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UC RESOURCES LTD. (TSXV: UC) FOLLOW-UP NO 5 / NOVEMBER 27, 2008

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<u>SHARES OUTSTANDING / FULLY DILUTED</u>	<u>MARKET CAP</u>
90.5 million / 102.3 million	CAD 8.5 million
<u>52 WEEK LOW / HIGH</u>	<u>TSXV</u>
CAD 0.035 to 0.47	199,900 (200-day) VERY LOW
<u>RECOMMENDATION</u>	<u>RISK RATING</u>
BUY	HIGHEST

EXPLORATION FOR GOLD AND SILVER AND PRODUCTION IN MEXICO

Business Summary

UC Resources is a Canadian exploration, development and production company which has an opportunity-driven acquisition strategy. Its main focus is on production and exploration opportunities in Mexico. However, it will also be active in Canada on a very select basis on exploration projects, which have the potential to add significant shareholder value.

The La Yesca project

consists of a 600 hectare mining concession which includes two previous producing gold - silver mines.

The project also includes a modern milling facility designed to process two hundred (200) tonnes of feed per day.

Approximately two hundred twenty five thousand and seven hundred fifty (225,750) tonnes of tailings from the historic mine workings in the project area are available to be processed. The tailings qualify as an inferred resource under NI43-101 compliancy rules. The mill is being immediately upgraded and modified to achieve higher recovery rates for the extraction of silver from the tailings currently being processed.

UC Resources immediate exploration focus for the build-out of the La Yesca project will be **the La Colorada mine**. This is a significant exploration asset located on the adjacent Xora concession with an inferred mineral resource of **11,730 tonnes grading 0.70 g/t gold and 619 g/t silver**.

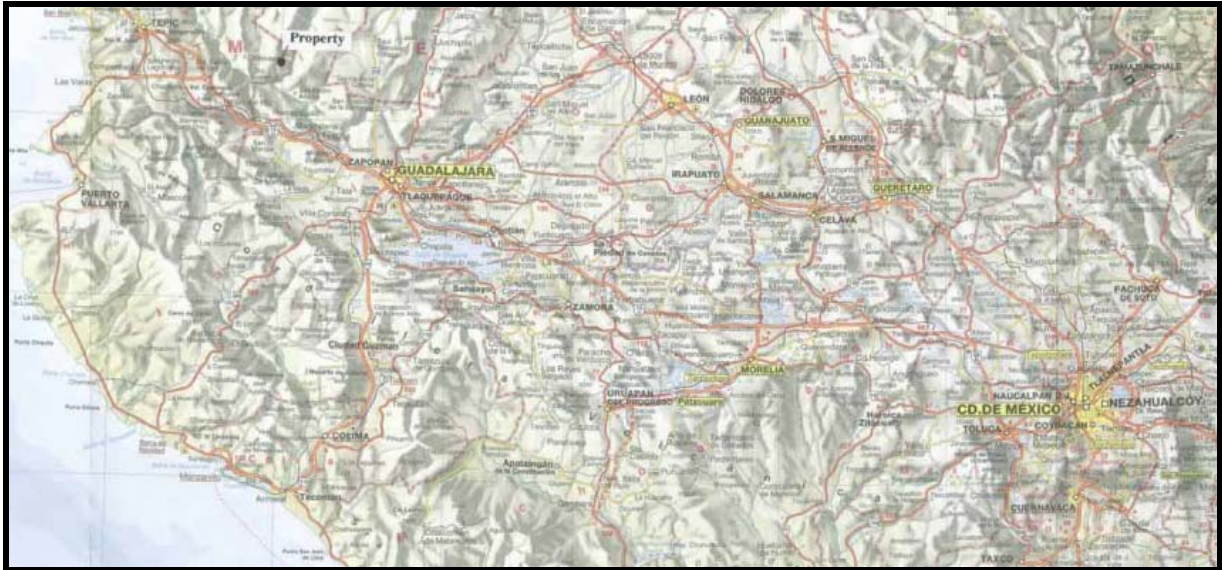
La Colorado mine was a past producing gold and silver mine, tonnage mined is unknown. Lower grade gold and silver found immediately east of the La Colorada mine opening suggests that a zone of bulk mineable material may exist on the property, within which there may be additional high grade mineralization similar to the La Colorada vein.

