Coffee Dome Project

Avalon Development Corporation
Summary Report May 2019

The Coffee Dome property is located in the Fairbanks Mining District approximately 17 kilometer northeast of Kinross Gold's +14 million ounce Fort Knox mine and 42 kilometers northeast of Fairbanks, Alaska. The project consists of 5 State of Alaska mining claims covering 800 acres in the southern Livengood quadrangle. Wendell Zesiger currently owns 100% interest in the Coffee Dome property.

The Coffee Dome property is accessible via the paved all-weather Steese Highway, the State-maintained gravel surface Fairbanks Creek Road and seasonal 4WD truck trails. Elevations on the property range from 1500 feet in valley on the south side of the project to 2000 feet on the north side of the project.

The Coffee Dome prospect is located on the eastern end of lode and placer-gold producing streams in the northeastern Fairbanks District. High grade gold mines to the west produced over 500,000 ounces of gold prior to World War II with average grades in excess of 34 gpt. Prior to World Wat II, the Coffee Dome property was difficult to access, resulting in limited pick and shovel-scale exploration. Multiple streams to the south and north of the Coffee Dome property have produced, or are currently being mined for placer gold, contributing to the Fairbanks Mining District's +8 million ounce placer gold production.

Limited exploration has been conducted on the project from 2004 through present, including grid-based soil sampling, backhoe and dozer trenching and a single drill hole completed in 2009. The single 2009 drill hole targeted a shear-hosted zone but did not return significant gold mineralization. Public sector 400m spaced airborne magnetics and EM cover the property.

Bedrock in this area is oxidized to depths in excess of 50m and is covered by 1-2m of Pleistocene aeolian silt supporting thick sub-Arctic vegetation. Outcrop on the project is limited to man-made excavations. Country rock on the property consists of amphibolite-grade Paleozoic pelitic and psammitic schists with local dikes of reduced, mid-Cretaceous I-type intrusives. Trenching on the Coffee Dome property has exposed gold mineralization in both northeast-

trending high-angle shear-hosted zones and stacked low-angle northwest striking quartz veins. Visible gold is present in the vein-hosted occurrences.

Mineralization at the Coffee Dome prospect is characterized by high-grade (10 gpt) quartz-gold-arsenopyrite veins hosted in metamorphic rocks. Gold grades from <0.5 gpt to 58 gpt have been collected from the project (Table 1, Figure 1). Gold mineralization is associated with anomalous bismuth and arsenic with locally anomalous silver, lead and tungsten (Table 1). The Au-Bi-As mineral assemblage is similar to other mid-Cretaceous proximal intrusive-related gold systems in Interior Alaska, including Kinross Gold's Fort Knox and Gil deposits, Northern Star Resources' Pogo deposit and Tectonic Metals' Tibbs project.

Potential exists at Coffee Dome property for significant grade-tonnage accumulations of proximal schist-hosted and/or intrusive-hosted gold mineralization similar to that currently being mined at the nearby Fort Knox deposit or being explored at its adjacent Gil deposit. The owner of the Coffee Dome property is seeking a financially and technically capable party to take over future exploration and development of the project.

Interested parties should contact:
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Table 1: Summary of significant samples from the Coffee Dome property, Fairbanks District, Alaska. Data from property owner.

Sample	Sample	Width	Lithology	Au	Ag	As	Sb	Bi	Cu	Pb	Zn	Fe	W	Te
#	Type	meters		ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	%	ppm	ppm
RK803765	Channel	0.2	Vein	3.09	2.5	9830	19	13	17	68	5	2	3	1
RK803766	Chip	0.75	Schist	0.04	0.1	2070	4	1	79	26	93	6	3	0
RK803767	Channel	0.2	Vein	12.55	15.1	12750	64	36	37	727	9	3	2	1
RK803768	Channel	0.2	Vein	9.41	3.3	10750	33	23	47	91	9	3	2	2
RK803769	Channel	0.5	Breccia	0.04	0.2	252	2	1	47	21	60	4	3	0
RK803770	Grab	0.25	Vein	58	25	25900	60	112	106	186	9	4	1	2
RK803771	Chip	2	Schist & Vein	6.78	5.1	10050	31	25	132	146	82	7	51	3
RK803772	Chip	2	Schist	1.56	1.2	1650	5	5	58	93	74	4	10	0
RK803773	Chip	2	Schist & Vein	12.65	4.9	5730	17	26	147	306	92	8	13	4
RK808361	High Grade	6	Vein	9.37	3.2	2910	11	27	36	54	13	2	13	2
RK808363	Grab	500	Quartzite	0.01	0	21.9	0	0	7	6	16	1	0	<0.05

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Figure 1: 6 meter chip sample grading 6.99 gpt gold from backhoe trench on the Coffee Dome prospect, Fairbanks Mining District, Alaska. Geochemistry from samples is included in Table 1.

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