

AMERICAN CREEK RESOURCES LTD.

MANAGEMENT'S DISCUSSION & ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS - FORM 51-102F

For the nine month period ended September 30, 2016

This Management's Discussion and Analysis ("MD&A") provides a discussion on the financial and operating results of American Creek Resources Ltd. ("American Creek" or the "Company") for the three- and nine month periods ended September 30, 2016 (the "third quarter 2016" and "first nine months ended 2016") and compares the results with the three- and nine month periods ended September 30, 2015 (the "third quarter 2015" and "first nine months 2015"). In order to gain a more complete understanding of the Company's financial condition and results of operations, this MD&A should be read in conjunction with the September 30, 2016 unaudited interim financial statements and accompanying notes as well as the December 31, 2015 audited financial statements and accompanying notes which have been prepared in accordance with International Financial Reporting Standards ("IFRS") and filed with the appropriate provincial regulatory bodies. The Company regularly discloses additional information through press releases and financial statements available on the Company's website at www.americancreek.com and on SEDAR at www.sedar.com.

This MD&A was prepared as of November 23, 2016 (the "Report Date").

All monetary amounts are expressed in Canadian dollars, unless otherwise noted.

1. Business Overview

American Creek's business purpose is to acquire and explore mineral properties, principally for precious metal deposits. The Company was incorporated and commenced operations in British Columbia pursuant to the *Companies Act* (British Columbia) on February 12, 2004. In late August 2005, the Company was continued under the provisions of the *Business Corporations Act* (Alberta). American Creek has no producing property and no earnings and therefore has financed its activities to date by the sale of common shares.

The Company carries on exploration on mining properties and has not yet determined whether these properties contain economically viable mineral deposit. The Company holds interests in properties located in various regions of British Columbia in Canada. These properties are presented below under "Exploration properties". The Company concentrates its efforts towards precious metals, with a specific interest for properties containing gold and silver. The Company's common shares are traded on the TSX Venture Exchange ("TSXV") under the symbol AMK.

Highlights for the nine months ended 2016 for the Company include:

- AGORACOM was engaged through a shares for services agreement to implement an online marketing and awareness program to significantly increase the brand awareness of the Company among small cap investors. Further detail on the agreement can be found in the Company's news release dated February 29, 2016.
- Completed three separate private placements issuing 11,885,000 common shares for total proceeds of \$776,000.
- Successfully negotiated and entered an amended agreement on an NSR related to the Company's Treaty Creek project. This new agreement allowed the Company to reduce payment obligations associated with the previous NSR agreement under certain circumstances. This increased flexibility ultimately allowed more flexibility in structuring

AMERICAN CREEK RESOURCES LTD.

MANAGEMENT'S DISCUSSION & ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS - FORM 51-102F

For the nine month period ended September 30, 2016

joint venture arrangements to advance the project. Further detail can be found in the Company's press releases dated April 13 and April 21, 2016.

- Expanded the D1 McBride property located in northern British Columbia by approximately 580 hectares through staking. The Company holds 100% of the property.
- Entered into two separate joint venture agreements with Tudor Gold Corp ("Tudor"). Under the first agreement, the Company sold an undivided 60% interest in its Electrum Property located in Northwest British Columbia for \$500,000 cash, 1,000,000 shares of Tudor and an agreement to invest \$250,000 in a private placement at \$0.08 per share. Under the second agreement, the Company sold an undivided 31% interest in its Treaty Creek property to Tudor for consideration of 500,000 shares of Tudor. The Company's remaining 20% interest will be fully carried during the exploration period until a production notice is provided. Tudor agreed to complete a minimum of \$1,000,000 in exploration expenditures on the Treaty Creek property during 2016. As part of the property agreements, a settlement with Teuton and its officers, directors and contractors has been reached with respect to the conspiracy, defamation, economic interference and economic harm claim that was filed in 2012 against Teuton Resources and others. The terms of the settlement are confidential.
- The Company's Joint Venture partner (Tudor Gold Corp) reported that they completed a 1500m drill program and a blast trenching program on the Company's 40% owned Electrum property. Initial results were released on September 13, 2016. Further results are pending.
- The Company's Joint Venture partner (Tudor Gold Corp) reported that they completed an extensive magnetotelluric geophysical survey and also completed a significant diamond drill program on the Company's 20% owned fully funded Treaty Creek property. Initial results were released on October 12th and 28th. Further results are pending.
- Completed an exploration program on the Company's 100% owned Gold Hill property. This initial phase of the 2016 exploration program consists of locating all known workings, prospecting new areas of interest, geological mapping, and conducting extensive geochemical sampling in an effort to identify drill targets associated with the historic adits and the hanging wall and footwall contact areas that host the high grade gold. Results of assays from sample rock are pending.
- Acquired four highly prospective properties all located in British Columbia, Canada. (See news releases on September 14th and 15th.)
- Acquired the historic Dunwell Mine Property and adjacent properties including the Silvershot property and the Bear River Property. The resulting claim block is located in the "Golden Triangle" near Stewart, British Columbia.

2. Exploration Projects

All of American Creek's exploration projects are located in British Columbia, Canada.

AMERICAN CREEK RESOURCES LTD.

MANAGEMENT'S DISCUSSION & ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS - FORM 51-102F

For the nine month period ended September 30, 2016

During the first nine months 2016, expenditures included in exploration and evaluation assets were \$41,427 for acquisitions of new properties. These amounts include acquisition costs to stake the Silvershot Property, expand the D-1 McBride Property and to acquire four additional properties located in British Columbia. The Company also incurred a total of \$242,265 for exploration expenditures on the Electrum Property, the Gold Hill Property and the newly acquired Silverside Property. Further details can be found on the Company's website and below.

A detailed schedule of costs, capitalized on the Company's balance sheet by property name, can be referenced in note 8 of the September 30, 2016 unaudited financial statements. Additional details of the exploration progress for properties of interest owned by the Company is provided below:

Gold Hill Project (100% owned)

The Gold Hill property is located near Fort Steele, British Columbia and was purchased on March 9, 2015 along with the D-1 McBride property which is located near Dease Lake, British Columbia. Proportionately the consideration paid for the Gold Hill property consisted of 3,734,444 shares issued to the vendor and 373,444 shares issued as an arms-length finders fee with a fair value of \$0.09 per share.

The 100% owned Gold Hill property covers approximately 836 hectares and is located along the western edge of the Kimberly Gold Trend in the Fort Steele Mining Division near Cranbrook, BC. The property contains a significant portion of the Boulder Creek drainage, a headwater tributary of the Wild Horse River, considered to be one of the greatest gold rivers in the entire province. Gold rushes have taken place there since the 1860's that have yielded 48 tonnes of reported gold, making it Canada's 4th largest placer producer. The majority of the gold recovered from the Wild Horse was located along a 6 km stretch between Boulder Creek (upstream) and Brewery Creek (downstream). Early efforts by Cominco and others to locate the source of the Wild Horse placer gold led explorers up Boulder Creek to what is now called the Gold Hill property.

The Gold Hill property constitutes a significant portion of the Boulder Creek watershed and includes two main areas of significance known as the Big Chief and Gold Hill. Work conducted in 1937 by Cominco included driving 75 meters of adits and obtaining samples which included a 6.7 meter face sample that averaged 74 g/t gold, 67.5 g/t silver and 6.1% lead over the entire 1.5 meter drift width. The highest gold mineralization occurred in the hanging wall and footwall contacts. The gold market at the time did not support further work and the property has largely sat dormant over the years.

An initial phase of the 2016 exploration program was largely completed during the nine months of 2016 and consisted of locating all known workings, prospecting new areas of interest, geological mapping, and conducting extensive geochemical sampling. The focus of the initial phase is to identify drill targets associated with the historic adits and the hanging wall and footwall contact areas that host the high grade gold. A total of \$44,409 in exploration expenditures have been incurred for the first nine months of 2016.

AMERICAN CREEK RESOURCES LTD.

