



Investment Opportunity | Offering Memorandum

Pend Orielle Silica Deposit

North Idaho

Scott Raeber, MBA, CCIM
208 472 2817
scott.raeber@colliers.com

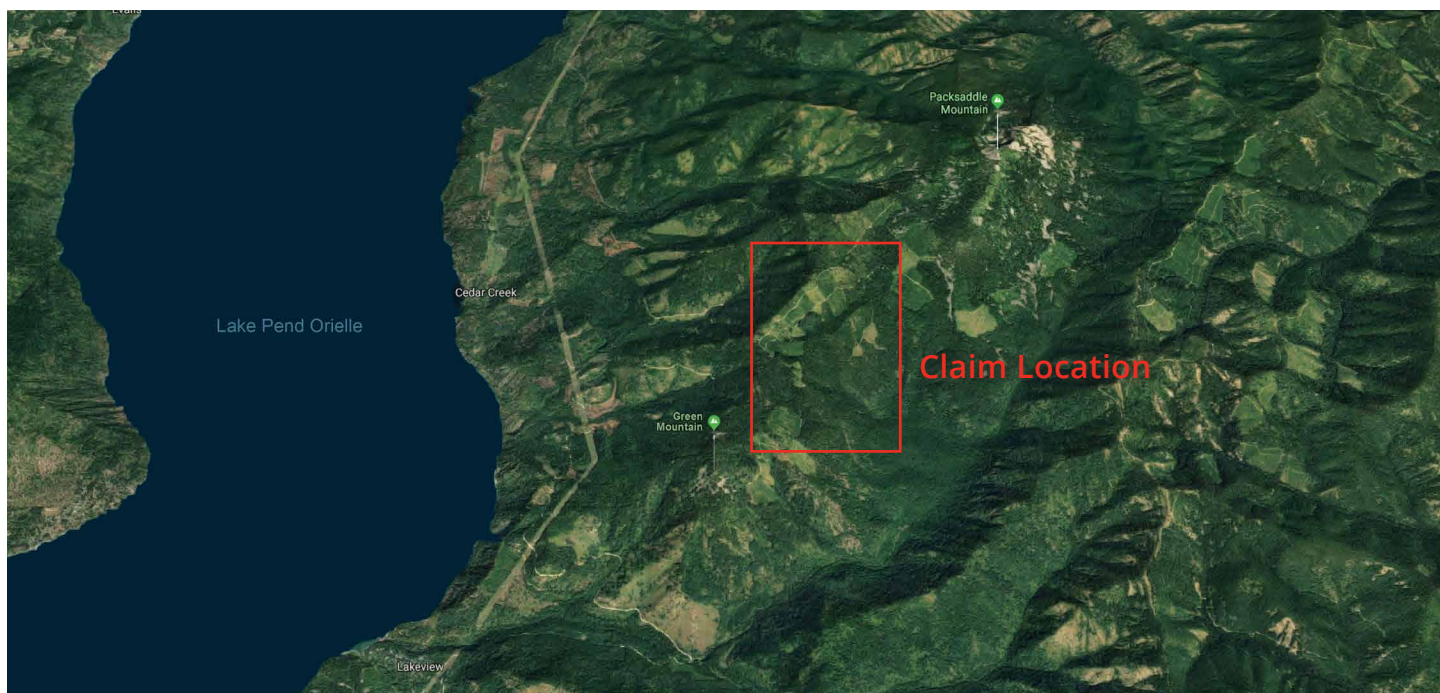
William Caton, CIPS
815 436 5700
bill@catoncommercial.com



Pend Oreille Silica

Table of Contents

Introduction	3
Disclaimer	4
Location	5
Overview	7
Owner History	8
Historical Inspections	8
Offer Price	9
Mining Factors	10
Additional Data	10
Research	11
Recent Events	11
Closing Summary	11



Scott Raeber, MBA, CCIM
208 472 2817
scott.raeber@colliers.com



William Caton, CIPS
815 436 5700
bill@catoncommercial.com



Introduction

Seller: Pend Oreille Silica, Inc. (POSI)
Northern Idaho Cambrian Gold Creek Silica Sand Deposit

Colliers International is proud to offer claims to mine high quality silica sand in the Green Mountain Cambrian Gold Creek Silica Sand Deposit located in Northern Idaho, USA.