The La Yesca mining district is underlain by Tertiary age andesite and rhyolite volcanic rocks that are part of the prolific Sierra Madre Occidental mining belt, which hosts numerous epithermal gold and silver mines and mineral occurrences. In the immediate La Yesca district there are at least 16 known gold and silver mineral discoveries, of which five are reportedly past producing mines.

UC Resources is committed to a long-term plan for the district, and intends to significantly expand its land holdings. Management plans on using some of the funds generated by the tailings processing project will be directed to exploration of this project.

Highlights

- The past producing La Colorada mine has yielded historical silver grades between 128.4 and 555.3 g/t.
- Inferred mineral resources of approximately 225,750 tonnes of tailings with a grade of 2.0 g/t gold and 220 g/t of silver.
- A modern mill with the design capacity of processing 200 tonnes of feed per day. Once the mill modifications are complete, an estimated 80% recovery rate for both gold and silver should be achieved (historical recovery rates are 80% for gold and 50% for silver).
- Tailings processing project has a low operating and recovery cost.
- Geology is typical of other epithermal discoveries in the Sierra Madres.



Mar

In May 2006, we followed up the Minera Silver Creek agreement by adding the acquisition of the MAR Project, consisting of a property concession amounting to approximately 10 square kilometers, and a

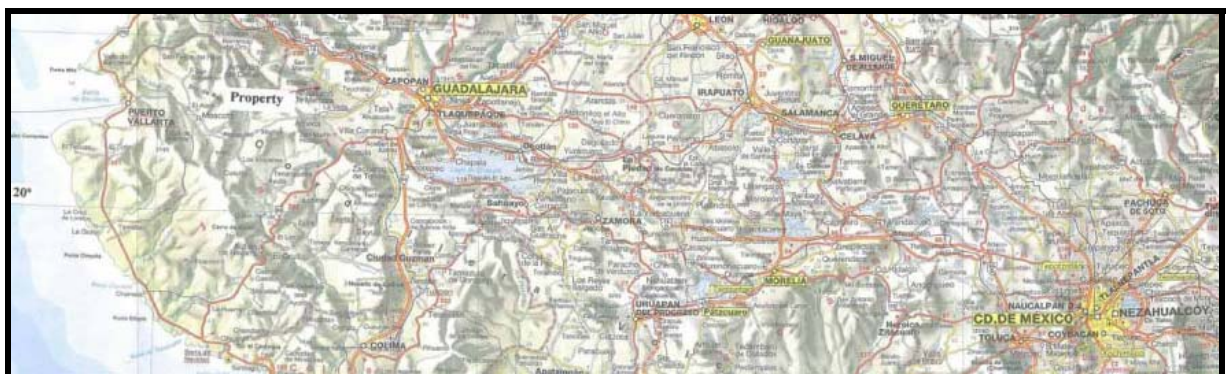
surface ore dump that can serve as feedstock for an operating mill and recovery plant. The property has a history of small scale mining activity and is easy to access and develop.

Highlights

The Mar concessions has substantial merit as a potential setting for epithermal gold-silver deposits. Supporting evidence includes the following:

- The property is underlain by favourable Cretaceous-Tertiary andesite -rhyolite volcanic stratigraphy. These rocks are host to numerous small to large gold-silver deposits throughout the Sierra Madre Occidental physiographic province of Mexico.
- Major structural features (faults and lineaments) have been mapped in the region and in the vicinity of the Mar concession. Some of these features appear to be related to magnetic anomalies which may represent Tertiary age plutons intruded into the volcanic sequence. If so, then in addition to the mappable features, the intrusion of the pluton would have caused micro- fracturing of the volcanic rocks which would act as channel ways for mineralizing fluids. One such magnetic anomaly lies just to the east of the Mar concession.
- At least a portion of a past producing mine, Piedra Bola, lies within the concession boundaries. The style of the occurrence - veins and vein stockworks, the precious metals, base metals and trace metals present, and the associated silica, sericite, hematite and argillite alteration, all are consistent with the model for an epithermal precious metal deposit.
- There are several other known mineral silver - gold occurrences in the immediate area of the Mar concession, several of which were past producing mines. Silver appears to be equally important as gold. These mineral occurrences are hosted within the Cretaceous to Tertiary age andesite-rhyolite volcanic rock sequence.
- Work by Consejo suggests that other mineralized vein structures may exist within the vicinity of the main Piedra Bola vein. In addition, assays for 7 of the 8 samples collected by the Author from the dump were low grade (too low to be shipped to the Las Jimenez mill), but were nevertheless very significant (average 0.133 g/t Au and 26.5 g/t Ag).