MANAGEMENT'S DISCUSSION & ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS - FORM 51-102F

For the nine month period ended September 30, 2016

Electrum Project (40% interest)

The Electrum Project consists of six claims located approximately 40 km north of Stewart, British Columbia. This property lies in a valley containing four historical commercially producing mines, and hosts the historic East Gold Mine which had intermittent small-scale production producing approximately 46 tons of hand-picked ore with average grades of 1,661 g/t (48.5 oz/t) gold and 2,596 g/t (75.7 oz/t) silver (Pre NI 43-101 smelter records). American Creek completed its acquisition of a 100% interest in the Electrum property in 2007 pursuant to an option agreement entered into effective September 15, 2004. The optionors have retained a 2% NSR royalty interest in the project, which the Company may purchase for \$1,000,000.

Since 2006, the Company has conducted multiple exploration programs which include surface sampling, geological mapping and modeling and diamond drill programs at the Electrum Project. The drill program in 2011 was restricted due to budgetary constraints however, the holes that were drilled indicate that there is potential for expanding the bulk mining gold grades exemplified in the quartz stockwork type of mineralization and the potential of expanding the hydrothermal veins that have been encountered. Further drilling has been recommended. Assay results from these various programs were published in the Company's news releases. Copies of these results can be found on both the Company and SEDAR websites.

During 2015, the Company completed a modest exploration program that successfully tested a new exploration concept and was designed to gain a better understanding of the host rock. The drilling results revealed extensive, near surface gold and silver mineralized zones. Assay results were published in the Company's news release dated December 10, 2015. The exploration program was focused in an area where past work by the Company had identified several very high grade gold and silver vein structures. Also as part of the exploration, roughly 100 grab specimens were collected to find new mineralized zoned suitable for exploration. Further exploration work is planned to outline the size, shape and grade of the mineralized bodies so that bulk sampling for grade and recovery characteristics can be determined.

On May 10, 2016, the Company entered into an agreement to sell an undivided 60% interest in its Electrum property and Slippery Willow property located in NW British Columbia to Tudor Gold Corp in consideration for 1,000,000 common shares of the purchaser and a payment of \$500,000 cash. Tudor also agreed to invest \$250,000 into American Creek pursuant to a private placement at a price of the greater of \$0.08 per share or the discounted market price as defined by Exchange policy. A 60/40 joint venture was formed and Tudor is the operator of the project.

Based on the terms of this agreement and the value associated with the cash and shares to be received from the purchaser, the property was considered impaired and the property was written down by \$5,788,101.

During the third quarter 2016, Tudor Gold Corp. completed an exploration program on the Electrum Property which included diamond drilling and an extensive blasted bedrock trenching program. The surface blasting program was started after the completion of the 2016 Electrum drill program, from which complete assay results are still pending and will be released once received and compiled. In total 19 drill holes, totaling 1,406 meters were completed. A total of 1,492 core samples were collected and assayed. A specialized diamond coring drill was utilized which has the capability to drill flat holes and provides the ability to drill targets of interest with more precision.

AMERICAN CREEK RESOURCES LTD.

MANAGEMENT'S DISCUSSION & ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS - FORM 51-102F

For the nine month period ended September 30, 2016

Low angle drill geometry allows Tudor to take advantage of mountainside geometry and follow the surface exposed mineralization down dip. Twelve representative specimens were collected across a central vein system on the New Blast Zone. It is approximately 5 m wide and currently exposed for 15 meters along strike. The vein system is open in both directions and at depth. The twelve representative specimens collected from the structure averages 3,461.92 grams (111.30 oz) silver per tonne and 2.24 grams gold per tonne. An 8 cm wide silver sulphide core seam returned 30,200 grams (1,065.3 oz) silver per tonne. Further blast trenching was conducted on the Shiny Cliff Zone which is similar to the New Blast Zone. Blast rock samples from the Shiny Cliff area have been sent in for analysis. Trenching and sampling is ongoing to see if the mineralization connects between the Shiny Cliff and New Blast. Based on the results, Tudor intends on applying for a permit from the BC Ministry of Energy & Mines to remove a bulk sample of mineralized material from the Electrum property. The bulk sample program is intended to investigate the metallurgical properties and determine mineralized grades. The Company's share of the cost of the program has been accrued at an estimated amount of \$150,000. (See news release dated September 13th, 2016.)

Treaty Creek Project (20% interest carried through exploration)

The Treaty Creek Project covers approximately 114 square km in the Skeena Mining District of northern British Columbia. The property is situated approximately 70 km north of Stewart. It is directly north of and adjoining the Kerr-Sulphurets-Mitchell property held by Seabridge Gold Inc. Also, immediately to the south, is Pretivm Resources Inc.'s, highly prospective Brucejack Project which includes the area known as the Valley of the Kings.

In 2007, the Company carried out an exploration program designed to confirm and replicate historic drill hole results indicating grades similar to Seabridge's Mitchell deposit located immediately to the south and to test several large anomalies generated by previously-flown airborne geophysical surveys. A total of 5,471 metres were drilled in 30 drill holes across four separate zones: Eureka; ND; Copper Belle; and GR2. Assay results were published in the Company's news releases issued December 11, 2007, March 17, 2008 and March 8, 2013, copies of which can be found on the SEDAR website.

The exploration program conducted in 2009 was designed to further test the extent of known mineralized zones (Eureka, Copper Belle and GR2) drilled in 2007 and to drill test an additional zone (Treaty Ridge). A total of 9,520 meters were drilled in 32 holes across the four zones. Assay results were published in the Company's news releases issued November 30, 2009 and January 13, 2010, copies of which can be found on the SEDAR website.

On May 10, 2016 the Company entered into an agreement to sell an undivided 31% interest in its Treaty Creek property to Tudor Gold Corp in consideration for 500,000 common shares of the purchaser. Tudor agreed to complete a minimum of \$1,000,000 in exploration expenditures on the Treaty Creek property during 2016. A joint venture was formed with Tudor who now holds a 60% interest in the Treaty Creek Property and American Creek and Teuton Resources Corp. each hold a 20% interest in the joint venture. The Company's remaining 20% interest is fully carried during the exploration period until a production notice is given. Thereafter, each will be responsible for 20% of the costs under and subject to the terms of the joint venture.

AMERICAN CREEK RESOURCES LTD.

MANAGEMENT'S DISCUSSION & ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS - FORM 51-102F

For the nine month period ended September 30, 2016

Based on the terms of this agreement and the value associated with the shares received from the purchaser, the property was considered impaired and the property was written down by \$5,788,101.

During the third quarter 2016, Tudor Gold Corp. conducted an exploration program including a Magnetotelluric Survey ("MT Survey") and a diamond drill program.

The MT survey was conducted by Simcoe Geoscience Ltd. using the same geophysicist that designed, ran, and interpreted MT surveys on the adjacent KSM and Brucejack projects owned by Seabridge Gold and Pretivm Resources respectively. The Treaty Creek program utilized the same equipment and technology that has been used with great success on the adjoining properties. The survey is 3D and covers all the areas of known mineralization on the Treaty Creek property and will aid in revealing the extent of the existing MT anomalies in far greater detail, and potentially reveal new anomalies, giving Tudor the same type of insights that have contributed to the major discoveries on the Seabridge and Pretivm properties within the same hydrothermal system. Results for the MT survey on the Treaty Creek Property are pending.

The diamond drill program saw the discovery of a new gold zone that is approximately 870 meters northeast of the Copper Belle zone (drilled in 2009 and 2009). Other results showed extensions of the known gold mineralization discovered on the Copper Belle zone in 2009. Results for some of the holes were included in news releases dated October 12th and October 28th and are posted on the Company's website. Further results are pending.

Other Properties, British Columbia, Canada

The *Austruck-Bonanza Property* is located within the Kamloops Mining Division 53 kilometers north west of the city of Kamloops in south central British Columbia. It lies within the southern extension of the Quesnel Trough (a heavily mineralized major trend through central B.C) and is contiguous with WestKam Gold's Bonaparte Gold property to the south east. The Company has held the property since approximately 2007 and has completed exploration programs in the past. Currently, a large scale bulk sample is taking place on the Bonaparte property. This 10,000 tonne program that started in July 2016 is far bigger than anything done previously in the area. Rock will begin to ship in September 2016. The area of high grade veins and bulk sampling taking place is right next to the common boundry with the Austruck-Bonanza claims. Initial costs of a small exploration program on the property were incurred of \$6,590 during the third quarter.

