made to the appropriate authorities and the claims are in good standing.

Patented and unpatented claims at the Hasbrouck and Three Hills deposits are subject to mineral production royalties of between 2% and 4% net smelter return ("NSR"). At the Hasbrouck deposit, 19 of the patented claims and three of the unpatented mining claims are subject to a mineral production royalty of 4% NSR. The remaining 9 patented mining claims and 256 of the unpatented mining claims are subject to a mineral production royalty of 2% NSR.

1.3 History

Silver-gold mineralization was first discovered on Hasbrouck Mountain in 1902. Early mining exploited the Kernick vein, which was worked on a small scale through the mid-1920s. The early miners completed about 6,500ft of adits and 1,000ft of raises and recorded production of 740 tons of ore that grossed \$10,406. A large, near-surface, low-grade gold-silver deposit was outlined by Cordex Exploration following surface and underground sampling, geologic mapping, rotary drilling and metallurgical testing conducted in 1974-1975 and 1980. During the 1980s and 1990s Franco-Nevada, FMC, Euro-Nevada, and Corona successively drilled the property before Newmont merged with Euro-Nevada in 2002 and took control of the property. Newmont vended the property to Vista Gold in 2003. Allied Nevada gained control of Hasbrouck when it was formed as a spin-off company from Vista in 2007. Allied Nevada conducted surface mapping, geochemical sampling, drilling, data verification, metallurgical studies, CSAMT and gravity surveys, and completed a preliminary economic assessment which is superseded by the 2015 PFS and this technical report. In 2014 WKM carried out geologic mapping, surface sampling, drilling, a structural geologic interpretation. WKM also conducted a re-interpretation of geophysical data obtained by previous operators.

Modern exploration at Three Hills began in 1974 when Cordex Exploration obtained the property. During the 1970's, 1980's and 1990's, Cordex, Saga Exploration, Echo Bay, Gexa Gold, Coeur D'Alene Mines, Eastfield Resources, and Euro-Nevada carried out various campaigns of surface mapping, sampling,

geophysical surveys and drilling. Newmont acquired control of Three Hills via their merger with Euro-Nevada and subsequently sold the property to Vista Gold in 2003. Vista did not conduct exploration at Three Hills; the property was part of the spin-off to Allied Nevada in 2007. Allied Nevada initiated exploration at Three Hills in 2012. Drilling in 2012 and 2013 was focused on expanding known mineralization. During 2014 WKM performed geologic mapping, sampling, a gravity survey, drilling and detailed structural analysis at Three Hills.

1.4 Geology and Mineralization

The Three Hills deposit, located in the Tonopah Mining District, is a low-sulfidation, epithermal gold deposit, and occurs in a zone of pervasive silicification within the outcropping Siebert Formation immediately above and along the contact with the underlying Fraction Tuff. Mineralization occurs in discontinuous, irregular 0.05in to 0.5in wide veinlets, vein stockworks, and erratic breccia veins of chalcedony and quartz. Oxidation has destroyed sulfide minerals within the deposit. The currently drill-defined extent of mineralization is approximately 1,000ft east–west by 2,700ft north–south with a maximum depth of 500ft. Mineralization remains open at depth, down-dip to the east along the Siebert/Fraction Tuff contact.

The Hasbrouck deposit is a low-sulfidation, epithermal gold–silver deposit located in the western portion of the Divide Mining District. Host rocks are primarily tuffs and sediments of the Siebert Formation with limited mineralization within the underlying Fraction Tuff. An erosional remnant of silica sinter, deposited during hot spring activity, has been mapped near the top of the mountain. Gold and silver mineralization consist principally of 0.1in to 1.0in wide, discontinuous silica-pyrite veinlets, sheeted veinlets and stockworks, all closely associated with larger, but erratic bodies of hydrothermal breccia. Sulfide minerals have been largely oxidized. Mineralization is accompanied by strong pervasive silicification, with associated adularia and pyrite, and has a known extent of 2,800ft east–west by 2,400ft north–south, with a maximum depth of 900ft. Mineralization is open at depth and to a limited extent to the northwest and east.

1.5 Drilling

For Three Hills, the current database includes 291 drill holes with a total of 88,199ft of historical drilling performed from 1974 through 2013. During 2014, WKM drilled 3 diamond-core holes and 11 reverse-circulation (“RC”) holes. The diamond-core holes were drilled within the Three Hills gold-silver deposit to obtain samples for geotechnical studies. The 2014 RC holes were drilled mainly to expand the eastern and down-dip portions of the Three Hills resource. It is MDA’s opinion that the 2014 RC holes do not materially affect the current resource estimate due to their locations and therefore have not been included in the current resource database. The drilling does show that the deposit is open to the east, and more drilling may add more resources in this area.

The current database for the Hasbrouck deposit contains a total of 216,760ft of historical drilling completed by five companies from 1974 through 2012. This includes 28,606ft of diamond-core drilling in 43 holes, and 188,154ft of RC and conventional rotary drilling in 274 holes. During 2014, WKM completed 4,150ft of RC drilling in 14 drill holes at the Hasbrouck deposit. All of the 2014 holes are external to the estimated mineral resources and are not included in the current database.

1.6 Sample Preparation, Analyses and Security

MDA has evaluated the available information for historical sample preparation methods, analytical procedures and sample security. MDA concludes that the sampling, assaying, and security procedures used at Three Hills and Hasbrouck have followed industry standard procedures, and are adequate for the estimation of the current mineral resources.

1.7 Data Verification

MDA completed a full audit of the Allied 2010-2013 drill data at Three Hills and Hasbrouck for the current resource estimate. QA/QC data are not available for drilling conducted before 2010. MDA has reviewed the available QAQC data and the assessments of that data made by Wilson (2014) and references therein, including Prenn (2003) and Prenn and Gustin (2003, 2006). MDA agrees with the conclusions of these preceding studies and considers the assay data to be adequate for the estimation of the current mineral resources.

1.8 Metallurgical Testing

Column-leach and bottle-roll cyanide extraction tests indicate that mineralization comprising the Three Hills and Hasbrouck gold-silver deposits is amenable to cyanide heap leaching. An average gold recovery of 79.0% is estimated for Three Hills mineralization based on expected run-of-mine (“ROM”) (no crushing) particle sizes. An additional 2.5% gold recovery is forecast during the final drain down of the Three Hills Mine heap-leach facility. Silver contents are low, and recovery of silver has not been estimated, but is expected to be negligible.

Testing of material from the Hasbrouck deposit has shown that gold recoveries increase with decreasing particle size and also vary with the stratigraphic hosts to the mineralization. An average gold recovery of 75.8% has been estimated for mineralization in the lower Siebert unit, and an average gold recovery of 61.0% has been estimated for mineralization in the upper Siebert. Silver recovery has been estimated to average 11% for both units. These recoveries assume primary jaw crushing and secondary cone crushing, followed by tertiary high-pressure grinding-roll crushing. An additional 1.5% gold recovery is forecast during the final drain down of the Hasbrouck Mine heap-leach facility.

Increased gold recovery of 2.5% and 1.5% during drain-down of heap-leach pads at the Three Hills and Hasbrouck Mines, respectively, was included in this study. These values were derived from the gold recovery-time curves at each mine. Drain-down recovery is generally not included in economic studies, but recovery during drain-down is in fact realized at most leaching operations. While there is a risk that the full drain-down recovery will not be realized in actual production, recognizing gold recovered during drain-down is considered valid and appropriate in this case.

1.9 Mineral Resources Estimate

The modeling and estimation of the mineral resources at the Hasbrouck Project were completed under the supervision of Paul Tietz, a qualified person with respect to mineral resource estimations under NI 43-101.

To complete the resource estimation for the Three Hills deposit, the drill data were evaluated statistically, geology and gold mineral domains were interpreted on east-west oriented cross sections spaced at 100-foot intervals that span the extents of the presently defined deposit, and the gold mineral domains were

refined on north-south oriented long sections spaced at 20-foot intervals. The final modeled gold mineral domains were then coded into a 20ft x 20ft x 20ft block model and used to constrain the gold grade estimation. Grade estimation was by Inverse Distance Cubed (“ID3”). The effective date of the Three Hills resource estimate is August 5, 2014.

The Three Hills deposit gold resources, at the reported 0.005oz Au/ton cutoff grade, are inclusive of estimated reserves and are summarized in Table 1.2 (effective date: August 4, 2014).

Table 1.2 Three Hills Reported Mineral Resources (0.005oz Au/ton Cutoff)

Class	Tons	oz Au/ton	oz Au
Indicated	10,897,000	0.017	189,000
Inferred	2,568,000	0.013	32,000

Note: rounding may cause apparent inconsistencies

To complete the resource estimation for the Hasbrouck deposit, the drill data were evaluated statistically, geology and gold and silver mineral domains were interpreted on cross sections spaced at 50- and 100-foot intervals that span the extents of the presently defined deposit, and the mineral domains were refined on level plans spaced at 10-foot intervals. The final modeled mineral domains were then coded into a 20ft x 20ft x 20ft block model and used to constrain the gold and silver grade estimations. Grade estimation was by Inverse Distance Squared (“ID2”). The effective date of the Hasbrouck deposit resource estimate is November 3, 2014.

The Hasbrouck deposit gold and silver resources, at the reported 0.006oz AuEq/ton cutoff grade, are inclusive of estimated reserves and are summarized in Table 1.3 (effective date: November 3, 2014). The gold-equivalent (“AuEq”) grade is calculated using the individual gold and silver grades of each block, along with a gold price of \$1,300.00 per ounce gold and a silver price of \$22 per ounce silver. The AuEq grade calculation includes an approximate 4:1 difference in gold versus silver recovery in the proposed heap-leach processing scenario.