These facts / observations suggest that a zone of bulk mineable material may exist on the Mar concession, within which there may be bonanza grade mineralization as represented by the Piedra Bola vein.

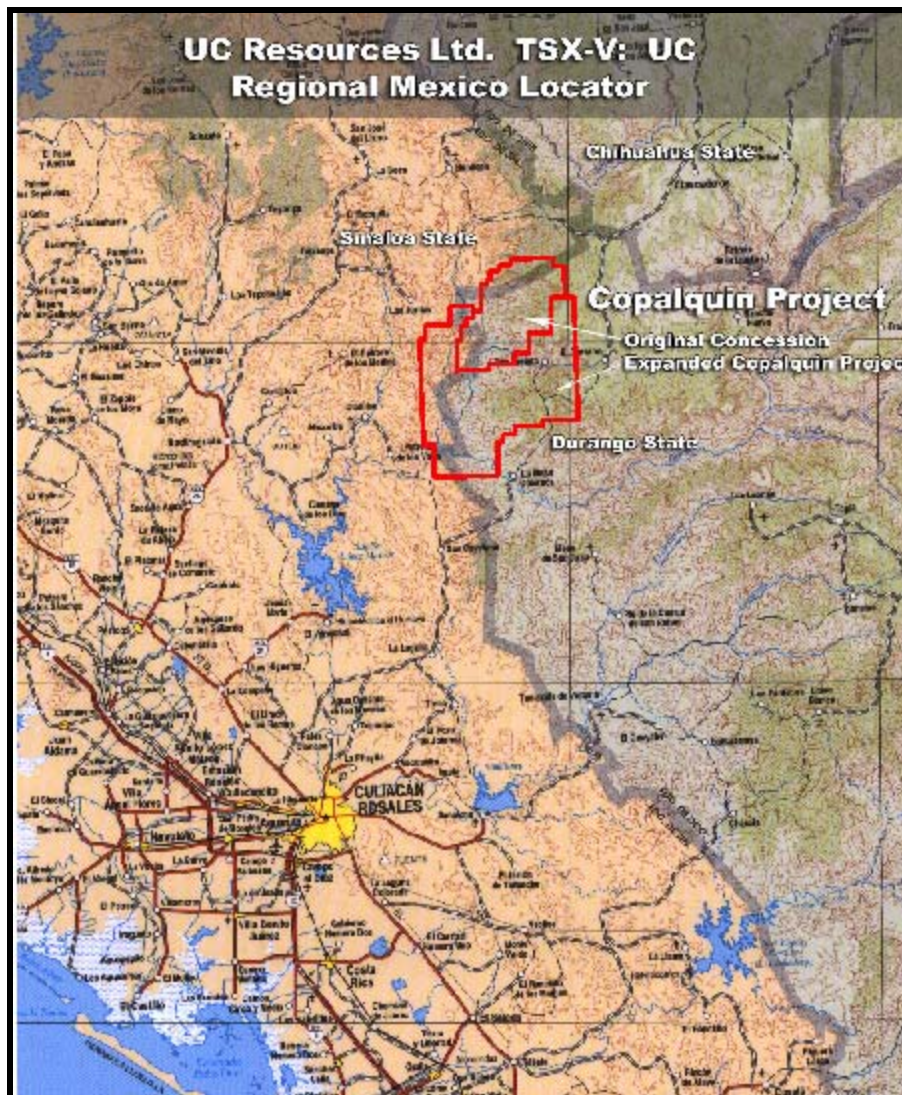


Exploration

The Mar concession is under explored. Except for some trenches immediately up hill from the adit mouth, no evidence, such as cut or flagged lines, drill hole pads, etc., was noted during the property visit to indicate that the property had ever been systematically explored. No records are known to exist that indicate that the concession was ever subjected to ground geophysical and or geochemical surveys, nor that any test holes (core, rotary, or any other type) had ever been drilled on the property. Although the concession and immediate area have undoubtedly been prospected at various times in

the past, it is apparent that high grade veins had been the only targets of interest. Possible reasons, amongst others, for this lack of exploration are a) the extreme rugged nature of the terrain, and b) the prices for gold and silver - which were severely depressed from ~ 1998 to 2003.

