REVIEW OF TECHNICAL INFORMATION AND PROPOSED EXPLORATION PROGRAM FOR THE LUCIFER PROJECT

NORTHWESTERN BRITISH COLUMBIA

NTS Mapsheet 104G
NAD83 UTM Zone 9: E403992, N6327626

Prepared for

UNIQUE RESOURCES CORP.

Author:

GEORGE NICHOLSON, PGEO.

Effective Date

November 08, 2011

TABLE OF CONTENTS

LIST OF TABLES

APPENDICIES: LIST OF REPORT FIGURES

List of Figures included in the text of this report

Fig. 1 Regional Locator Showing Staking and Prospects in the Stikine Arch (1:2,000,000 scale)

Fig.2 Regional Geological Map (1:2,000,000 scale)

Fig.3 Project Area Geological Map Showing Minfile prospects and former Arctic, More Creek and former Noranda Lucifer Property outline (1:100,000 scale)

Fig.4 Topographic Map showing Mineral tenure numbers (1:100,000 scale)

Fig.5 Index Map Showing Historic Sample Locations, Primary Target Areas and Exploration Work completed in 2011 (1:50,000 scale)

Fig.6 Detail Plan Showing 2011 Gold Soil Geochemistry (Gold values in ppb) (1:1,000 scale)

Large format figure no.s LF-01 to 07 are 1:5,000 scale maps that show the Noranda and Keewatin Engineering (former Arctic and Lucifer Properties) sample locations and geochemical assays for gold, copper, molybdenum, arsenic, lead and zinc.

List of Technical Data Appendices

Appendix 1: Lucifer Project Recon soil sample database based on Aris No.21091

Appendix 2: Lucifer Project grid based soil sample database based on Aris No.21091

Appendix 3: Lucifer Project rock sample database based on Aris No.21091

Appendix 4: Lucifer Project stream sediment sample database based on Aris No.21091

Appendix 5: Lucifer Project rock sample database as per Aris No. 28717

Appendix 6: Lucifer Project rock sample database as per Aris No. 30412

Appendix 7: Lucifer Project: 2011 Phase 1 Sampling Program
ACME LABORATORIES Certificate SMI11000301.1
ACME LABORATORIES Certificate SMI11000302.1

ITEM 1: SUMMARY

The Lucifer property (previously referred to as the More Creek Property) consists of ten contiguous mineral claims comprising 3,850.4 hectares located in northwestern British Columbia, Canada approximately 50 kilometers east of the Galore Creek Project, developed by NovaGold Resources Inc. in partnership with Teck Resources Limited. The Property is considered an early stage gold – copper – molybdenum exploration project.

Access to most of the Property is via helicopter from the government maintained airstrip at Bob Quin approximately 30 kilometers to the southeast however, the recently constructed access road to the Galore Creek Project crosses the southeastern corner of the Property and could provide road access to the Property area in the future. The nearest road accessible community is Stewart, BC, located 207 kilometers to the southwest on Highway 37A.

This area of northwestern BC is generally referred to as the "Stikine Arch" and is considered prospective for large tonnage, alkalic copper-gold porphyry deposits. The best-known example of these types of deposits is the Galore Creek project. In a press release dated October 25, 2006, NovaGold announced completion of a feasibility study and proven and probable reserves for the Galore Creek Project which included a total of 5.3 million ounces of gold, 92.6 million ounces of silver and 6.6 billion pounds of copper, making it one of the largest undeveloped alkalic porphyry deposits in North America. NovaGold made a decision to place the Galore Creek deposit into commercial production based on the 2006 feasibility study and commenced access road construction and commenced access road construction. This project was suspended in late 2007 when projected construction costs increased from an estimated C$2.2 billion to more than C$5.0 billion (NovaGold press release dated November 26, 2007). As of the effective date of this report, NovaGold and joint venture partner Teck have not made a definitive announcement as to whether or not they will continue to develop the deposit. **The author of this report has been unable to verify the foregoing information and this information is not necessarily indicative of the mineralization on the Lucifer Property.**

Alkalic porphyry copper, gold deposits in north-western B.C. are generally related to north and northeast trending fault zones within Triassic aged volcanic and intrusive complexes. The Lucifer Property claims were originally staked in 2005 to cover what is believed to be a previously unexplored segment of one such structural corridor. Figures 1 and 2 show existing mineral claims, known mineral occurrences, and the generalized geology of the Stikine Arch and Galore Creek areas as well as the north to northeast structural corridors that have been identified on regional geological maps published by the BC Government and available online from http//mapplace.ca.

Based on the fact that the originally staked 2005 claims had the potential to host porphyry style copper gold deposits and were easily accessible from the access road to NovaGold's Galore

Creek Project, Ruby Creek Resources, Inc. optioned the claims in 2006 and completed several small-scale exploration programs. Available historic technical data shows two areas of interest in the south central and east central parts of the Lucifer Property referred to as Copper Anomaly No.2 and Gold Anomaly No.2 (located in the east central part of the Lucifer Property). Gold Anomaly No.2 consists of several angular, strongly altered float samples collected in 1991 that returned gold values ranging from 0.5 to 1.9 g/t gold. Ruby Creek Resources relinquished the option in October of 2009.

In November of 2009, Carl von Einsiedel, the current owner and optionor of the Lucifer Property, acquired three additional mineral tenures comprising 931.6 hectares and adjoining the eastern boundary of the original 2005 claims to create, what is now, the current Lucifer Property area. The tenures were previously held and prospected by Noranda Inc., which was subsequently acquired by Xstrata plc. During December of 2009, Mr. von Einsiedel compiled the historic technical data reported by Noranda and identified a high priority target area as defined by several widely spaced soil and rock samples collected by Noranda in 1991 (reference Aris Report 21091). There were three samples noted by Noranda:

(1) Sample No.131339 located at UTM 406965E and 6328549N returned 1,240 ppb gold;
(2) Sample No.131340 located at UTM 407030E and 6328489N returned 670 ppb gold; and
(3) Sample No.131423 located at UTM 407029E and 6328515N returned 1,000 ppb gold.

On June 1, 2011, Carl von Einsiedel and Unique Resources Inc. ("Unique") signed a property option agreement (the "Property Option Agreement") under which Mr. Einsiedel granted an option to Unique to acquire a 100% legal and beneficial ownership interest in 10 mineral exploration claims, known as the Lucifer Property, subject to a 2% net smelter return ("NSR") in favor of Mr. Einsiedel. In order to exercise the option, Unique must incur at least $950,000 in expenditures on the Lucifer Project exploration work as well as issue to Mr. Einsiedel 250,000 of its common shares and make an aggregate payment of $340,000 to Mr. Einsiedel in installments over a period of six years. Further, Unique has the option to purchase up to one and one half percent (1.5%) of the NSR upon the payment to Mr. Einsiedel of $500,000 per 0.5% of the NSR.

Between July 1 and August 15, 2011 consultants for Unique reviewed all available technical data for the Lucifer Property area and completed a systematic sampling program designed to confirm the high gold in soil values reported by Noranda (1991), and delineate the extent of the anomalous zone. It is important to note that an extensive "gold in soil anomaly" located approximately two kilometers north of the Lucifer Property on an adjoining property (referred to as the Voigtberg property) has been interpreted as a pyrite – gold halo associated with a porphyry system, and that follow up exploration work was recommended to test the extent and grade of this anomalous zone (Jones, 2006). **The author of this report has been unable to verify the foregoing information and this information is not necessarily indicative of the mineralization on the Lucifer Property.**

The sampling program was conducted using conventional soil augers and trenching tools. Sampling was completed along irregular elevation contour lines that crossed the high gold in soil samples reported by Noranda. Samples were collected from immature soil profiles at depths of between 0.2 and 0.5 meters. A total of 530 samples were collected over an area of approximately 800 meters by 400 meters. One hundred and fifty seven of the samples collected returned anomalous gold values greater than 100 ppb (equivalent to 0.100 g/t gold). Anomalous gold values ranged from 0.100 g/t to 1.321 g/t gold with spot highs of up to 3.383 g/t gold. A total of seven samples returned values greater than 1.000 g/t gold

The results of the 2011 field program on the Lucifer Property have confirmed the presence of strongly anomalous gold values in soils in the area identified by Noranda and have defined an anomalous zone approximately 250 meters in width and 300 meters in length. This zone is interpreted as the outcrop of a strongly altered and mineralized, northeast trending structural corridor or shear zone. No previous systematic exploration work appears to have been carried out in the area of the anomalous soil samples and potential extensions of the zone to the south do not appear to have been tested.