The *Ample Goldmax* property package spans 1,044 hectares and is located approximately 8 km west of Lillooet. The property demonstrates an excellent exploration target in the search for an economic deposit of gold with associated silver and copper. Past historical work on the property by Homestake included the mapping of eight underground workings and also the identification of at least 10 known mineralized zones over a strike length of 3 km primarily hosting native gold with or without sulphides in mesothermal quartz vein stockworks, gold and various amounts of silver in sulphide zones, and areas with lower grade bulk tonnage disseminated type gold. Homestake conducted a small diamond drill program in 1996 and reported several intersections of gold at shallow depth including 11.76 g/t over 8.2 meters which included 1.2 meters of 66.84 g/t gold (containing visible gold) and another intersection of 21 meters of 2.75 g/t gold (December 16, 1996 Aris Report 24742). During the third quarter, initial exploration expenditures were incurred in the amount of \$7,931. The property is being acquired through a four year option agreement. (See

AMERICAN CREEK RESOURCES LTD.

MANAGEMENT'S DISCUSSION & ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS - FORM 51-102F

For the nine month period ended September 30, 2016

payment terms in the September 30, 2016 interim financial statements and the Company's press release dated September 15, 2016.)

The *Glitter King Property* is located on the eastern side of Pitt Island approximately 90 km south of Prince Rupert, BC. The property is part of the southern extension of the Alexander Terrane which is host to numerous significant massive sulphide deposits such as Windy Craggy, Greens Creek, the Annette/Gravina Island deposits and the Anyox deposits. Past work on the property by Devlin (1983) and Bradley et al (1987) resulted in the discovery of a massive sulphide showing up to 4 meters thick with a strike length of 1,800 meters and exposed over a vertical dimension of at least 170 meters. The sulphide sheets are typically composed of 40-80% sulphides with copper, gold, silver, lead and zinc. An average of 10 channel samples taken across the thicker, central part of the massive sulphide zone by BP-Selco produced: 2.32% Cu, 52 g/t Ag, 0.48g/t Au, 0.57% Pb and 2.53% Zn. Devlin (1983) reported values as high as 7.8% Cu, 126 g/t Ag, 8.91 g/t Au, 8.7% Zn and 1.6% Pb. The property is being acquired through a four year option agreement. (See payment terms in the September 30, 2016 interim financial statements and the Company's press release dated September 15, 2016.)

The *Silver Side Property* is located in the Kamloops mining division approximately 20 km north of Clearwater, BC and approximately 50 km west of Imperial Metal's Ruddock Creek lead/zinc deposit. Exploration work on the Silver Side in 2010 resulted in the discovery of three new bedrock showings of very high grade mineralization of 75-558 g/t Ag, 12-40% Pb and 12-40% Zn. The mineralized zone has been traced over 100 meters on surface. The property is being acquired through a four year option agreement. (See payment terms in the September 30, 2016 interim financial statements and the Company's press release dated September 15, 2016.)

The *Red Tusk Property* is located in southwestern BC approximately 12 km west of Squamish. The property bears similarities to VMS deposits such as the nearby past producing Britannia Mine which over nearly 70 years produced more copper than any other mine in BC. The Red Tusk is also noted as one of the mineral occurrences in BC which exhibits some of the characteristics of the famous Eskay Creek-Type of deposits. Anomalous gold and silver values from the Silver Spider zone included a grab sample of rhyolite that assayed 0.466 oz/ton gold, 166.12 oz/ton silver, 20.06% zinc, 17.89% lead and 0.12% copper. A 17 meter long trench excavated on the Cirque zone included assays up to 1.47% copper, 7.63% zinc, 1.74% lead, 2.25 oz/ton silver and 0.12 oz/ton gold. The property is being acquired through a four year option agreement. (See payment terms in the September 30, 2016 interim financial statements and the Company's press release dated September 15, 2016.)

Silvershot, Dunwell and Bear River Properties

During the first nine months of 2016, the Company staked the Silvershot property. Subsequent to the end of the third quarter the Company also acquired the adjoining Dunwell Gold Mine Property and the Bear River Property both of which adjoin the Silvershot Property. Acquisition costs included staking costs in the amount of \$412 for the Silvershot Property, 7,000,000 common shares issued at a price of \$0.085 by the Company for the Dunwell Property and 800,000 common shares issued for the Bear River Property at \$0.065 per share. The contiguous land position is located approximately 7 km from Stewart, British Columbia now spans some 1,560 hectares covering a significant portion of the rich Portland Canal Fissure Zone which lies in "One of the most important mineral trends of northwestern British Columbia extending from near the town of Stewart north to

AMERICAN CREEK RESOURCES LTD.

MANAGEMENT'S DISCUSSION & ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS - FORM 51-102F

For the nine month period ended September 30, 2016

the Treaty Glacier" - Nelson / Kyba, British Columbia Geological Survey, Ministry of Energy and Mines, 2014.

The *Silvershot Property* package consists of 235 hectares of mineral claims. In 1922 and 1923 a total of 53 meters of underground work was completed on the property associated with a massive pyrite, sphalerite and galena vein up to 0.30 meters wide containing high grade silver. Grab samples of the purest galena have assayed up to 5,345 g/T silver and 87.2% lead. The Corporation holds a 100% interest in the property as it was acquired through staking.

The *Dunwell Property* package consists of 850 hectares of mineral claims. The property is road accessible with the Dunwell mine itself located 2 km off paved highway 37A. Between 1926 and 1937, the Dunwell produced 45,657 tonnes averaging 6.63 g/t gold, 223.91 g/t silver, 1.83% lead, 4.01% zinc, and 0.056% copper. The property will be subject to a 2% NSR in favor of the vendor of which 1% may be bought back by the Corporation at any time for the sum of \$2,000,000.

The *Bear River Property* consists of 475 hectares of mineral claims. Several occurrences of gold and silver mineralization hosted in epithermal quartz veins and gold with massive sulphides in altered volcanics have been documented on the Property. The principle target is the Hill Top Zone, covering an area 500m by 300m which consists mainly of silicified and pyritized volcanic, sedimentary and intrusive rocks. An IP survey on this zone identified an area of high chargeability confirming the presence of a large amount of sulphides in a silicified area. Soil sampling confirmed the IP results.

The *D-1 McBride property* is located near Dease Lake, British Columbia and was purchased in 2015 along with the Gold Hill property. Proportionately the consideration paid for the D-1 McBride property consisted of 165,556 shares issued to the vendor and 16,556 shares issued as an arms-length finders fee with a fair value of \$0.09 per share. The property was expanded by staking additional claims in 2016.

3. Results of Operations

The Company adopted International Financial Reporting Standards ("IFRS") effective January 1, 2011. The financial information in this MD&A has been prepared using accounting policies consistent with IFRS.

Three months ended September 30, 2016

The Company's net loss for the three month period ended September 30, 2016 was \$84,373 or \$0.00 per common share, as compared to a net loss of \$1,974 or \$0.00 per common share for the same period in 2015. Significant variances are described in the paragraph below.

- Advertising and promotion increased by \$13,192 which was mostly due to the new contract entered into with AGORACOM to increase the Company's exposure to the small cap investor market.
- Management fees decreased by \$44,523 for the quarter as the Company restructured its management team beginning in 2016. The Company no longer retains a full time Chief Operating Officer and a new Chief Executive Officer was appointed. The Company's Chief Financial Officer is retained on an as needed basis.
- In the same quarter for 2015, the Company was reimbursed for a portion of its legal fees

AMERICAN CREEK RESOURCES LTD.

MANAGEMENT'S DISCUSSION & ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS - FORM 51-102F

For the nine month period ended September 30, 2016

in the litigation over the Treaty Creek Property creating a reimbursement of legal fees of \$144,846 in the same period for 2015. The litigation was finalized in 2015.