Copalquin



Results & Geology of Copalquin in Phase I & II are very comparable to early results of other Epithermal Systems in Mexico by:

- Gammon Lake (Ocampo Project)
- Kimber Resources (Monterde Discovery)
- Alamos Gold Inc. (Mulatos Discovery)
- Minefinders Corp. Ltd. (Dolores Discovery)

Gammon Lake has reported a deposit containing an estimated 8 million ounces of gold equivalent.

Exploration

Copalquin is a very attractive exploration target for gold and silver:

- The geology and exploration results are indicative of a potential huge, open pit system (typical of epithermal type systems). Some of the largest gold producers in the world are, in fact, open pit mines, with low grade ore.
- The epithermal system also contains high-grade vein-type deposits, which potentially can be mined with an underground mine, or recovered as part of a large open-pit mine.
- Copalquin has historical production and previous producing mines, allowing leveraged exploration. Looking for high-grade gold and silver near previous producing mines, such as the La Soledad mine, resulted in the discovery of a mineralized zone with an average of 1.4 ounces per tonne of gold and 50 ounces per tonne of silver.
- The system is on trend with other major discoveries along the Sierra Madre's of Mexico, which is one of the world's most prolific gold and silver mining belts.
- Mexico has a most favorable business and regulatory environment for mining and investment.

Canada: McFauld's Lake

This occurrence was initially discovered in 2002 by Spider Resources Inc. ("Spider"), KWG Resources Inc. ("KWG") and De Beers Canada Exploration Inc. ("De Beers"), working in joint venture, while searching the area for kimberlite bodies, the host for diamonds. Several kimberlite targets were selected by De Beers as drill targets; based upon regional indicator mineral studies, airborne geophysics, ground magnetic and electromagnetic surveying. The initial massive sulphide discovery was in a reverse circulation drill hole. Sample from this hole contained 1.6% copper over 8 meters, and ended in sulfides. This discovery became the site of McFauld's #1 VMS occurrence.

In five field seasons 10 individual VMS occurrences have been discovered and drill-tested, some with only a single hole. Seven of these contain VMS-style sulfide zones. In addition to the original discovery (McFauld's #1) a second significant mineralized occurrence was discovered in late 2003, McFauld's #3. This occurrence is 1.5km SW of McFauld's #1 and has been intersected by 31 holes, all of which contained massive sulphides. The widest intersection, and the last hole drilled in the 2004 field season, intersected 18.8 meters containing 8.02% copper at a vertical depth of 250 meters.

The exploration program to date supports Dr. Jim Franklin's initial review and comments on the area, that were originally made during the summer of 2003 **"In summary the area intersected by the drill holes contains evidence of a large hydrothermal system, and the potential for discovery of an economic Cu-Zn (Noranda-style) volcanogenic massive sulphide deposit is good." He goes on to state " This part of the Sachigo Belt, although exceptionally poorly known, may contain a typical distribution of VMS deposits; this includes one giant (25 million tonnes) deposit and 3 to 8 smaller (1 - 5 mt) deposits, based on a comparison with other better known productive belts. Much more knowledge about the nature of the physical volcanism is needed to refine this estimate."**

It is UC's belief that this area has the signatures of a Matagami or Noranda-type VMS setting, as widespread VMS style sulphide zones have been discovered as the result of the work completed by Spider and KWG over the past 5 years

To date, in excess of \$9 million has been expended on the project of which 47 drill holes, totalling nearly 15,000 meters have been drilled on the McFauld's #1 and #3 occurrences. Down hole IP, coupled with surface geophysics (Max-Min) delineated the surface expression of both occurrences, confirmatory drilling has traced both occurrences below the detection limits of the surface and downhole geophysics. Gravimetric surveying was completed late in the program (winter 2006), focusing on the McFauld's #3 occurrence. Excess mass, not explained by the size of the sulphide body that has been drill tested to date, is evident in the gravity survey results, identifying a high specific gravity anomaly that tops out at 600 meters below surface, although more gravity work needs

to be completed to close the gravity anomaly. Diamond drilling has only effectively tested this zone to 400 meters depth. Deep drilling has been recommended and is contingent on completion of deep imaging geophysical surveying as required to position drill holes to intercept any conductive targets below or nearby the two main occurrences. Successfully intersecting massive sulphide mineralization below McFauld's #3 would infer a large VMS target and could also explain the excess mass evident in the gravity survey. UC plans on aggressively pursuing this mineralized zone to depth.