It is recommended that a staged program of follow up exploration be carried out to evaluate the anomalous area that has been defined by the 2011 sampling program. Follow-up work should also be completed to assess the area referred to as Gold Anomaly No.2 located approximately one kilometer to the east of the main area of interest identified by Noranda. Stage 1 should consist of detailed geological mapping and detailed overburden and rock sampling at an estimated cost of $247,500. In the event that a significant mineralized zone is identified, a Stage 2 follow-up program of geophysical surveys, trenching and diamond drilling would be warranted at a cost of $412,500.

ITEM 2: INTRODUCTION AND TERMS OF REFERENCE

The author was retained by the Board of Directors of Unique Resources Corp. ("Unique") to review available technical reports related to the Lucifer Property and if warranted prepare an updated 43-101 compliant technical report including recommendations for follow up exploration. The Qualified Person, who is the author of this report, has worked for several junior resource companies on various exploration projects in the Galore Creek area since 1985. The author visited the Lucifer Property on September 12, 2010 and again on August 13, 2011. The author notes that the subject Property is at a very early stage of evaluation, however the Property is situated in an area which hosts several alkalic porphyry copper – gold occurrences that have been documented by the B.C. Government.

The current report summarizes the pertinent technical information available for the Lucifer Property and includes recommendations for follow-up exploration work. This report has been prepared under the guidelines of the National Instrument 43-101 *Standards of Disclosure for Mineral Projects* ("NI 43-101") and will be submitted as a 43-101 compliant technical report (the "Technical Report") to the British Columbia Securities Commission ("BCSC") and other applicable regulators in support of an Initial Public Offering and application to the TSX Venture Exchange for listing of the common shares of Unique.

The author has prepared this Technical Report based on information, which is believed to be accurate but which is not guaranteed. The available technical data for the Lucifer Property consists of regional geological and technical data compiled by the BC Ministry of Energy and Mines and documentation regarding field investigations completed within the claim area by Keewatin Engineering Inc. on behalf of Skeena Resources Ltd. in 1991, and by Noranda in 1990 and 1991. Sources are listed in the References section of this Technical Report and are cited where appropriate in the body of this Technical Report. The reports listed in the References section of this Technical Report appear to have been completed by competent professionals without any misleading or promotional intent. The main sources of regional geological information concerning the project area are Bulletin 92 and Bulletin 104 published by the British Columbia Ministry of Energy and Mines. The author has no reason to doubt the accuracy or completeness of the contained information.

ITEM 3: RELIANCE ON OTHER EXPERTS

To the best of the author's knowledge at the time of writing of this Technical Report, the Lucifer Property is free of any liens or pending legal actions and is not subject to any royalties, back-in rights, payments or other encumbrances other than as disclosed herein.

ITEM 4: PROPERTY DESCRIPTION AND LOCATION

The Lucifer Property is located approximately 50 kilometers east of NovaGold Galore Creek Property. The nearest road accessible community is Stewart BC located 207 kilometers to the southwest on Highway 37 and 37A. Figure 1 shows the general project location and Figure 2 shows the location of the subject claims. Figure 4 shows the title reference numbers for all mineral claims located in the subject area.

The western and central parts of the subject claims were initially staked on January 24, 2005, April 19, 2005 and October 17, 2005. In November 2009, the current owner of the Property acquired three additional claims comprising 931.6 hectares of ground covering the Lucifer Property (formerly owned by Noranda) located one kilometer to the east of the original eastern boundary of the previously staked claims. All of the claims staked in 2005 and the claims staked in 2009 are included in the Lucifer Property.

The author made an online enquiry at the BC Ministry of Mines website with respect to the Lucifer Property and reviewed the underlying Property Option Agreement on October 10, 2011. The Property is in good standing and recorded at the British Columbia Ministry of Energy, Mines and Petroleum Resources as set out in Figure 4 of this Technical Report. All of the claims are currently in good standing until December 1, 2013. The claims form an irregular shaped block consisting of 3,850.44 hectares.

To the best of the author's knowledge, there are no known existing environmental liabilities to which the Lucifer Property is subject, other than the requirement to mitigate any environmental impact on the claims that may arise in the course of normal exploration work and the requirement to remove any camps constructed on the Property or any equipment used in exploration of the claims in the event that exploration work is terminated.

Table 1: List of Mineral Claims

Tenure Number	Owner	Issue Date	Good To Date	Area (ha)
692563	VON EINSIEDEL, CARL ALEXANDER	2010/jan/01	2013/dec/01	421.98
692583	VON EINSIEDEL, CARL ALEXANDER	2010/jan/01	2013/dec/01	369.37
504676	VON EINSIEDEL, CARL ALEXANDER	2005/jan/23	2013/dec/01	439.67
511113	VON EINSIEDEL, CARL ALEXANDER	2005/apr/19	2013/dec/01	439.78
504675	VON EINSIEDEL, CARL ALEXANDER	2005/jan/23	2013/dec/01	422.05
504674	VON EINSIEDEL, CARL ALEXANDER	2005/jan/23	2013/dec/01	404.30

692543	VON EINSIEDEL, CARL ALEXANDER	2010/jan/01	2013/dec/01	421.69
665963	VON EINSIEDEL, CARL ALEXANDER	2009/nov/06	2013/dec/01	351.52
665924	VON EINSIEDEL, CARL ALEXANDER	2009/nov/06	2013/dec/01	439.41
665925	VON EINSIEDEL, CARL ALEXANDER	2009/nov/06	2013/dec/01	140.67
			Total area	3850.44

Terms of the Acquisition by Unique Resources Inc.

On June 1, 2011, Unique and Carl von Einsiedel entered into the Property Option Agreement whereas Unique was granted an option to acquire a 100% legal and beneficial ownership interest in the Lucifer Property in consideration for incurring at least $950,000 of expenditures on the Lucifer Property, paying Mr. Einsiedel of an aggregate sum of $340,000 and issuing him a total of 250,000 common shares of Unique's over the term of six years. The option is subject to a 2% NSR payable to Mr. von Einsiedel from the proceeds from the production of all minerals derived from the Lucifer Property in the event of the operation of the Lucifer Property or any portion thereof as a producing mine and the production of mineral products therefrom. Under the terms of the Property Option Agreement, Unique may elect to purchase from Carl von Einsiedel, at any time, up to three quarters of this NSR (being 1.5%) upon making a payment to Mr. Einsiedel of $500,000 per 0.5% of the NSR.

Provincial Mining Regulations

All of the claims comprising the Lucifer Property were staked pursuant to the BC Ministry of Energy and Mines Mineral Titles Online (MTO) system. Title to the claims is maintained through the performance of annual assessment filings and payment of required fees. For the first three years, a minimum of $4.00 per hectare in eligible exploration expenditures must be incurred. In subsequent years, $8.00 per year in eligible expenditures must be incurred.

To the best of the author's knowledge, no government permits will be required to carry out the Stage 1 exploration program. However, to the best of the author's knowledge government permits will be required in order to carry out the proposed Stage 2 exploration program and for any follow up diamond drilling program recommended after completion of this program. These programs will require an application to the Ministry of Energy and Mines for the permits and Unique may be required to post security, equivalent to the estimated costs of any reclamation work, which may be necessary after completion of the proposed exploration work. The reader is cautioned that there is no guarantee that Unique will be able to obtain the permits required to carry out the proposed Stage 2 work program. However, the author is not aware of any

problems encountered by other junior mining companies in obtaining the permits required to carry out similar programs in nearby areas.

To the best of the author's knowledge, approval from local First Nations communities will not be required to carry out the Stage 1 exploration program. However, to the best of the author's knowledge approval from local First Nations communities may also be necessary to carry out the proposed Stage 2 exploration program. The reader is cautioned that there is no guarantee that Unique will be able to obtain approval from local First Nations. However, the author is not aware of any problems encountered by other junior mining companies in obtaining approval to carry out similar programs in nearby areas nor is the author aware of any instances where local First Nations communities have objected to exploration work in the general project area.

To the best of the author's knowledge, none of the claims comprising the Lucifer Property have surface rights. In the event that a significant mineralized zone is identified, detailed environmental impact studies will need to be completed prior to initiation of any advanced exploration or mining activities. The reader is cautioned that there is no guarantee that areas for potential mine waste disposal, heap leach pads, or areas for processing plants will be available within the Lucifer Property.

ITEM 5: ACCESSIBILITY, CLIMATE, PHYSIOGRAPHY AND INFRASTRUCTURE

The claims can be accessed by helicopter approximately 30 kilometers west of a government maintained airstrip at Bob Quinn on Highway 37. Figure 4 shows the recently constructed access road to the Property from Hwy 37. During 2007, the road to Galore Creek was partially completed, however at present, there is no public access permitted on the new road.

