

TECHNICAL REPORT

**SUNSET PROPERTY**

Whistler area, B.C. NTS Map 092J02W  
Latitude 50° 14' 17" N Longitude 122° 58' 11" W  
Northing 5565100 / Easting 502159

Prepared for

**DELREY METALS CORP.**

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by

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**December 11, 2017**



## SUMMARY

At the request of Mike Blady B.Sc., and Chris Paul, B.Sc. I have prepared this Technical Report on the Sunset property near Soo River, northeast of Whistler BC, to be compliant with National Instrument 43-101 for the purposes of an initial public offering for the optionor Delrey Metals Corp. ("Delrey"). I visited the Sunset property on November 6, 2016, accompanied by Geologist Chris Paul, B.Sc. During this time, the 2016 work program was being completed.

The Sunset Property consists of four mineral titles covering 785.31 hectares. Information from British Columbia's Mineral Titles Online (MTO) website indicates that all of the claims listed in Table 1 are owned 33% by Dev Rishy-Maharaj ("Maharaj") (281925), 33% by Christopher Ryan Paul ("Paul") (269478) and 34% by Michael Adam Blady ("Blady") (278776).

Delrey Metals Corp. ("Delrey") Optionee has the right to earn a 100% interest in the Property subject to a 2% NSR Royalty, by completing \$1,000,000 in exploration, making cash payments of \$15,000, and issuing 666,667 common shares on or before December 31, 2018.

The Soo showing is located on the Soo River, 15 kilometres due north of Whistler, British Columbia, and is accessed by vehicle from Vancouver (2 hours) or Whistler (30 minutes). Four-wheel drive vehicles are recommended for the logging roads on the property

The area was prospected by the Rainbow Syndicate in 1976-77. During 1978, Riocanex explored the area. In 1979 M. Warshawski (co-discoverer of the nearby Northair Mine) prospected in the area. Several copper-zinc-(cobalt) soil geochemistry anomalies were discovered. In 1987, Decade International Development Ltd. optioned four claims staked by Warshawski and outlined a large copper-zinc-cobalt anomaly. In 1991, two diamond-drill holes were drilled to test part of this anomaly.

The Soo showing occurs within a roof pendant of Lower Cretaceous Gambier Group volcanic and sedimentary rocks. The pendant is encompassed by granitic rock of the Jurassic to Cretaceous Coast Plutonic Complex.

Volcanic rocks of the area consist of dominantly andesite with dacite and rhyolitic and dacitic flow, flow breccia, tuff, lapilli tuff and agglomerate, which are strongly fractured and faulted. Local development of quartz-sericite schist occurs associated with shear zones cutting the roof pendant. Sedimentary rocks consist of shale, greywacke, quartzite, arkosic quartzite and chert. Contacts and bedding are rarely seen but where observed strike 310 to 320 degrees and dip 60 to 65 degrees northeast. Rhyolite and rhyodacite are locally strongly sheared and altered to quartz-sericite schists; occasionally accompanied by narrow quartz veinlets. Andesitic rocks are weakly to strongly propylitically altered to chlorite and epidote.

Mineralization consists of disseminated pyrite and minor amounts of chalcopyrite within narrow quartz-epidote stringers in the volcanics. Minor amounts of disseminated sphalerite have also been noted. The best assay obtained to date is from a 1.5-metre chip sample of pyritic rhyolitic tuff which assayed 0.146 gram per tonne gold and 0.9 gram per tonne silver (Assessment Report 17961).

In 1991, drill hole S 91-1 intersected minor disseminated chalcopyrite in or adjacent to narrow quartz veinlets hosted in pyroclastic rocks. Drill hole S 91-2 intersected coarser volcanic breccia overlying andesitic tuff. No significant alteration or mineralization was observed in either drill hole.

The current claim holders have completed an initial exploration program consisting of mapping, grid preparation, geochemical soil sampling and magnetometer surveys which have validated the previous copper-cobalt-zinc soil geochemical anomaly. Copper values in soil over 500 parts per million, when plotted with historical values from assessment reports, show a cluster about 1000 meters by 500 meters. Numerous anomalous cobalt values also lie within this area and a smaller cluster of anomalous zinc in soil is also present.

Origin of the geochemical Cu-Co-Zn anomaly is uncertain; throughout the property heavily altered and sheared pyritized volcanics appear to have contributed to an oxidized soil profile. The presence of elevated levels of cobalt is interesting, and a 2% NSR royalty, on cobalt only, has been sold to Cobalt 27 Capital Corp.

To determine whether the anomaly is in situ or transported, and to assist in defining drill targets the next step will be:

- Detailed geological mapping, particularly with respect to alteration
- Structural mapping of faults and shears
- An IP/Resistivity survey with the goal of outlining conductive or chargeable bodies indicative of sulphide mineralization
- To be followed if warranted by diamond drilling.

The above work is outlined in a two phased budget of CAD \$400,000; this is an estimate only.

*Barry Price, M.Sc., P.Geo.*

Qualified Person

December 11, 2017

# TABLE OF CONTENTS

## Table of Contents

SUMMARY .....	2
TABLE OF CONTENTS .....	4
INTRODUCTION AND TERMS OF REFERENCE.....	6
RELIANCE ON OTHER EXPERTS.....	6
PROPERTY DESCRIPTION AND LOCATION .....	6
Mineral Titles.....	6
FIGURE 1. LOCATION MAP.....	6
FIGURE 2. CLAIM MAP .....	8
FIGURE 3. CLAIMS AND TOPOGRAPHY .....	9
Location.....	10
Permits .....	10
Option Agreement.....	10
ACCESSIBILITY, CLIMATE, LOCAL RESOURCES, INFRASTRUCTURE AND PHYSIOGRAPHY .....	11
Access.....	11
Physiography.....	11
Climate .....	11
Vegetation .....	12
Local Resources and Infrastructure .....	12
HISTORY .....	12
Historical Work.....	13
GEOLOGICAL SETTING AND MINERALIZATION .....	15
Regional Geology.....	15
Local geology.....	15
Mineralization .....	16
FIGURE 4. GEOLOGY OF THE WHISTLER AREA.....	17
FIGURE 5. LOCAL GEOLOGY (2016).....	18
DEPOSIT TYPES.....	19
EXPLORATION .....	19
Soil Sampling .....	20
FIGURE 6. SOIL GRID LOCATIONS (2016).....	22
FIGURE 7. SOIL SAMPLE RESULTS – COPPER (HISTORIC AND 2016).....	23
FIGURE 8. SOIL SAMPLE RESULTS – COBALT (HISTORIC) .....	24
FIGURE 9. BEST COPPER VALUES (2016).....	25
Ground Magnetometer Survey .....	26
FIGURE 10. MAGNETIC SURVEY (2016) .....	27

DRILLING .....	28
SAMPLE PREPARATION, ANALYSES AND SECURITY .....	28
Soil Samples.....	28
Rock Samples.....	28
DATA VERIFICATION .....	29
ADJACENT PROPERTIES.....	29
Rutherford Creek.....	29
FIGURE 11. Rutherford Creek Drilling (Gonzales 1989).....	30
Molygold (Paka).....	32
19 Mile (RM Rainbow).....	32
Northair .....	33
MINERAL PROCESSING AND METALLURGICAL TESTING .....	34
MINERAL RESOURCE AND MINERAL RESERVE ESTIMATES .....	34
ADVANCED HEADINGS.....	34
OTHER RELEVANT DATA AND INFORMATION.....	34
INTERPRETATION AND CONCLUSIONS.....	35
RECOMMENDATIONS .....	35
RECOMMENDED BUDGET.....	36
SIGNATURE PAGE.....	37
REFERENCES.....	38
CERTIFICATE OF AUTHOR BARRY JAMES PRICE, M.SC., P.GEO .....	39
SIGNATURE PAGE.....	40
APPENDIX I.....	41
APPENDIX II.....	42
PHOTOGRAPHS.....	43

## Technical Report - Sunset Property

Delrey Metals Corp.

### INTRODUCTION AND TERMS OF REFERENCE

At the request of Mike Blady B.Sc., and Chris Paul, B.Sc. I have prepared this Technical Report on the Sunset property near Soo River, northeast of Whistler BC, to be compliant with National Instrument 43-101 for the purposes of an initial public offering for the optionor - **Delrey Metals Corp.** ("Delrey"). I visited the Sunset property on November 6, 2016, accompanied by Geologist Chris Paul, B.Sc. During this time the 2016 work program was being completed.

### RELIANCE ON OTHER EXPERTS

For the Mineral title information, the author has relied upon title data provided on the BC Government Mineral Titles Online website, researched November 9, 2017. The MTO website is:

<https://www.mtonline.gov.bc.ca/mtov/home.do>

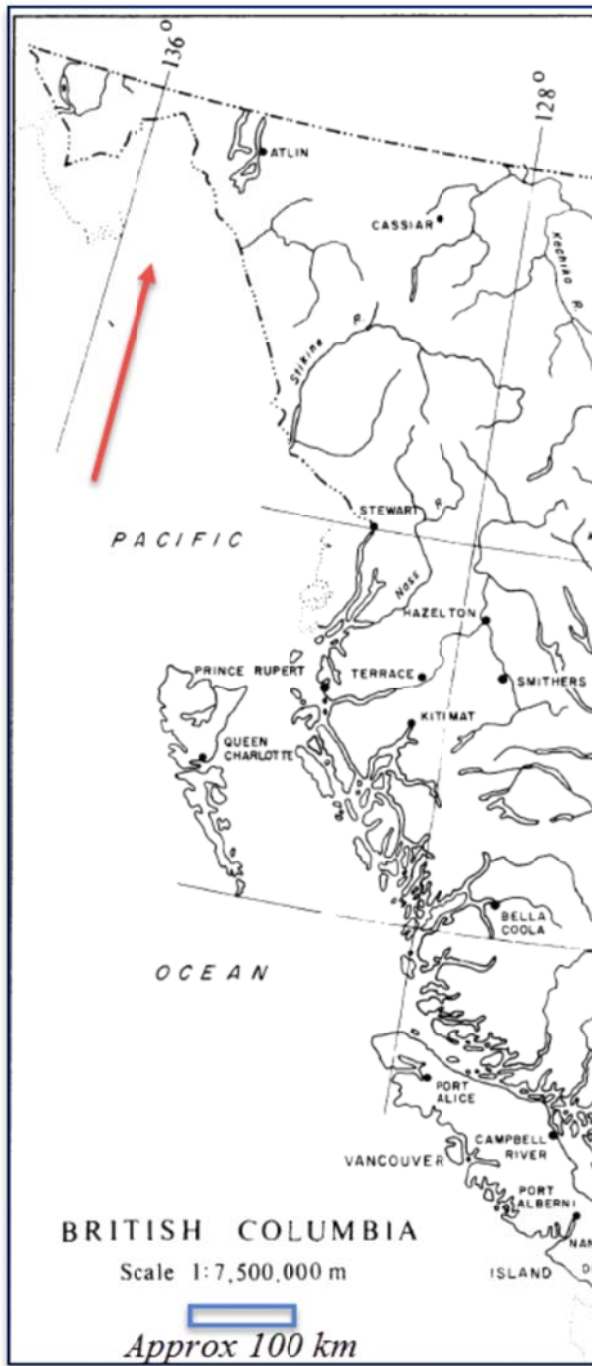
### PROPERTY DESCRIPTION AND LOCATION

#### *Mineral Titles*

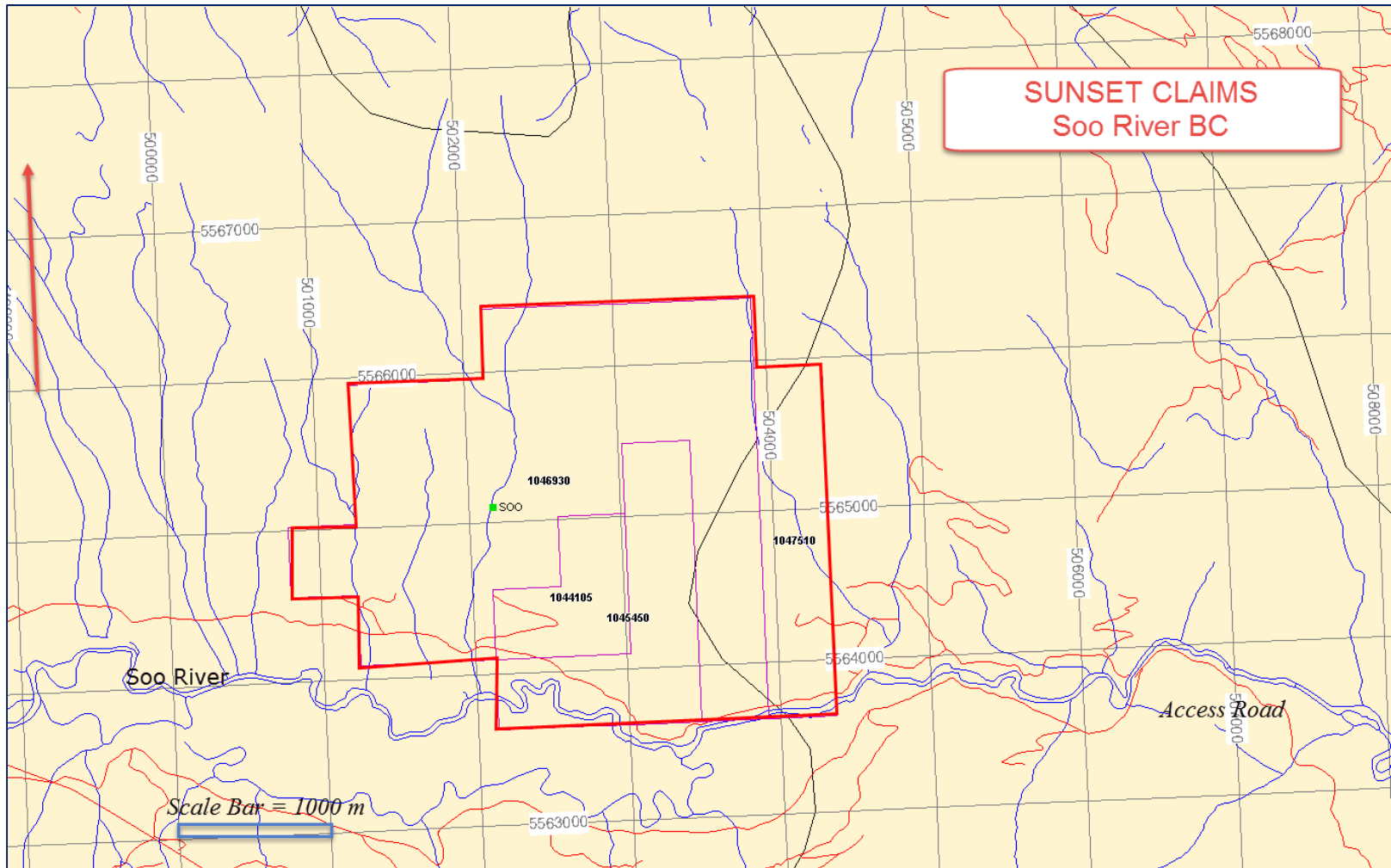
The Sunset Property consists of four mineral titles covering 785.31 hectares. Information from British Columbia's Mineral Titles Online (MTO) website indicates that all of the claims listed in Table 1 are owned 33% by Dev Rishy-Maharaj (281925), 33% by Christopher Ryan Paul (269478) and 34% by Michael Adam Blady (278776).

SUNSET PROPERTY CLAIMS, SOO RIVER						
Title Number	Claim Name	Owner	Map Number	Issue Date	Good To Date	Area (ha)
1044105	SUNSET2016A	269478 (33%)	092J	2016/MAY/13	2020/AUG/31	62.0044
1045450	SUNSET2016B	269478 (33%)	092J	2016/JUL/20	2020/AUG/31	124.0126
1046930	SUNSET2016B	269478 (33%)	092J	2016/SEP/26	2020/AUG/31	495.9642
1047510	SUNSET2016D	269478 (33%)	092J	2016/OCT/29	2020/AUG/31	103.335
<b>4 TITLES</b>						<b>785.3162</b>

**FIGURE 1. LOCATION MAP**

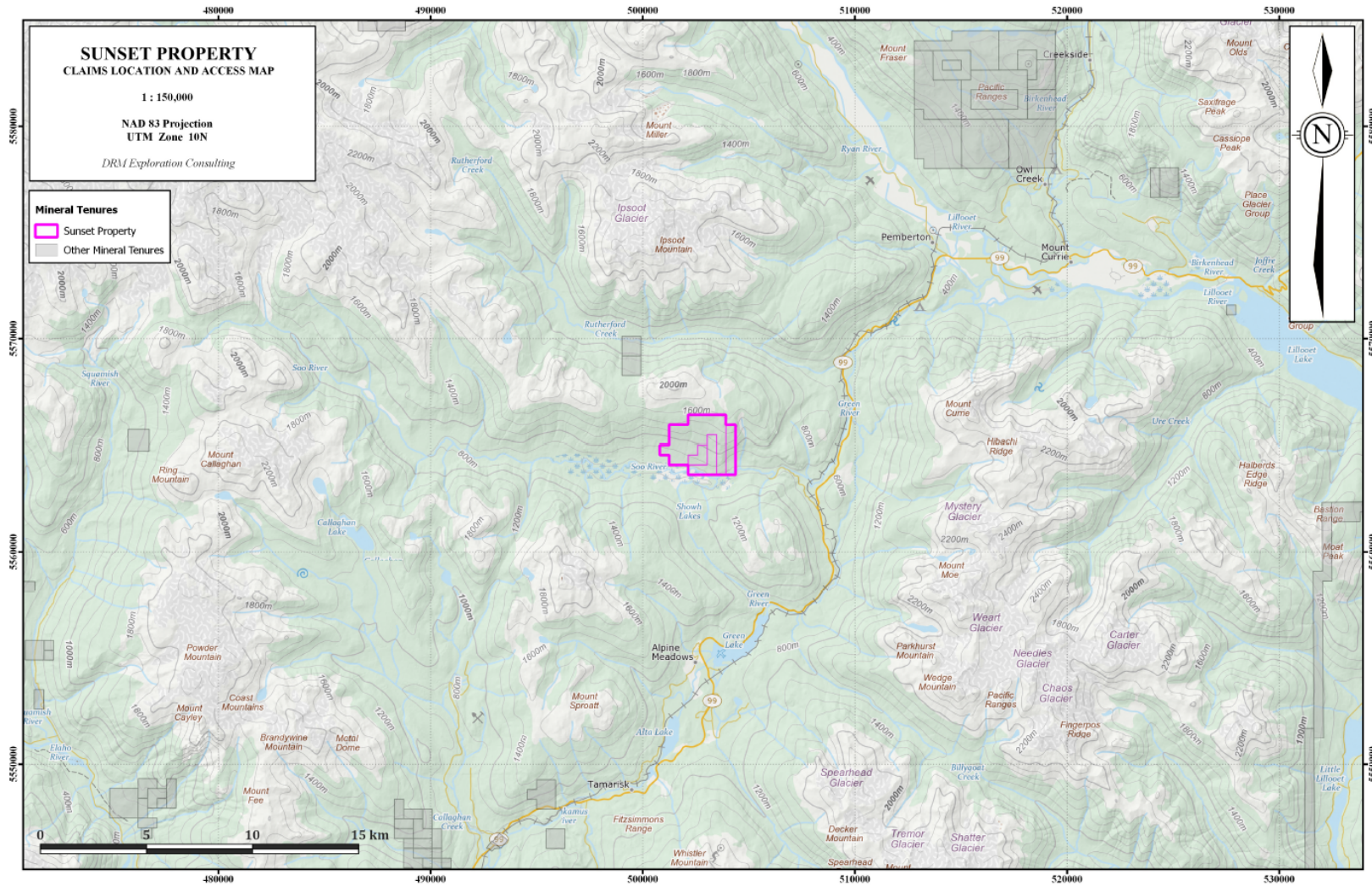


**FIGURE 2. CLAIM MAP**





**FIGURE 3. CLAIMS AND TOPOGRAPHY**



### ***Location***

The claims are located in the Vancouver Mining Division approximately 15 km due north of the village of Whistler and 108 km north of Vancouver. They lie immediately north of Soo River, an east-flowing tributary of Green River. Location is shown in the accompanying maps.