This brief presentation is designed to acquaint prospective buyers with the silica mining claims held by POSI "Mining Claims". It is summary in nature and is not designed to provide a complete description of the Mining Claims, or the business opportunity and its associated risks. Potential buyers or business partners are expected to conduct their own independent due diligence prior to acquiring or partnering with POSI.

This Presentation refers to studies on the silica deposit that were completed prior to and subsequent to POSI's acquisition of the Mining Claims. POSI possesses relevant parts of these studies, which are available upon request, subject to the execution of a Non-Disclosure Agreement. Additional studies or the entire studies may be found in state and federal geology-related archives.

This Presentation is confidential. By your acceptance of this Presentation, you agree that you will not 1) use this presentation for any purpose other than a preliminary evaluation of POSI, the Mining Claims, and the business opportunity and its associated risks, or 2) provide this presentation, or disclose any or all of the contents hereof, to any other person. However, if you enter into a Non-Disclosure Agreement with POSI, you will be permitted to disclose certain information to various parties, including your professional advisors, pursuant to the terms of that agreement, subject to certain conditions.

Without limiting the generality of the foregoing, you expressly agree not to stake mining claims: either (1) on, over or contiguous to, or within a two (2) mile radius of, POSI's existing Mining Claims or (2) on, over or contiguous to, or within a two (2) mile radius of, POSI's existing staking plan (which includes prospective claims that are contiguous to POSI's presently staked claims).

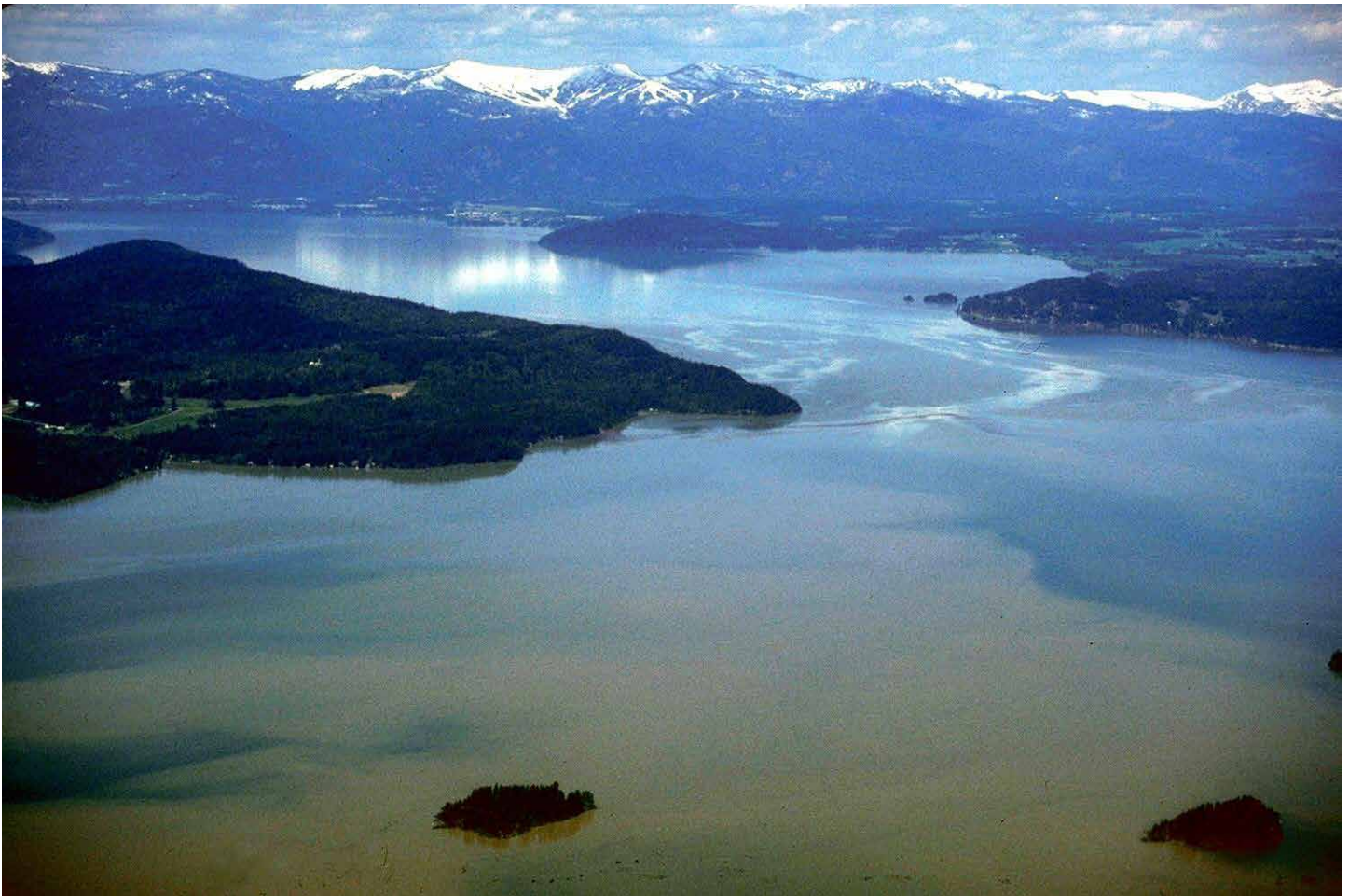
This Presentation does not constitute an offer to sell or a solicitation of an offer to buy any security.