Crews travelling to and from the site can stay at Bell 2 or at facilities in Bob Quin. Driving time to Bob Quin from Terrace or Smithers is approximately five to six hours. Experienced field personnel and drilling contractors are available in the communities of Terrace and Smithers.

As shown in Figure 4, the claims cover the north side of the More Creek valley with elevations ranging from 500 meters a.s.l. to almost 2,000 meters a.s.l. The western part of the Lucifer Property and the lower elevations of the eastern part of the Lucifer Property is covered by dense forest comprising fir, spruce and cedar and exhibits variable overburden conditions including glacial till, pediment, organic mat and typical "B" and "C" horizon development. In the eastern part of the Lucifer Property, the higher elevations are relatively well exposed and show limited soil profile development.

The primary target area of the current survey is located in a rugged area at elevations of between 1,100 and 1,400 meters a.s.l. on the south facing slopes of More Creek in the eastern part of the Lucifer Property.

The physiography of the Lucifer Property is extremely rugged, outcrop is extensive along the ridges but the slopes of the creeks within the project area are generally soil or talus covered. Satellite imagery shows that the lower slopes of the creeks are covered with scrub brush and stunted spruce with the upper slopes devoid of vegetation except for alpine grasses and flowers. Due to limited access current land use is limited to hunting.

The project area is in the rain shadow of the Coast Range Mountains and annual precipitation is 500 mm, including average snowfall of 258 cm. The Lucifer Property is generally free of snow for approximately six months of the year. In general, exploration work in this area is carried out from June until October.

ITEM 6: HISTORY OF PREVIOUS EXPLORATION

Previous exploration work was carried out within the boundaries of the current Lucifer Property between 1990 and 1992 by Keewatin Engineering on behalf of Skeena Resources Ltd. (eastern part of the former Arctic property - in the central and eastern parts of the current Property) and by Noranda Exploration Limited, "Noranda" and Akiko-Lori Gold Resources Ltd. and Koala Ventures, "ALK Ventures" (the eastern part of the current Property). The previous exploration work consisted of airborne geophysical surveys (total field magnetic and EM), prospecting, rock sampling and geological mapping, soil geochemical surveys, ground geophysical surveys (IP, total field magnetic and EM) and a limited drill program in 1991.

The former Arctic Claim Group covers the western and central parts of the current Lucifer Property and, as a result some of the sampling completed by Keewatin Engineering in 1991, tested portions of the Lucifer Property. The technical data included in the Assessment Report No. 21529 indicates several geochemically anomalous areas within the boundaries of the More Creek Claim group (the current Lucifer Property) and the data from these surveys has been combined with exploration data generated by Ruby Creek Resources between 2006 and 2009.

In 1990 Noranda commenced reconnaissance prospecting, geological mapping, rock, soil and stream sediment sampling on the eastern part of the Lucifer Property. Results of Noranda's program identified numerous multi-element geochemical anomalies and a large area of hydrothermal alteration coincident with a number of these precious and base metal anomalies.

In 1991 Noranda optioned the Lucifer Property to a venture between Akiko-Lori Gold Resources Ltd. and Koala Resources. ALK Ventures carried out an IP survey and tested a porphyry target carrying anomalous gold mineralization, with two-hole drill program. According to a Stockwatch news release issued by Akiko-Lori on October 21, 1991, one of the two holes drilled intersected

15.1 g/t Au over 1.36 metres and 0.7 g/t Au over 5.7 metres designed to partially test a large porphyry target carrying anomalous gold mineralization, with coincident IP chargeability, over an area measuring over 1 kilometre long and over 200 metres in width. The exploration work reported by Akiko-Lori has not been verified as part of the 2011 exploration program on the Property.

The objectives of the 1990 and 1991 programs were to assess the significance of the known alkalic porphyry copper occurrences identified by the B.C. Government database and to evaluate the surrounding areas using reconnaissance geochemical sampling methods. Details of this exploration program are included in ARIS Assessment Report No.s 20667 and 21529 titled "Summary Report on Geologic Mapping, Prospecting and Geochemistry of the Arctic / Upper More Claim Group and in ARIS Assessment Report No.s 21087 and 21091 titled "Geological, Geochemical and Geophysical Report on the Lucifer Property. There is no published record of the results described in news releases pertaining to the Akiko Lori – Koala Ventures joint venture. Verification mapping and sampling must be carried out to verify the drill hole locations and reported results.

In 2006, Paget Resources Corporation ("Paget") acquired parts of the present Lucifer Property by staking and carried out a limited verification program between 2006 and 2008. Between 2006 and 2009 Paget and Ruby Creek Resources completed several small exploration programs designed to verify or evaluate previous exploration.

Table 2. Summary of Exploration History on the More Creek / Lucifer Property

Operator/Current Tenure area	Geochemistry	Geophysics	Trenching	Drilling	Reference
Skeena	115 rock 150 silt 78 soil				Bobyn (1990) Aris: 20667
Noranda	5 rock 54 silt 160 soil	12km ground mag survey			Baerg et al. (1991) Aris: 21087
Noranda	120 rock 73 silt 425 soil				Baerg et al. (1991) Aris: 21091
Skeena	94 rock 64 silt 602 soil				Bobyn (1991) ARIS: 21529

Paget	21 rock	Bradford (2006) ARIS: 28717
Ruby Creek	11 soil	Einsiedel (2006) ARIS: 29685
Paget	11 rock	Hocking (2008) ARIS: 30412
Ruby Creek	6 rock	Einsiedel (2009) ARIS: 30811

ITEM 7: GEOLOGICAL SETTING AND MINERALIZATION

The Stikine Arch in northwestern B.C. comprises Late Triassic and Early Jurassic aged volcanic island arc assemblages, which are the host for all of B.C.'s alkalic porphyry copper-gold deposits. It is generally believed that these alkalic porphyry copper–gold deposits are related to north and northeast trending fault zones (which are interpreted as possible zones of continental rifting). The Lucifer Property was originally staked to cover, what is believed to be, a previously unexplored segment of one such structural corridor. The Property claims cover an irregular shaped block of ground that is densely forested and has a very limited history of previous exploration. Figures 1 and 2 show existing mineral claims, known mineral occurrences and the generalized geology of the project area as well as the north to northeast structural corridors that have been identified on regional maps published by the B.C. Government.

According to Ney and Hollister (1976) alkalic porphyry copper gold deposits in the Canadian Cordillera appear to have formed only in the interval from 205 to 170 million years, and invariably co-magmatic volcanic rocks appear with the mineralized intrusions. During the Triassic and Lower Jurassic periods (referred to as the Vancouver metallogenic epoch) the Nicola, Takla, Hazleton, Bonanza and Lewes River groups were formed and became the host rocks for all of the known alkalic porphyry deposits of the Canadian Cordillera. The mineralized plutons associated with these rocks are intrusive into at least some of the co-magmatic volcanic rocks.

As indicated on Figure 3, there are several known copper-gold occurrences located in close proximity to the Lucifer Property. These include the Little Les, Lucifer and Biskut Prospects, all of which exhibit outcropping gossan zones that consist of hydrothermally altered rocks typical of the higher levels of alkalic porphyry systems.

According to Seraphim and Hollister (1976), some of the alkalic porphyrys in the Stikine District are accompanied by linear belts containing numerous lithologically similar syenite porphyries. Although little detailed geological mapping has been completed on the Lucifer Property claims, the BC Minfile Summary for the Little Les Prospect (located approximately 3 kilometers to the north of the Lucifer Property) notes that distinctive, coarse syenite dykes are associated with mineralization. According to Barr, Fox, Preto and Northcote, (1976) the association of magnetite with alkalic intrusions suggests that magnetic surveys may be useful in defining target areas. In addition, the authors note that delineating the linear distribution of alkalic intrusions and zones of brecciation may prove useful in defining areas for follow-up exploration work.

Prior to the acquisition of the former Noranda claims, no well-defined, bedrock or "in place" mineralized zones had been identified on the Lucifer Property. The main area of interest within the former Noranda owned Lucifer Property claims consists of several widely spaced, strongly anomalous soil samples, which are now covered by the eastern part of the current Lucifer Property. Exploration work carried out by Unique has defined an anomalous zone approximately 250 meters in width and 300 meters in length, which is interpreted as the outcrop of a strongly altered and mineralized, northeast trending structural corridor.