### ***Permits***

None of the claims has been surveyed. As yet, no permits have been required for the prospecting, geology, geochemistry and geophysics done. Additional permits would be required for any mechanized equipment. The area is under one or more land claims by First Nations, and consultation will be required. For any mechanical disturbance (trenching, drilling etc. Notices of Work must be filed and approved prior to commencement of work. Approval is taking much longer at present due to the overlapping First Nations claims in some areas, and early submission of the Notice is recommended. The author is not aware of any environmental issues that would affect exploration at present. The claims are kilometers distant from the Land Conservancy on the Upper Soo Valley. There is a hydro power facility lower down on the canyon of Soo River. There are existing land titles near Soo River which are covering very small parts of two claims.

### ***Option Agreement***

**Delrey Metals Corp.** (“Delrey”) Optionee has the right to earn a 100% interest in the approximate 785-hectare Sunset Property including the four mineral claims listed previously plus a 2.0-kilometre area of influence. The Optionee will earn a 100% interest in the Property, subject to a 2% NSR Royalty on all metals, by completing \$1,000,000 in exploration, making cash payments of \$15,000, issuing 666,667 common shares on or before December 31, 2018.

<b><u>Exploration Commitments are:</u></b>	<b><u>Completed By</u></b>
• \$100,000	June 30, 2018
• \$200,000	June 30, 2019
• <u>\$700,000</u>	<u>June 30, 2020</u>
• \$1,000,000	Total

**Payments to Optionor** are: 666,667 shares, to be Issued Upon Listing (no later than April 1, 2018) and a \$15,000 cash payment of \$9,000 to Blady and \$6,000 to Paul.

**Net Smelter Royalty** A 2% NSR Royalty on cobalt is held by Cobalt 27 Capital Corp. Blady and Paul will retain a 2% NSR Royalty on all non-cobalt metals on the Property. Delrey will have the right to purchase

one percentage point of this royalty for \$1.0 million any time prior to the commencement of Commercial Production. Beginning on 30 June 2021 and annually thereafter, Optionee will make an Annual Advance Minimum Royalty (AAMR) payment of \$50,000.

**Royalty on Cobalt:** The property owners have sold a royalty on any cobalt production to Cobalt 27 Capital Corp. The Royalty shall be 2.0% of the gross value of recoverable cobalt. The purchase price of the royalty was CAD \$50,000. Royalty Holder will satisfy the Royalty Purchase Price by the issuance of Common Shares that are listed on the TSX-Venture Exchange on which the Common Shares are posted for trading, at an issue price that is equal to the price of the Common Shares issued as part of the Public Financing (the "Consideration Shares"). The Common Shares shall be issued as to 45% to Blady, 45% to Paul and 10% to Maharaj.

## ACCESSIBILITY, CLIMATE, LOCAL RESOURCES, INFRASTRUCTURE AND PHYSIOGRAPHY

### *Access*

Access from Vancouver is by Paved Highway 99 to Squamish and Whistler, and beyond to Green Lake. Shortly north of Green Lake, the Soo River access road (gravel) provides access for 8 kilometers to the southern part of the claims and a network of new, good logging roads conveniently crosses the claims above the river. Driving time from Vancouver to the claims is roughly 2 hours.

### *Physiography*

The Sunset prospect is situated on the south-facing slope between Soo River and Rutherford Creek and is located in the Pacific Ranges Subdivision of the Coast Mountains Physiographic Province. The area surrounding the claims has a rugged topography with surface elevations ranging from 600 to over 2100m (2000 to 7000 feet). Mountains rise abruptly on either side of Soo River valley; the highest peak near the property is approximately 2150 m (7060 feet) above sea level.

### *Climate*

The climate during the summer is generally warm but may be windy on unprotected ridges and peaks. The weather station at Pemberton Meadows (elev. 655 m) records a mean rainfall of 741 mm/year, a mean snowfall of 2,824 mm/year, and a mean daily temperature varying from a low of -6 degrees C to a high of 18 degrees C.

## ***Vegetation***

Treeline is approximately 1600 m on north facing slopes. At lower elevations cedar, cottonwood, white pine, Douglas fir, and hemlock fir are common with Douglas and hemlock fir being more common at higher elevations. Alpine fir, mosses and grasses are found above treeline. Some logging is currently being done along the road network.

## ***Local Resources and Infrastructure***

Highway 99 passes through Pemberton, connecting the town to Whistler and Vancouver in the south and Lillooet and Kamloops in the north. The Canadian National Railway also runs through Pemberton, connecting Vancouver to Prince George.

Pemberton Airport has no regular flight services and is an all-weather asphalt strip capable of handling small aircraft. Pemberton Helicopters operates out of this facility and has A-Star and Bell 206 helicopters available for hire.

Some local labour is available in Whistler and Pemberton. Supplies and services are gained primarily from Vancouver but food and accommodation are available locally. Power is available along the Highway 99 corridor.

Both Soo River and Rutherford Creek have a Run of the River power project, but these are not expected to cause any conflict.

## **HISTORY**

The first reports of exploration and mineral occurrences along the Pacific Great Eastern Railroad, now British Columbia Railroad were made by Camsell (1917) in Summary Report, 1917, Part B, Geological Survey of Canada.

The nearby area on Callaghan Creek appears to have received a number of prospecting efforts with a small shipment from the Astra-Cambria and Blue Jack prospects prior to discovery of the Warman Property (later the Northair Mine) on Callaghan Creek in 1970

### ***Historical Work***

The following local exploration history is gleaned from existing Assessment Reports on file with the BC Dept. of Mines and Minfile.

**1976-77:** During 1976-1977, **Rainbow Syndicate**, a syndicate consisting of Newmont Exploration of Canada Ltd. (40%); Union Oil Company of Canada Ltd. (Calgary) (40%); Bethlehem Copper Corporation (20%); and John McGoran, geologist, conducted prospecting and reconnaissance geological mapping in the vicinity of the Sunset claims. They located minor chalcopryrite as veinlets in metavolcanics within a pendant in the Coast Plutonic Complex. John McGoran conducted the reconnaissance geological and silt sampling survey in 1976 and sampled the creek on what was then the Soo 1 claim. This sample contained 3000 ppm copper, 1180 ppm zinc, 2.6 ppm silver and anomalous gold. Geological, geochemical and geophysical surveys were subsequently conducted. The syndicate also explored the Rutherford Creek disseminated gold prospect to the north.

**1978 Program:** In 1978, **Riocanex** (Rio Tinto Canada Exploration) examined the Soo River area as part of a regional program of exploring the Gambier Group rocks. The presence of rhyolitic and dacitic rocks in the area prompted them to conduct a stream silt sampling program. This work resulted in them locating one stream anomalous in copper and zinc. Further sampling was conducted in 1979, the results of which indicated that the anomalous portions of the creek were restricted to the section underlain by volcanic rocks. Four claims, Soo A, B, C and D were staked in late 1979 to cover the area of interest.

**1980,** Riocanex conducted a program of geological mapping, geochemical soil sampling, and electromagnetic and magnetic geophysical surveys. The results of this work indicated one large and a number of smaller areas anomalous in copper with partially coincident zinc and lead anomalies. The VLF-EM and Max-Min geophysical surveys generally reflected a northwest geological trend. However, both surveys recorded a "high" at one station. This occurred within a large zinc geochemical anomaly and upslope from the large copper anomaly. The survey area was underlain by volcanics of rhyolitic, dacitic and andesitic composition. Epidote stringers occurred throughout, some of which contained minor chalcopryrite. Pyrite occurred throughout as minor disseminations and up to 5% in quartz sericite schists.

**1983, Mike Warshawski,** (who had found the Northair deposit) prospecting in the area in 1983, tested many streams in the property as being anomalous. Assays from silts in this creek revealed that it was anomalous in cobalt as well as copper and zinc. He collected a number of soil samples which also returned anomalous cobalt assays. John McGoran sampled and held claims, at that time explored by walking in several kilometers from the highway.

**1985:** four two-post claims - Sue 1 to 4 - were staked for M. Warshawski. A number of soil samples were collected and assayed by the I.C.P. method. The results indicated a significant cobalt anomaly coincident with Riocanex's copper and zinc anomalies. He found one anomalous creek within the former Riocanex property.

### 1988 Program

Between May 4-22, 1988, Decade International Development Ltd. Conducted a program consisting of geological mapping, geochemical soil sampling and UTEM (time domain electromagnetic) surveying on the Sue claims as they were called then. This work was centered around the area from which significant cobalt geochemical assays were obtained.

To facilitate these surveys a grid was laid out using Silva compass, hip chain and flagging to cover an area approximately 2,000 m x 1,300 m, centered around the area from which anomalous cobalt samples were obtained. The grid consisted of lines at 100 m separations trending N30E. Samples were collected along each line at 25 m intervals. The same grid was used for the UTEM survey. The grid totalled approximately 24.5 line kilometers.

Geochemical assay results indicate that cobalt, copper and zinc anomalous values transect all rock units, indicating a possible structural control not recognized to date. Cobalt is more widespread than originally thought. Geophysical data indicates several conductors which are most likely due to geological contacts and one major but weak one not attributed to a contact. The cause of the latter one is unknown.

### 1991 Exploration Program

A diamond drill program consisting of two holes totalling 1,294 feet (393.5 m) was conducted in 1991 by Harold Jones for **Decade International Development Ltd.** to test a cross-section through a part of the high Cu-Co-Zn geochemical anomaly and weak EM conductors. Drill results indicated the area to be underlain by mostly andesitic with lesser dacitic and rhyolitic pyroclastic rocks. The diamond drilling program was conducted by Boisvenu Drilling Ltd.,

The entire core was sampled and assayed for 30 elements by I.C.P. and gold by atomic absorption. Assays were very low for all elements. No significant assays were obtained from the two drill holes. It was concluded that the package of volcanic rocks in the drill area did not contain sufficient base metal mineralization to be the source of the soil anomalies, and that the anomalies were probably transported from a source not yet located.

A number of strong fault zones were encountered. These may account for the single station UTEM anomalies recorded in proximity to this hole. Fracturing was also strong throughout most of the core. The total cost of the diamond drill program was \$40,253.

## GEOLOGICAL SETTING AND MINERALIZATION

### *Regional Geology*

The area is underlain by the Coast Plutonic Complex which is comprised of granitoid rocks of the Mesozoic Era. These rocks contain roof pendants of highly deformed sediments and volcanic rocks. The intrusive rocks of the plutonic complex stitch terranes together and include pre-, syn-, and post-deformational plutons. The main pulses of plutonism occurred during the late Middle Jurassic, Late Jurassic, Jurassic-Cretaceous, and Middle Cretaceous. Subsequent Late Cretaceous and Tertiary intrusions form discrete bodies in the eastern areas of the Coast Belt.