Disclaimer

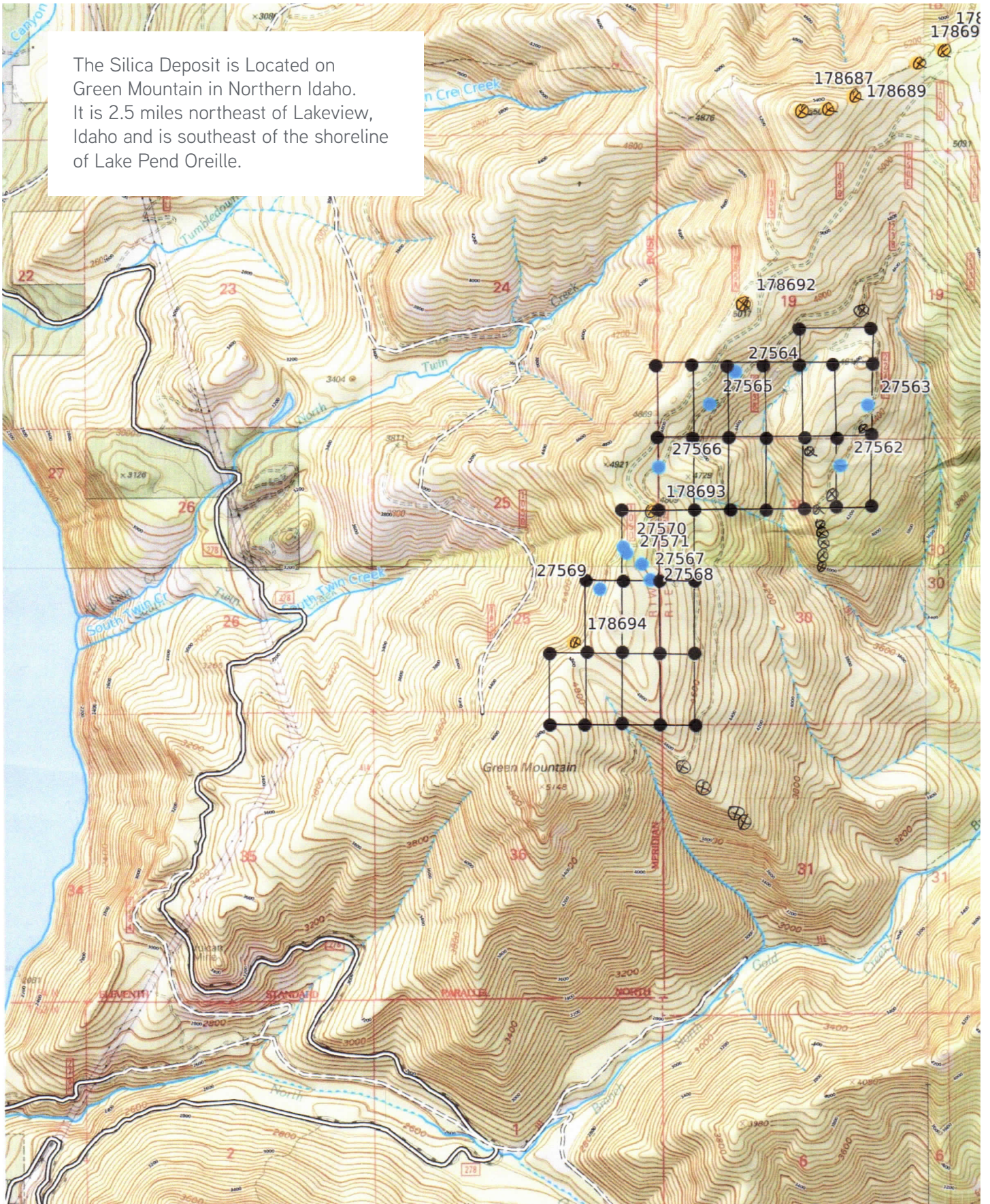
Certain statements made in this presentation may constitute “forward-looking statements” under the Private Securities Litigation Reform Act of 1995. Forward-looking statements include information concerning future strategic objectives, business prospects, anticipated savings, financial results (including expenses, earnings, cash flow and capital expenditures), industry or market conditions, demand for and pricing of POSI’s products, and regulatory developments or general economic conditions. In addition, words such as “believes,” “expects,” “anticipates,” “intends,” “plans,” “estimates,” “projects,” “forecasts,” and future or conditional verbs such as “will,” “may,” “could,” “should,” and “would,” as well as any other statement that necessarily depends on future events, are intended to identify forward-looking statements. Forward-looking statements are not guarantees, and they involve risks, uncertainties and assumptions. Although POSI makes such statements based on assumptions that it believes to be reasonable, there can be no assurance that actual results will not differ materially from those expressed in the forward-looking statements. POSI cautions you not to rely unduly on any forward-looking statements and urges you to carefully consider the risks associated with an investment in, or a potential business relationship with, POSI. POSI expressly disclaims any obligation to update any forward-looking statement in the event it later turns out to be inaccurate, whether as a result of new information, future event(s) or otherwise. Colliers Paragon, LLC.