ITEM 8: DEPOSIT TYPES

8.1 Alkalic and calc-alkaline porphyry copper – gold deposits

Alkalic and calc-alkaline porphyry copper-gold deposits occur throughout the length of the Intermontane Belt in both Stikinia (Stikine Arch) and Quesnellia (north-western and central B.C.). These deposits occur either within intrusive rocks or in volcanic and sedimentary rocks associated with the intrusive bodies. These types of deposits are common in the Iskut River District, comprising over 25% of the reported mineral occurrences. In these deposits, chalcopyrite and other copper minerals, pyrite and molybdenite occur in low-grade fracture fillings and in disseminated form. Gold may be a minor but still significant component.

These types of deposits tend to occupy brecciated and faulted zones related to extensively altered subvolcanic intrusions and their volcanic host rocks. Alteration patterns for alkalic type porphyry deposits are distinctly different from those of classic calcalkaline deposits, which are characterized by concentric phyllic-argillic-propylitic zones. The alkalic deposits typically have a central potassic-or sodic plagioclase zone, which passes outward into a propylitic zone. These often overlap and are overprinted by retrograde metasomatic alteration. Magnetite breccias and disseminations are associated with the potassic alteration zone, which hosts most of the copper and gold mineralization. Disseminated pyrite and minor copper mineralization mantle the propylitic alteration zone.

ITEM 9: EXPLORATION

Between July 1 and August 15, 2011, consultants for Unique reviewed all available technical data for the project area and completed a systematic sampling program designed to confirm the high gold in soil values reported by Noranda (1991) and to delineate the extent of the anomalous zone. It is important to note that an extensive "gold in soil anomaly" identified on an adjoining property (referred to as the Voigtberg property) has been interpreted as a pyrite – gold halo, associated with a porphyry system, and that follow up exploration work was recommended to test the extent and grade of the zone (Jones, 2006). **The author of this report has been unable to verify the foregoing information and this information is not necessarily indicative of the mineralization on the Lucifer Property.**

The sampling program was conducted using conventional soil augers and trenching tools. Sampling was completed along irregular elevation contour lines that crossed the high gold in soil samples reported by Noranda. Samples were collected from immature soil profiles at depths of between 0.2 and 0.5 meters. A total of 530 samples were collected over an area of approximately 800 meters by 400 meters. One hundred and fifty seven of the samples collected returned anomalous gold values greater than 100 ppb (equivalent to 0.100 g/t gold). Anomalous gold values ranged from 0.100 g/t to 1.321 g/t gold with spot highs of up to 3.383 g/t gold. A total of seven samples returned values greater than 1.000 g/t gold

The results of the 2011 field program have confirmed the presence of strongly anomalous gold values in soils in the area identified by Noranda and have defined an anomalous zone of approximately 250 meters in width and 300 meters in length. No previous systematic exploration work appears to have been carried out in the area of the anomalous soil samples and potential extensions of the zone to the south do not appear to have been tested.

Field crews were mobilized from Vancouver to the government maintained airstrip at Bob Quin on Highway 37. Accommodation for field personnel and all required vehicles were provided by contractor Ram Explorations Ltd. Auxiliary personnel were provided by CJL Enterprises Ltd. of Smithers, B.C. Access to the Property was by helicopter from the government maintained airstrip at Bob Quin, provided by Lakelse Air Ltd., based in Terrace, B.C. All sample analyses were carried out by Acme Analytical Laboratories (Vancouver) Ltd., known as Acme Labs, based in Vancouver, B.C.

The locations of the samples collected in 2011 are shown in Figure 5. Figure 6 presents geochemical assay data for gold. The base maps are 1:1,000 scale topographic maps based on the 5m contour maps prepared by Dudley Thompson Mapping in 2009.

Large format figure no.s LF-01 to 07 are 1:5,000 scale maps that show Noranda and Keewatin Engineering (former Arctic and Lucifer Properties) sample locations and geochemical assays for gold, copper, molybdenum, arsenic, lead and zinc.

ITEM 10: DRILLING

No diamond drilling is reported to have been carried out on the Lucifer Property, other than the unconfirmed reports of drilling completed as part of the Noranda – Akiko Lori joint venture, as outlined under Item 6 History.

ITEM 11: SAMPLE PREPARATION, ANALYSIS AND SECURITY

The soil samples collected as part of the 2011 exploration program were collected from an area of interest identified by reconnaissance scale sampling completed by Noranda in 1990. The soil survey was conducted using conventional soil augers and trenching tools. Sampling was completed along irregular traverse lines that crossed the vicinity of the high gold in soil samples reported by Noranda. Samples were collected from immature soil profiles at depths of between 0.2 and 0.5 meters.

All samples from the 2011 program were delivered by hand to the Acme Labs sample prep facility in Smithers, B.C. and samples were transferred by Acme to the Acme facility in Vancouver for analysis. All samples were analyzed by conventional ICP analysis for gold and a suite of 40 elements, which is typical for these types of exploration programs. The author personally supervised the delivery of soil samples collected in 2011 from the Lucifer Property to the Acme facility in Smithers, B.C.

The -80 micrometer mesh sieved fraction of the soil samples was dissolved in an aqua regia solution (3:1 mixture of hydrochloric and nitric acid) and analyzed for the series of elements listed in the Acme assay reports (see Appendix 7). The elements analyzed for and the detection limits are listed in the assay reports. Acme employs standard QA and QC protocols on all sample analyses including inserting one blank, reference standard and duplicate analysis in every twenty samples analyzed. No additional QA and QC procedures were implemented as part of the program. Sample Certificates from the 2011 exploration program are included in Appendix 7.

In the author's opinion, the sample security employed by the field personnel involved in the sample collection and the sample preparation and analytical procedures employed by Acme are adequate for the exploration program carried out by Unique on the Lucifer Property.

ITEM 12: DATA VERIFICATION

As noted, the main area of interest within the former Noranda owned Lucifer Property consist of several widely spaced, strongly anomalous soil samples, which are now covered by the eastern part of the current Lucifer Property. There were three soil samples noted by Noranda: Sample No.131339 located at UTM 406965E and 6328549N returned 1,240 ppb gold; Sample No.131340 located at UTM 407030E and 6328489N returned 670 ppb gold; and Sample No.131423 located

at UTM 407029E and 6328515N returned 1,000 ppb gold. All samples from the 1991 program carried out by Noranda were sent to MIN-EN Laboratories facility in North Vancouver.

Verification sampling to confirm historic gold in soil anomalies identified by Noranda (Aris Report 21091) was the main priority of the current sampling program. The results are consistent with results reported by Noranda and MIN-EN Laboratories in 1991.

ITEM 13: MINERAL PROCESSING AND METALLURGICAL TESTING

No mineral processing or metallurgical testing has been carried out on samples from the Lucifer Property.

ITEM 14: MINERAL RESOURCE AND MINERAL RESERVE ESTIMATE

No defined body of potentially commercial mineralization has been identified to date on the Lucifer Property and therefore no resource or mineral reserve estimate has been completed.

ITEM 15 -22: ADVANCED PROPERTY DISCLOSURE

(NOT REQUIRED)

ITEM 23: ADJACENT PROPERTIES

Although the lack of access roads into the general More Creek area limited previous exploration efforts, it is interesting to note that technical data available from the B.C. Government Minfile Database shows that there are several known zones of hydrothermal alteration and porphyry style copper gold mineralization (referred to as the Little Les, Biskut and Lucifer Prospects) interpreted as alkalic porphyry copper occurrences located within five kilometers of the Lucifer Property claims. Figure 3 shows the location of the known porphyry prospects relative to the More Creek Claims.

It is important to note that an extensive “gold in soil anomaly” (referred to as the “Gold Zone”) identified on an adjoining property (referred to as the Voigtberg property) has been interpreted as a pyrite – gold halo associated with a porphyry system and that follow up exploration work was recommended to test the extent and grade of the zone (Jones, 2006). For reference the “Gold Zone” is located approximately 2 kilometers north of the northern boundary of the Lucifer property and is one of several mineralized zones that comprise the “Biskut” Prospect documented in BC Minfile records. **.**

According to a press release issued September 21, 2010, BC Gold Corp. has incurred in excess of $1,000,000 in exploration expenditures on the Voigtberg property including diamond drilling in 2006 and 2007. The focus of BC Gold Corp.’s exploration work was the “Gold Zone” which is a northeast elongated area measuring 400 meters by 650 meters coincident with a >300 ppb gold (0.3 g/t gold) and an induced polarization (IP) chargeability high.

In 2006 BC Gold Corp. reported that drill hole VGT-06-05 returned a near surface intercept of 51.15 meters grading 1.03 g/t gold and 18.17 meters grading 1.87 g/t gold. According to BC Gold Corp. the "Gold Zone" represents a gold rich "halo" on the periphery of a copper-molybdenum system.

The author of this report has been unable to verify the foregoing information and this information is not necessarily indicative of the mineralization on the Lucifer Property.