A very strong northwest-trending structural grain (strikes and foliation) extends through the area. The intrusions tend to mask much of the pre-accretionary geology, predominantly volcanic suites, with structural elements destroying some or all of the original elements from the time of deposition.

Miller (2007) states: *The early Tertiary magmatic front generally coincides with the western edge of the Coast shear zone, a ductile shear that divides the CPC along its axis for more than 1200km. The Coast shear zone has a complex deformation history including: 1) early dextral transpressive displacements between 85 and 60 Ma; 2) northeast-side-up reverse motion between 65 and 57 Ma; and 3) normal northeast-side-down motion between 57 and 48 Ma. A strong of 70-55 Ma syntectonic tonalite plutons intruded the shear zone but are absent to the southwest. The spatial coincidence of the shear zone and the magmatic front is clear north of 52° N, but the extent of this relation to the south and its role in the evolution of the CPC remain uncertain (Univ. Arizona, Geology Web Page, Batholiths).*

### *Local geology*

The following summary is after Rishy-Maharaj (2017):

*The Sunset Property is underlain by a roof pendant within the Coast Plutonic Complex. The rocks within this roof pendant consist largely of metavolcanic strata attributed to the Whistler Pendant, which are dominantly andesitic and dacitic volcanoclastics which, as a result of regional metamorphism, are now greenschists.*

*Intermediate composition volcanic is the most commonly encountered rock type, with units appearing in poorly defined groups. Due to faulting and pervasive alteration, original bedding and structural orientation of individual units has been difficult to determine. The volcanic*

*package at the Sunset Property consists of rhyolitic-dacitic rocks in the central part of the claims area, grading north-easterly into dacitic-andesitic units and finally into dominantly andesitic units. Quartz-diorite intrusive rock was noted by field technicians in the 2016 program near the mapped contact in Figure 5. Additionally, this location does shows a correlation with high copper in soil. Further detailed mapping is planned in the central area of the tenure near this contact zone to further define any connection between intrusive rocks on the property and copper mineralization. A compilation of the previous mapping work completed by historical operators, along with field observations in the 2016 technical program have allowed the production of a property scale geologic map as seen in Figure 5.*

Geology is shown in figures 4 AND 5.

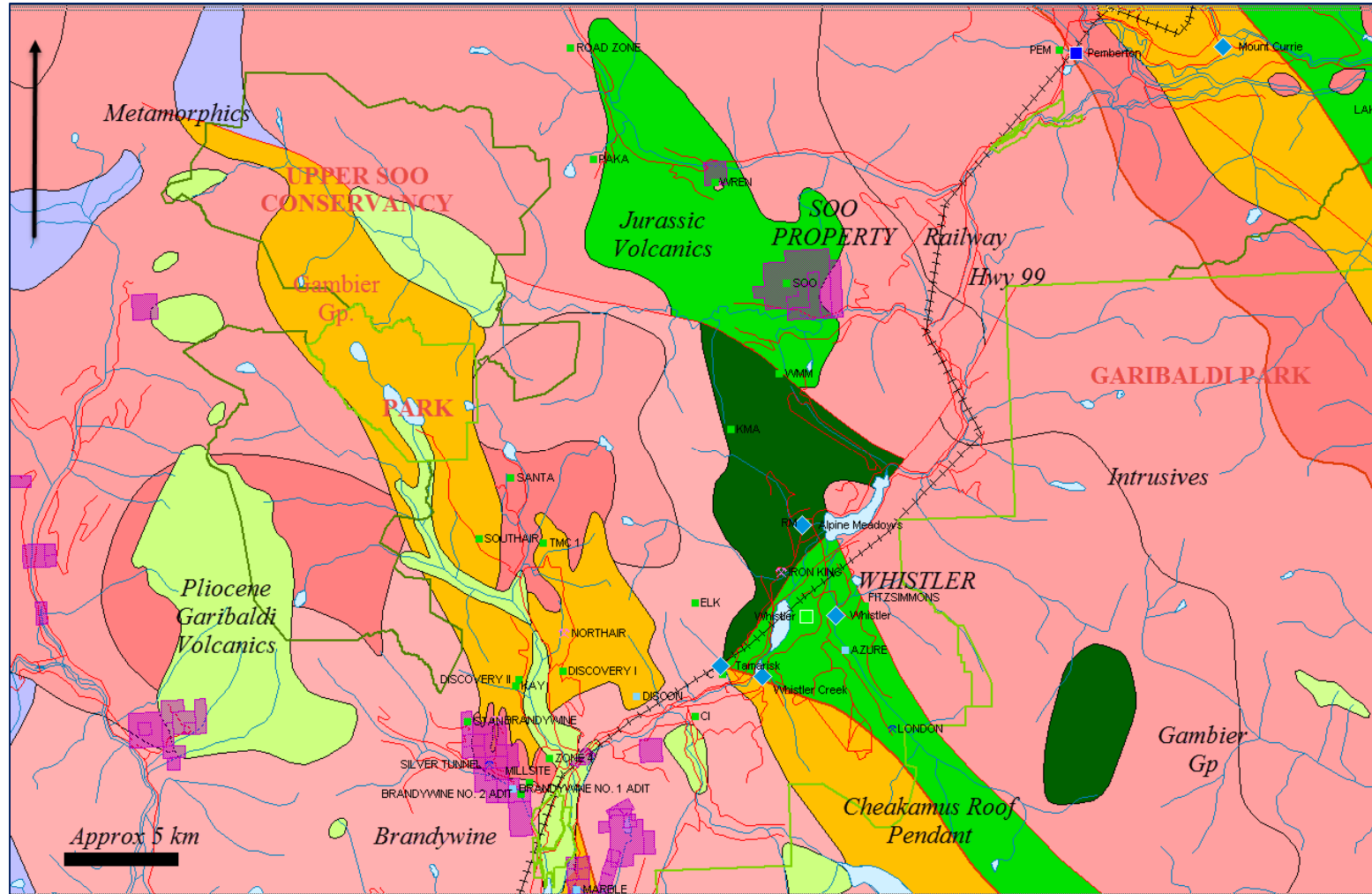
### ***Mineralization***

Hematitic red soils are well exposed on the claims in the clear-cut logging area and along the logging roads. At several locations, limonitic-rich gossanous material is associated with these soils. This material is either a true iron gossan or ferricrete, a gossan-like material formed by the deposition of limonite by ground water. The source of the iron is likely the pyritic altered and oxidized zones seen up-slope.

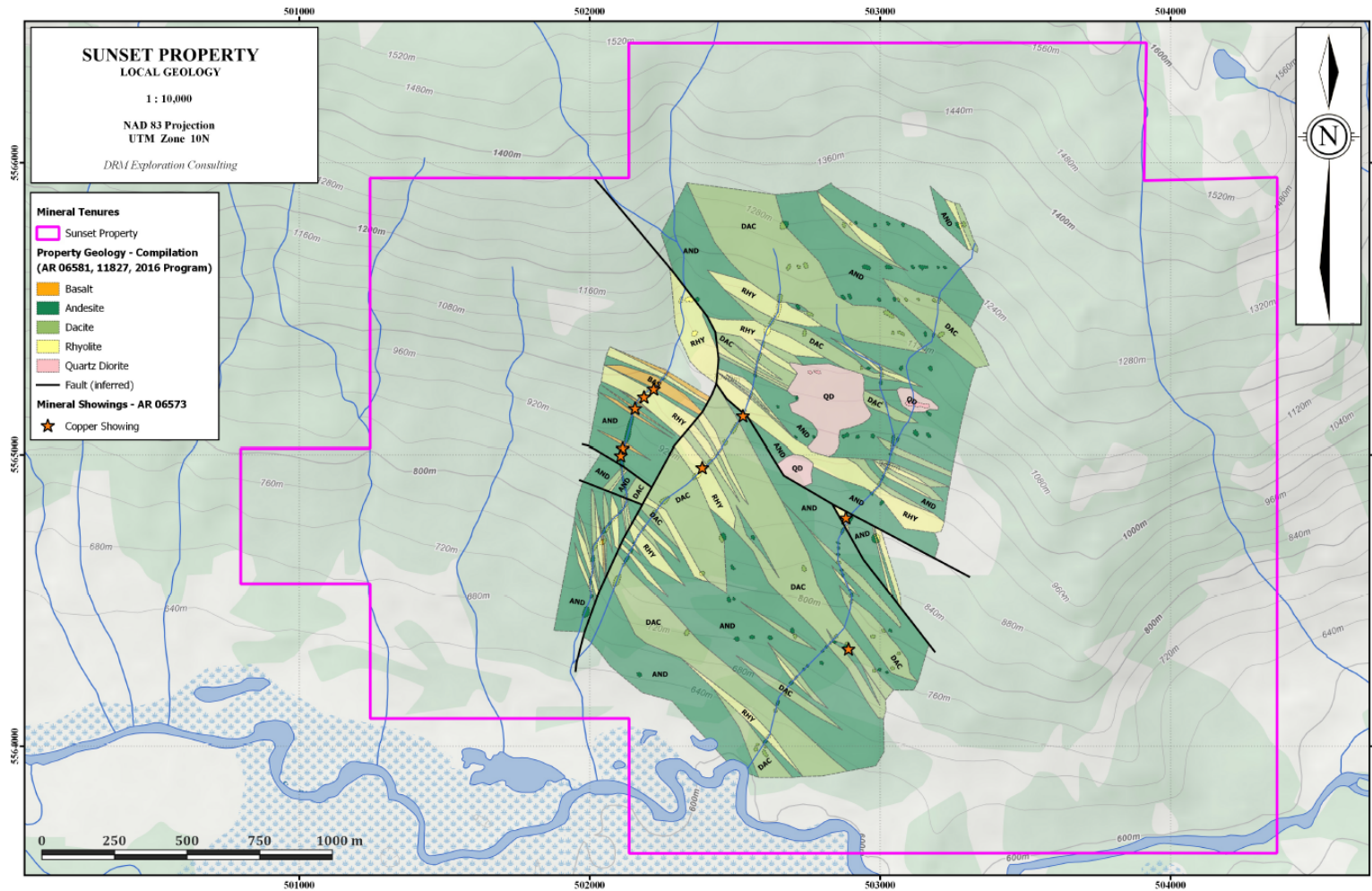
Mineralization seen on the property as yet is confined to heavily pyritized altered shears with minor chalcopyrite in locations shown in Figure 5.