Table 1.3 Hasbrouck Deposit Reported Mineral Resources (0.006oz AuEq/ton Cutoff)
 $\text{oz AuEq/ton} = \text{oz Au/ton} + (\text{oz Ag/ton} \times 0.000417)$

Class	Tons	oz Au/ton	oz Au	oz Ag/ton	oz Ag
Measured	8,261,000	0.017	143,000	0.357	2,949,000
Indicated	45,924,000	0.013	595,000	0.243	11,147,000
M+I	54,185,000	0.014	738,000	0.260	14,096,000
Inferred	11,772,000	0.009	104,000	0.191	2,249,000

Note: rounding may cause apparent inconsistencies

1.10 Mineral Reserves Estimate

MDA has used Measured and Indicated resources as the basis to define reserves for both the Three Hills and Hasbrouck deposits, which together compose the Hasbrouck Project. Open-pit mining was selected as the mining method. Reserve definition was done by identifying ultimate pit limits using economic

parameters and pit optimization techniques. The economic parameters used for pit optimization are presented in Table 1.4.

Table 1.4 Pre-Feasibility Economic Parameters

	Three Hills	Hasbrouck	
Mining	\$ 2.00	\$ 2.00	\$/ton Mined
Crushing & Stacking	NA	\$ 3.20	\$/ton Processed
Leaching	\$ 2.33	\$ 1.30	\$/ton Processed
G&A Cost per Ton	\$ 0.42	\$ 0.42	\$/ton Processed
Refining - Au	\$ 5.00	\$ 5.00	\$/oz Au Produced
Refining - Ag	NA	\$ 0.25	\$/oz Ag Produced
Royalty	4%	4%	NSR

Crushing and stacking costs do not apply to Three Hills because Three Hills ore will be processed using ROM leaching.

Silver was not used to generate value in Three Hills because there are no stated silver resources for that deposit. For the Hasbrouck deposit, the value from silver was calculated with constant silver to gold ratio based on \$1,250/oz Au to \$18.00/oz Ag prices. Gold and silver recoveries were applied based on initial estimates provided by Herb Osborne of H.C. Osborne and Associates, the Qualified Person responsible for Section 13.0. Table 1.5 shows the recoveries used for each deposit.

Table 1.5 Metallurgical Recoveries

	Gold	Silver
Three Hills	79.0%	NA
Hasbrouck Upper Seibert	61.0%	11.0%
Hasbrouck Lower Seibert	75.8%	11.0%

The ultimate pit limits were determined using prices of \$1,250 and \$18.00 per ounce of gold and silver respectively. The ultimate pit was selected on Whittle discounted evaluations using a 5% discount rate and a processing limit of 5,400,000 tons per year. The gold price used for the Hasbrouck Project cash-flow calculation was \$1,275 per ounce gold and \$18.21 per ounce silver. MDA believes that the pit designs resulting from the initial analysis are well within reason.

Pit designs were created using 20ft bench heights for mining. This corresponds to the resource model block heights. Because the resource models have been diluted to the block grades, MDA considers the block size to be reasonable with respect to dilution and equipment anticipated to be used in mining and believes that this represents an appropriate amount of dilution for statement of reserves.

Proven and Probable reserves for the Three Hills and Hasbrouck deposits are shown in Table 1.6 and Table 1.7, respectively. Total Proven and Probable reserves for the entire Hasbrouck Project are shown in Table 1.8. These reserves are shown to be economically viable based on the Hasbrouck Project cash flows and MDA believes that they are reasonable for the statement of Proven and Probable reserves.

Table 1.6 Three Hills In-Pit Probable Reserves

	K Tons	oz Au/ton	K Ozs Au
Probable	9,653	0.018	175

Three Hills Proven and Probable reserves were defined using a 0.005 oz Au/t cutoff

Table 1.7 Hasbrouck In-Pit Proven and Probable Reserves

<i>Upper Siebert</i>	K Tons	oz Au/ton	K Ozs Au	oz Ag/ton	K Ozs Ag
Proven	1,301	0.020	26	0.387	504
Probable	5,576	0.016	89	0.260	1,452
Proven & Probable	6,877	0.017	114	0.284	1,955
<i>Lower Siebert</i>					
Proven	4,942	0.021	101	0.417	2,058
Probable	23,798	0.016	372	0.275	6,555
Proven & Probable	28,740	0.016	473	0.300	8,614
<i>Total Hasbrouck</i>					
Proven	6,242	0.020	127	0.410	2,562
Probable	29,374	0.016	461	0.273	8,007
Proven & Probable	35,617	0.017	588	0.297	10,569

Hasbrouck upper Siebert Proven and Probable reserves were defined using a 0.008 oz Au/t cutoff Hasbrouck lower Siebert Proven and Probable reserves were defined using a 0.007 oz Au/t cutoff

Table 1.8 Total Hasbrouck Project In-Pit Proven and Probable Reserves

	K Tons	oz Au/ton	K Ozs Au	oz Ag/ton	K Ozs Ag
Proven	6,242	0.020	127	0.410	2,562
Probable	39,028	0.016	635	0.205	8,007
Proven & Probable	45,270	0.017	762	0.233	10,569

Some summation discrepancies may be noticeable to minor rounding issues

1.11 Mining Methods

The Hasbrouck Project PFS includes mining at both the Three Hills Mine and the Hasbrouck Mine. These are planned as open-pit, truck and loader operations. Access roads were included in the pit and waste rock storage area designs, which were considered suitable for the type of equipment used. Waste rock storage areas were designed to contain the rock waste associated with the reserves. One main waste rock storage area was identified for Three Hills and 2 additional waste rock storage areas were designed for Hasbrouck. Safety berms were designed between the designed pits and dumps and US Highway 50 to contain any material that may try and roll off of the mining site.

The PFS has been based on contract mining. Only Proven and Probable reserves were used to schedule mine production, and Inferred resources inside of the pit were considered as waste.

Three Hills production schedules have been completed based on a 15,000tpd production requirement for the ROM heap-leach pad. Detailed monthly schedules were created for the construction period based on construction requirements for heap-leach over-liner and fill material requirements defined by NewFields. In total, 504,000 cubic yards (702,000 tons) of waste rock is scheduled for construction purposes.

Ore placed on the pad at Three Hills Mine had a lag time applied so that gold production was not assumed at time of placement. The schedule assumed that the operational recovery of 79% would take up to 8 months. Drain-down recovery of 2.5% was assumed during the 12 months after final operational recovery was achieved.

Hasbrouck Mine production schedules were completed based on a 17,500tpd production requirement. Mining at Hasbrouck was assumed to start during the second year of production for the project. Little pre-stripping is required as ore is located near the surface, though waste rock is mined early to provide construction fill material.

A lag time in gold recovery was applied to ore placed on the heap-leach pad. The schedule assumed that the full recovery of recoverable gold placed on the pad would take up to 8 months. Upper Siebert ore was assigned a 55.6% operational recovery and lower Siebert was assigned a 76.6% operational recovery. Both ore types were assigned 11% recovery for silver. Drain-down gold recovery of 1.5% was assumed during the 24-months after operational recovery was achieved. No drain-down recovery of silver was assumed.

It is anticipated that the contractor will have between 60 and 80 operators and staff involved with the operation. It has been assumed that the contractor will work 12-hour shifts, 2 shifts per day, 7 days per week. Other mine personnel will be maintained by the owner for general activities, including mine supervision, engineering, surveying, geology, and ore control.

All mining is anticipated to be above the water table, so no dewatering wells will be required. Storm water that enters the pit will be handled by allowing for sumps in the pit as needed. Any excess water that doesn't naturally infiltrate into the ground will be placed in water trucks using a portable pump and then used for dust control on haul roads.

1.12 Mineral Processing

The Hasbrouck Project will utilize two separate heap-leach facilities to be located approximately 5 miles apart. The Three Hills Mine will be constructed and operated first, and will be a 15,000 ton per day, ROM operation, utilizing conventional, cyanide heap leaching of ore stacked on a single use pad. Gold will be leached with dilute cyanide solution and recovered from the solution using a carbon adsorption circuit. Loaded carbon will be processed offsite by "toll-stripping" where the carbon is stripped of metal in a desorption-recovery plant and returned for re-use along with the doré product. If required, loaded carbon may also be processed by "ashing" where carbon is smelted directly to produce doré bars.

The Hasbrouck Mine will be constructed after production commences at the Three Hills Mine so as to be ready to produce when Three Hills Mine ceases production and will be a 17,500 ton per day heap-leach operation utilizing conventional heap leaching of crushed ore stacked on a single-use pad. Crushing will be performed in three stages: mined ore will pass first through a primary jaw crusher and a secondary cone crusher, and then through a high-pressure grinding-roll unit. Agglomeration with cement will be required prior to stacking of ore on the heap. Gold and silver will be leached with a dilute cyanide solution and recovered using a carbon adsorption-desorption-recovery ("ADR") process to produce doré bars.

1.13 Project Infrastructure -Water, Power and Buildings

Water for both the Three Hills and Hasbrouck Mines is planned to be obtained from wells that will be drilled near each mine. HDPE pipelines will be installed from the wells to a 500,000-gallon water storage tank at each site. These tanks will store water for use as process make-up and fire water. No potable

water supply will be installed at Three Hills Mine, potable water being obtained from the town of Tonopah water system. A potable water system will be installed at Hasbrouck Mine. This requires obtaining a water right to appropriate groundwater. Water rights are available for lease or purchase from 2 mining companies and a local landowner.