ITEM 24: OTHER RELEVENT DATA AND INFORMATION

There is no other relevant data or information available for the Lucifer Property.

ITEM 25: INTERPRETATION AND CONCLUSIONS

The geological setting of the Lucifer Property is prospective for the occurrence of alkalic, porphyry style copper - gold mineralization. The results of the exploration work and geochemical sampling, completed by previous operator Noranda, identified several areas, which exhibit elevated gold levels in soil and/or rock samples and in the author's opinion these areas warrant additional exploration.

The primary target area identified by Noranda in 1991 (reference Aris Report 21091) was defined by several widely spaced soil and rock samples. There were three samples noted by Noranda: Sample No.131339 located at UTM 406965E and 6328549N returned 1,240 ppb gold; Sample No.131340 located at UTM 407030E and 6328489N returned 670 ppb gold; and Sample No.131423 located at UTM 407029E and 6328515N returned 1,000 ppb gold.

Between July 1 and August 15, 2011, consultants for Unique reviewed all available technical data for the project area and completed a systematic verification sampling program designed to confirm the high gold in soil values reported by Noranda (1991) and delineate the extent of the of the anomalous zone. It is important to note that an extensive "gold in soil anomaly" identified on an adjoining property (referred to as the Voigtberg property) has been interpreted as a pyrite – gold halo associated with a porphyry system, and that follow up exploration work was recommended to test the extent and grade of the zone (Jones, 2006).

The author of this report has been unable to verify the foregoing information and this information is not necessarily indicative of the mineralization on the Lucifer Property.

The soil survey / verification sampling program was conducted using conventional soil augers and trenching tools. Sampling was completed along irregular elevation contour lines that crossed the high gold in soil samples reported by Noranda. Samples were collected from immature soil profiles at depths of between 0.2 and 0.5 meters. A total of 530 samples were

collected over an area of approximately 800 meters by 400 meters. One hundred and fifty seven of the samples collected returned anomalous gold values greater than 100 ppb (equivalent to 0.100 g/t gold). Anomalous gold values ranged from 0.100 g/t to 1.321 g/t gold with spot highs of up to 3.383 g/t gold. A total of seven samples returned values greater than 1.000 g/t gold

The results of the 2011 field program have confirmed the presence of strongly anomalous gold values in soils in the area identified by Noranda and have defined an anomalous zone approximately 250 meters in width and 300 meters in length. No previous systematic exploration work appears to have been carried out in the area of the anomalous soil samples and potential extensions of the zone to the south do not appear to have been tested.

ITEM 26: RECOMMENDATIONS

It is recommended that a staged program of follow up exploration be carried out to evaluate the anomalous area that that was initially identified by Noranda and has now been defined by the 2011 sampling program. Limited follow-up work should also be completed to assess the area referred to as Gold Anomaly No.2 (located approximately one kilometer to the east of the main area of interest identified by Noranda). Stage 1 should consist of trenching, detailed overburden and rock sampling and detailed geological mapping at an estimated cost of $247,500. In the event that a significant mineralized zone is identified, a Stage 2 follow up program of geophysical surveys and diamond drilling would be warranted at a cost of $412,500.

<u>Proposed Stage 1 Exploration Program</u>

Engineering and supervision	$ 25,000
Crew mobilization	10,000
Helicopter support -allow approx. 20 hours @ $1,250	25,000
Geological personnel, technicians (4 man crew) -allow 40 crew days @ $2,500 inclusive (includes a 35 crew day allowance for work on the main target area defined in 2011 and a 5 day allowance for work on Gold Anomaly No.2)	100,000
Geochemical analyses(soil and rock) -allow 1,000 samples @ $40	40,000
Reports, technical mapping, GIS	25,000
Contingency @ 10%	22,500

Total estimated costs:	$ 247,500

Proposed Stage 2 Exploration Program

Engineering and project supervision, reports	$ 25,000
Helicopter support	
-allow approx. 40 hours @ $1,250	50,000
Geological mapping, supervision of trenching program	50,000
-trenching and sampling allowance	75,000
Ground geophysical surveys (IP and magnetics)	75,000
Diamond drill program	
-allowance for minimum 500 meters @ $200/meter inclusive	100,000
Contingency @ 10%	37,500
Total estimated cost of Stage 2	$412,500

ITEM 27: SOURCES OF INFORMATION

Bobyn, M., 1991., Assessment Report No.21529: Summary Report on Geological Mapping, Prospecting and Geochemistry of the Arctic / Upper More Claim Group. Completed for Skeena Resources by Keewatin Engineering, January 15, 1991.

Baerg, R. and Wong, T., 1991. Geological, geochemical and geophysical report on the Lucifer Property. Noranda Exploration Company. Feb, 1991 Aris Report No.21091

BC Gold Corp. Press Release dated October 25, 2006. Drilling Intersects 51.15 m Grading 1.03 g/t Gold at the "Gold Zone", Voigtberg Property

Bradford, 2006. Geological report on the Lucifer property. Paget Resources Corp. Aris report No. 28717

Bulletin 104: Logan, J.M., et al, Geology of the Forrest Kerr – Mess Creek Area, BC Ministry of Energy and Mines, October 2000.

D.E. Barr, P.E. Fox, K.E. Northcote and V.A. Preto, 1976: The Alkaline Suite of Porphyry Copper Deposits – A Summary. PORPHYRY COPPER DEPOSITS OF THE CANADIAN CORDILLERA, Published by CIM, 1976.

C.S. Ney, V.F. Hollister, 1976: Geological Setting of Porphyry Copper Deposits in the Canadian Cordillera. PORPHYRY COPPER DEPOSITS OF THE CANADIAN CORDILLERA, Published by CIM, 1976.

R.H. Seraphim and V.F. Hollister, 1976: Structural setting of Porphyry Copper Deposits in the Canadian Cordilleran. PORPHYRY COPPER DEPOSITS OF THE CANADIAN CORDILLERA, Published by CIM, 1976.

Hocking, 2008. Geological Report on the Lucifer property. Paget Resources Corp. Aris report No.30412

Jones, M., 2006., Summary Report on the Voigtberg Property for Kaminak Resources and BC Gold Corp., prepared by Equity Engineering

ITEM 28: DATE AND SIGNATURE PAGE

"*George Nicholson*"
George Nicholson, P.Geo.

Dated at Vancouver, B.C. effective this 8th day of November, 2011

CERTIFICATE OF QUALIFIED PERSON, GEORGE NICHOLSON

I, George Nicholson, PGeo. hereby certify that:

1) I am an independent consulting geologist with a business address at #301 – 675 West Hastings St., Vancouver, British Columbia V6C-1V5.

2) I am a graduate of the University of British Columbia (1989) with a B.Sc. in Geology.

3) I am a registered Professional Geologist in good standing with the Association of Professional Engineers and Geoscientists of British Columbia.

4) I have worked as a geologist for a total of 22 years since graduation from university. I have work experience in most parts of Canada, as well as the United States, South America and Mexico. I have porphyry copper deposit exploration experience in British Columbia.

5) I have read the definition of "qualified person" set out in National Instrument 43-101 ("NI 43-101") and certify that by reason of my education, affiliation with a professional association (as defined in NI 43-101) and past relevant work experience, I fulfill the requirement to be a "qualified person" for the purposes of NI 43-101.

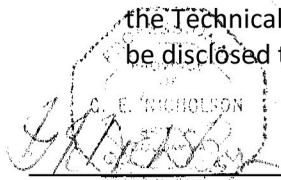
6) I am responsible for all sections of the technical report titled "43-101 REVIEW OF TECHNICAL INFORMATION AND PROPOSED EXPLORATION PROGRAM FOR THE LUCIFER PROPERTY" prepared for Unique Resources Corp. dated November 8, 2011 (the "Technical Report") relating to the Lucifer Property. I visited the Property on September 12, 2010 and again on August 13, 2011.

7) I have had prior involvement with the Property that is the subject of the Technical Report. I prepared independent technical reports on the former More Creek Property which forms part of the current Lucifer Property for Ruby Creek Resources between 2007 and 2009.

8) I am fully independent of the issuer applying the test in section 1.5 of National Instrument 43-101.