Nine months ended September 30, 2016

The Company's net loss for the nine month period ended September 30, 2016 was \$13,069,177 or \$0.06 per common share, as compared to a net loss of \$873,997 or \$0.00 per common share for the same period in 2015. Significant variances are described in the paragraph below.

- Advertising and promotion increased by \$46,280 mostly due to increased marketing efforts including a new contract entered into with AGORACOM to increase the Company's exposure to the small cap investor market.
- Management fees decreased by \$124,188 as the Company restructured its management team starting in 2016. The Company no longer retains a full time Chief Operating Officer and a new Chief Executive Officer was appointed during the first quarter. The Company's Chief Financial Officer is retained on an as needed basis.
- Property impairments were recorded during the first nine months 2016 in the amount of \$12,130,366. The Electrum Property, the Treaty Creek Property and the Slippery Willow Property were written down based on accounting standards to reflect the value agreed to in the disposition of the properties.
- Stock based compensation increased by \$31,678. The Company issued options in the first nine months 2015 which were valued less than options issued in same period for 2016 according to the Black Scholes method of valuing options.

4. Summary of Quarterly Results

The following table summarizes information derived from the Company's financial statements for the eight most recent fiscal quarters.

Quarter Ended:	Sep. 30	June 30	Mar. 31	Dec. 31	Sep. 30	June 30	Mar. 31	Dec. 31
Year:	2016	2016	2016	2015	2015	2015	2015	2014
Net sales or total revenue (000s)	\$Nil	\$Nil	\$Nil	\$Nil	\$Nil	\$Nil	\$Nil	\$Nil
Total Assets (000s)	3,231	\$2,954	\$3,875	\$14,555	\$14,501	\$14,447	\$14,447	\$14,090
Net loss:								
(i) in total (000s)	\$84	\$1,798	\$11,186	\$572	\$2	\$76	\$796	\$469
(ii) per share ⁽¹⁾	0.00	0.01	0.06	0.00	0.00	0.00	0.00	0.00

(1) Fully diluted loss per share amounts have not been calculated as they would be anti-dilutive.

While the information set out in the foregoing table is mandated by *National Instrument 51-102*, it is Management's view that the variations in financial results that occur from quarter to quarter are not particularly helpful in analyzing the Company's performance. It is in the nature of the business of junior exploration companies that unless they sell a mineral interest for a sum greater than the costs incurred in acquiring such interest, they have no significant net sales or total revenue. Because the majority of such companies' expenditures consist of exploration costs that are capitalized, their quarterly losses usually result from costs that are of a general and administrative nature.

AMERICAN CREEK RESOURCES LTD.

MANAGEMENT'S DISCUSSION & ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS - FORM 51-102F

For the nine month period ended September 30, 2016

Significant variances in the Company's reported loss from quarter to quarter most commonly arise from factors that are difficult to anticipate in advance or to predict from past results. They are as follows: (i) decisions to write off deferred exploration costs when management concludes there has been an impairment in the carrying value of a mineral property, or the property is abandoned, and (ii) the granting of incentive stock options, which results in the recording of amounts for stock-based compensation expense that can be quite large in relation to other general and administrative expenses incurred in any given quarter. A third factor that can have a major influence on quarterly results of junior exploration companies that finance a portion of their activities through the issuance of flow-through shares is the renunciation of qualifying Canadian Exploration Expenses to the investors who purchased the flow-through shares.

American Creek is in the minerals exploration business, and has not generated any sales or revenues since its formation in early 2004. Consequently, the Company has experienced operating losses from quarter to quarter. These losses include expenditures on general and administrative activities, advertising and promotion, and depreciation of investments in property and equipment, all of which result from the Company's ongoing exploration activities. Superimposed on regular quarterly operating costs are (a) the write-offs of deferred exploration costs when property values are considered impaired or claims are abandoned for failing to meet the Company's criteria for continued capitalization, (b) the recording of stock-based compensation expense associated with the granting of incentive stock options and, (c) renunciation of qualified Canadian exploration expenses to investors who have purchased the Company's offerings of flow-through shares resulting in income tax recovery.

In the first quarter 2015, the Company incurred a net loss of \$795,670 as compared to a net loss of \$469,311 in the previous quarter. Interest charges in the previous quarter were lower by \$190,281 as the Company was invoiced by vendors for charges on significant outstanding balances which decreased the net loss while an increase in professional fees in the amount of \$93,471 due to Teuton's appeal of the Treaty Creek trial decision increased the net loss. The Company also granted options to directors and key contractors which resulted in stock-based compensation expense in the amount of \$403,409. Other smaller variances in listing and transfer fees and advertising and promotion and depreciation expense increased the net loss further.

In the second quarter 2015, the Company incurred a net loss of \$76,353 as compared to a net loss of \$795,670 in the first quarter 2015. In the previous quarter, costs incurred to finalize the appeal by Teuton over the Treaty Creek property and to initiate collection proceedings for court awarded costs resulted in legal fees being higher by \$354,244. This difference also accounts for amounts collected from Teuton in the second quarter 2015 of approximately \$320,000. Additionally, the reduction of stock based compensation, which represents the value of options granted during the first quarter 2015, contributed to reducing the comparative loss by \$364,055.

During the third quarter 2015, the Company incurred a loss of \$1,974 as compared to a net loss of \$76,353 in the previous quarter. Significant factors include a decrease in stock based compensation expense of \$39,354; a decrease in office and administration work which decreased the corresponding costs by \$14,740; management time spent in the Company was decreased which reduced costs by \$11,580; and decreases in legal costs due to the completion of the litigation and collection proceedings reduced expenses by \$7,770.

AMERICAN CREEK RESOURCES LTD.

MANAGEMENT'S DISCUSSION & ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS - FORM 51-102F

For the nine month period ended September 30, 2016

In the fourth quarter 2015, the Company incurred a loss of \$572,148 as compared to the previous period loss of \$1,974 for a difference of \$570,174. Factors that have increased the loss over the previous period include an increase in legal fees of \$465,867. In the previous period the Company was reimbursed fees from the Treaty Creek litigation while in the current quarter, the Company was billed for an agreed upon bonus in legal fees to its legal counsel for carrying the costs of representing the Company through the appeal process. Also, interest charges increased in the fourth quarter by \$116,463 due to amounts billed for the year by vendors for outstanding amounts owed. A decrease in management fees of \$19,803 offset these increases as compared to the previous quarter.

In the first quarter 2016, the Company incurred a loss of \$11,186,479 as compared to the previous period net loss of \$572,148. The increase of the loss is mostly due to the impairment charge recorded on the Treaty Creek and Electrum properties of \$10,758,437. Legal fees decreased by \$347,654 as the Company's legal firm billed for a bonus in the fourth quarter 2015 as agreed upon related to the Treaty Creek litigation. Interest and bank fees were also less in the current quarter by \$115,865 as vendors billed for interest charges on overdue accounts in the fourth quarter 2015. Stock based compensation was higher by \$292,755 in the first quarter 2016 due to the Company granting options.

In the second quarter 2016, the Company incurred a net loss of \$1,798,325 as compared to a net loss of \$11,186,479 in the first quarter 2016. In the previous quarter, property impairments were recorded in the amount of \$10,758,437. The Electrum Property, the Treaty Creek Property and the Slippery Willow Property were written down based on accounting standards to reflect proceeds in the disposition of the properties in the second quarter 2016. Costs incurred to finalize the defamation litigation with Teuton Resources and to negotiate and prepare agreements related to the joint venture and other agreements entered into during the quarter. This resulted in legal fees being higher by \$98,711. Additionally, the reduction of stock based compensation, which represents the value of options granted during the first quarter 2016, contributed to reducing the comparative loss by \$111,069.