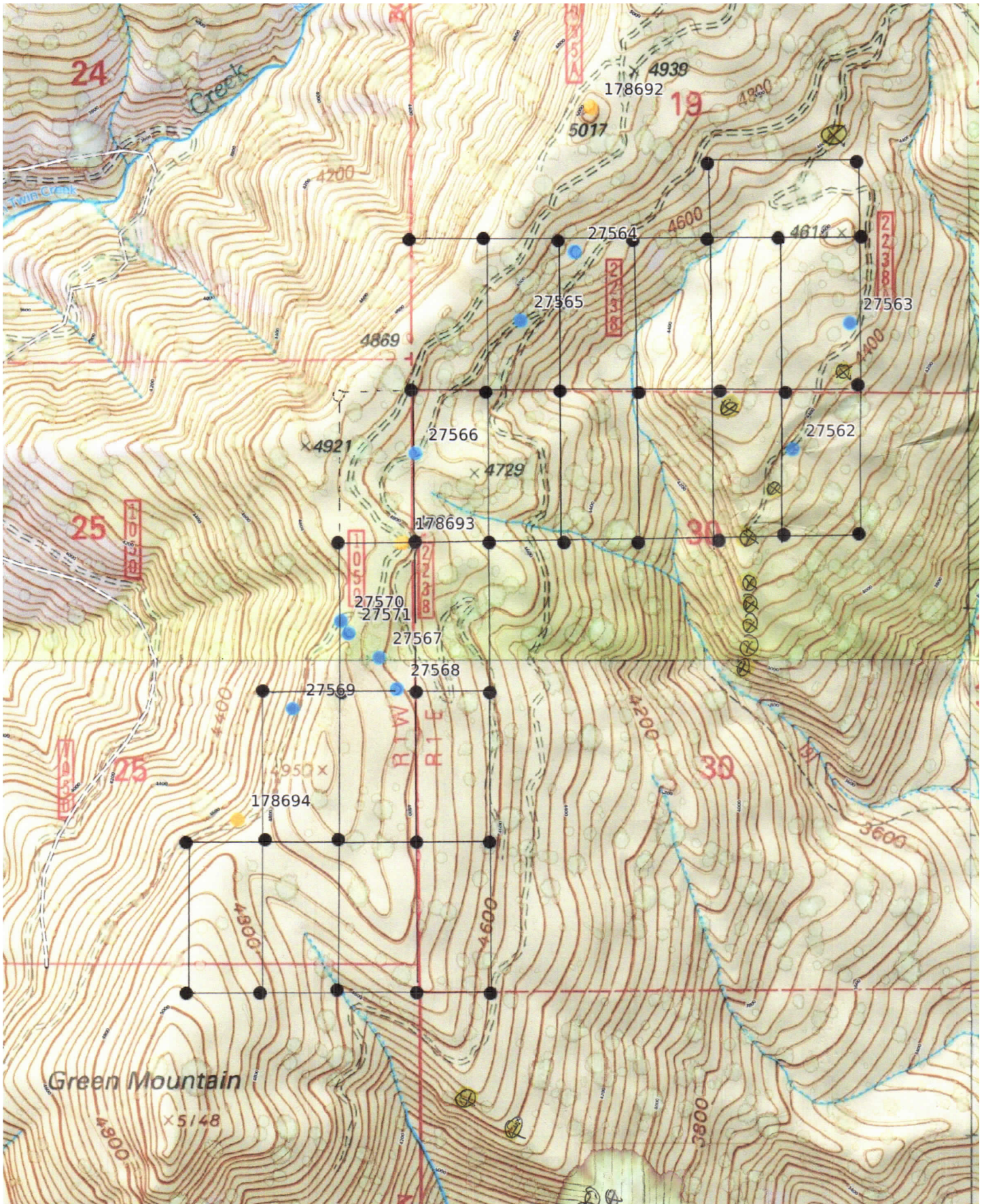
Location

The Silica Deposit is Located on Green Mountain in Northern Idaho. It is 2.5 miles northeast of Lakeview, Idaho and is southeast of the shoreline of Lake Pend Oreille.