Electrical power at the Three Hills Mine will be supplied by a generator fueled by liquefied natural gas. Power at the Hasbrouck Mine will be supplied by NV Energy, the regional power distribution company. An overhead powerline will be installed connecting the switching station to the Hasbrouck Mine.

The estimated connected load at the Three Hills mine site (not including the laboratory which is to be located in Tonopah) is 0.9 MW, with an average draw of 0.6 MW.

At the Hasbrouck Mine the attached load for the water supply system, the crushing system, the conveying and stacking system, the ADR plant and ancillary equipment is estimated to be 6.5 MW, with an average draw of 4.1 MW.

Diesel-fired backup generators will be installed in the process area at each mine site to provide emergency power.

Administration, safety, mine operations, warehouse, assay laboratory (to be located in Tonopah), process buildings, and process maintenance buildings are planned for the Hasbrouck Project. During the time that Three Hills Mine will be operated, buildings in Tonopah will be rented. During the time the Hasbrouck Mine will be operated, three trailers of double- and triple-wide sizes will be installed for offices, safety, and conference and training purposes.

A full-service laboratory will be established, sized to process 100 solid samples per day and 150 solution samples per day. The laboratory will be installed in a building that is to be rented in the town of Tonopah.

The process shop and warehouse at the Three Hills Mine will be a single, 2,900 ft² steel building located near the CIC adsorption circuit. The process shop and warehouse at Hasbrouck will be a 3,430 ft² steel building located near the ADR plant.

The reagents storage building at the Hasbrouck Mine will be 1500 ft². The ADR plant will be a steel building approximately 145ft x 42ft x 44ft high. An additional section approximately 14ft x 25ft x 20ft high for the caustic area will be attached to the ADR section. The refinery will be approximately 79.5ft x 44.5ft x 22.75ft high and will share a wall with the ADR building. The refinery area will contain a secure space for a safe.

1.14 Environmental Studies, Permitting and Social Impact

Mineral exploration at both the Three Hills Mine and the Hasbrouck Mine is authorized by the U. S. Bureau of Land Management (“BLM”) under multiple Notices, each of which authorizes up to five acres of disturbance and is bonded with the BLM. Existing disturbances and bond amounts for each Notice are shown in Table 1.9.

Table 1.9 Existing Disturbance and Notices for the Hasbrouck Project

Notice #	Disturbance Acreage	Bond Amount
NVN-91216	4.88	\$ 65,450.00
NVN-89964	1.84	\$ 14,033.00
NVN-89750	4.53	\$ 18,758.00

On purchasing the properties in 2014, WKM chose to permit the Three Hills and Hasbrouck Mines separately in order to take advantage of the fact that the Three Hills Mine could be permitted under the relatively short and simple environmental assessment process rather than the much longer environmental impact statement process that would have been required if the two mines had been permitted as one operation. This decision resulted in key permits to construct and operate the Three Hills Mine being obtained by June 2016. Work on permitting the Hasbrouck Mine has been ongoing since 2014 to ensure that permits for Hasbrouck Mine will be in hand to allow continuous production Three Hills Mine comes to an end.

WKM is in the process of acquiring permits for the Hasbrouck Mine and anticipates this will take up to 2 years and cost \$3 million. A Plan of Operations will be submitted for the Hasbrouck Mine when operational and baseline surveys are complete and operations and design for the project are at a level where a Plan Application can be developed to the necessary level of detail.

The review and approval process for the Plan by the BLM constitutes a federal action under the National Environmental Policy Act (“NEPA”) and BLM regulation. Thus, for the BLM to process the Plan Application the BLM is required to comply with NEPA and prepare either an Environmental Assessment (“EA”), or an Environmental Impact Statement (“EIS”).

1.15 Capital and Operating Costs

MDA has authored Section 21.0, Capital and Operating Costs, with subsections for Process Capital and Process Operating costs provided by KCA. NewFields has provided inputs for Processing Capital and also some input to Infrastructure Capital Costs, which are included in the Other Capital Costs (Section 21.9).

Initial capital at the start of the project for the startup of Three Hills Mine is estimated to be \$46,742,000, which includes working capital of \$4,864,000. Growth capital is \$90,556,000 attributed to the startup of Hasbrouck Mine, and sustaining capital is \$10,560,000, including the return of working capital. A summary of capital costs is shown in Table 1.10.

Table 1.10 Hasbrouck Project Capital Cost Summary

<i>Direct Costs</i>	Units	Initial	Growth	Sustaining	Total
Pre-Production	K USD	\$ 5,813	\$ 190		\$ 6,003
Mining	K USD	\$ 184	\$ 77	\$ 127	\$ 388
Plant and Recovery	K USD	\$ 8,073	\$ 38,313	\$ -	\$ 46,386
Leach Pads	K USD	\$ 7,617	\$ 10,048	\$ 9,348	\$ 27,012
Ponds and Site Infrastructure	K USD	\$ 1,948	\$ 2,910	\$ -	\$ 4,858
Water Supply	K USD	\$ 1,740	\$ 3,030	\$ -	\$ 4,770
Roads	K USD	\$ 1,013	\$ 1,039	\$ -	\$ 2,052
Light Vehicles	K USD	\$ 490	\$ 113	\$ 336	\$ 938
Site and Administration	K USD	\$ 47	\$ 77	\$ -	\$ 124
Safety & Security	K USD	\$ 82	\$ 5	\$ 10	\$ 97
Owner's Capital	K USD	\$ 6,383	\$ 10,506	\$ (2,247)	\$ 14,642
Total Direct Costs	K USD	\$ 33,389	\$ 66,308	\$ 7,573	\$ 107,270
Indirect Costs					
Initial Fills	K USD	\$ 146	\$ 1,764	\$ -	\$ 1,910
Indirects	K USD	\$ 1,229	\$ 2,615	\$ 421	\$ 4,265
EPCM	K USD	\$ 1,466	\$ 5,465	\$ 514	\$ 7,445
Newmont Buyout	K USD	\$ -	\$ 1,000	\$ -	\$ 1,000
Total Indirects	K USD	\$ 2,841	\$ 10,844	\$ 935	\$ 14,620
Contingencies					
Mining (15%)	K USD	\$ 550	\$ 30	\$ -	\$ 579
Plant and Recovery (20%)	K USD	\$ 1,760	\$ 7,560	\$ -	\$ 9,320
Leach Pads (15% - 25%)	K USD	\$ 1,142	\$ 2,512	\$ 2,337	\$ 5,991
Roads, Ponds, Water, and Infrastructure (25%)	K USD	\$ 1,145	\$ 1,697	\$ -	\$ 2,842
Other (15%)	K USD	\$ 1,050	\$ 1,605	\$ (285)	\$ 2,370
Total Contingency	K USD	\$ 5,647	\$ 13,404	\$ 2,052	\$ 21,103
Total Capital Cost	K USD	\$ 41,878	\$ 90,556	\$ 10,560	\$ 142,993
Working Capital	K USD	\$ 4,864	\$ (4,864)	\$ -	\$ -
Total Capital w/ Working Capital	K USD	\$ 46,742	\$ 85,692	\$ 10,560	\$ 142,993

Mining and re-handle operating costs were estimated by MDA based on first principle costs plus the addition of the contractor's assumed recovery of mining capital and profit margin of 15%. Processing operating costs were estimated by KCA. General and administrative costs and Nevada net proceeds tax were estimated by MDA. Reclamation costs were estimated by EM Strategies (formerly Enviroscientists Inc.) and Paul Sterling using BLM reclamation cost estimate spreadsheets.

The total cost per ton processed for all ore is \$8.33. Table 1.11 shows a summary of the operating cost estimate.

Note that Table 1.13 shows an operating cost of \$8.43 per ton based on the World Gold Council Adjusted Operating Cost definition. This apparent discrepancy is due to inclusion of silver credits and exclusion of reclamation costs in the World Gold Council definition.

Table 1.11 Operating Cost Summary

		K USD	USD per ton Processed
Three Hills	Mining Cost	\$ 30,670	\$ 3.18
	Process Cost	\$ 24,575	\$ 2.55
Hasbrouck	Mining Cost	\$130,943	\$ 3.68
	Process Cost	\$139,963	\$ 3.93
	Re-handle	\$ 2,340	\$ 0.07
Total	Mining Cost	\$161,613	\$ 3.57
	Process Cost	\$164,538	\$ 3.63
	Re-handle	\$ 2,340	\$ 0.05
G&A Cost		\$ 20,621	\$ 0.46
Reclamation - Three Hills		\$ 3,419	\$ 0.35
Reclamation - Hasbrouck		\$ 5,519	\$ 0.15
Nevada Net Proceeds Tax		\$ 19,201	\$ 0.42
Net Operating Cost		\$377,251	\$ 8.33

1.16 Economic Analysis

MDA completed an economic analysis based on the cash flow developed from the production schedule and the capital and operating costs previously discussed. Table 1.13 shows a summary of key information for the Hasbrouck Project. The life-of-project after-tax net present value is \$120,384,000 using a 5% discount rate. The payback period is 3.11 years and the internal rate of return is 43%. These values are based on 100% of the project; WKM has a 75% interest in the project and has the right to make an offer on the remaining 25%.

Hasbrouck Project economic results are shown in Table 1.12.