**FIGURE 4. GEOLOGY OF THE WHISTLER AREA**



**FIGURE 5. LOCAL GEOLOGY (2016)**



## DEPOSIT TYPES

The whistler-Pemberton area is a strongly mineralized belt. Deposit types in the area are:

- Volcanogenic massive sulphide deposits (Fitzsimmons, Northair, Britannia)
- Gold bearing vein or replacement deposits (Northair)
- Gold –silver veins (Brandywine, Daisy Lake, Ashlu, Wren)
- Iron deposits (Iron King)
- Pyrite-chalcopyrite-magnetite skarn (London)
- Copper-Molybdenum porphyry (Marble, Daisy, Elk)

The target presently sought at the Sunset claims is a volcanogenic massive sulphide deposit, similar to Britannia or a vein and replacement type gold-silver deposit similar to Northair or Brandywine.

## EXPLORATION

The claim holders (Blady, Paul and Rishy-Maharaj) have completed the following work:

1. Prospecting
2. Geochemical soil and rock sampling
3. Magnetometer surveys

This work is summarized in a comprehensive assessment report by Dev Rishy-Maharaj, *B.Sc. Geology* prepared by *DRM Exploration Consulting*, Dated August 1<sup>st</sup> 2017, advancing the claims to 2020. From this report, a summary of the work has been reproduced or amended:

*During the 2016 season additional work was completed to confirm the previous anomalous soil geochemical grid, and to expand the sampling area to the east. 431 samples were collected on north-south oriented 100-meter spaced lines, with samples collected on reconnaissance 100 meter spacing down each line. Soil sampling results confirmed the previous anomalous area for Copper, Cobalt, and Zinc metals, with numerous samples >1000 ppm Cu and >100 ppm Co. Rock samples were also collected from gossanous or otherwise anomalous looking outcrop. Rock sampling results were variable, but did contain marginally anomalous Copper values. Additional rock sampling is planned for future work programs.*

*A high-resolution ground magnetometer survey was also completed along 100-meter spaced lines, coincident with the geochemical grid. Magnetometer survey results were consistent with expected resolution and gradient, showing a gradual increase in total magnetic intensity (TMI) moving to the*

northeast corner of the tenure, where mapped Garibaldi group volcanic rocks reach the contact with Cretaceous intrusive quartz diorite. The results of the magnetometer survey can be seen in Figure 7.

### Soil Sampling

The following description of the 2016-2017 work has been amended and summarized from the Assessment Report by Rishy-Maharaj (2017):

*Soil samples were collected using a handheld “Dutch” soil auger. Samples were taken at 100-meter spacing on north-south lines spaced 100 meters apart. Effort was made to auger consistently into the B horizon material, which was at variable depth on the property. A total of 431 soil samples were taken.*

Soil samples from 2016 which have over 500 ppm copper are shown below: In general, samples over 500 ppm should be considered anomalous and those over 1000 ppm are strongly anomalous. Copper values in soil over 500 parts per million, when plotted with historical values from assessment reports, show a cluster about 1000 meters by 500 meters. Numerous anomalous cobalt value also lie within this area and a smaller cluster of anomalous zinc in soil is also present.

2016 anomalous Copper results, Ranked					
SAMPLE_ID	UTM83N_10N	UTM83E_10N	Co	Cu	Zn
SUN480	5564911	502594	1	2250	28
SUN474	5565507	502595	114	1880	11
SUN367	5565505	502495	2	1150	7
SUN371	5565117	502495	1	1075	6
A2018464	5565606	502495	8	1035	24
SUN491	5563907	502595	245	961	108
SUN363	5565029	502996	14	753	149
SUN440	5565008	502897	17	672	60
A2018194	5564347	502801	77	655	270
SUN340	5564105	502300	357	625	1070
SUN382	5564107	502495	220	612	252
SUN392	5564910	502695	16	607	124
SUN380	5564207	502495	211	584	244
SUN-MB-012	502635	5565534	7	543	41
SUN487	5564307	502590	247	517	547
A2018191	5564633	502806	33	510	68
A2018492	5564408	503195	122	505	66
SUN365	5564803	502992	12	503	32
SUN-DR-004	503006	5564969	8	501	66

Samples from 2016 considered anomalous for Cobalt are shown below: In general, those values over 100 ppm can be considered moderately anomalous.

<b>2016 Anomalous Cobalt results, ranked</b>					
<b>SAMPLE_ID</b>	<b>UTM83N_10N</b>	<b>UTM83E_10N</b>	<b>Co</b>	<b>Cu</b>	<b>Zn</b>
SUN340	5564105	502300	357	625	1070
SUN487	5564307	502590	247	517	547
SUN491	5563907	502595	245	961	108
SUN382	5564107	502495	220	612	252
SUN380	5564207	502495	211	584	244
SUN355	5563905	502997	187	430	250
A2018488	5564806	503196	175	165	75
SUN341	5564207	502296	143	286	806
SUN-CP-005	502205	5565317	136	183	304
A2018492	5564408	503195	122	505	66
SUN-CP-001	502103	5565119	114	350	196
SUN474	5565507	502595	114	1880	11
SUN443	5564708	502897	112	202	88
A2018238	5564610	503997	104	280	166
A2018610	5564744	502801	101	217	444