In the third quarter 2016, the Company incurred a net loss of \$84,373 as compared to a net loss of \$1,798,325 in the second quarter 2016. In the second quarter 2016, property impairments were recorded in the amount of \$1,371,928. The Electrum Property, the Treaty Creek Property and the Slippery Willow Property were disposed of and the amounts not impaired previously were recorded in the second quarter as an impairment. Professional fees incurred to finalize the defamation litigation with Teuton Resources and to negotiate and prepare agreements related to the joint venture and other agreements contributed to the higher professional fee expense in the previous quarter. The result was a decrease of \$102,353 in legal fees in the third quarter 2016. Additionally, stock based compensation in the third quarter 2016 was \$Nil as compared to the previous quarter expense of \$181,686. Office and administration was also less by \$37,704 in the current quarter due to the accrued interest expense that was reduced on an overdue account that was renegotiated.

AMERICAN CREEK RESOURCES LTD.

MANAGEMENT'S DISCUSSION & ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS - FORM 51-102F

For the nine month period ended September 30, 2016

5. Liquidity and Capital Resources

The Company's cash and working capital positions at the dates indicated were as follows:

	September 30 2016 \$	December 31 2015 \$
Cash	143,418	10,003
Working capital (deficiency)	(1,856,645)	(2,440,131)

Working capital to fund the Company's ongoing operations for the first half 2016 was provided by private placements for proceeds totaling \$776,000. Vendors continue to provide extended terms for amounts outstanding. During the second quarter 2016 an agreement was reached to sell a 60% interest in the Electrum property for proceeds of \$500,000 cash and 1,000,000 shares of the purchaser. This disposition provided additional working capital to the Company.

During the year ended 2015, working capital was provided by short term financing extended by the Company's legal advisors and management contractors as well as a private placement for \$480,000 and an agreement to issue shares for debt to a contractor in the amount of \$120,000. An additional financing of flow-through shares and agreements with contractors to issue shares for services in the fourth quarter also helped to fund an exploration program on the Electrum Property.

Though the Company has been successful in raising capital in the first nine months of 2016, the Company requires additional funding to reduce its working capital deficiency, continue operations, and to investigate existing and future exploration and evaluation assets. Additional funding in the form of private placements are needed. Alternative forms of financing that management continues to consider include optioning out or disposing of existing properties should the opportunity arise.

The Company's properties are in good standing and have been kept current.

The Company does not use financial derivatives.

The Company has not entered into any off balance sheet financing arrangements.

6. Financial Instruments and Risk and Capital Management

Fair value

IFRS 7 establishes a fair value hierarchy that prioritizes the input to valuation techniques used to measure fair value as follows:

- Level 1 – quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2 – inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 – inputs for the asset or liability that are not based on observable market data (unobservable inputs).

AMERICAN CREEK RESOURCES LTD.

MANAGEMENT'S DISCUSSION & ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS - FORM 51-102F

For the nine month period ended September 30, 2016

As at September 30, 2016, the Company's financial instruments are comprised of cash, receivables, deposits, reclamation bonds, accounts payable and accrued liabilities and debt instruments. The carrying value of cash, receivables, deposits, accounts payable and accrued liabilities approximate their fair values due to the relatively short periods to maturity of these financial instruments. Long term debt is recognized at amortized cost.

Risk Management

The Company's risk exposures and the impact on the Company's financial instruments are summarized below:

Credit risk

Credit risk is the risk of potential loss to the Company if a customer or counterparty to a financial instrument fails to meet its contractual obligations. The Company's credit risk is limited to the carrying amount on the statement of financial position and arises from the Company's cash, receivables and reclamation bonds.

The Company's cash is held through a Canadian chartered bank which is a high-credit quality financial institution. The Company's receivables primarily consist of harmonized sales tax rebates due from the Government of Canada. Long-term receivables are considered past due but the Company does not consider them to be impaired.

Liquidity risk

Liquidity risk is the risk that the Company will not meet its financial obligations as they fall due. The Company's approach to managing liquidity risk is to attempt to ensure that it will have sufficient liquidity to meet liabilities when due. As at September 30, 2016, the Company had a cash balance of \$143,418 and short term receivables of \$6,598 to settle current liabilities of \$2,022,987. The Company forecasts its cash needs on a regular basis and seeks additional financing based on those forecasts. Since inception, the Company has financed its cash requirements primarily through issuance of securities and long-term debt. All of the Company's financial liabilities have contractual maturities of 30 days or are due on demand and are subject to normal trade terms. In certain circumstances extended credit arrangements have been negotiated with vendors. All arrangements are on terms less than one year. See note 1 in the September 30, 2016 unaudited financial statements for further discussion on going concern and its impact on liquidity.

Market risk

Market risk is the risk of loss that may arise from changes in market factors such as interest rates and foreign exchange rates.

(a) Interest rate risk

According to the Company's current policy, the Company holds all cash balances on deposit in highly rated banking institutions. Interest on short and long term debt arrangements are fixed and are specifically disclosed.

AMERICAN CREEK RESOURCES LTD.

MANAGEMENT'S DISCUSSION & ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS - FORM 51-102F

For the nine month period ended September 30, 2016

(b) Foreign currency rate risk

The Company is domiciled in Canada and its capital is raised in Canadian dollars and does not conduct regular business in any foreign country.

Capital Management

The Company's capital management objectives, policies and processes have not been changed over the period presented. The Company is not subject to any externally imposed capital requirements, including covenants on its loans.

The Company manages its cash and common shares as capital. The Company manages its capital with the following objectives:

- to ensure sufficient financial flexibility to achieve the on-going business objectives including, but not limited to pursuing the exploration of its exploration and evaluation assets, funding of future growth opportunities, and pursuit of new acquisitions; and
- to maximize shareholder return through enhancing the share value.

The Company monitors its capital structure and makes adjustments according to market conditions in an effort to meet its objectives given the current outlook of the business and industry in general. The Company manages its capital structure by issuing new shares, adjusting capital spending or disposing of assets. In addition, management of the Company's capital structure is facilitated through its financial and operational forecasting processes. The forecast of the Company's future cash flows is based on estimates of commodity prices, forecast capital and operating expenditures, and other investing and financing activities. The forecast is regularly updated based on new commodity prices and other changes, which the Company views as critical in the current environment. See above and section 5 for further discussion of capital and liquidity planning.

7. Going Concern

The Company's unaudited September 30, 2016 financial statements have been prepared using International Financial Reporting Standards as they apply to a going concern, which contemplates the realization of assets and settlement of liabilities in the normal course of operations. The Company is in the exploration stage and has not generated revenue from operations. The Company showed a net loss of \$13,069,177 during the first nine months 2016 and as of September 30, 2016 the Company's deficit was \$36,109,177 and a working capital deficiency of \$1,856,645. As the Company is in the exploration stage, the recoverability of the costs incurred to date on exploration properties is dependent upon the existence of economically recoverable reserves, the ability of the Company to obtain the necessary financing to complete the exploration and development of its properties and upon future profitable production or proceeds from the disposition of the properties and deferred exploration expenditures. These circumstances cause material uncertainties that may cast significant doubt upon the Company's ability to continue as a going concern, and accordingly, the appropriateness of the use of accounting principles applicable to a going concern.

AMERICAN CREEK RESOURCES LTD.

MANAGEMENT'S DISCUSSION & ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS - FORM 51-102F

For the nine month period ended September 30, 2016

The Company's legal advisors and management contractors agreed on terms of repayment for the outstanding accounts payable. The amounts are considered due on demand and will be paid by the Company when they are able to do so. No interest will accrue on the outstanding balance owed to the legal advisors. The Company's has also disposed of an interest in both the Electrum property and the Treaty Creek property which will provide significant working capital to enable the Company to continue operations. Also, due to the joint venture arrangements associated with the dispositions, the projects will be advanced further in the coming months which should improve the Company's ability to attract further working capital from investors. These undertakings, while significant, are not sufficient in and of themselves to enable the Company to fund all aspects of its current operations and, accordingly, management is pursuing other financial alternatives which include raising additional funds through private placements, and the further sale of exploration and evaluation assets to fund the Company's exploration and development programs so it can continue as a going concern. There is no assurance that these initiatives will be successful.