Location





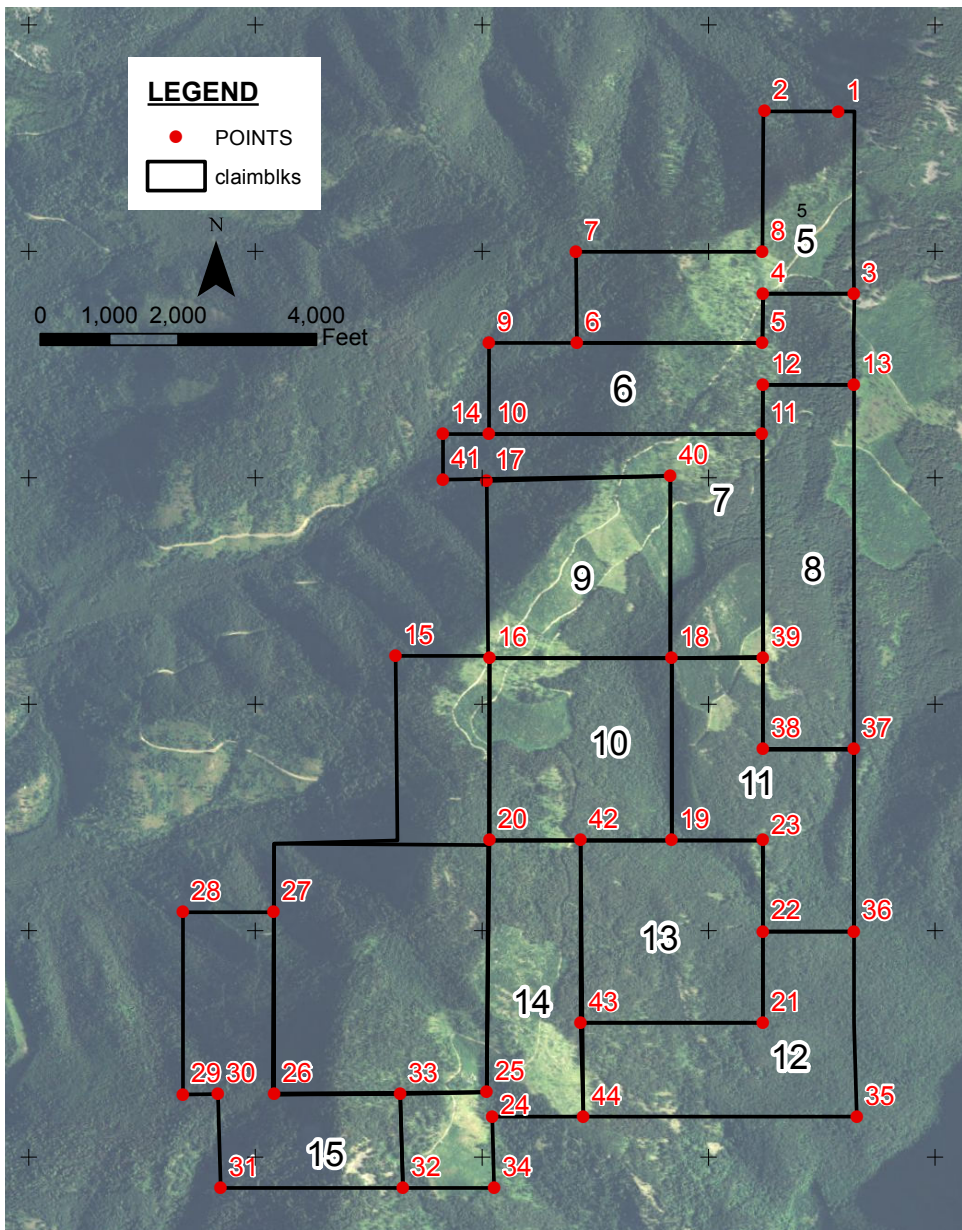
Overview

640 acre total claims area south of Lake Pend Oreille in northern Idaho on Green Mountain (representing the heart of the silica deposit). This 640 acre claims area is referred to in this presentation as the POSI Claims Area.

An additional ~1,700 acres has been mapped and is ready for staking/claiming, if desired, for a total potential claims area of ~2,340 acres. (No assurance can be given that other parties will not attempt to stake/claim the additional ~1700 acres; however, POSI does not believe that such additional acreage will materially impact the value of the Mining Claims.)

The claims area is also known as: (Lake) Pend Oreille Silica Sand Project; Gold Creek Quartzite formation (upper Deposit); Green Mountain Silica deposit; and Packsaddle claim.

Exact details and GEO maps, including boundaries, core sampling details, roads cited in the studies, removal and transport options, etc., are available upon request, subject (in the case of certain of such information) to the execution of a Non-Disclosure Agreement.



A substantial, high-purity silica deposit in excess of an indicated 16 Million tons (in the total 640 acre claims area) with a long history of quality identification and analysis with initial documents for this site as far back as the early 1900s. The potential ~2,340 acre claim area has an estimated 21 million tons high-purity silica.

A June 2024 NI 43-101 Geological Report on a 35 acre high purity silica target zone within the existing claims area indicates approximately 8.7 million tons of high purity silica (>99.5%). At approximately 200,000 +/- tons of ore production annually, this 35 acre area should produce ore for between 20 and 40 years.

The Mining Claims are located on National Forest Service land owned by the United States and are now held by POSI.



History

Owner History

Principal historic owner of the unpatented mining claims was Meridian Land & Mineral Company “Meridian”, a subsidiary of the Burlington Northern “BN” Railroad Company. In 1984, Meridian created a detailed report on mining the deposit, referred to in this presentation as the Meridian Report.

