

GRAVEL ... Your Winning Lottery Ticket?

A literal fortune could be under your very feet...right now...if your land hosts a significant sand or gravel deposit!

If we could turn
your gravel into
\$\$\$
Would it help you
to achieve the
lifestyle that you
want?



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Development Experts
1-866-281-2183

**There could be millions of dollars worth of
untapped aggregates below your feet!
The following information could
change your future.**

Have you ever bought a lottery ticket, and then a short while later, caught yourself dreaming about what you would do with the money if you actually won? Have you ever waited a long time after the winning numbers were drawn before you checked your ticket and then had that quick panic attack...what if my ticket was a winner and I've been sitting on the prize without claiming it?

Well, you may be sitting on a prize right now without even knowing it! If your land hosts an economical sand or gravel deposit, you may be sitting on an untapped source of wealth that you could turn into cash to help you create the type of lifestyle that you dream about when you first buy that lottery ticket. We can help you turn your 'winning' sand and gravel ticket into cash. Here's how...

My name is Albert Perras and I am the founder of Resource Development Experts and I have been in the aggregate development and supply industry since 1982.

I have surrounded myself with a group of experts in the aggregate field, each with 3-4 decades of business experience and industry contacts, who serve as Advisors to the Company.



Gravel – If you have some, we can help!

Do you know how to best safeguard your investment (your land) when negotiating a gravel sale with a construction contractor?



Do you have long term plans for your land that will create a legacy for your family?



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Do you realize that if you have a commercially viable gravel deposit on your land you could make more money by developing the gravel than you would make in a lifetime of farming the land?

For Example:

50 years of farming with an average yield of \$200/acre in net revenue = \$10,000/acre over 50 years.

If there is a mineable deposit on your property that averages anywhere from 8 to 25 feet in depth of recoverable sand & gravel, your land would be hosting a deposit that is worth anywhere from \$40,000 to over \$120,000 per acre in royalties!

And the best news is that in most cases, with good reclamation practices, you can mine the property and have it returned to its original use!

The development of a pit operation that conforms to the codes and regulations set out by the various governing authorities takes experience, time, and money. A construction contractor or the local operator or consultant may not take care of *your best interests*.

The aggregate business is complex, and you as a landowner should educate yourself to ensure that you get the best return for the assets on your land. After all, you want to be able to make the most money from your valuable resource.

Before you think of selling your property....

If you are thinking of selling your property, do yourself a favor and check to see if you have gravel on your land. Here's why...

This story goes back to my days with Alberta Transportation in the eighties. I was out prospecting for gravel in an area in central Alberta where the Government was looking to secure a source for future highway construction work. I had responded to a call from a landowner who had an existing pit in a quarter section, and wanted to have the property tested. While it was good quality gravel, there was not a lot remaining in the deposit. However, while I was there I noticed a "For Sale by Owner" sign on the property across the road.

I had a quick look at the property and noticed that the ridge that I was testing ran across the road and right through the quarter that was for sale. I called the number on the sign and asked the owner if he had ever considered looking for gravel on his property. The owner responded that he hadn't but said if we wanted to have a look we could.

Over the years, this pleasantly surprised landowner sold hundreds of thousands of tonnes off his place (easily over \$1 million worth), and he still has the land, which has more than doubled in value since. His sale price in 1984 was \$60,000. Needless to say, he was glad I had a look that day and, years later, wound up being a long term client of ours.

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Are you getting the absolute highest possible yield per acre for your land?

What is the best use for your land that will net you the highest return on your investment?

How would you like to make some money producing gravel while enhancing the environmental aspects of your land?



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RDE's focus is to provide landowners with the best opportunity available in the marketplace for developing their sand and gravel properties. The folks involved in RDE have many stories to share about landowners who have locked themselves into a one-sided long term business relationship where they are not able to capture the revenue potential that their property should yield.

Most often the first time a landowner learns about the potential for a gravel sale on his/her property will be from a **construction contractor** who is looking for an aggregate supply for a project in his/her area. This supply would likely be required for road building, paving, or site development.