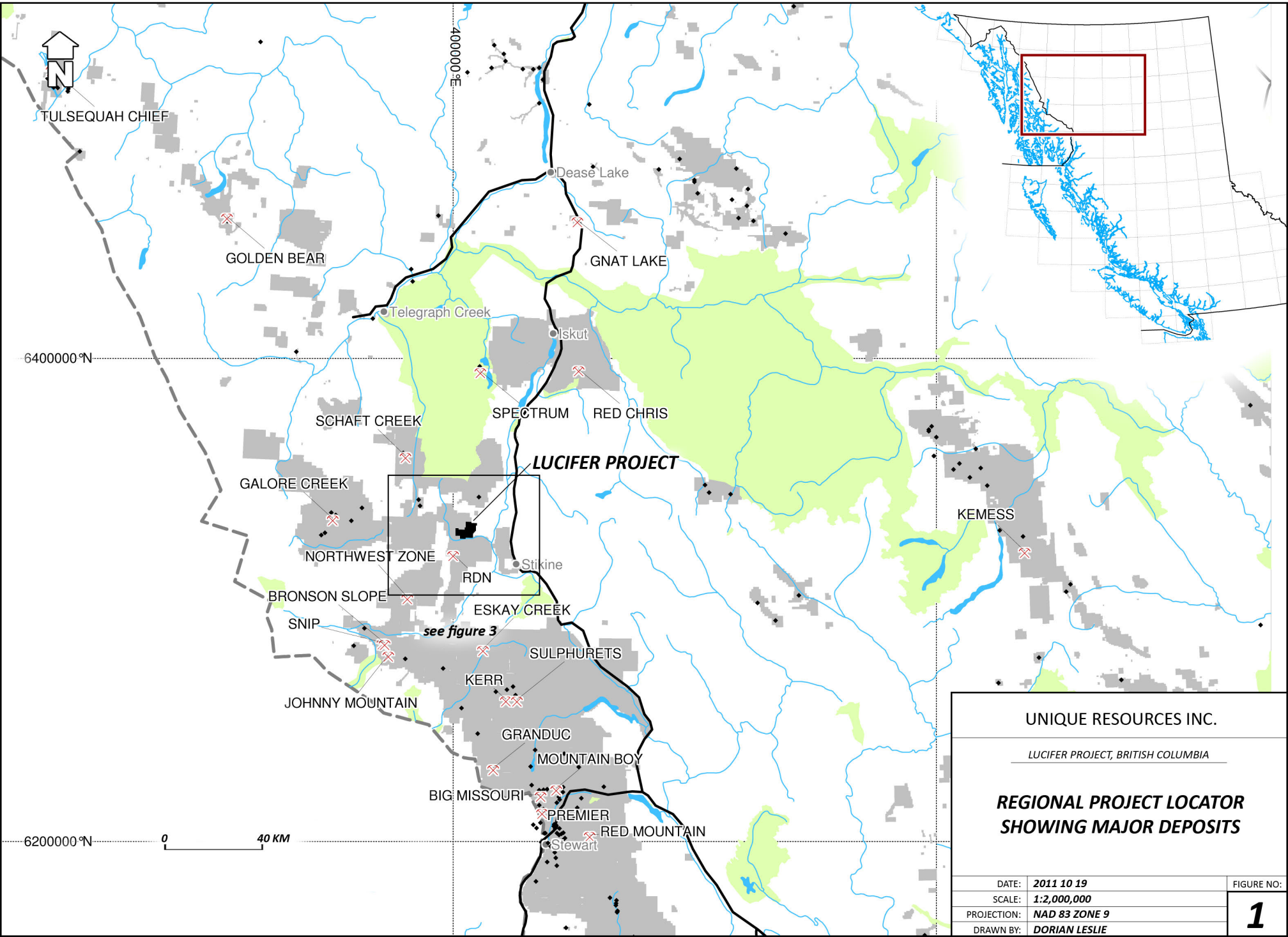
9) I have read National Instrument 43-101 and Form 43-101F1, and the Technical Report has been prepared in compliance with that instrument and form.

10) As of the date of this certificate, to the best of my knowledge, information and belief, the Technical Report contains all scientific and technical information that is required to be disclosed to make the Technical Report not misleading.



George Nicholson, P.Geo.

Dated at Vancouver, B.C. this 8th day of November, 2011



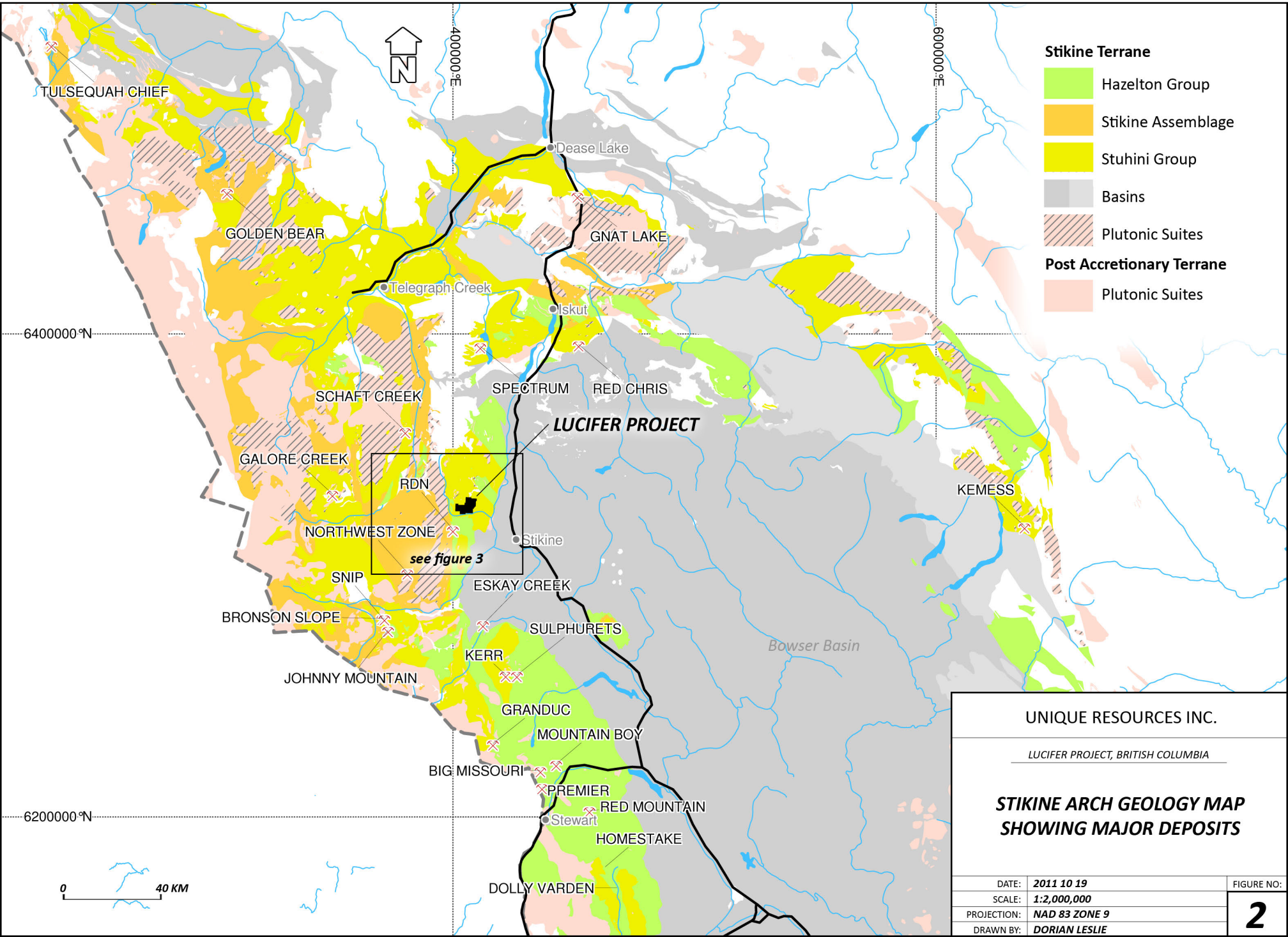
UNIQUE RESOURCES INC.