- Next owners were Robert L. Delaney and Donald L. Delaney (Delaney Brothers), who held the claims as Association Placer Claims.
- The Delaney Brothers then formed White Quartz Resources, Inc. (WQR), in order to begin sale or development of the claims.

WQR dissolved into Pend Oreille Resources LLC in 2014 and developed a summary business plan for mining development or sale. In 2016 POSI became the single entity owner of the Mining Claims and has established preliminary operational mining options. POSI is looking for a purchaser of the entire claims holdings.

POSI now holds the unpatented mining claims on 640 acres. More detailed information regarding POSI’s direct and indirect owners, and copies of the Mining Claims, are available to qualified prospective buyers/business partners upon request, subject to the execution of a Non-Disclosure Agreement.

In the event a qualified buyer/business partner has an interest in potential mine operations, POSI has prepared a summary business and action plan for review, which is available upon request (subject to the execution of a Non-Disclosure Agreement).

Historical Inspection

In the early 1980s, Meridian spent over \$650K on an engineering and pre-feasibility study, to make a technical and economic evaluation of the development of the Pend Oreille Silica and Sand Project. That study resulted in a comprehensive report on the deposit.

- The rights to mine on 640 acres of the deposit are now held by POSI. Ten of the drill holes representing 602 feet of core samples performed by Meridian were independently tested by Booth Company, a respected laboratory, and indicated that the average purity level was 99.554% on 586 feet of the 602 feet of the core samples. Geological surveys indicate that the deposit appears to run much deeper than what was drilled.
- The 640 acres of Mining Claims owned by POSI cover area captured by many of these drill holes.