The Company's ability to continue as a going concern is dependent upon the existence of recoverable reserves and the ability to obtain necessary funds to develop properties with potential for profitable production in order to support its ongoing operating activities and exploration programs. These financial statements do not reflect the adjustments to the carrying values and classifications of assets and liabilities, or to the reported revenues and expenses that would be necessary if the Corporation were unable to realise its assets and settle its liabilities as a going concern in the normal course of operations. Such adjustments could be material.

8. Transactions with Related Parties

Included in accounts payable and accrued liabilities is \$465,147 (2015 – \$761,733) due to companies controlled by officers of the Company. These amounts due to related parties are unsecured, non-interest bearing, and have no specific terms of repayment.

During the nine month period ended September 30, 2016, the Company entered into the following related party transactions:

- Accrued fees in the amount of \$140,454 (2015 – \$104,100) to a company controlled by an officer of the Company for providing services to act as the Company's Chief Executive Officer. Expenses reimbursed in the amount of \$9,000 (2015 – \$9,000) were expensed as business development.
- Accrued fees in the amount of \$Nil (2015 – \$134,700) to an officer or company controlled by an officer of the Company for providing services to act as the Company's Chief Operating Officer. Expenses reimbursed in the amount of \$Nil (2015 – \$9,000) in aggregate which were expensed as business development.
- Accrued fees in the amount of \$60,500 (2015 – \$43,300) to a company controlled by an officer of the Company for providing services to act as the Company's Chief Financial Officer. Expenses reimbursed in the amount of \$4,227 (2015 – \$Nil) in aggregate which were expensed as business development.

The amounts charged to the Company for the transactions provided have been determined by negotiations amongst the parties. These transactions were in the normal course of operations.

AMERICAN CREEK RESOURCES LTD.

MANAGEMENT'S DISCUSSION & ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS - FORM 51-102F

For the nine month period ended September 30, 2016

9. Commitments and contingencies

Amended NSR Agreement

On April 13, 2016, the Company issued 15,000,000 common shares at \$0.05 under an amended agreement with an arm's length third party that holds a Net Smelter Return royalty interest ("NSR Holders") related to the Company's 51% interest in the Treaty Creek property located in NW British Columbia. The amended agreement reduces the prior \$6 million payment obligation which was potentially triggered by entering into a deal in which the Company reduced its 51% interest in the property, or granted access for development and tunnel construction.

Additional terms of the amended agreement include:

- The NSR Holders were issued 15,000,000 common shares of the Company.
- The NSR Holders will hold a 2% NSR on certain Treaty Creek property mineral tenures ("Group I") and a 1% NSR on the remaining Treaty Creek mineral tenures ("Group II"). The NSR interests apply only to the Company's 51% interest in the Treaty Creek property. Within 30 days of a Treaty Creek property feasibility study being completed, the NSR Holders will be paid an aggregate sum of \$1,500,000 in order for the Company to collectively buy out 0.75% of the Group I NSR and 0.25% of the Group II NSR. At any time the Company may buy out a further 0.75% of the Group I and 0.25% of the Group II NSR for the aggregate sum of \$1,500,000. The NSR Holders will retain a 0.5% NSR on the Group I and Group II mineral tenures.
- The NSR Holders will be entitled to 25% of any cash payments or securities the Company may receive related to the Company entering into an agreement with a third party to advance the Treaty Creek project such that it disposes directly or indirectly of any of its current 51% interest in the Treaty Creek property.
- The Company will pay the NSR Holders 25% of any consideration the Company may receive from any non-governmental party for access, easement or right of way over, on, under or through any part of the Treaty Creek property for a mining infrastructure purpose, or fees for the use of the Company's own infrastructure facilities.
- The Company will pay the NSR Holders 25% of any compensation proceeds the Company may receive from any governmental or quasi-governmental agency for the loss of any rights resulting from the expropriation of access, easement or right of way over, on, under or through any part of the Treaty Creek property for a mining infrastructure purpose.

Mineral Property Dispositions, Private Placement and Legal Settlement

The Company entered into an agreement to sell an undivided 60% interest in its Electrum property located in NW British Columbia in consideration for 1,000,000 common shares of the purchaser and a payment of \$500,000 cash. The purchaser invested \$250,000 into American Creek pursuant to a private placement at a price of the greater of \$0.08 per share or the discounted market price as defined by Exchange policy. A 60/40 joint venture was formed and the purchaser is operator of the project.

The Company also entered into an agreement to sell an undivided 31% interest in its Treaty Creek property in consideration for 500,000 common shares of the purchaser. The purchaser agreed to complete a minimum of \$1,000,000 in exploration expenditures on the Treaty Creek property

AMERICAN CREEK RESOURCES LTD.

MANAGEMENT'S DISCUSSION & ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS - FORM 51-102F

For the nine month period ended September 30, 2016

during 2016. A joint venture was formed with the purchaser who now holds a 60% interest in the Treaty Creek Property and American Creek and Teuton Resources Corp. each hold a 20% interest in the joint venture. The Company's remaining 20% interest is fully carried during the exploration period until a production notice is given. Thereafter, each will be responsible for 20% of the costs under and subject to the terms of the joint venture.

In conjunction with the execution of the agreements above, the Company advises that a settlement with Teuton and its officers, directors and contractors has been reached with respect to the conspiracy, defamation, economic interference and economic harm claim that was filed in 2012 against the Teuton Resources and others. The terms of the settlement are confidential.

Mineral Property Acquisitions

The Company entered into four year option agreements to purchase 100% interest in the Ample Goldmax Property, the Glitter King Property, the Silverside Property and the Red Tusk Property. The terms of each of the agreements are as follows:

Ample Goldmax Property

Year 1 - 100,000 common shares issued to the vendor within 10 days of TSX-V approval and a minimum of \$15,000 in exploration work conducted on the property prior to the one year anniversary of the agreement;

Year 2 - \$10,000 cash payment, 200,000 common shares issued to the vendor and \$25,000 in exploration work conducted on the property prior to the two year anniversary of the agreement;

Year 3 - \$15,000 cash payment, 250,000 common shares issued to the vendor and \$75,000 in exploration work conducted on the property prior to the three year anniversary of the agreement;

Year 4 - \$30,000 cash payment, 300,000 common shares issued to the vendor and \$100,000 in exploration work conducted on the property prior to the four year anniversary of the agreement;

The Vendor will also retain a 25% bulk sample royalty on any net profits the Company receives from the extraction of a bulk sample as well as a 3% NSR Royalty which can be bought out anytime for \$500,000 for each 1% purchased.

Glitter King Property

Year 1 - \$7,500 cash payment within 30 business days of TSX-V approval, 100,000 common shares issued to the vendor within 10 days of TSX-V approval and a minimum of \$10,000 in exploration work conducted on the property prior to the one year anniversary of the agreement;

Year 2 - \$10,000 cash payment, 100,000 common shares issued to the vendor and \$20,000 in exploration work conducted on the property prior to the two year anniversary of the agreement;

Year 3 - \$20,000 cash payment, 150,000 common shares issued to the vendor and \$25,000 in exploration work conducted on the property prior to the three year anniversary of the agreement;

AMERICAN CREEK RESOURCES LTD.

MANAGEMENT'S DISCUSSION & ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS - FORM 51-102F

For the nine month period ended September 30, 2016

Year 4 - \$30,000 cash payment, 200,000 common shares issued to the vendor and \$35,000 in exploration work conducted on the property prior to the four year anniversary of the agreement;

The Vendor will also retain a 3% NSR Royalty which can be bought out anytime for \$500,000 for each 1% purchased.

Silverside Property

Year 1 - \$5,000 cash payment within 30 business days of TSX-V approval, 50,000 common shares issued to the vendor within 10 days of TSX-V approval and a minimum of \$5,000 in exploration work conducted on the property prior to the one year anniversary of the agreement;

Year 2 - \$10,000 cash payment, 75,000 common shares issued to the vendor and \$10,000 in exploration work conducted on the property prior to the two year anniversary of the agreement;

Year 3 - \$20,000 cash payment, 100,000 common shares issued to the vendor and \$30,000 in exploration work conducted on the property prior to the three year anniversary of the agreement;

Year 4 - \$30,000 cash payment, 150,000 common shares issued to the vendor and \$50,000 in exploration work conducted on the property prior to the four year anniversary of the agreement;

The Vendor will also retain a 3% NSR Royalty which can be bought out anytime for \$500,000 for each 1% purchased.