Following are some of the highlights (as reported in Spider Resources Inc. press releases on the identified dates) of these two occurrences over the course of the exploration program:

McFauld's #1 (16 holes drilled to date, 4,720 meters)

- Oct 23, 2003: SP3-03-007 intersected 8 meters averaging 1.6% Cu
- May 21, 2003: McF-03-08 intersected 5.68 meters averaging 3.39% Cu, followed by 4.1 meters averaging 7.64% Zn.
- April 9, 2003: McF-03-01 undercut SP3-03-007 intersected 1.43% Cu over 8.9 m, followed by 1.79% Zn over 4.7 m.

McFauld's #3 (31 holes drilled to date, 10,169 meters)

- Nov 8 2004: McF-04-57 18.8 meters of 8.02% Copper
- Oct 27, 2003: Mc-03-18 discovery hole intersected multiple zones, enriched in Zinc, averaged 4.83% Zn over 25.75 meters (also 0.51% Cu)
- May 11, 2004: McF-04-41 8.0 meters of 6.5% Copper and 3.3% Zinc
- March 18, 2004: McF-04-21 13.8 meters of 5.50% Copper

UC is in the process of developing a \$1 million exploration program with the intent of tracing the McFauld's #3 occurrence to depth, beyond the known depths of mineralization (this occurrence has been drilled to around 400 meters depth). The initial UC program will focus on geophysical surveys, including, but not limited to gravimetric and deep imaging electromagnetic surveying. Timing of the geophysical surveys is contingent on equipment availability. The gravimetric survey is best done under winter conditions, while deep imaging electromagnetic sounding can be done year round. It is expected that the gravimetric program will commence in late March to early April and the electromagnetic survey will commence in June. Community consultation meetings are currently scheduled for mid-May where UC will be introduced as a new joint venture partner of Spider and KWG on the McFauld's Project. Diamond drilling will follow after the two aforementioned geophysical surveys are completed.

The McFauld's VMS occurrences consist primarily of stringer copper-style mineralization associated with intense talc-chlorite alteration. The alteration at McFauld's is very similar to that observed in stringer zones in the Matagami Lake and Noranda districts, Quebec. Its intensity and the high copper contents in the McFauld's occurrences attests to these having formed from a series of well-focused, high-temperature systems. Such stringer systems typically have associated, but structurally separated zinc zones. Searching for these, as well as additional copper mineralization will be a priority of the next round of geophysical surveying and drilling.

Recent News: Production and Exploration News: UC Receives Environmental Permit for La Yesca Mill

UC Resources announced that the company has reached another milestone in its goal of bringing the La Yesca mill into silver and gold production in Mexico.

The Company has received an environmental permit (MIA) from the Mexican Ministry of Environment and Natural Resources (SEMARNAT).

This permit will allow the Company to immediately begin construction of a compliant tailings containment pond which is the final step before the commissioning of the mill. It is expected that it will take approximately 6 weeks to complete the tailings pond.

“This is a major milestone for the Company and will hopefully allow us to commission the mill prior to the end of the year”, states Jim Voisin, President of UC Resources.

The La Yesca mill has a design capacity of 200 tons per day of tailings and was designed with the flexibility to add additional tonnage of hard rock feed should an economic source be found nearby. The mill was constructed in a very timely fashion after being approved for re-development by the board of directors in late January 2008. The mill is now completed and ready to process feed from the nearby tailings pile as soon as the tailings containment pond is operational.

An extensive mapping and sampling program has been conducted over the last four months on the 100% owned Xora claim some three kilometres from the La Yesca mill. This internal non-compliant surface sampling has been conducted on many areas of the concession such that a qualified geologist under the 43-101 guidelines will be sent to re-sample and confirm samples collected by Minera Planets Chief Geologist Antonio Padrón.

Applications for road building and drilling permits have been submitted for the Xora claim which will be drilled as cash flow from the La Yesca mill is available.

Fundamental Considerations

La Yesca: Now that The Company has received an environmental permit (MIA) from the Mexican Ministry of Environment and Natural Resources (SEMARNAT), the Company can immediately begin construction of a compliant tailings containment pond which is the final step before the commissioning of the mill.

It is expected that it will take approximately 6 weeks to complete the tailings pond.