**FIGURE 6. SOIL GRID LOCATIONS (2016)**

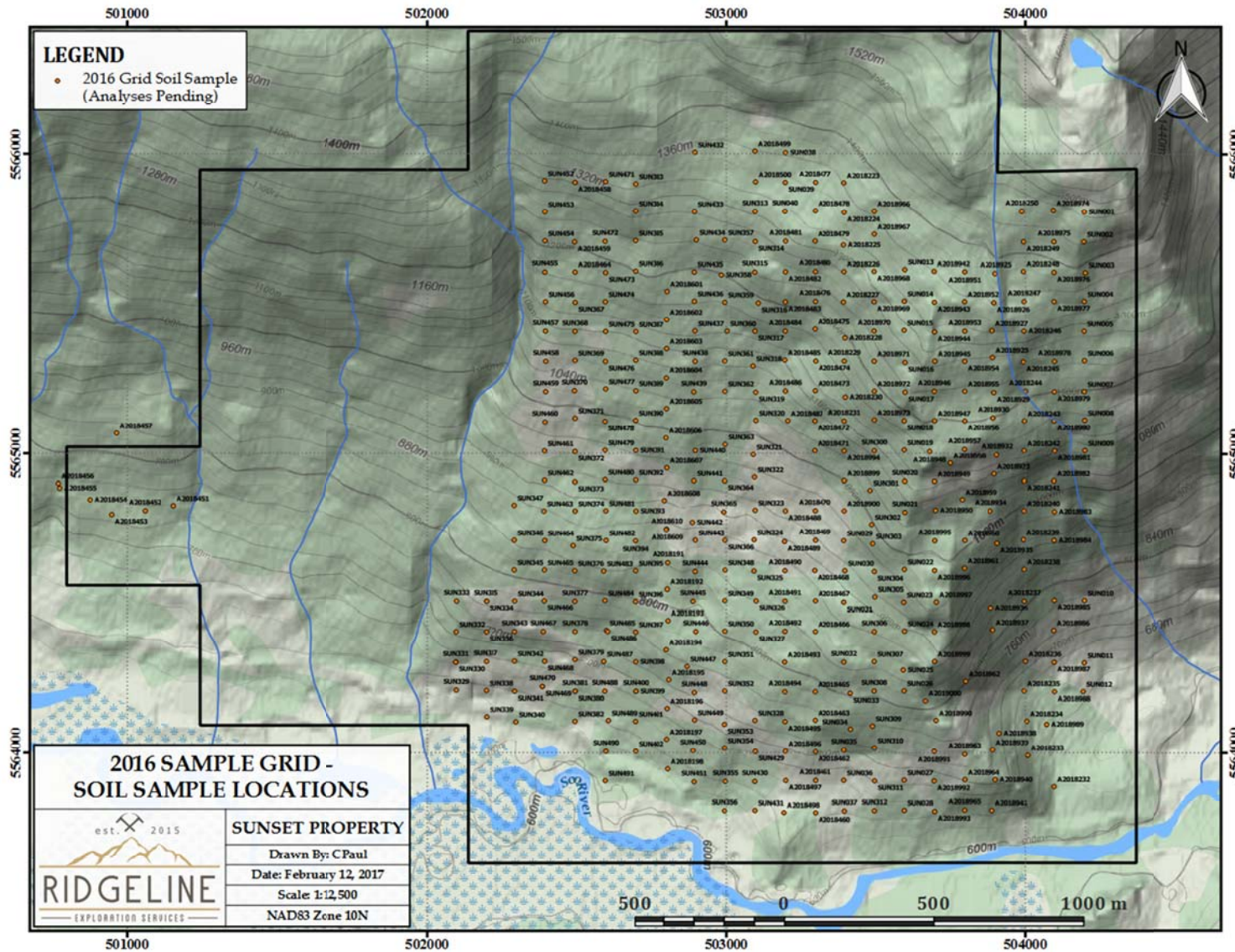
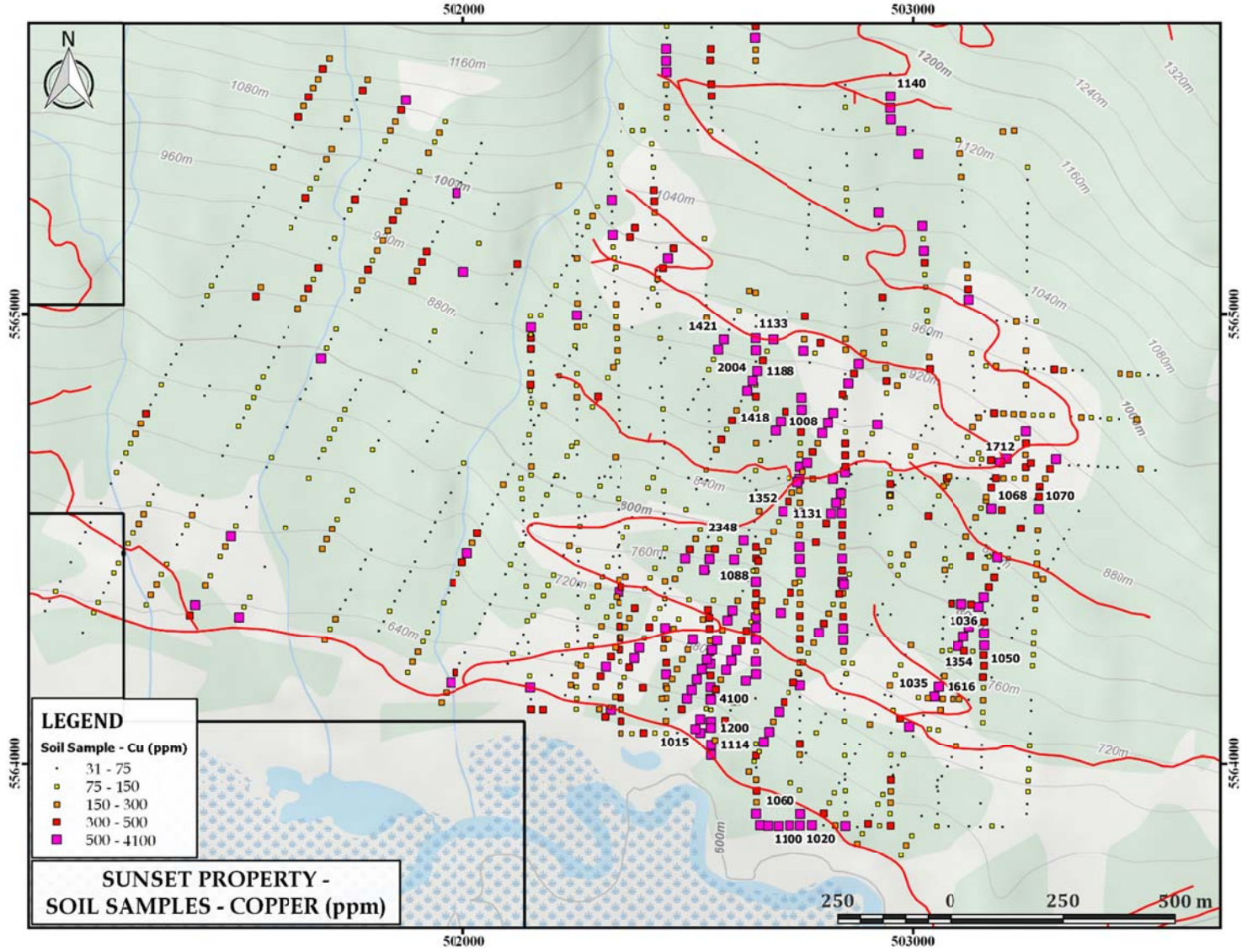
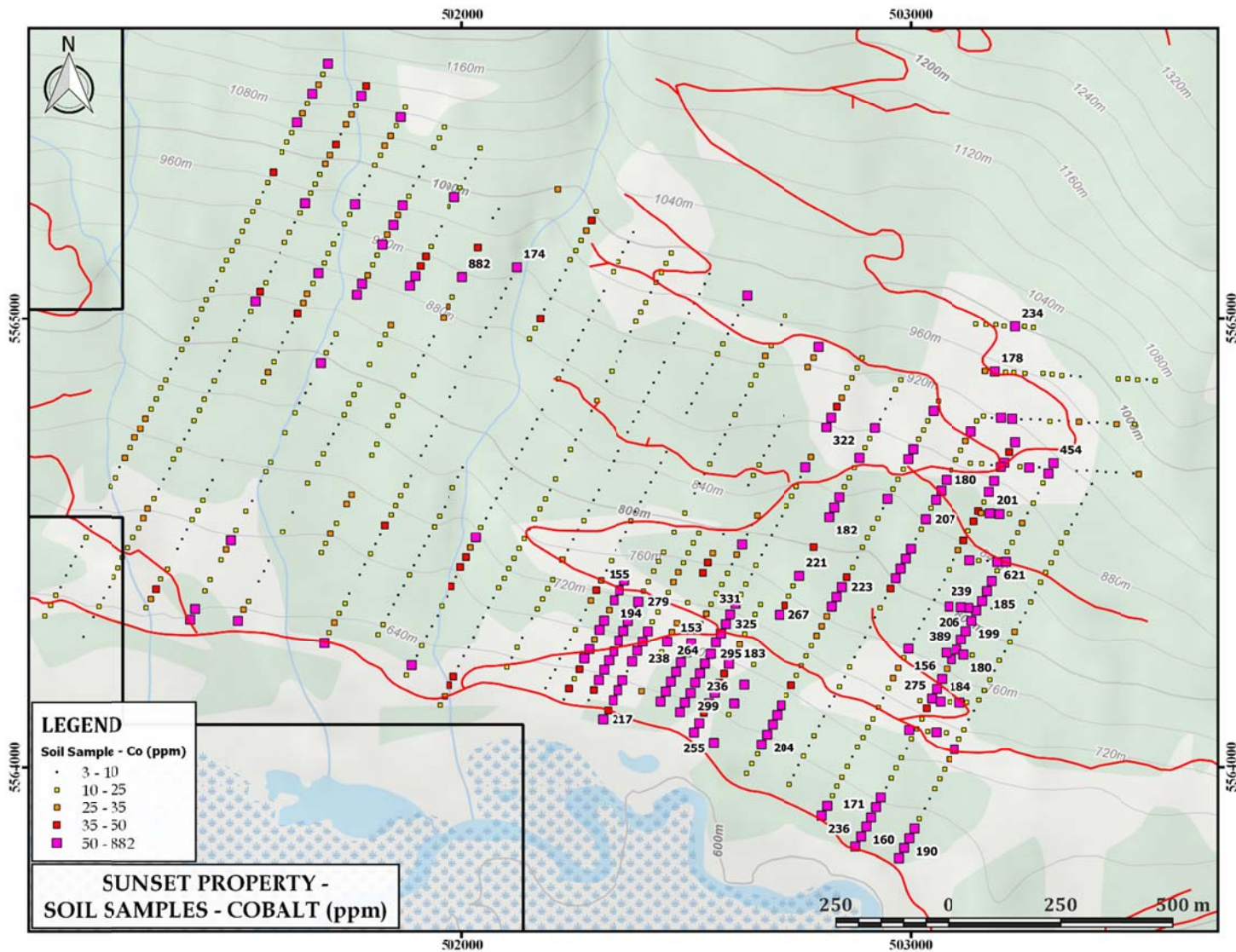


FIGURE 7. SOIL SAMPLE RESULTS - COPPER (HISTORIC AND 2016)

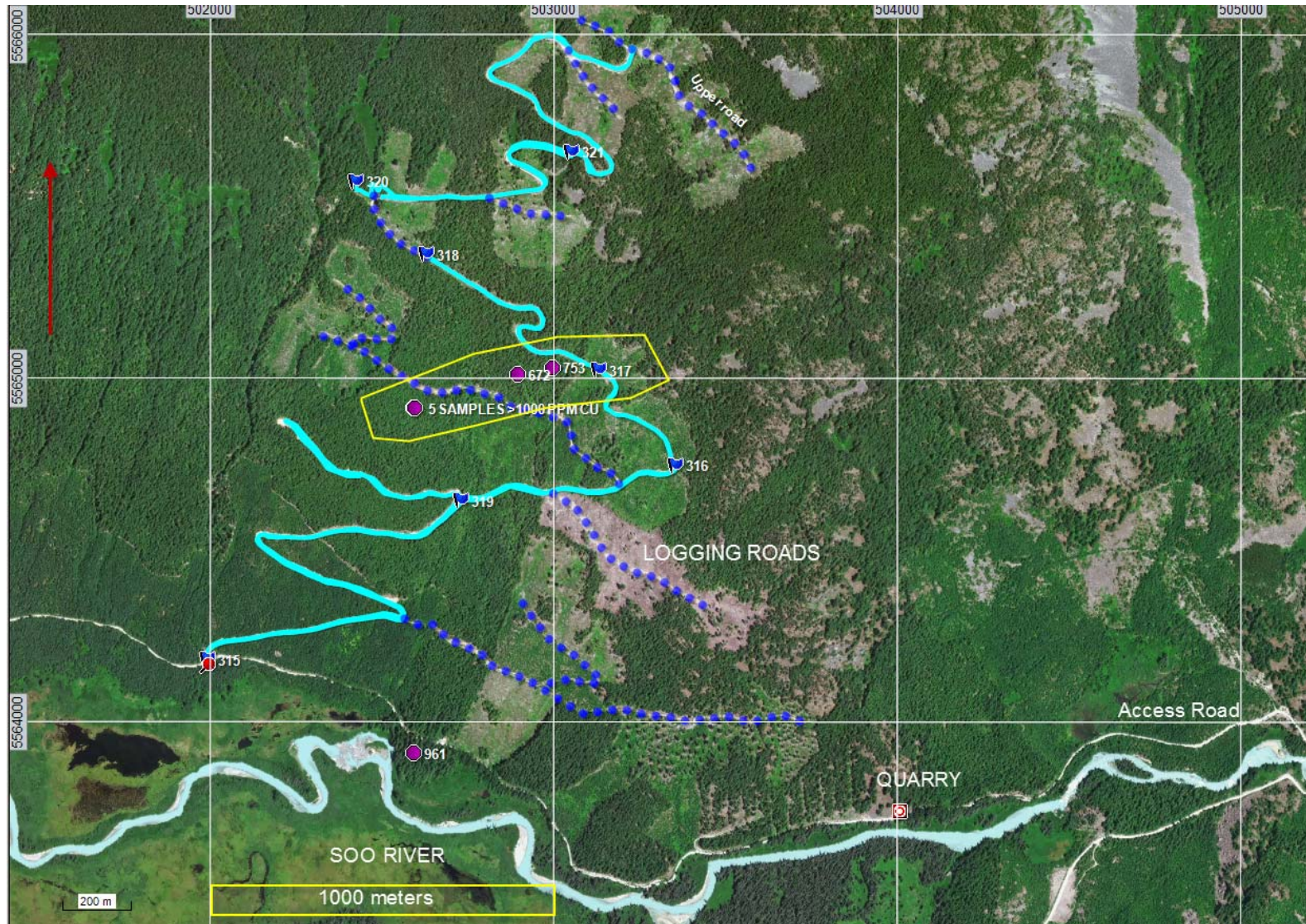


**FIGURE 8. SOIL SAMPLE RESULTS - COBALT (HISTORIC)**





**FIGURE 9. BEST COPPER VALUES (2016)**



## ***Ground Magnetometer Survey***

*Ground magnetometer surveys were completed at the Property along 100-meter spaced lines, overlapping with the geochemical grid. Two backpack-mounted GSM-19W Overhauser “Walking” magnetometers were used as rover units, with a sampling frequency of one measurement taken every second (1 Hz). A third GSM-19T Proton “base” unit was set up near the corner of the grid, set to take readings every 5 seconds, recording the diurnal variation to allow correction of the rover values. The base station was placed in a consistent location where it would not be affected by vehicles or field personnel interference.*