Table 1.12 Hasbrouck Project Economic Results

Pre-Tax Payback Period	Years	2.95
After-Tax Payback Period	Years	3.11
Pre-Tax Net Present Value	5%	\$145,282
	8%	\$118,546
	10%	\$103,544
Pre-Tax Internal Rate of Return	IRR	49%
After-Tax Net Present Value	5%	\$120,384
	8%	\$ 97,387
	10%	\$ 84,484
After-Tax Internal Rate of Return	IRR	43.2%

Table 1.13 Hasbrouck Project Highlights Based on 100% of the Project

	Units	Three Hills Mine	Hasbrouck Mine	Total Hasbrouck Project
PROJECT STATISTICS				
HEADGRADE	oz Au/ton - g Au/t	0.018 - 0.62	0.017 - 0.57	0.017 - 0.58
Ore	million tons	10	36	45
Annual Ore	million tons	5	6	6
Processing Rate	tons per day	15,000	17,500	15,986
Stripping Ratio	waste:ore	0.9	1.1	1.1
Contained Metal				
Gold Grade	oz Au/ton - g Au/t	0.018 - 0.62	0.017 - 0.57	0.017 - 0.58
Silver Grade	oz Ag/ton - g Ag/t	NA	0.297 - 10.17	0.233 - 8.00
Gold Equivalent Grade (1)	oz AuEq/ton - g AuEq/t	0.018 - 0.62	0.017 - 0.59	0.017 - 0.59
Gold	kOz	175	588	762
Silver	kOz	NA	10,569	10,569
Gold Equivalent (1)	kOz	175	610	784
Recoverable Metal				
Gold Recovery	%	81.5%	74.0%	75.7%
Silver Recovery	%		11.0%	11.0%
Gold	kOz	142	435	577
Silver	kOz	NA	1,163	1,163
Gold Equivalent (\$1,275/\$18.21)	kOz	142	452	594
Average Annual Gold Production	kOz	69	71	71
Average Annual Silver Production (2)	kOz	NA	194	194
Average Annual AuEq Production	kOz	69	74	74
Gold Price	US\$/oz	\$ 1,275	\$ 1,275	\$ 1,275
Silver Price	US\$/oz	NA	\$ 18.21	\$ 18.21
CAPITAL				
Initial Capex	US\$ million	\$ 47		
Growth Capex	US\$ million		\$ 83	
Sustaining Capex	US\$ million		\$ 13	
LOM Capex	US\$ million			\$ 143
Contingency (included)	US\$ million	\$ 6	\$ 15	\$ 21
Contingency (included)	%	14%	19%	17%
OPERATING COST				
Adjusted Operating Cost per Ton of Ore (3)	US\$/ton ore	\$ 7.40	\$ 8.71	\$ 8.43
Mining	US\$/ton ore	\$ 3.18	\$ 3.74	\$ 3.62
Processing	US\$/ton ore	\$ 2.55	\$ 3.93	\$ 3.63
G&A	US\$/ton ore	\$ 0.44	\$ 0.46	\$ 0.46
Other (4)	US\$/ton ore	\$ 1.23	\$ 0.58	\$ 0.72
Adjusted Operating Cost (3)	US\$/oz Au net of by-products	\$ 502	\$ 714	\$ 661
All-in Sustaining Cost (5)	US\$/oz Au net of by-products	\$ 544	\$ 774	\$ 717
Mine Life	year	1.7	7.1	8.8
PROJECT ECONOMICS				
NPV (5%) - after tax	US\$ million			\$ 120.4
IRR - after tax	%			43%
Payback Period	year			3.1

Notes:

- (1) Gold equivalent calculations are made using the ratio of recovered silver / gold and metal prices.
- (2) Silver production is averaged over the Hasbrouck Mine life only

- (3) World Gold Council - Adjusted Operating Costs include:
On-site mining and G&A, royalties and production taxes, permitting and community cost related to current operations, 3rd party smelting, refining and transport costs, stock-piles and inventory write-downs, site-based non-cash remuneration, operational stripping costs and by-product credits.
- (4) Other category includes royalties, production taxes, permitting, refining, and by-product credit
- (5) World Gold Council All-in Sustaining Costs includes:
Adjusted Operating Costs (above) plus corporate G&A, reclamation & remediation—accretion & amortization, expenditures sustaining exploration and study costs, capital exploration, capitalized stripping and sustaining capital.
- (6) World Gold Council - All-in Sustaining Costs includes:
Adjusted Operating Costs (above) plus corporate G&A (including share-based remuneration), reclamation & remediation - accretion & amortization (on-site), sustaining exploration and study costs, sustaining capital exploration, capitalized stripping and sustaining capital expenditure.
- (7) Project economics are presented for 100% of the project which is jointly owned by WKM (75%) and Waterton Precious Metals Fund(25%).
- (8) Some totals may not sum properly due to rounding.

1.17 Comparison of 2016 PFS to 2015 PFS

Table 1.14 shows a comparison between the 2015 PFS and the current, 2016 PFS, and the relative impacts on the NPV (5%), IRR, initial capital, and life-of-mine (“LOM”) cash flows. The NPV in this study is higher by \$45 million, the largest factors in producing this difference being the higher metal prices used in the study and assumptions for drain-down recovery of gold. The next largest differences are the reduction of mining costs due to lower fuel prices, followed by savings on water costs by sourcing water from water wells instead of the Tonopah city water assumed in the 2015 PFS.

Table 1.14 Economic Comparisons – 2015 PFS vs 2016 PFS

Item	NPV (5%) (US \$M)	IRR (%)	Initial Capital (US \$M)	LOM Cash Flow (US \$M)	Payback (years)
2015 Prefeasibility Study	\$75	25.6%	\$54	\$117	3.7
Impact on After Tax					
Changes Made in 2016 PFS					
Diesel Cost Reduced	\$7	2.3%	\$0	\$10	
Pre-Production Mining Cost Increased	\$1	-0.6%	\$5	\$1	
Gold Plant Deferred (2 Years)	\$1	2.3%	-\$6	\$0	
Refurbished Crushing & Conveying Plant	\$3	1.6%	\$0	\$4	
Water Sourced from Wells	\$7	7.1%	-\$1	\$3	
Gold Recovered During Drain Down Recognized	\$10	1.7%	\$0	\$15	
Reclamation Bond Amounts Recalculated	\$0	0.3%	-\$2	\$0	
Metal Price Increased (\$1,275/\$18.21 vs \$1,225/\$17.50)	\$19	5.2%	\$0	\$24	
Other *	-\$3	-2.4%	-\$4	-\$2	
Summed Changes Made in 2016 PFS	\$45	17.6%	-\$8	\$55	
2016 Prefeasibility Study	\$120	43.2%	\$47	\$171	3.1

1.18 Project Sensitivity

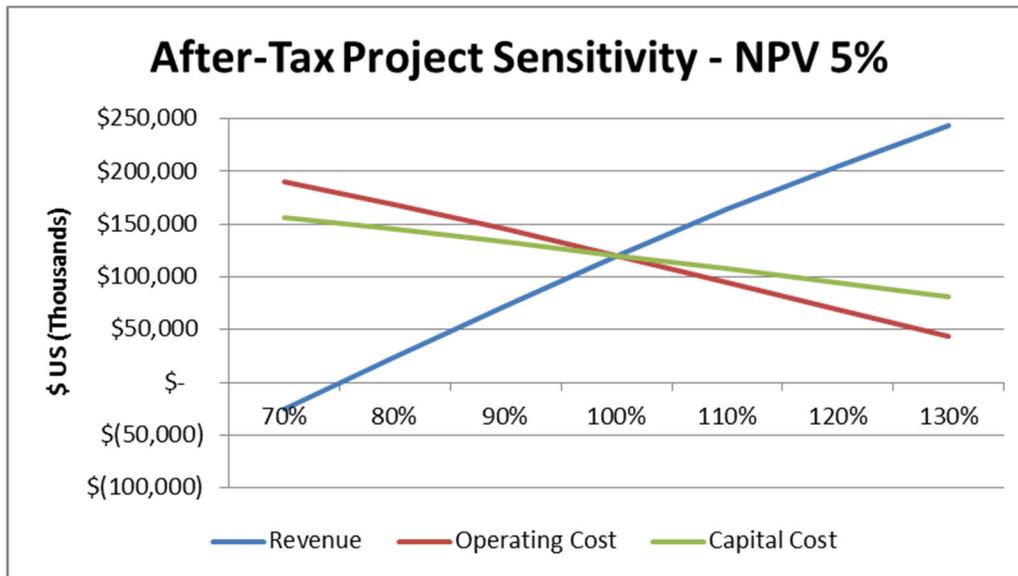
Project sensitivities were analyzed with respect to gold price, revenues, operating costs, and capital costs. As with most precious metal projects, the Hasbrouck Project is most sensitive to gold price and revenue.

Table 1.15 shows the sensitivity analysis by gold price. Figure 1.2 shows the project sensitivity to changes in revenue, operating costs, and capital costs graphically.