La Yesca

- **Modern 200 tonnes per day mill on site**
- **Inferred mineral resources of approximately 225,000 tonnes of tailings grading 2.0 g/t gold and 220 g/t silver**
- **the merril crow (cyanidation) process with enhanced recoveries of 80%**

UC Resources is in the privileged position of being only six weeks away from production and will then generate cash flow from its tailings.

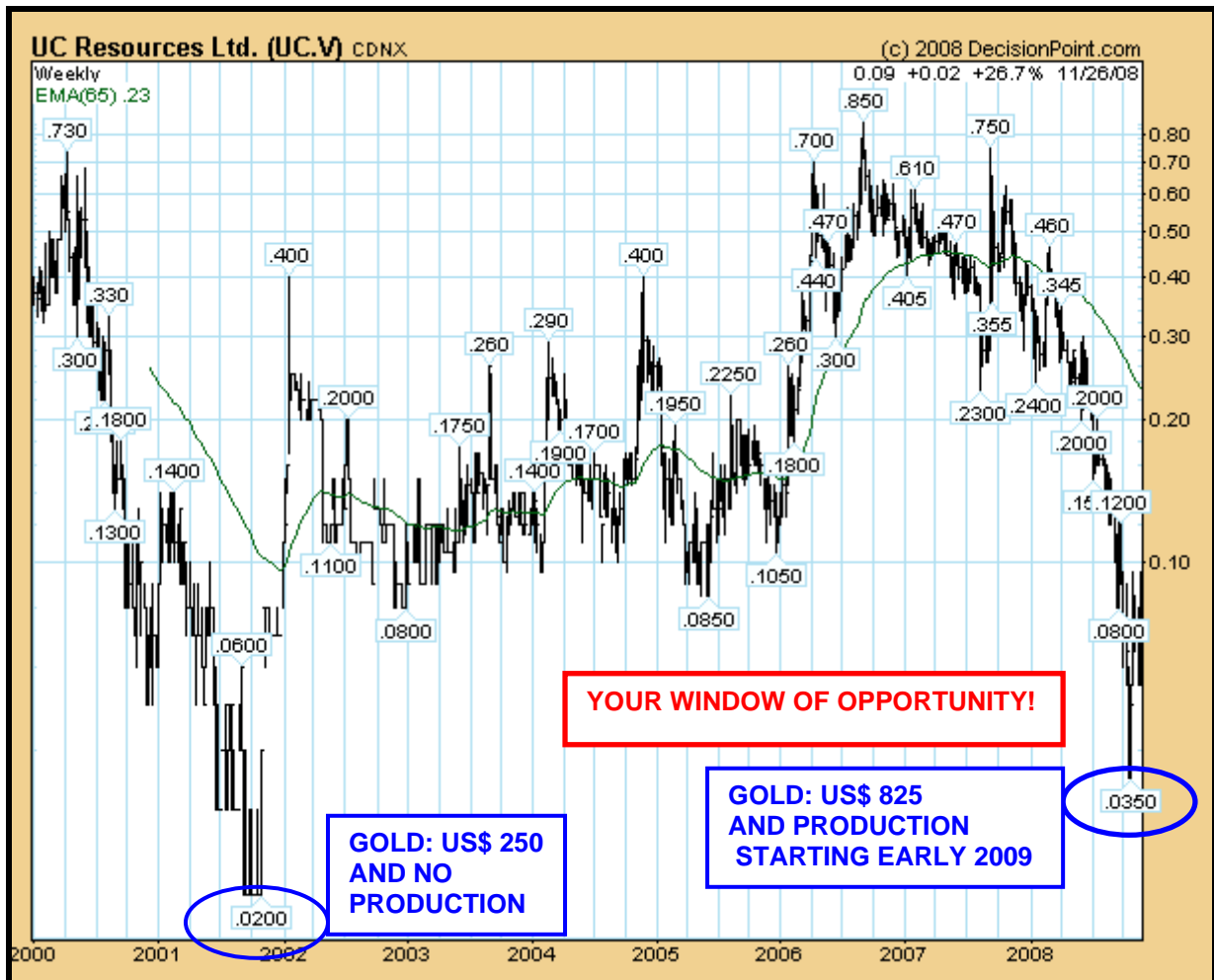
The cash flow will allow UC Resources to fund its promising exploration program.

UC Resources is thus far ahead of other juniors companies which are forced to raise capital at very unfavourable terms as a result of the present adverse financial market conditions.

a merril crow (cyanidation) process

Technical Considerations





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