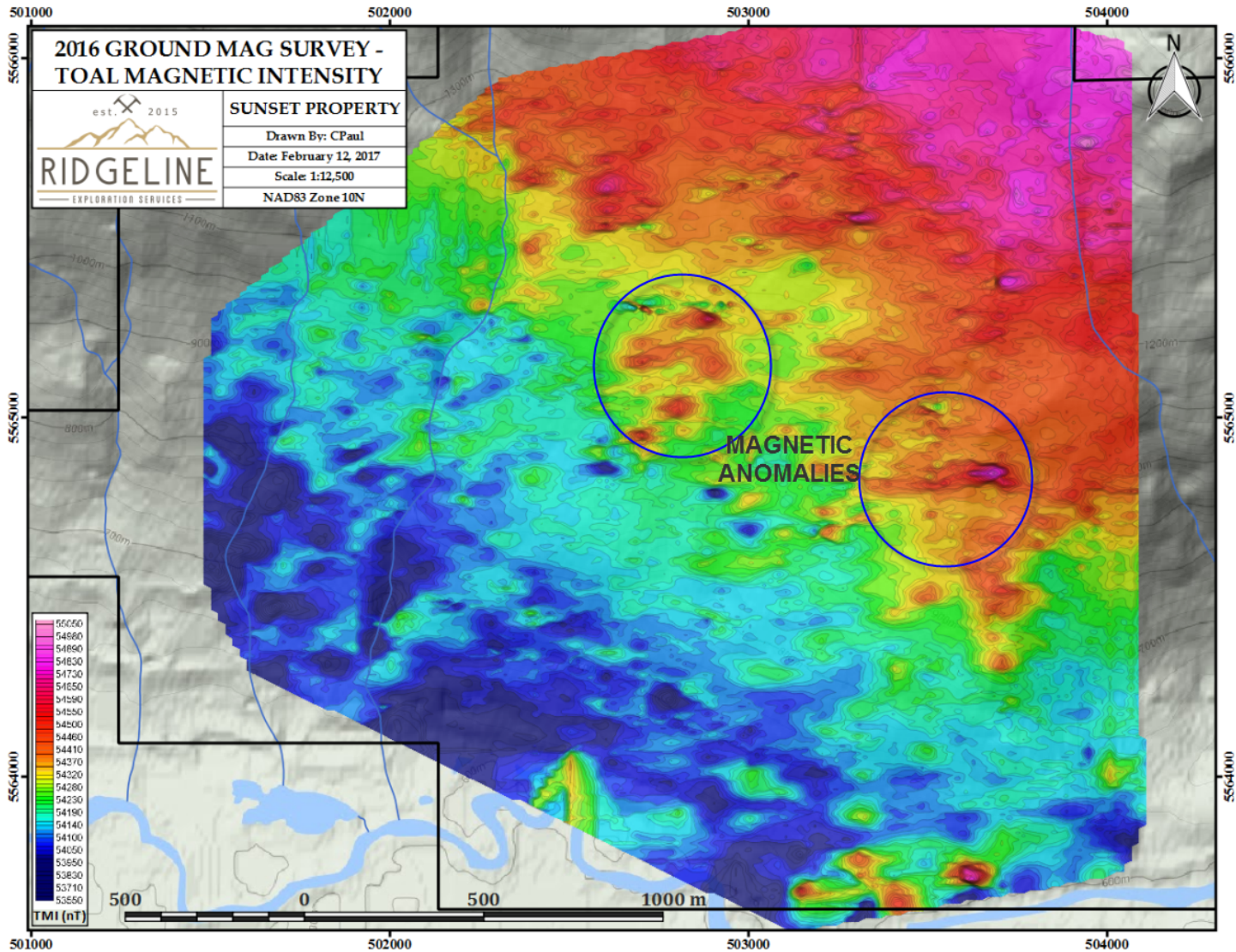
*A total of 68 line-kilometers of magnetic surveying were completed. True track length was estimated to equal at least 1.5 times the planned 68 line-km survey, owing to terrain difficulties, cliffs, and other obstacles that had to be circumvented due to the steep coastal geomorphology. Figure 6 below shows the true tracks as completed by the surveyors. Most of the survey lines had to be cut short in the highest alpine regions due to thick snow.*

*Positioning data was provided by a handheld Garmin GPSMAP 62s unit, set to record a position every second (1 Hz), consistent with the sampling rate of the magnetometer device. After returning from the field all data was downloaded to laptop computer. GemLink software was used to remove the daily diurnal variation. Positioning data and magnetometer readings were combined using a unique timestamp for each entry. The data was then gridded using a minimum-curvature method with Surfer 13 mapping software and plotted into a colour-coded TMI map (Figure 7).*

*Results of the magnetometer survey were excellent, with a drastic increase in imagery quality over the existing publicly available Canada 200m magnetic survey data. The ground magnetic survey was able to define a general trend from magnetic lows in the southwest increasing gradually in magnetic intensity to the northeast. The smooth transition from magnetic lows to magnetic highs is interpreted as the effect of thinning volcanic cover which has a low magnetic susceptibility grading into intrusive dioritic rocks which are strongly magnetic. A few north-striking linear lows cut the general magnetic gradient, some of which are coincident with creek drainages and are interpreted as magnetic destructive faults.*

*An isolated magnetic high feature occurs in the central area of the survey grid, which may be an important feature. High copper in soil values also bracket this magnetic high feature on the east and south sides. This magnetic feature will require further field examination and possible drill testing to determine its nature and the connection with a possible mineralized magnetic horizon at depth in this area. It remains the primary target for mineralization at depth, as defined by the 2016 ground magnetic survey.*

**FIGURE 10. MAGNETIC SURVEY (2016)**



## DRILLING

*Although there was historical diamond drilling on the Soo Property (2 holes in 1991), the current claim holders have not performed any drilling.*

## SAMPLE PREPARATION, ANALYSES AND SECURITY

Following completion of the field work, soil samples were transported to ALS Minerals' facility in Kamloops, BC for preparation and shipment to North Vancouver for analysis. ALS Minerals is an accredited laboratory used extensively by Junior and major exploration and development companies world-wide. Samples were placed into Kraft soil bags. All soil sample sites were marked with labeled pink flagging tape. UTM coordinates for sample sites were determined using Garmin GPSMAP 62s units. Notes on sample colour, grain size, horizon, depth, quality, remarks, and a photo were logged using iForm app on iOS devices in the field. All samples were analyzed by standard ICP techniques.

An additional 54 samples (silt soil and rock) were also analysed by Met-Solve Analytical Services Inc., Langley BC., a respected geochemical, metallurgical and testing laboratory using standard ICP techniques.

### *Soil Samples*

Soil sample pulps were prepared by drying and sieving to -80 mesh. For multi-element analysis, ALS analysis code ME-ICP41 was utilized in which a 0.5g aliquot of the pulp was digested under heat in an aqua Regia solution. Following digestion, the sample was made up to volume with deionized water and analyzed for 35 elements by ICP-AES and ICP-MS.

### *Rock Samples*

Rock samples were dried and crushed to 70% passing 2 mm and a 250-gram split of the crushed material was pulverized to 85% passing 75µm. Following the preparation, a 15-gram aliquot of the pulverized material was digested in a hot 3:1 (HCl:HNO<sub>3</sub>) aqua Regia bath for 1 hour. Upon completion of the digestion, the resulting solution was made up to volume with deionized water and analyzed by ICP-AES.

**Table 1 – 2016 Rock Sample Locations and Results for Co, Cu, Zn**

Sample ID	UTM_83_E	UTM_83_N	Occurrence	Co_ppm	Cu_ppm	Zn_ppm
A2018171	503424	5564370	Float	10	42	61
A2018172	503346	5564012	Subcrop	22	45	25
A2018551	502192	5565252	Outcrop	4	94	13
A2018552	502241	5565469	Float	6	13	33
A2018189	502355	5565477	Subcrop	14	283	53

A2018190	506369	5548816	Outcrop	37	60	23
SUN_SD_001	502362	5565495	Subcrop	12	219	99
SUN_SD_002	505967	5548536	Outcrop	6	730	55
SUN_SD_003	503380	5563986	Subcrop	5	247	43
154027	501154	5565027	Float	7	94	447

## DATA VERIFICATION

The author took three rock samples from the property in areas of strong silica/pyrite/sericite alteration in shear zones. These were analyzed by ALS Minerals Ltd. North Vancouver.

SUNSET CLAIM SAMPLES										
Barry Price, 2016										
SAMPLE DESCRIPTION	ME-ICP41 Ag ppm	ME-ICP41 As ppm	ME-ICP41 Bi ppm	ME-ICP41 Co ppm	ME-ICP41 Cu ppm	ME-ICP41 Fe %	ME-ICP41 Mo ppm	ME-ICP41 Pb ppm	ME-ICP41 S %	ME-ICP41 Zn ppm
316	<0.2	3	<2	10	14	3.92	1	<2	3.6	11
318	<0.2	18	<2	12	13	3.74	1	5	1.63	31
321	<0.2	<2	4	18	18	4.32	1	2	3.04	25
DATE RECEIVED: 2016-11-15 DATE FINALIZED : 2016-11-30										

None of these samples are considered anomalous but are from strongly oxidized, altered and leached zones with significant sulphur content.

## ADJACENT PROPERTIES

***Neither the writer nor the issuer has any direct or indirect beneficial interest in the properties described under this heading or any relationship to the companies involved. The information is provided solely for the benefit of the reader and for comparison with the subject properties. Any production or resources described may or may not comply with the provisions of NI 43-101 and such estimates should not be relied upon.***

### Rutherford Creek

The Rutherford Creek disseminated gold prospect was first staked in the mid-1970's by the Rainbow Syndicate (Newmont, Union Oil and Bethlehem Copper)

The area was staked as the GL Claims after a regional stream sediment sampling programme identified anomalous zinc and gold in the Rutherford Creek drainage. From 1977 to 1980, the property was geologically mapped and soil sampled.