Table 1.15 After-Tax Project Sensitivity

After Tax Sensitivity - Metal Price (K USD)						
Au Price	Undisc. CF	NPV 5%	NPV 8%	NPV 10%	IRR	Ag Price
\$ 1,000	\$ 36,130	\$ 16,779	\$ 8,124	\$ 3,313	12%	\$ 14.29
\$ 1,050	\$ 61,589	\$ 36,237	\$ 24,870	\$ 18,530	18%	\$ 15.00
\$ 1,100	\$ 86,063	\$ 54,971	\$ 41,009	\$ 33,204	24%	\$ 15.71
\$ 1,150	\$ 110,847	\$ 73,937	\$ 57,345	\$ 48,057	30%	\$ 16.43
\$ 1,200	\$ 135,024	\$ 92,477	\$ 73,332	\$ 62,603	35%	\$ 17.14
\$ 1,225	\$ 147,164	\$ 101,779	\$ 81,350	\$ 69,896	38%	\$ 17.50
\$ 1,250	\$ 159,305	\$ 111,082	\$ 89,369	\$ 77,190	41%	\$ 17.86
\$ 1,275	\$ 171,446	\$ 120,384	\$ 97,387	\$ 84,484	43%	\$ 18.21
\$ 1,300	\$ 183,587	\$ 129,687	\$ 105,406	\$ 91,778	46%	\$ 18.57
\$ 1,350	\$ 207,174	\$ 147,764	\$ 120,992	\$ 105,958	51%	\$ 19.29
\$ 1,400	\$ 230,210	\$ 165,393	\$ 136,179	\$ 119,768	56%	\$ 20.00
\$ 1,500	\$ 275,060	\$ 199,698	\$ 165,723	\$ 146,628	65%	\$ 21.43

Figure 1.2 After-Tax Project Sensitivity



1.19 Risks and Opportunities

MDA has identified a number of external and internal risks and opportunities that may affect the economics of the Hasbrouck Project.

External Risks

- The project's economic viability is generally at risk from changes in external factors which would lead to increases in input costs (construction costs, operating costs), or a fall in the price of gold or silver which would reduce revenue.
- A decrease in gold or silver price would not only reduce revenue but would also reduce the amount of economically minable ore as a decrease in metal prices would result in a higher cut-off grade. Under the current gold price environment, the reserves are considered robust.
- While no environmental and permitting risks are currently identified, and permits are in-hand for the Three Hills Mine, this is an area where risk to cost and schedule generally exist. Typical environmental and permitting risks include items being discovered on the project site such as sensitive or endangered botany, or cultural artifacts, which would have the effect of extending schedules, increasing permitting costs, and potentially making permitting impossible at the Hasbrouck Mine.

Internal Risks

- Current drill spacing is adequate and there is a low risk of a decrease in resources due to additional drilling and subsequent re-modeling and re-estimations.
- The project's economic viability is generally at risk from internal factors such as poor construction or operational execution resulting in construction and commissioning cost and schedule overruns, scope creep, and increased operating costs. This is mitigated by supplying management to oversee construction.
- Should the metallurgical efficiencies and reagent consumption rates assumed in this study not be generally achieved, the project would not achieve the economic performance predicted in this study.
- There is a risk that permeability in a full-scale heap leach at Three Hills Mine will be inadequate, based on testing done on a bulk sample by KCA in 2014. The particle size distribution of ROM ore will be coarser than that tested, and the risk of poor permeability at full-scale is deemed to be low. It is not possible to be certain about percolation through ROM ore as no compacted permeability test equipment exists capable of handling material of this particle size. The risk of low percolation rates can be mitigated by performing field permeability tests on ROM ore during the early phase of mining and making appropriate adjustments to methods of stacking and leaching. Thus, during initial leaching operations at Three Hills, percolation will be closely monitored to observe the percolation rate, allowing early adjustments to be made as necessary. Early adjustments include installing intermediate drains in the heap at various elevations as the heap grows in height. While this would increase costs somewhat, it is a viable and proven technique which can be implemented simply and quickly should percolation decrease to unacceptable rates as stacking height increases.
- Predicted gold recovery from Three Hills ore is based on the results of a column-leach test on material that was somewhat finer than ROM ore is expected to be. The expected gold recovery predicted by the test could therefore be biased high. This risk is deemed to be low, given the flat Three Hills particle size/gold recovery curve.
- This study contemplates using certain pieces of mobile crushing and screening equipment at the Hasbrouck Mine that will tend to have a fall-off in availability and higher maintenance costs over time when compared to non-mobile equipment. Thus, the availability factor in this study may

have been overstated. This risk can be mitigated by increasing the robustness of foundations that mobile equipment will be mounted on to approximate those of non-mobile equipment.

- Increased gold recovery of 2.5% and 1.5% from drain down of heap-leach pads at the Three Hills and Hasbrouck mines, respectively, was included in this PFS. This type of recovery is generally not included in economic studies, but additional recovery is realized in most leaching operations. There is a risk that the full drain-down recovery will not be realized in actual production.
- If the current off-site toll carbon processor cannot handle all the loaded carbon, then the operating costs will increase due to the higher cost of selling the loaded carbon to an ashing refiner.
- Fuel price used in this study for contract mining is \$1.70 per gallon. However, if the cost of fuel rises, mining costs will be adversely affected.
- Geotechnical studies are preliminary at Hasbrouck Mine and additional drilling is recommended to raise the level of certainty for final pit slope angles. There is a risk that additional geotechnical studies might result in flatter pit slopes than used in this study, which would have an adverse impact on costs and reserves. This risk is considered minimal because a large portion of the mining is above the crest of the ultimate pit.
- Contract mining costs are based on first principle costs estimated by MDA and adjusted to include a contractor return on capital and profit. These costs have not been vetted by contractors. This risk needs to be mitigated by obtaining contractual costs through competitive bidding by qualified mining contractors.
- Finding and keeping the skilled employees required to operate the Hasbrouck Project might prove challenging, given its rural location. Inadequate staffing would tend to increase operating costs by reducing operating efficiencies and increasing repair and maintenance costs. Recruiting costs might be higher than predicted.

Opportunities

- Additional drilling along the periphery of the Hasbrouck and Three Hills deposits has the potential to extend the resources to the east and west at the Hasbrouck Mine, and to the east and southeast at the Three Hills Mine. Such expansion could improve the project economics by reducing waste, extending the LOM and increasing overall revenues.
- Additional drilling could also result in reclassification of resources from Inferred to Indicated, and from Indicated to Measured. Within the 2 pits there are 3.3 million tons of Inferred resources that are currently treated as waste. Any upgrade of Inferred material to Indicated or higher classification, could improve the project economics by increasing ore tonnage and reducing waste tonnage, extending the LOM and increasing overall revenues.
- Engaging contractors more closely in the mine planning and design might result in identifying cost-reductions.
- Mining costs may be reduced by WKM deciding to operate the mine using their own equipment and employees, thus avoiding paying the contractor's profit. The increase in initial and sustaining capital for mining equipment might be mitigated by leasing equipment.
- Additional geotechnical studies might result in pit slopes being steepened, leading to a smaller amount of waste rock to be mined per ton of ore. Geotechnical information gained from mining

operations at Three Hills may help geotechnical understanding of the Hasbrouck mine in common geotechnical domains, which may allow for further steepening of the Hasbrouck Mine pit slopes.

- HPGR crushing and micro-fracturing performance might be understated in the laboratory due to the very short time that samples take to be crushed by the laboratory-scale HPGR, typically measured in seconds or, for larger samples, several minutes. Such short runs do not allow time to optimize HPGR settings. It is expected that under steady-state running at full-scale, fine tuning of crushing parameters, such as the amount of choke feeding, recirculation, roll rotation speed, and roll closing force, will result in greater efficiency in crushing and micro-fracturing which in turn will result in higher gold and silver recovery than indicated by laboratory scale tests.
- The HPGR model selected for this study was a first-pass choice. A larger machine would allow a greater amount of recirculation which would result in a finer product size and consequently a greater recovery of gold and silver.
- Bottle roll tests on HPGR crushed lower Siebert material may have understated gold recovery relative to gold recovery that could be expected from column leach tests, perhaps by an amount similar to the 6% increase demonstrated with upper Siebert ore. The 2% allowance made for this effect in this study might therefore be too low.
- Faster gold recovery from solution, and hence more efficient operation, might be achieved at the Hasbrouck Mine by increasing the number of carbon columns in the adsorption plant from 5 to 6.
- Additional metal recovery from both the Three Hills and Hasbrouck mines might occur beyond the leach cycle time assumed in this study.
- The overall design of the crushing and screening plant presented in this study is a first-pass design and was not reviewed by other equipment suppliers. The opportunity exists to optimize the crushing and screening plant general arrangement and individual components, with the help of other equipment suppliers' input. Areas that are especially targeted for review include the configuration of grizzlies at the primary crusher (both static and vibrating), and conveyor layouts to and from the secondary crushers.
- A pug mill was included in the Hasbrouck Mine process plant to address the concern that the HPGR might produce "cake" rather than granular particles, which might occur when there is sufficient clay-sized material and moisture in the HPGR feed. Caked material would tend to reduce agglomeration and access of solutions to the ore once placed in the heap. Planning to pass all crushed ore through the pug mill, as has been assumed in this study, is conservative as in reality the pug mill will only be required under moist conditions when clay is present in the ore, which is a small percentage of the time; for the majority of the time ore can by-pass the pug mill, with mixing of cement and ore being achieved at the various conveyor transfer points. Reducing the operating time of the pug mill would reduce operating costs.
- The various construction and capital equipment costs used in this study are based on budget costs obtained from one source in each case. It is possible that lower costs might be achieved by competitive bidding.
- The earthworks component of civil construction might be performed in part, or all, by mining equipment. This could reduce construction costs as mining equipment tends to operate at lower unit costs than civil equipment. Additionally, using mining equipment might eliminate the need for mobilization and de-mobilization of construction equipment, which would offer further cost savings.

- Predicted consumption of cyanide at the Three Hills and Hasbrouck mines was based on data from column leach tests using 500 ppm NaCN concentrations. It is common in many heap leach operations to utilize a lower cyanide concentration than predicted by laboratory-scale testing. Typical field concentrations can be in the range of 125-250 ppm where the ore is relatively free of significant cyanide-consuming constituents. Actual consumption may be lower than has been assumed in this study; a lower cyanide concentration would lead to lower operating costs.
- It may be possible to reduce operating costs by optimizing crew rotations and hours.
- Mobile equipment has been included in the Hasbrouck crushing circuit design. A thorough review of the crushing system using stationary equipment could identify possible design changes that could result in lower operating costs.