Once you realize you have a viable product, you may prefer to just sign an agreement with the **small local operator**, just because you know him and he's in the community. Not to knock the small local operator, but most of the time, they lack the sophistication and expertise to develop a pit and then leave it reclaimed in a fashion that you and the authorities will be happy with. They spend very little time and money on planning and adhering to regulations of any kind. They also tend to do small volumes and their quantity tracking systems are less than desirable, resulting in an erosion of your potential revenue.

There are plenty of **consultants** and so called experts popping up now, along with engineering companies, who provide services to the landowner to obtain their permitting. Very few of them have any hands on experience actually operating a pit. While they know which forms to fill out and can provide you with adequate drawings to obtain your permits, they may not structure your contract appropriately and you could miss out on hundreds of thousands of dollars.

For example, we recently had a landowner/client who had hired a "new" consultant to prepare his applications. He got a pleasant, yet inexperienced, young tech to handle his file. His pit was in a rural area in Northern Alberta where you have about a six month operating season (it was a wet pit operation). His permit application, if approved, would have allowed him to operate a crusher for *only three weeks per season* and would not have allowed him to set up an asphalt plant. If your pit is in a rural market your most likely clients are going to be road builders and the projects will come around on a very intermittent basis. You need to have flexibility in your permits that allow you to crush and process as much as possible, for as long as possible, each year to take advantage of any opportunities that arise. Luckily, he asked us to review his application before it was submitted and we were able to catch this deficiency and make the necessary changes before he got bound by the restrictive conditions.

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Who is Albert Perras and Resource Development Experts?

Albert Perras, founder of Resource Development Experts, has 30+ years of experience working in the gravel industry, having tested tens of millions of tonnes of sand and gravel, sold millions of tonnes, designed hundreds of mining and reclamation plans, managed dozens of pit operations, and made millions of dollars for landowner clients.

In 1982 he began prospecting for gravel as an employee of Alberta Transportation and in 1989, struck out on his own as a consultant. He spent the next six years finding gravel pits for various contractors and municipal government bodies. During that time, he began to represent some landowners as clients and began to represent them in their dealings with the pit users, marketing on a commission basis and negotiating agreements on the landowner's behalf.

Since 1995, he has operated a gravel supply company, as owner operator, marketing processed aggregates to various large construction projects throughout Alberta. Most recently, he has gathered around him a group of people, both active and retired businessmen, who have many years of experience in land and gravel management to work with him as part of Resource Development Experts.

How would you like to work with an experienced partner who has your best interests in mind?



Are you currently operating a pit on your land and having trouble managing it – either dealing with government red tape or dealing with contractors?