LUCIFER PROJECT, BRITISH COLUMBIA

REGIONAL PROJECT LOCATOR SHOWING MAJOR DEPOSITS

DATE:	*2011 10 19*
SCALE:	*1:2,000,000*
PROJECTION:	*NAD 83 ZONE 9*
DRAWN BY:	*DORIAN LESLIE*

FIGURE NO: **1**



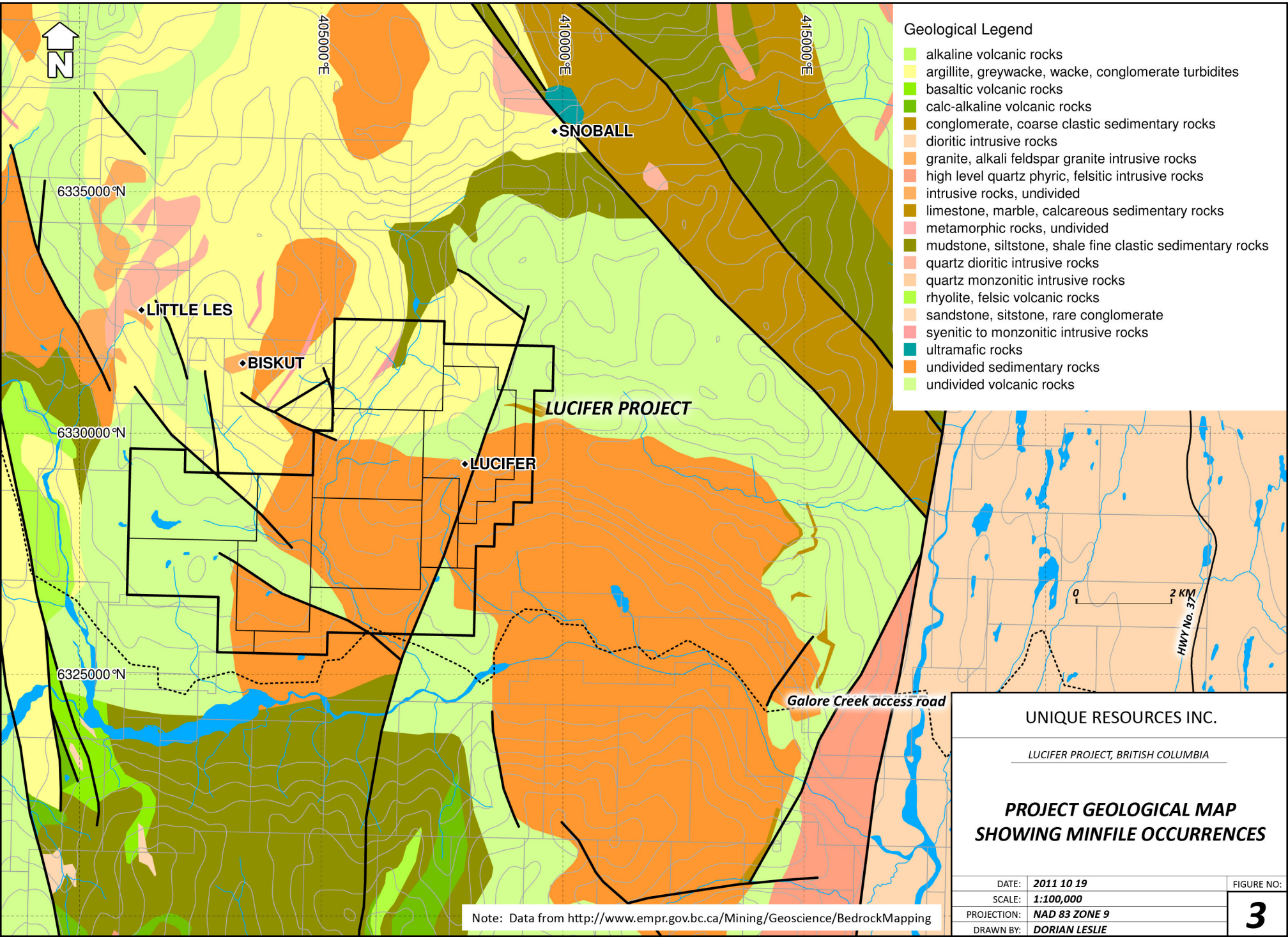
UNIQUE RESOURCES INC.

LUCIFER PROJECT, BRITISH COLUMBIA

STIKINE ARCH GEOLOGY MAP SHOWING MAJOR DEPOSITS

DATE:	*2011 10 19*
SCALE:	*1:2,000,000*
PROJECTION:	*NAD 83 ZONE 9*
DRAWN BY:	*DORIAN LESLIE*

FIGURE NO: **2**



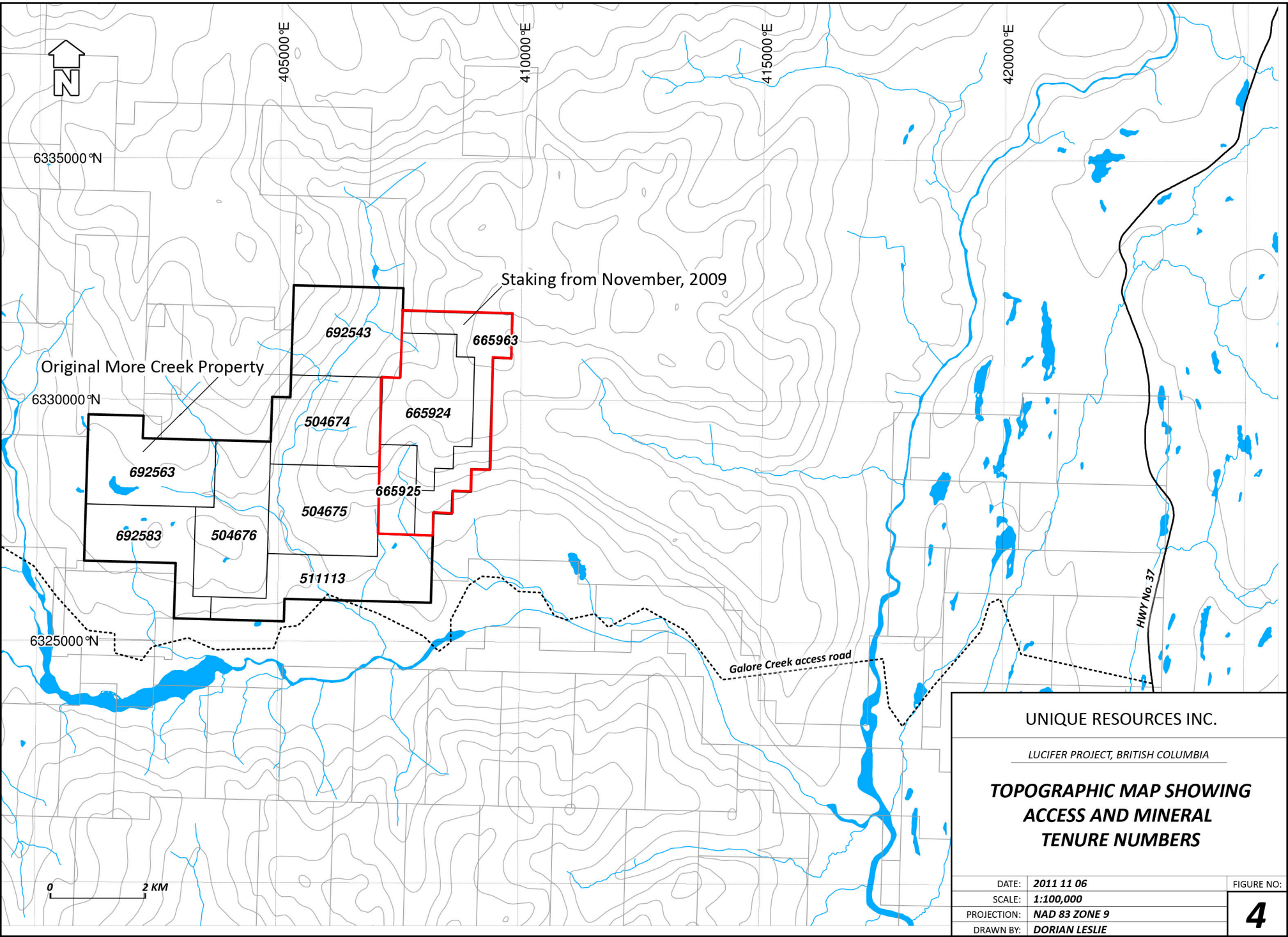
Note: Data from http://www.empr.gov.bc.ca/Mining/Geoscience/BedrockMapping

UNIQUE RESOURCES INC.