1.20 Recommendations

WKM does not intend to complete additional studies or testing in advance of commencing construction and operation at the Three Hills Mine.

MDA makes the following recommendations for studies in advance of commencing construction and operation at the Hasbrouck Mine as shown in Table 1.16.

Table 1.16 Hasbrouck Mine Studies Recommendations

Hasbrouck Mine Metallurgy Test Work	\$ 390,000
Hasbrouck Mine Geotechnical Work	\$ 360,000
Total Recommended Budget	\$ 750,000

The estimated costs of the recommendations total \$750,000. Additional exploration drilling is not included in the immediate production recommendations. However, Three Hills will benefit from additional drilling to the east and northeast of the main deposit in the future, and there is potential for resource expansion along trend to the west and east at Hasbrouck.”

[End of 2016 PFS excerpt]

NON-MATERIAL MINERAL PROPERTIES

Other Nevada Properties

In addition to mineral and property rights related to the Hasbrouck Project and the Hill of Gold Property, which are held within WK-Allied Hasbrouck LLC or WK Mining (USA) Ltd., the Company owns additional small mineral properties in Nevada for its own account, including mineral rights adjacent to the Hasbrouck Project. The Company has not conducted exploration work on these properties since 2018.

DIVIDENDS AND DISTRIBUTIONS

The Company has not declared nor paid dividends on its Common Shares. The Company has no present intention of paying dividends on its Common Shares, as it anticipates that all available funds will be invested to finance the growth of its business.

DESCRIPTION OF CAPITAL STRUCTURE

The Company's authorized share structure consists of an unlimited number of Common Shares without par value, of which 57,989,630 Common Shares were issued and outstanding as of December 31, 2020, and 58,090,242 Common Shares were outstanding as of the date of this AIF. All of the issued Common Shares are fully paid.

As at December 31, 2020, there were 2,877,500 stock options outstanding, granted to, with terms extending to August 20, 2025. As of the date of this AIF, the Company has 2,537,500 stock options outstanding at exercise prices ranging from \$0.60 to \$1.50 per share.

As at December 31, 2020, there were 331,200 warrants outstanding with terms extending to August 14, 2022. As of the date of this AIF, the Company has 330,588 warrants outstanding all at the exercise price of \$1.15 per share.

Shareholders are entitled to one vote for each common share on all matters to be voted on by the shareholders. Each common share is equal to every other common share and all Common Shares participate equally on liquidation, dissolution or winding up of the Company, whether voluntary or involuntary, or any other distribution of the Company's assets among the Company's shareholders for the purpose of winding up the Company's affairs after the Company has paid out the Company's liabilities. The shareholders are entitled to vote for each common share held and are entitled to receive pro rata such dividends as may be declared by the board of directors out of funds legally available therefor and to receive pro rata the remaining property of the Company upon dissolution. No Common Shares have been issued subject to call or assessment. There are no pre-emptive or conversion rights, and no provisions for redemption, purchase or cancellation, surrender, sinking fund or purchase fund. Provisions as to the creation, modification, amendment or variation of such rights or such provisions are contained in the *Business Corporations Act* (British Columbia).

MARKET FOR SECURITIES

Trading Price and Volume

On May 31, 2010, the Company began trading as a "Tier 2 Mining Issuer" on the TSX-V under the symbol "WKM". The Company's trading symbol on the TSX-V changed to "WVM" on July 2, 2020. The following

tables provide information as to the high, low trading prices (at two decimal places) of the Company's Common Shares during the period January 1, 2020 to December 31, 2020 as well as the volume of Common Shares traded for each month.

Month	High (\$)	Low (\$)	Volume
January 2020	\$0.65	\$0.50	4,884,046
February 2020	\$0.70	\$0.50	2,593,045
March 2020	\$0.70	\$0.45	3,052,060
April 2020	\$0.80	\$0.60	2,670,373
May 2020	\$1.20	\$0.70	12,287,774
June 2020	\$1.35	\$1.05	6,074,732
July 2020	\$1.54	\$1.17	1,194,935
August 2020	\$1.70	\$1.19	867,958
September 2020	\$1.94	\$1.39	1,272,160
October 2020	\$1.83	\$1.53	555,873
November 2020	\$1.99	\$1.64	430,352
December 2020	\$1.83	\$1.46	517,861

The Common Shares of the Company are also listed and posted for trading on the OTCQX under the symbol "WVMDF".

Prior Sales

The following table provides certain information as of December 31, 2020, with respect to the outstanding securities of the Company that were issued during the financial year ended December 31, 2020 and that are not listed on the TSX-V:

Date of Sale	Type of Security	Number of Securities	Exercise / Conversion Price	Expiry Date
August 20, 2020	Stock Options	1,560,000	\$1.50	August 20, 2025
August 14, 2020	Warrants	331,200	\$1.15	August 14, 2022

ESCROWED SECURITIES AND SECURITIES SUBJECT TO CONTRACTUAL RESTRICTION ON TRANSFER

As at the date of the AIF none of the Company's Common Shares are held in escrow.

DIRECTORS AND OFFICERS

Name, Occupation and Security Holding

As of the date of this AIF, the Company's Directors and Officers are as follows:

Name, Province or State and Country of Residence & Positions and Offices⁽¹⁾	Principal Occupation During the Five Preceding Years	Director since⁽²⁾
R. MICHAEL JONES ⁽³⁾ British Columbia, Canada President, CEO and Director	President and Chief Executive Officer of the Company since 2010; President, Chief Executive Officer, co-founder and director of Platinum Group Metals Ltd. since 2000.	May 21, 2010
PETER PALMEDO ⁽⁴⁾	Chairman of the Company since June 2019; President and Managing Member of Sun Valley Gold LLC ⁽⁵⁾ since 2003.	June 18, 2019
KEVIN FALCON ⁽³⁾⁽⁴⁾ British Columbia, Canada Director	Executive Vice President of Anthem Capital Corp. since May 2013.	June 13, 2013
PIERRE LABEL ⁽³⁾⁽⁴⁾ British Columbia, Canada Director	Chairman of Imperial Metals Corporation since 2003 and director since December 2001.	May 28, 2010
FRANK R. HALLAM British Columbia, Canada CFO and Corporate Secretary	Chief Financial Officer and Corporate Secretary of the Company since 2010; director of the Company from 2010 to 2019; Chief Financial Officer, Corporate Secretary, co-founder and director of Platinum Group Metals Ltd. since 2002.	N/A
SANDY MCVEY British Columbia, Canada COO	Chief Operating Officer of the Company since February 2013.	N/A

Notes:

- (1) The information as to the residence and principal occupation, not being within the knowledge of the Company, has been furnished by the respective proposed directors individually.
- (2) The term of office for each director of the Company expires at the annual general meeting of shareholders where they can be nominated for re-election.
- (3) Member of the Audit Committee.
- (4) Member of Compensation Committee.
- (5) Sun Valley Gold LLC exercises control and direction over 26,822,740 Common Shares on behalf of Sun Valley Gold Masters Fund, Ltd., a client account over which Sun Valley Gold LLC has discretionary authority.

As of the date of this AIF, directors and executive officers of the Company beneficially owned or controlled or directed, directly or indirectly, approximately 1,005,416 Common Shares of the Company representing approximately 1.73% of its issued and outstanding Common Shares.¹

Corporate Cease Trade Orders, Bankruptcies, Penalties or Sanctions

Except as disclosed below, no director or executive officer of the Company is as at the date of this AIF, or

¹ These figures do not include Sun Valley Gold LLC's beneficial ownership. Please refer to Note 5 above for additional information.

was within 10 years before the date of this AIF, a director, chief executive officer or chief financial officer of any company, that:

- a) was subject to a cease trade order, an order similar to a cease trade order, or an order that denied the relevant company access to any exemption under securities legislation, that was in effect for a period of more than 30 consecutive days (an “**Order**”) that was issued while the director or executive officer was acting in the capacity as director, chief executive officer or chief financial officer, or
- b) was subject to an Order that was issued after the director or executive officer ceased to be a director, chief executive officer or chief financial officer and which resulted from an event that occurred while that person was acting in the capacity as director, chief executive officer or chief financial officer.

Mr. Jones was a director of Nextraction Energy Corp. (“**Nextraction**”) until May 14, 2020. Nextraction was previously subject to Cease Trade Orders (“**CTOs**”) issued by the Alberta Securities Commission (“**ASC**”) and the British Columbia Securities Commission (“**BCSC**”) in May 2015 for failure to file annual audited financial statements, annual management's discussion and analysis, and certification of annual filings for the year ended December 2014. The CTOs were revoked by both the ASC and the BCSC in February 2019 following the filing of all required financial and continuous disclosure documents by Nextraction. No director or executive officer of the Company, or a shareholder holding a sufficient number of securities of the Company to affect materially the control of the Company, has been the subject to any penalties or sanctions imposed by a court relating to securities legislation or by a securities regulatory authority or has entered into a settlement agreement with a securities regulatory authority or, has been subject to any other penalties or sanctions imposed by a court or regulatory body that would be likely to be considered important to a reasonable investor in making an investment decision.