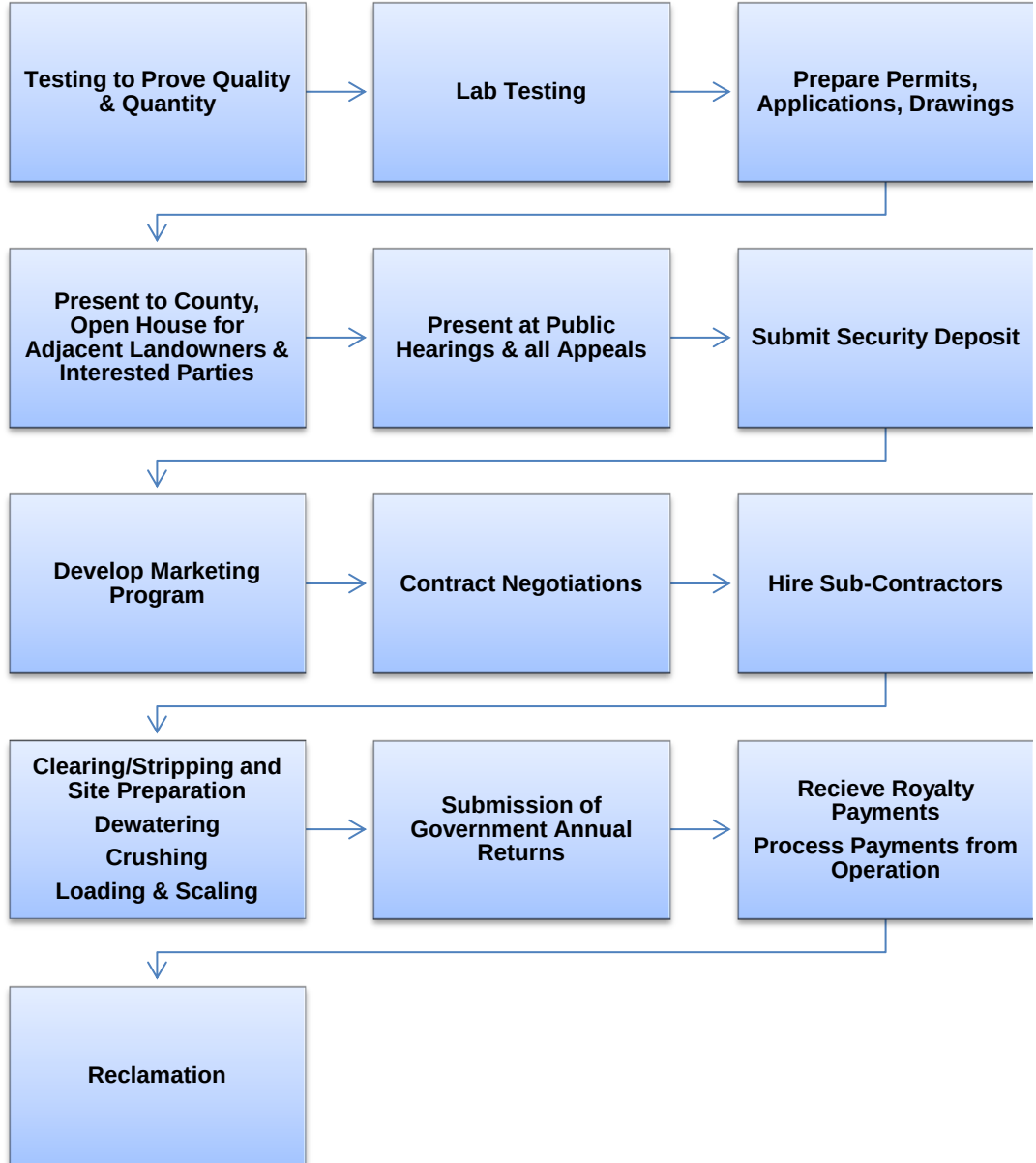
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The Pit Development Process

The Pit Development Process is costly, complex, and time consuming. If you don't know what you're doing, it can be very frustrating and expensive.



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The RDE team, with decades of experience in gravel, know their business and are successful at helping others to be successful. Let us help you discover your true potential with your new found resource.

It's as simple as completing the following page and sending it to us.

**Resource
Development Experts**
The Sand & Gravel
Specialists

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To find out if your property is a potential candidate...check off all of the following criteria that apply, fill out the form below and send it to us by fax, mail, or email.

*Name _____

*Phone _____

Address _____

Legal Land Description _____

Email Address _____

- ☐ The property is greater than 10 acres in size.
- ☐ The access to the property or the property itself does not border a residential subdivision.

Is there any visible sand or gravel in an existing excavation or on recent work completed on your property such as:

- ☐ Pipeline trenches
- ☐ Dugouts / borrow pits
- ☐ Ditch cuts on roads that cross a border on your property
- ☐ Old historical pit workings
- ☐ Excavations on old home or building sites
- ☐ Seismic drilling projects
- ☐ Badger / gopher / other varmint burrows
- ☐ There are indications of sand or gravel in your water well logs.
- ☐ You have encountered rock when pounding in fence post.
- ☐ There is gravel surrounding the bases of any power poles on the property.
- ☐ There are areas of your property that would indicate that they drain water quickly, such as stunted crop growth or stunted tree growth.
- ☐ If there are existing pits bordering your property, you see a continuation of the landform that hosts the deposit.
- ☐ If your land borders an existing or old watercourse, some of the land on either side of the watercourse is benched or terraced.