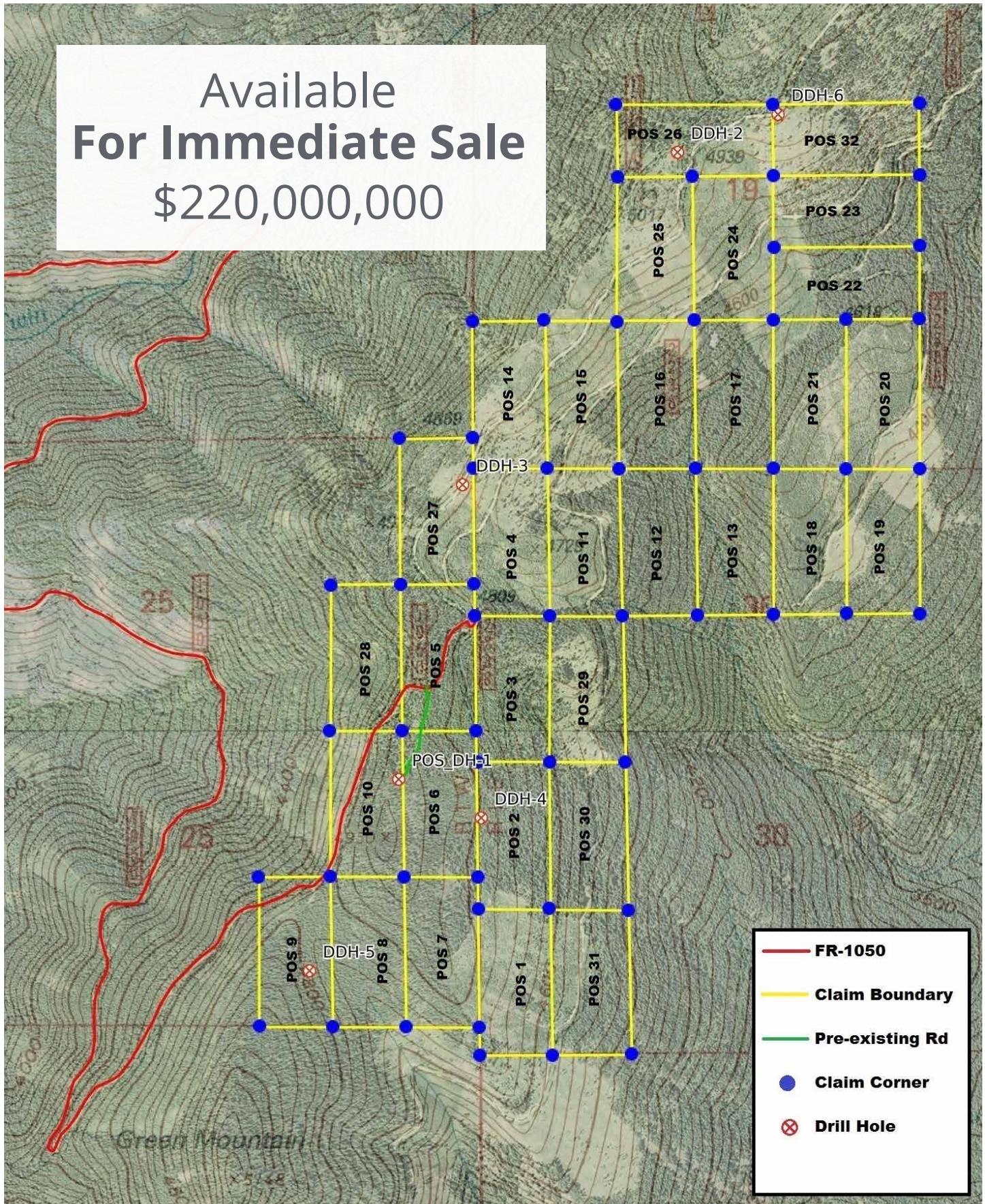
The Meridian Report indicated reserves of 21,000,000 tons of silica sand within the boundary of the ~2,340 acre claims area.

- POSI’s geologist estimates that the current 640 acres of Mining Claims owned by POSI represents 75-80% + of the indicated reserves of 21,000,000 tons.
- POSI has identified the relatively small, 35 acre target area that Meridian planned to mine, which contains an estimated 8.7 million tons of prime reserves. This 35 acre target area is included in the 640 acre POSI Claims Area.