Conflicts of Interest

The Company’s directors and officers may serve as directors or officers of other companies or have significant shareholdings in other resource companies and, to the extent that such other companies may participate in ventures in which the Company may participate, the directors of the Company may have a conflict of interest in negotiating and concluding terms respecting the extent of such participation. In the event that such a conflict of interest arises at a meeting of the Company’s directors, a director who has such a conflict will abstain from voting for or against the approval of such participation or such terms. From time to time several companies may participate in the acquisition, exploration and development of natural resource properties thereby allowing for their participation in larger programs, permitting involvement in a greater number of programs and reducing financial exposure in respect of any one program. It may also occur that a particular company will assign all or a portion of its interest in a particular program to another of these companies due to the financial position of the company making the assignment. In accordance with the *Business Corporations Act* (British Columbia) the directors of the Company are required to act honestly, in good faith and in the best interests of the Company. In determining whether or not the Company will participate in a particular program and the interest therein to be acquired by it, the directors will primarily consider the degree of risk to which the Company may be exposed and its financial position at that time.

The directors and officers of the Company are aware of the existence of laws governing the accountability of directors and officers for corporate opportunity and requiring disclosures by the directors of conflicts of interest and the Company will rely upon such laws in respect of any directors’ and officers’ conflicts of

interest or in respect of any breaches of duty by any of its directors and officers. All such conflicts will be disclosed by such directors or officers in accordance with the *Business Corporations Act* (British Columbia) and each director and officer shall govern themselves in respect thereof to the best of their ability in accordance with the obligations imposed upon them by law. The directors and officers of the Company are not aware of any such conflicts of interests.

Code of Ethics

The Company has adopted a Code of Business Conduct (the “Code”) that applies to all of its directors, officers and employees, including the Chief Executive Officer and Chief Financial Officer. The Code includes provisions covering conflicts of interest, ethical conduct, compliance with applicable government laws, rules and regulations, disclosure in reports and documents filed with, or submitted to, applicable regulatory authorities, reporting of violations of the Code and accountability for adherence to the Code. A copy of the Code is posted on the Company’s profile on SEDAR, at www.sedar.com.

LEGAL PROCEEDINGS AND REGULATORY ACTIONS

There are no pending or material proceedings to which the Company is or is likely to be a party or of which any of the Company’s properties is or is likely to be the subject.

INTEREST OF MANAGEMENT AND OTHERS IN MATERIAL TRANSACTIONS

No director, executive officer or principal shareholder of the Company, or any associate or affiliate of the foregoing, has had any material interest, direct or indirect, in any transaction within the three most recently completed financial years or during the current financial year prior to the date of this AIF that has materially affected or will materially affect the Company.

TRANSFER AGENTS AND REGISTRARS

The transfer agent and registrar for the Company’s Common Shares is Computershare Investor Services Inc. at its principal offices in the cities of Toronto, Ontario and Vancouver, British Columbia.

MATERIAL CONTRACTS

There are no contracts of the Company other than contracts entered into in the ordinary course of business of the Company (See “General Development of the Business”), that are material to the Company and that were entered into within the most recently completed financial year of the Company or before the most recently completed financial year of the Company and which are still in effect.

INTERESTS OF EXPERTS

None of Thomas Dyer, P.E., Paul Tietz, C.P.G., Mine Development Associates, Herb Osborne, Metallurgical Eng., Ryan Baker, P.E. Carl Defilippi, SME, Stuart E. Collins, P.E., Luke Evans, M.Sc., P.Eng., and Kathleen A. Altman, Ph.D., P.E., and Roscoe Postle Associates Inc., each being persons or companies who have prepared reports relating to the Company’s mineral properties, or any director, officer, employee or partner thereof, as applicable, received or has received a direct or indirect interest in the property of the Company or of any associate or affiliate of the Company. As at the date hereof, the aforementioned persons, and the directors, officers, employees and partners, as applicable, of each of the aforementioned

companies and partnerships beneficially own, directly or indirectly, in total, less than one percent of the securities of the Company.

Deloitte LLP, Chartered Accountants, are the external auditors of the Company who have issued an independent auditors' report dated April 22, 2021 in respect of the Company's consolidated financial statements as at December 31, 2020 and 2019. Deloitte LLP, Chartered Accountants, has advised the Company that they are independent with respect to the Company within the meaning of the Rules of Professional Conduct of the Institute of Chartered Accountants of British Columbia.

Neither of the aforementioned persons, nor any director, officer, employee or partner, as applicable, of the aforementioned companies or partnerships, is currently expected to be elected, appointed or employed as a director, officer or employee of the Company or of any associate or affiliate of the Company.

ADDITIONAL INFORMATION

Additional information relating to the Company may be found at the Company's profile on SEDAR at www.sedar.com.

Additional financial information is provided in the Company's Consolidated Financial Statements and Management's Discussion and Analysis for the year ended December 31, 2019.

Copies of the above may be obtained, when available, on the Company's website www.westvaultmining.com; on the SEDAR website at www.sedar.com; or by calling the Company's investor relations personnel at 604-685-8311.

AUDIT COMMITTEE

Pursuant to National Instrument 52-110 – *Audit Committees* ("NI 52-110"), companies are required to provide certain disclosure with respect to their audit committee. The Company's audit committee ("**Audit Committee**") is responsible for reviewing the Company's financial reporting procedures, internal controls and the performance of the Company's external auditors.

Composition of the Audit Committee

As of the date of this AIF, the following are the members of the Company's Audit Committee:

<u>Member</u>	<u>Independent</u> ⁽¹⁾	<u>Financially literate</u> ⁽²⁾
Kevin Falcon (Chairman)	Yes	Yes
Pierre Lebel	Yes	Yes
R. Michael Jones	No	Yes

Notes:

- (1) A member of an audit committee is independent if the member has no direct or indirect material relationship with the Company which could, in the view of the Board, reasonably interfere with the exercise of a member's independent judgment.
- (2) An individual is financial literate if he has the ability to read and understand a set of financial statements that present a breadth of complexity of accounting issues that are generally comparable to the breadth and complexity of the issues that can reasonably be expected to be raised by the Company's financial statements.

Relevant Education and Experience

The following is a summary of the Audit Committee members education and experience which is relevant to the performance of their responsibilities as an Audit Committee member:

Kevin Falcon. Mr. Falcon received a Bachelor of Arts from Simon Fraser University and completed the Real Estate Mortgage and Licensing program from the Faculty of Commerce at the University of British Columbia. He has served as the Minister of Finance and Deputy Premier of British Columbia from March 2011 to September 2012 and has held other portfolio positions within the provincial government since 2001. His extensive outreach to world capital markets following the global economic downturn, coupled with his introduction of a fiscally responsible budget, resulted in the re-affirmation of BC's Triple A credit rating. As one of BC's longest serving Ministers of Transportation, he oversaw the largest capital investment program in BC history, including the Sea to Sky highway, Canada Line rapid transit project, Kicking Horse and Port Mann bridges, to name a few. Currently, he is the Executive Vice President of Anthem Capital Corporation.

Pierre Lebel. Mr. Lebel is a member of the law society of British Columbia. He graduated from the University of Western Ontario with an LLB and from McMaster University with a Master of Business Administration. Mr. Lebel has been the Chair of Imperial Metals Corporation since January 2003 and was President from 1986-2003. Mr. Lebel was a director of Zedi Inc. from 2001 to February 20, 2014 and is currently serving as a director of Imperial Metals Corporation and HomeEquity Bank.

R. Michael Jones. Michael Jones has over 30 years of experience as a professional geological engineer and has been involved with the raising of over \$1 billion for exploration, mining development and production. He was a founder of Glimmer Resources Inc. and was responsible for the discovery of the Glimmer Gold mine, now Black Fox, in Ontario. During a six-year tenure as President of Cathedral Gold Corp., Mr. Jones ran a producing mining company and was involved in the review of a feasibility study and financing for a \$1 billion mining project during two years as Vice President with Aber Resources. Mr. Jones is President, Chief Executive Officer and a director of Platinum Group Metals Ltd; a co-founder and former director of MAG Silver Corp.; and co-founder and former director of West Timmins Mining which was purchased in 2009 by Lake Shore Gold Corp. Mr. Jones served on the Securities Policy Advisory Committee of the British Columbia Securities Commission for six years and holds a B.A.Sc. in geological engineering from the University of Toronto.

Audit Committee Charter

The text of the Audit Committee Charter is attached hereto as Schedule "A".

Audit Committee Oversight

At no time since the commencement of the Company's most recently completed financial year was a recommendation of the Audit Committee to nominate or compensate an external auditor not adopted by the Board.

Reliance on Certain Exemptions

At no time since the commencement of the Company's most recently completed financial year has the Company relied on the exemption in Section 2.4 of National Instrument 52-110 - *Audit Committees* ("**NI 52-110**") (*De Minimis Non-audit Services*), or an exemption from NI 52-110, in whole or in part, granted

under Part 8 of NI 52-110. Part 8 permits a company to apply to a securities regulatory authority for an exemption from the requirements of NI 52-110, in whole or in part.

Pre-Approval Policies and Procedures

The Audit Committee has adopted specific policies and procedures for the engagement of non-audit services as described above under the heading “Duties”.

External Auditor Service Fees (By Category)

Financial Year Ending	Audit Fees ⁽¹⁾	Audit Related Fees ⁽²⁾	Tax Fees ⁽³⁾	All Other Fees ⁽⁴⁾
2020	\$55,000	Nil	\$37,125	Nil
2019	\$55,000	Nil	\$27,818	Nil

Notes:

- (1) The aggregate audit fees billed.
- (2) The aggregate fees billed for assurance and related services that are reasonably related to the performance of the audit or review of the Company’s financial statements which are not included under the heading “Audit Fees”.
- (3) Fees billed for preparation of the Company’s corporate tax return.
- (4) The aggregate fees billed for products and services other than as set out under the headings “Audit Fees”, “Audit Related Fees” and “Tax Fees”.