Red Tusk Property

Year 1 - \$5,000 cash payment within 30 business days of TSX-V approval, 50,000 common shares issued to the vendor within 10 days of TSX-V approval and a minimum of \$10,000 in exploration work conducted on the property prior to the one year anniversary of the agreement;

Year 2 - \$10,000 cash payment, 75,000 common shares issued to the vendor and \$20,000 in exploration work conducted on the property prior to the two year anniversary of the agreement;

Year 3 - \$20,000 cash payment, 100,000 common shares issued to the vendor and \$30,000 in exploration work conducted on the property prior to the three year anniversary of the agreement;

Year 4 - \$30,000 cash payment, 150,000 common shares issued to the vendor and \$50,000 in exploration work conducted on the property prior to the four year anniversary of the agreement;

The Vendor will also retain a 3% NSR Royalty which can be bought out anytime for \$500,000 for each 1% purchased.

All cash payments, share payments and work commitment amounts in each of the agreements may be accelerated at the Company's discretion.

10. Risk Factors Relating to the Company's Business

The Company is exposed to a number of risks. The following discussion is intended to be an illustrative, but not exhaustive, enumeration of such risks.

AMERICAN CREEK RESOURCES LTD.

MANAGEMENT'S DISCUSSION & ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS - FORM 51-102F

For the nine month period ended September 30, 2016

Exploration Stage Operations

All of the Company's properties are still in the exploration stage. Mineral exploration and exploitation involves a high degree of risk, which even a combination of experience, knowledge and careful evaluation may not be able to avoid. Few properties that are explored are ultimately developed into producing mines.

Unusual or unexpected formations, formation pressures, fires, power outages, labour disruptions, flooding, explosions, tailings impoundment failures, cave-ins, landslides and the inability to obtain adequate machinery, equipment or labour are some of the risks involved in mineral exploration and exploitation activities. Substantial expenditures are required to establish mineral reserves and resources through drilling, to develop metallurgical processes to extract the metal from the material processed and to develop the mining and processing facilities and infrastructure at any site chosen for mining.

There is no assurance that commercial quantities of ore will be discovered. Even if commercial quantities of ore are discovered, there is no assurance that the properties will be brought into commercial production or that the funds required to exploit mineral reserves and resources discovered by the Company will be obtained on a timely basis or at all. The commercial viability of a mineral deposit once discovered is also dependent on a number of factors, some of which are the particular attributes of the deposit, such as size, grade and proximity to infrastructure, as well as metal prices. Most of the above factors are beyond the control of the Company.

There can be no assurances that the Company will be able to successfully execute its exploration programs on its proposed schedules and within its cost estimates, whether due to increasingly stringent environmental regulations and other permitting restrictions, unresolved First Nations' land claims or other factors, such as a shortage or unavailability of essential supplies and services. In the event that such commercial viability is never attained, the Company may seek to transfer its property interests or otherwise realize value or may even be required to abandon its business and fail as a "going concern".

Financial Markets

In addition, the Company has no operating cash flow and must access the capital markets to finance its activities. There can be no assurances American Creek will continue to be able to access the capital markets for the funding necessary to acquire and maintain its exploration properties and to carry out its desired exploration programs. If the Company is unable to tap the capital markets at some future time, not only could this adversely affect its wholly-owned projects, but American Creek could find itself in a position where it could be unable to fund payments to which it may be liable under option agreements or its share of costs incurred under joint venture agreements to which it may become a party. The Company's interest in such option agreements and joint ventures could be reduced or eliminated as a result.

AMERICAN CREEK RESOURCES LTD.

MANAGEMENT'S DISCUSSION & ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS - FORM 51-102F

For the nine month period ended September 30, 2016

Competition

The mining industry is intensely competitive in all of its phases, and the Company competes with other companies with greater technical and financing resources than itself with respect to acquiring properties of merit, the recruitment and retention of qualified management, employees and other persons to carry out its mineral exploration activities. Competition in the mining industry could adversely affect the Company's prospects for mineral exploration in the future.

Environmental and Government Regulation

Mining and exploration activities are subject to various laws and regulations relating to the protection of the environment, historical and archaeological sites and endangered and protected species of plants and animals. Although the exploration activities of the Company are currently carried out in accordance with all applicable rules and regulations, no assurance can be given that new rules and regulations will not be enacted or that existing rules and regulations will not be applied in a manner which could limit or curtail production or development. Amendments to current laws and regulations governing the operations and activities of the Company or more stringent implementation thereof could have a substantial adverse impact on the Company. Failure to comply with laws, regulations and permit conditions could result in fines and/or stop work orders, costs for conducting remedial actions and other expenses.

Inflation

In the recent past, while inflation had not been a significant factor, the ongoing efforts of many governments to improve the availability of credit and stimulate domestic economic growth while incurring substantial deficits may result in a period of substantial inflation and/or currency depreciation in the future.

Contractual Agreements

Acquisition of exploration projects within the mining industry are often structured as option agreements. The contractual nature of these agreements can be subject to interpretation by the respective parties and as such can result in disagreements. If these differences are not resolved outside the legal system, related costs can be significant placing the financial viability of each company at risk. Additionally, if the outcome of the legal process is unfavorable to either party, potential ownership of exploration assets may be in question further jeopardizing the viability of the companies.

11. Outlook

Market prices of many commodities, particularly copper and precious metals, continue to cause difficult market conditions in the mineral exploration sector. However, the Company holds very prospective properties in the prolific "Golden Triangle" area of British Columbia which is attracting considerable interest and investment from individual investors and larger exploration companies alike. The activity in this area was a significant factor for the Company to attract a larger and better financed partner to further its exploration properties in this area. The joint venture partnership entered into with Tudor Gold Corp provides potential for the Company to see the Treaty Creek and

AMERICAN CREEK RESOURCES LTD.

MANAGEMENT'S DISCUSSION & ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS - FORM 51-102F

For the nine month period ended September 30, 2016

Electrum properties advance more quickly. This will help the Company to overcome the significant debt carried on the balance sheet by attracting sufficient working capital to continue operations and advance other properties within its portfolio

The Company is also optimistic that commodity prices will show renewed strength and that investor interest will be revived towards exploration companies. This will be especially true for those who hold prospective properties in favorable locations like the Golden Triangle. The Company is pleased to have secured a joint venture partner on both the Electrum property and the Treaty Creek property. It also owns controlling interest in many of its other properties, several of which do hold considerable promise for discoveries. Current market conditions also present opportunities for companies like American Creek to accumulate quality exploration projects that have been undervalued due to the industry's difficulty in raising capital. The Company continues to look for these types of projects, where possible, to supplement its existing portfolio. As market conditions improve, greater emphasis will be placed on further exploration of the most promising properties within the Company's portfolio where possible.

12. Significant Accounting Policies

The accounting policies set out below have been applied consistently to all periods presented in the annual financial statements, except as disclosed under the Standards, Amendments and Interpretations Not Yet Effective (See also note 3 of the December 31, 2015 audited financial statements for the full disclosure of the Company's significant accounting policies).

Financial instruments

Financial assets

The Company classifies its financial assets into one of the following categories, depending on the purpose for which the asset was acquired, as follows:

Fair value through profit or loss - This category comprises derivatives (if any), or assets acquired or incurred principally for the purpose of selling or repurchasing such financial assets in the near term. They are carried in the statements of financial position at fair value with changes in fair value recognized in the statements of comprehensive loss or income.

Loans and receivables - These assets are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are carried at cost less any provision for impairment. Individually significant receivables are considered for impairment when they are past due or when other objective evidence is received that a specific counterparty will default.

Available-for-sale - Non-derivative financial assets not included in the above categories are classified as available-for-sale. They are carried at fair value with changes in fair value recognized directly in equity. Where a decline in the fair value of an available-for-sale financial asset constitutes objective evidence of impairment, the amount of the loss is removed from equity and recognized in the statements of comprehensive loss or income.