LUCIFER PROJECT, BRITISH COLUMBIA

PROJECT GEOLOGICAL MAP SHOWING MINFILE OCCURRENCES

DATE:	*2011 10 19*	FIGURE NO:
SCALE:	*1:100,000*	*3*
PROJECTION:	*NAD 83 ZONE 9*	
DRAWN BY:	*DORIAN LESLIE*	

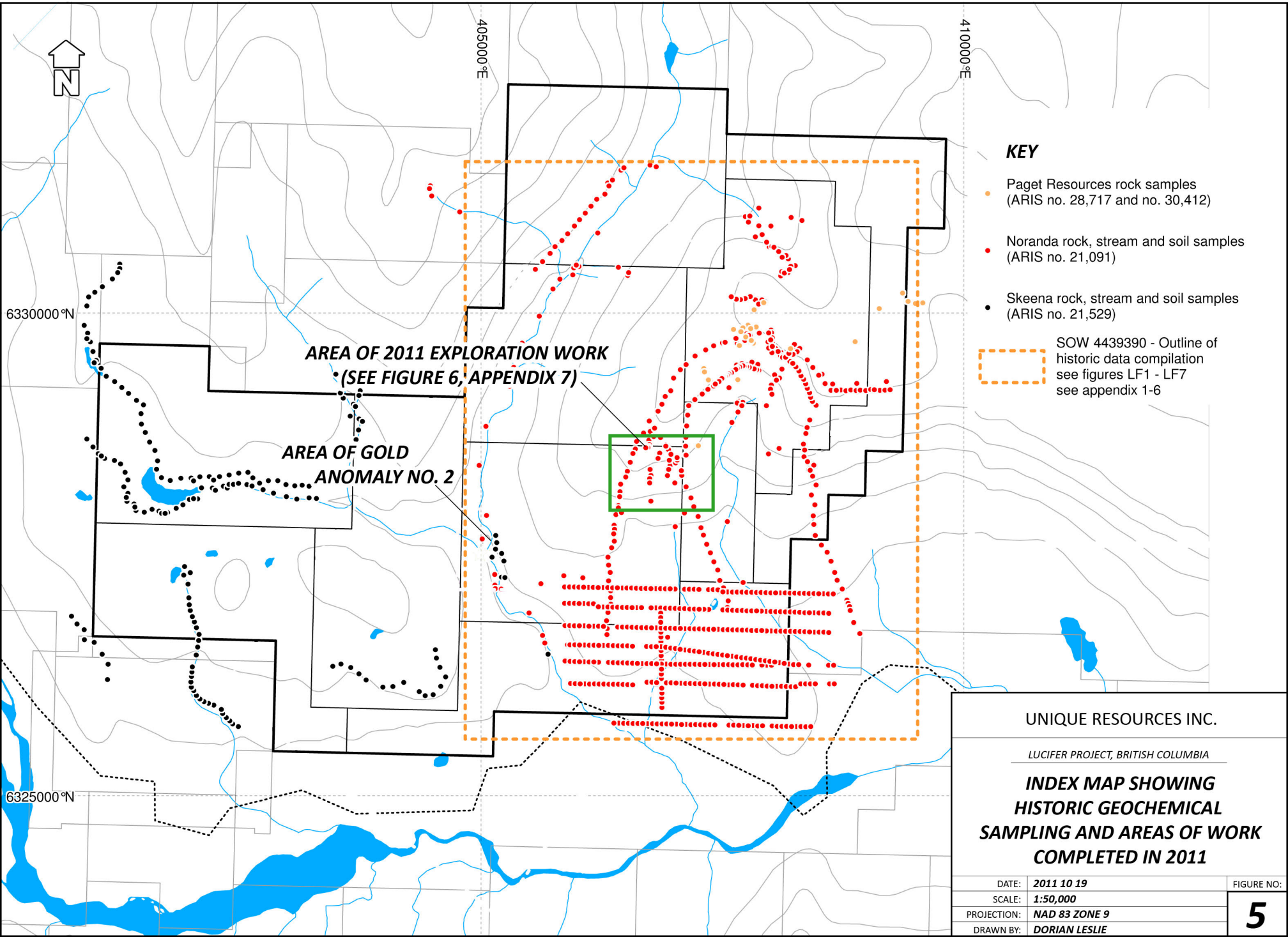


UNIQUE RESOURCES INC.

LUCIFER PROJECT, BRITISH COLUMBIA

TOPOGRAPHIC MAP SHOWING ACCESS AND MINERAL TENURE NUMBERS

DATE:	*2011 11 06*	FIGURE NO:
SCALE:	*1:100,000*	**4**
PROJECTION:	*NAD 83 ZONE 9*	
DRAWN BY:	*DORIAN LESLIE*	



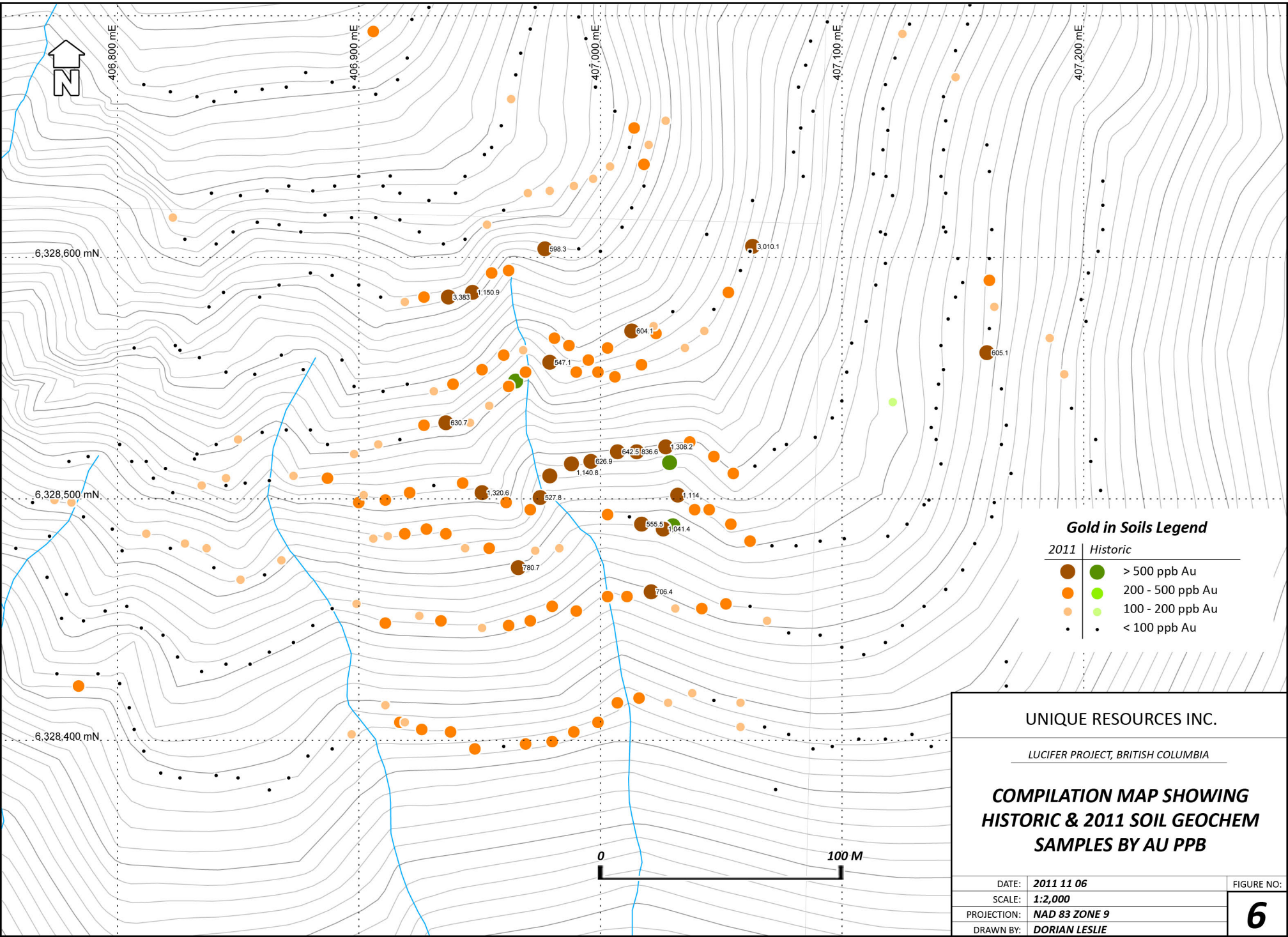
UNIQUE RESOURCES INC.

LUCIFER PROJECT, BRITISH COLUMBIA

INDEX MAP SHOWING HISTORIC GEOCHEMICAL SAMPLING AND AREAS OF WORK COMPLETED IN 2011

DATE:	*2011 10 19*
SCALE:	*1:50,000*
PROJECTION:	*NAD 83 ZONE 9*
DRAWN BY:	*DORIAN LESLIE*

FIGURE NO: **5**



UNIQUE RESOURCES INC.

LUCIFER PROJECT, BRITISH COLUMBIA

COMPILATION MAP SHOWING HISTORIC & 2011 SOIL GEOCHEM SAMPLES BY AU PPB

DATE:	*2011 11 06*
SCALE:	*1:2,000*
PROJECTION:	*NAD 83 ZONE 9*
DRAWN BY:	*DORIAN LESLIE*

FIGURE NO: **6**