SCHEDULE "A"
AUDIT COMMITTEE CHARTER

General

The Board of Directors of the Corporation (the "**Board**") has established an Audit Committee (the "**Committee**") to assist the Board in fulfilling its oversight responsibilities. The Committee will review and oversee the financial reporting and accounting process of the Corporation, the system of internal control and management of financial risks, the external audit process, and the Corporation's process for monitoring compliance with laws and regulations and its own code of business conduct. In performing its duties, the Committee will maintain effective working relationships with the Board, management, and the independent auditors and monitor the independence of those auditors. To perform his or her role effectively, each Committee member will obtain an understanding of the responsibilities of Committee membership as well as the Corporation's business, operations and risks.

The Corporation's independent auditor is ultimately accountable to the shareholders. The Board and Committee, as representatives of the Corporation's shareholders, have the ultimate authority and responsibility to evaluate the independent auditor, to nominate annually the independent auditor to be proposed for shareholder approval, to determine appropriate compensation for the independent auditor, and where appropriate, to replace the independent auditor. In the course of fulfilling its specific responsibilities hereunder, the Committee must maintain free and open communication between the Corporation's independent auditors, Board and Corporation management. The responsibilities of a member of the Committee are in addition to such member's duties as a member of the Board.

Members

The Board will in each year appoint a minimum of three (3) directors as members of the Committee. The majority of the members of the Committee shall be non-management directors and shall be independent within the meaning of all applicable Canadian securities laws and the rules of the TSX-V, unless otherwise exempt from such requirements.

None of the members of the Committee may have participated in the preparation of the financial statements of the Corporation or any current subsidiary of the Corporation at any time during the past three years.

All members of the Committee shall be able to read and understand fundamental financial statements and must be financially literate within the meaning of all applicable Canadian securities laws or become financially literate within a reasonable period of time following his or her appointment. Additionally, at least one member of the Committee shall be financially sophisticated and shall have past employment experience in finance or accounting, requisite professional certification in accounting, or any other comparable experience or background which results in the individual's financial sophistication, which may include being or having been a chief executive officer, chief financial officer, or other senior officer with financial oversight responsibilities.

Duties

The Committee will have the following duties:

- Gain an understanding of the current areas of greatest financial risk and whether management is managing these effectively.

- Review significant accounting and reporting issues, including recent professional and regulatory pronouncements, and understand their impact on the financial statements.
- Review any legal matters which could significantly impact the financial statements as reported on by the Corporation's counsel and engage outside independent counsel and other advisors whenever as deemed necessary by the Committee to carry out its duties.
- Review the Corporation's annual and quarterly financial statements, including Management's Discussion and Analysis with respect thereto, and all annual and interim earnings press releases, prior to public dissemination, including any certification, report, opinion or review rendered by the independent auditors and determine whether they are complete and consistent with the information known to Committee members; determine that the auditors are satisfied that the financial statements have been prepared in accordance with International Financial Reporting Standards.
- Pay particular attention to complex and/or unusual transactions such as those involving derivative instruments and consider the adequacy of disclosure thereof.
- Focus on judgmental areas, for example those involving valuation of assets and liabilities and other commitments and contingencies.
- Review audit issues related to the Corporation's material associated and affiliated companies that may have a significant impact on the Corporation's equity investment.
- Meet with management and the independent auditors to review the annual financial statements and the results of the audit.
- Evaluate the fairness of the interim financial statements and related disclosures including the associated Management's Discussion and Analysis, and obtain explanations from management on whether:
 - actual financial results for the interim period varied significantly from budgeted or projected results;
 - International Financial Reporting Standards have been consistently applied;
 - there are any actual or proposed changes in accounting or financial reporting practices; or
 - there are any significant or unusual events or transactions which require disclosure and, if so, consider the adequacy of that disclosure.
- Review the independent auditor's proposed audit scope and approach and ensure no unjustifiable restriction or limitations have been placed on the scope.
- Recommend to the Board an independent auditor to be nominated for appointment by the Corporation's shareholders. Subject to the appointment of the Corporation's independent auditor by the Corporation's shareholders, the Committee will be directly responsible for the appointment, compensation, retention and oversight of the work of independent auditor engaged for the purpose of preparing or issuing an auditor's report or performing other audit, review or attest services for the Corporation, including the resolution of disagreements between management and the independent auditor regarding financial reporting. The Corporation's independent auditor shall report directly to the Committee.

- Review with the Corporation's management, on a regular basis, the performance of the independent auditors, the terms of the independent auditor's engagement, accountability and experience.
- Pre-approve all non-audit services to be provided to the Corporation or its subsidiary entities by the independent auditor.
- Consider at least annually the independence of the independent auditors, including reviewing the range of services provided in the context of all consulting services obtained by the Corporation, including:
 - insuring receipt from the independent auditor of a formal written statement delineating all relationships between the independent auditor and the Company, consistent with the Independence Standards Board Standard No. 1 and related Canadian regulatory body standards;
 - considering and discussing with the independent auditor any relationships or services, including non-audit services, that may impact the objectivity and independence of the independent auditor; and
 - as necessary, taking, or recommending that the Board take, appropriate action to oversee the independence of the independent auditor.
- Ensure that adequate procedures are in place for the review of the Corporation's public disclosure of financial information extracted or derived from the Corporation's financial statements, other than the public disclosure contained in the Corporation's financial statements, Management's Discussion and Analysis and annual and interim earnings press releases; and periodically assess the adequacy of those procedures.
- Review any significant disagreement among management and the independent auditors in connection with the preparation of the financial statements.
- Review and approve the Corporation's hiring policies regarding partners, employees and former partners and employees of the present and former independent auditors of the Corporation.
- Establish a procedure for:
 - the confidential, anonymous submission by employees of the Corporation of concerns regarding questionable accounting or auditing matters; and
 - the receipt, retention and treatment of complaints received by the Corporation regarding accounting, internal accounting controls, or auditing matters.
- Meet separately with the independent auditors to discuss any matters that the committee or auditors believe should be discussed privately in the absence of management.
- Endeavour to cause the receipt and discussion on a timely basis of any significant findings and recommendations made by the independent auditors.
- Ensure that the Board is aware of matters which may significantly impact the financial condition or affairs of the business.
- Review and oversee all related party transactions.
- Perform other functions as requested by the Board.

- If necessary, institute special investigations and, if appropriate, hire special counsel or experts to assist, and set the compensation to be paid to such special counsel or other experts.
- Review and re-assess annually the adequacy of this Charter and recommend updates to this charter; receive approval of changes from the Board.
- With regard to the Corporation's internal control procedures, the Committee is responsible to:
 - review the appropriateness and effectiveness of the Corporation's policies and business practices which impact on the financial integrity of the Corporation, including those related to internal auditing, insurance, accounting, information services and systems and financial controls, management reporting and risk management;
 - review compliance under the Corporation's business conduct and ethics policies and to periodically review these policies and recommend to the Board changes which the Committee may deem appropriate;
- Review any unresolved issues between management and the independent auditors that could affect the financial reporting or internal controls of the Corporation; and
- Periodically review the effectiveness of the Corporation's internal controls over financial reporting and the extent to which recommendations made by the internal audit staff or by the independent auditors have been implemented.

Chair

The Committee will in each year appoint the Chair of the Committee from among the members of the Committee. In the Chair's absence, or if the position is vacant, the Committee may select another member as Chair. The Chair will not have a casting vote.

Meetings

The Committee will meet at least once every calendar quarter. Special meetings shall be convened as required. Notices calling meetings shall be sent to all members of the Committee, all Board members and the independent auditor. The independent auditor of the Corporation must be given reasonable notice of, and has the right to, appear before and to be heard at, each meeting of the Committee. At the request of the independent auditor, the Committee must convene a meeting of the Committee to consider any matter that the independent auditor believes should be brought to the attention of the Board or shareholders of the Corporation.

The Committee may invite such other persons (e.g. without limitation, the President or Chief Financial Officer) to its meetings, as it deems appropriate.

Quorum

A majority of members of the Committee, present in person, by teleconferencing, or by videoconferencing, or by any combination of the foregoing, will constitute a quorum.

Removal and Vacancy

A member may resign from the Committee and may also be removed and replaced at any time by the Board and will automatically cease to be a member as soon as the member ceases to be a director of the Corporation. The Board will fill vacancies in the Committee by appointment from among the directors in

accordance with Section 2 of this Charter. Subject to quorum requirements, if a vacancy exists on the Committee, the remaining members will exercise all of the Committee's powers.

Authority

The Committee may:

- engage independent counsel and other advisors as it determines necessary to carry out its duties;
- set and pay the compensation for any advisors employed by the Committee; and
- communicate directly with the internal and independent auditors.

The Committee may also, within the scope of its responsibilities, seek any information it requires from any employee and from external parties, to obtain outside legal or professional advice, and to ensure the attendance of the Corporation's officers at meetings as appropriate.

Secretary and Minutes

The Chair of the Committee will appoint a member of the Committee or other person to act as Secretary of the Committee for purposes of a meeting of the Committee. The minutes of the Committee meetings shall be in writing and duly entered into the books of the Corporation and will be circulated to all members of the Board.

Funding

The Corporation shall provide for appropriate funding, as determined by the Committee, for payment of (a) compensation to any registered public accounting firm engaged for the purposes of preparing or issuing an audit report or performing other audit, review or attest services for the Corporation; (b) compensation to any advisors employed by the Committee; and (c) ordinary administrative expenses of the Committee that are necessary or appropriate to carry out its duties.