All financial assets except for those at fair value through profit or loss are subject to review for impairment at least at each reporting date. Financial assets are impaired when there is any objective

AMERICAN CREEK RESOURCES LTD.

MANAGEMENT'S DISCUSSION & ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS - FORM 51-102F

For the nine month period ended September 30, 2016

evidence that a financial asset or a group of financial assets is impaired. Different criteria to determine impairment are applied for each category of financial assets, which are described above.

Financial liabilities

The Company classifies its financial liabilities into one of two categories, depending on the purpose for which the asset was acquired, as follows:

Fair value through profit or loss - This category comprises derivatives, or liabilities acquired or incurred principally for the purpose of selling or repurchasing such financial liabilities in the near term. They are carried in the statements of financial position at fair value with changes in fair value recognized in the statements of comprehensive loss or income.

Other financial liabilities: This category includes accounts payable and accrued liabilities, all of which are recognized at amortized cost.

The Company's cash, receivables and reclamation bonds are classified as loans and receivables. The Company's accounts payable and accrued liabilities, are classified as other financial liabilities.

Significant accounting judgments and estimates

The preparation of these audited financial statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities at the date of the financial statements and reported amounts of expenses during the reporting period. Actual outcomes could differ from these estimates. The financial statements include estimates which, by their nature, are uncertain. The impacts of such estimates are pervasive throughout the financial statements, and may require accounting adjustments based on future occurrences. Revisions to accounting estimates are recognized in the period in which the estimate is revised and the revision affects both current and future periods.

Significant assumptions about the future and other sources of estimation uncertainty that management has made at the statement of financial position date, that could result in a material adjustment to the carrying amounts of assets and liabilities, in the event that actual results differ from assumptions made, relate to, but are not limited to, the following (note references below refer to the December 31, 2015 audited financial statements):

- Measurement of compensation cost attributable to the Company's share based compensation plan is subject to the estimation of fair value using the Black-Scholes option pricing model. The valuation is based on significant assumptions such as: i) the volatility of the share price; ii) the life of the option; iii) the risk-free interest rate for the life of the option (see note 11);
- Deferred income tax assets are assessed by Management at the end of the reporting period to determine the likelihood that they will be realized from future taxable earnings (see note 18);
- The Company evaluates the circumstances that may give rise to the various commitments and contingencies along with the likelihood they will occur to estimate any amount that are accrued in the balance sheet (see note 17);
- Impairment of the Company's development and production assets is evaluated at the CGU

AMERICAN CREEK RESOURCES LTD.

MANAGEMENT'S DISCUSSION & ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS - FORM 51-102F

For the nine month period ended September 30, 2016

level. The determination of CGU's requires judgment in defining the smallest identifiable group of assets that generate cash inflows that are largely independent of the cash inflows from other assets or groups of assets. CGU's have been determined based on similar geological structure, shared infrastructure, geographical proximity, commodity type and similar exposures to market risks. In testing for impairment, the recoverable amount of the Company's CGU's is determined based on the greater of the value-in-use and fair value less costs of disposal. There is no comparison available of quoted market prices for mineral properties therefore, the recoverable amount is based on estimates of reserves (if any), future precious metal prices, geographical location, prospective potential, and other relevant assumptions;

Standards, Amendments and Interpretations Not Yet Effective

New standards and interpretations issued but not yet adopted

The following are standards issued but not yet effective up to the date of issuance of these financial statements. The Company reasonably expects these standards to be applicable at a future time and intends to adopt these standards when they become effective. The Company is currently evaluating the impact that these standards will have on the Company's results of operations and financial position.

- IFRS 9, Financial Instruments. The new standard introduces extensive changes to IAS 39's guidance on the classification and measurement of financial assets and introduces a new 'expected credit loss' model for the impairment of financial assets and a substantially reformed approach to hedge accounting. The Company does not apply hedge accounting. The new standard is required to be applied for annual reporting periods beginning on or after January 1, 2018.
- IFRS 15, Revenue from Contracts with Customers. The objective of IFRS 15 is to establish the principles that an entity shall apply to report useful information to users of financial statements about the nature, amount, timing, and uncertainty of revenue and cash flows arising from a contract with a customer. Application of the standard is mandatory for annual reporting periods starting from January 1, 2018 onwards.
- IFRS 16, Leases, which replaces IAS 17 Leases. The objective of the new standard requires entities to recognize lease assets and lease obligations on the balance sheet. For lessees, IFRS 16 removes the classification of leases as either operating or finance leases, effectively treating all leases as finance leases. Lessors will continue with a dual lease classification model. Classification will determine how and when a lessor will recognize lease revenue, and what assets would be recorded. This standard is effective for years beginning on or after January 1, 2019.

13. Securities Outstanding at the Report Date

The Company had 221,027,242 common shares, options on 22,770,000 common shares and warrants on 29,292,000 common shares outstanding at the Report Date. Options are exercisable at between \$0.05 and \$0.10 per share and expire between March 20, 2022 and November 2, 2026. The warrants are exercisable at prices ranging between \$0.10 and \$0.15 per common share

AMERICAN CREEK RESOURCES LTD.

MANAGEMENT'S DISCUSSION & ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS - FORM 51-102F

For the nine month period ended September 30, 2016

depending upon the exercise date and expire between December 1, 2016 and April 12, 2018. If all options and warrants were to be exercised, the Company's treasury would increase by approximately \$4,630,950 and the Company would have 271,329,242 common shares issued and outstanding.

14. Subsequent Events

Options Granted

On November 2, 2016, the Company granted 1,900,000 incentive stock options to certain Directors, Officers and Contractors of the Company. The options were granted at a deemed price of \$0.065 and are exercisable until November 1, 2026.

Property Acquisitions

Dunwell Property

On October 3, 2016, the Company entered into an agreement with an arm's length third party to acquire a private company that owns a 100% interest in a property package located in the "Golden Triangle" of near Stewart, British Columbia that includes the past producing Dunwell gold/silver mine.

The property is being acquired for total consideration of 7,000,000 common shares of the Corporation. The property will be subject to a 2% NSR in favor of the vendor of which 1% may be bought back by the Corporation at any time for the sum of \$2,000,000.

Bear River Property

On November 9, 2016, the Company purchased the Bear River property ("the Property") located near Stewart in the "Golden Triangle" of northern British Columbia. The Property is immediately adjacent to the Dunwell Property. The Property is being purchased for the total price of 800,000 common shares of American Creek and is subject to a 1% NSR royalty agreement.

Forward-looking information

Certain information contained in this document constitutes forward-looking statements regarding the Corporation's mineral properties. Forward looking statements are frequently characterized by words such as "plan", "expect", "project", "intend", "believe", "anticipate" or statements that certain events or conditions "may" or "will" occur. Forward-looking statements are based on the reasonable opinions and estimates of management of American Creek and are subject to a variety of risks, uncertainties and other factors that could cause actual events or results to differ materially from those projected in the forward-looking statements. These factors include: the inherent risks involved in the exploration and development of mineral properties, uncertainties involved in the interpretation of drill results and other geological data, fluctuating commodity prices, unforeseen permitting requirements, changes in environmental laws or regulations, the possibility of project cost overruns or unanticipated costs and expenses, weather conditions, the availability of

AMERICAN CREEK RESOURCES LTD.

MANAGEMENT'S DISCUSSION & ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS - FORM 51-102F

For the nine month period ended September 30, 2016

contractors for equipment and services, the availability of future financing and general business and economic conditions. Such statements are also based on a number of assumptions which may prove to be incorrect, including assumptions about general business and economic conditions being accurate, the timing and receipt of regulatory approvals for projects and operations, the availability of financing, the ability to secure equipment and labour, and American Creek's ongoing relationship with third parties. The foregoing factors, risks and assumptions are not exhaustive. Events or circumstances could cause actual events or results to differ materially from those estimated or projected and expressed in, or implied by, these forward-looking statements. Accordingly, readers should not place undue reliance on forward-looking statements. These forward-looking statements are as of the date they are made and American Creek disclaims any obligation to update any forward-looking statements, except as required by law.