Offer Price

Available
For Immediate Sale
\$220,000,000





Mining Factors

Potential risks and obstacles of undertaking this mining operation vary and are not limited to these issues. Many have been addressed or are currently undergoing evaluation and include:

- Value will vary based on general economic conditions and the demand for silica at different purity levels, which can be affected by any number of factors.
- Although the mineral rights come with the right to extract the resource, the ability to obtain necessary permits, and the timeline and cost of obtaining such permits for the extraction, processing and hauling/transportation of minerals are difficult to predict because they are affected by a myriad of federal, state and local laws and regulations, as well as political forces.

Assuming that necessary permits are obtained, infrastructure needs to be developed to access the resource and haul it off-site.

The product will require further refining, which would involve additional costs.

POSI has a strong relationship with Metals US, Inc. (www.metalsus.com), which has completed a preliminary analysis of surface samples and drill core samples. Metals US, Inc. has indicated it can upgrade the silica from the purity level found in the Meridian Report per independent lab analysis (99.54%) to the 99.6%-99.7% level. Metals US, Inc. further believes that with reasonable improvements in their process, 99.8%+ on a substantial portion of the product may be attainable. Thus, the raw, mined silica will require further refining at additional costs, but this will result in substantially higher purity and value.

Related factors include federal, state, and local regulations and political forces related to the exercise of the rights to extract the resources.



Additional Data

New technology has been developed over the years which prefers “finer the better” silica at purity and quality levels that the deposit should be able to provide. POSI has identified national and international demands and matched the requirements with this potential mine showing a positive potential.

Research shows this grade level of silica and quantity is needed and limited. The world demand is high for silica for many uses from glass, semi-conductor filler, LCD, optical glass, etc. Upgrading the POSI silica can help fill a higher value market as well, including solar panels, computer chips, fiber optics, etc.

- The demand in the USA and countries such as Canada, Mexico, China, Japan, Indonesia and other Asian countries is high due to local shortages and the need for high quality silica.
- Refining other lower grade deposits to purity levels required is often not cost effective. Whereas, the POSI deposit is already at a quality level that should reduce the level of refining required by lower grade deposits.
- POSI has obtained permits to drill several confirmation holes in the targeted mine zone near the area identified in the Meridian Report as a prime, close-to-the-surface, mining location. These confirmation holes confirmed Meridian's estimates. POSI will provide sub-surface samples for review by prospective buyers/business partners.



Research & Recent Events

Research

POSI offers an analysis and research review of the material listed here with a one-on-one visit or meeting. This information to include a site visit if desired, subject to the execution of a Non-Disclosure Agreement.

POSI also recommends the following resources: data from the US Geological Survey, CDC and OSHA on Silica, the Minor Metals Trade Association, Morningstar Future Market Insights, and Piers.com to see their Data in Motion and trends.

China has the most demand potential including LED, solar panel, computer chip, rubber tire production, specialty glass, etc. Our research has evaluated their future potential demands and lack of supply. China has almost exhausted its supply of very high grade silica as well as that of its chief outside suppliers – from Taiwan and Indonesia to Vietnam, which may not be able to sustain supply for future estimated demands.

- China's demand alone could cause the value of the Mining Claims to dramatically increase, near term.

Recent Events

POSI has contacts with an interested mining operation company that can mine the claims on a contract basis, if desired. That company has the equipment and experienced personnel and is able to meet the most currently updated plans.

POSI has access to consultants that will provide a proposal to complete a Preliminary Economic Assessment and Technical Report for the Cambrian Gold Creek Silica Sand Deposit for approximately \$100K to any investor. This will provide a qualified opinion on preliminary project economics.



Closing Summary

Buyers/business partners to complete their own independent due diligence. Sale/investment is on "as is" basis. Once a qualified buyer/business partner has signed a Non-Disclosure Agreement, further information is available upon such party's request.

Pend Orielle Silica Deposit

North Idaho



755 West Front Street, Suite 300
Boise, Idaho 83702
208 345 9000
colliers.com/idaho

Scott Raeber, MBA, CCIM
208 472 2817
scott.raeber@colliers.com

William Caton, CIPS
815 436 5700
bill@catoncommercial.com

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Paragon, LLC.

colliers.com/idaho

Accelerating success.