A geochemically anomalous area 200 meters by 250 meters was outlined and contained values up to 780 ppb gold. Panning the soils within the anomalous area returned visible flakes of angular gold.

In 1980, an I.P. survey (a single-line, test survey) was conducted over the anomalous area and a 100-meter-long anomaly, believed to be disseminated pyrite, was outlined. This anomalous zone was below the area where gold had been panned from the soils. A small trench was dug across the anomalous zone. This trench exposed a silicified, pyrite-bearing shear zone, but rock samples from the trench carry only low gold values.

In 1987, Castle Minerals relocated the Syndicate's trench and established a grid over the northern portions of the property east of the trench. Several widely spaced road cuts greatly enlarged its surface dimensions of the original showing. Grid lines 50 m apart were cut over the lower slopes of the Wren and Sparrow Claims to expand the area of known gold mineralization.

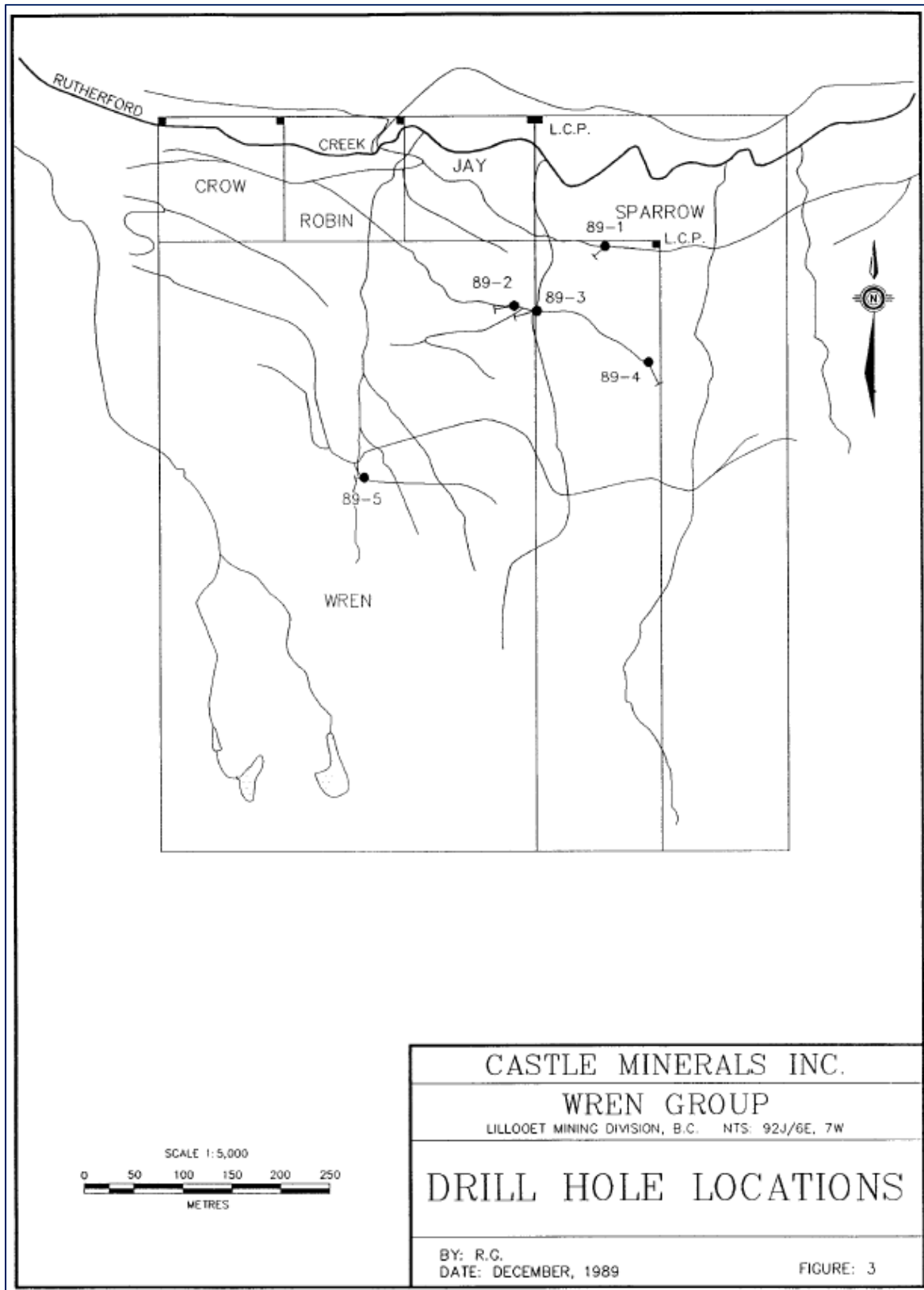
Results of the geochemical programme were very encouraging. Samples ranged from 1 ppb to 5690 ppb. At 100 ppb threshold, over 15 % of the samples are anomalous. The results of the geochemical survey were sufficiently encouraging to warrant drill testing some of the anomalous areas. A small programme of 5 drill holes totalling approximately 200 metres was proposed, and in mid-May a BBS-1 drill rig was mobilized to the property.

All of the core was split, logged, and assayed; all core was divided into 3 metre (10 feet) sections, split lengthwise, and sent to Acme Analytical Labs. Ltd. For assaying.

Minor chalcopyrite was seen in the core; gold is present within fault gouge and appears to be associated with pyrite, in narrow, quartz veins in the plutonic rocks and in quartz stringers in the argillite host. Two 10-foot sections of argillite contained numerous quartz stringers with assays to 185 and 600 ppb. Gold respectively, strongly anomalous but sub-economic.

At present the claim is held by J.W. (Bill) Morton, P.Geol.

## **FIGURE 11. Rutherford Creek Drilling (Gonzales 1989)**



### ***Molygold (Paka)***

Although not strictly adjoining the Soo Claims, the Molygold or Paka property is situated to the north on Rutherford Creek.

The Molygold claims were intensively investigated in 2006. Between May and late September, the main areas noted in previous years' work were sampled. Drilling occurred on the Road and Breccia Zones, and soil, silt, and rock sampling occurred throughout. Drilling of the Road Zone included 15 holes at seven locations, defining a well exposed surface molybdenite showing. Drilling produced 806.30 m of NQ core. All of the drilling was accessed from recently reactivated or newly created roads.

Drilling of the Road Zone covered an area 150m by 120m with a surface showing of silicified to hydrothermally altered syenite. The highest alteration contained chalcopyrite, pyrrhotite, molybdenite, and bornite and was associated with narrow quartz-filled cross fractures.

Michael Miller, B.Sc. reports (2007): *“Results from the drilling suggest the mineralized body is a bowl-shaped lens, defined by its surface expression. Targeted elements were in low concentrations with only short sections carrying low values (>0.01% Mo) of molybdenum or copper. The results for gold and silver were unremarkable.*

*Of the holes drilled, eight returned short intervals of low values of molybdenum. The highest values were from hole RS-06-15 with a return of 0.037% Mo over 30 cm. A second section of this hole produced 0.034% Mo over 1.3m. Hole RS-06-12 had a 1.3m section of 0.016% Mo. A few short intersections of 0.3m had >0.01% Mo in other holes, but distribution appears sporadic and in low concentrations.”*

The results are sub-economic. There are no longer any claims in the area.

### ***19 Mile (RM Rainbow)***

This area near Green Lake was explored by CM Armstrong, P.Eng. for Battle Creek Mines Ltd. In 1972. Following staking in early August 1970, work has included:

- general prospecting
- detailed geological mapping of selected areas containing visibly anomalous copper mineralization;
- Reconnaissance soil sampling; and
- aerial photography of the claim group and strike extensions.

This was followed in 1972 by additional prospecting, mapping, magnetometer and VLF-EM surveys, and soil geochemical surveys



As with the adjacent Soo property, the claim area covers a portion of a large, variably metamorphosed, geologically complex pendant of volcanic, sedimentary, and possibly intrusive rocks of pre-Jurassic age, encompassed by variable plutonic granitoid rocks dominating the Coast Crystalline Belt, and apparently mainly of upper Jurassic age.

Armstrong reported: "Visually anomalous chalcopyrite mineralization occurs within a broad, several hundred-foot wide zone cut by the west claim location line and extending northerly from Nineteen Mile Creek for roughly 3 claim lengths. A narrow zone of pyrite/chalcopyrite mineralization at station 15 E on line 16 N graded 1.51% Cu over 2 feet, with lower grade values (0.14% Cu) for several feet on either side.

In general, a broad zone of weakly anomalous copper soil values (65 to 130 ppm Cu) extends from line 8 N to 28 N (2000 feet). Within the broad zone of weakly anomalous copper soil values defined by earlier soil sampling, a number of parallel, weak to moderate electrical conductors have been defined.

In the copper-anomalous area there appears to be no obvious correlation between magnetics and zones of either moderately to strongly anomalous copper soil values or weak to moderate electrical conductivity.

Unfortunately, the only significant copper-anomalous area defined to date occurs in a cottage area, Alpine Meadows, currently under development at the base of the mountain.

Because of the proliferation of residential developments in the area, many worthwhile Volcanogenic massive sulphide targets such as the RM/Rainbow prospect have been abandoned and are no longer held under claims.

### *Northair*

Again, the Northair Mine (now closed) is not strictly adjacent to the Soo area, but was the one productive mine in the area. The Warman property discovered by Dr. Michael P. Warshawski, an amateur prospector and Mr. A. H. ("Moose") Manifold, a geologist, was explored and developed by Northair Mines, Ltd., from 1972 to the start of production in 1976. From 1976 to June 1982, Northair Mines milled 345,000 tons yielding **166,582 ounces of gold and 845,854 ounces of silver with by-product production of copper, lead and zinc.**

Creation of the Callaghan Creek park has inhibited any further work in that area and has led to the devaluation of the Brandywine properties nearby, including the upper showings on Brandywine Creek.

## MINERAL PROCESSING AND METALLURGICAL TESTING

There has been no mineral processing or metallurgical testing.

## MINERAL RESOURCE AND MINERAL RESERVE ESTIMATES

There are no mineral reserves or mineral resources as the property is at a grass roots level of exploration.

## ADVANCED HEADINGS

The following headings are not relevant to this early stage property:

- Mining Methods
- Recovery Methods
- Project Infrastructure
- Market Studies and Contracts
- Environmental Studies, Permitting and Social or Community Impact
- Capital and Operating Costs
- Economic Analysis

## OTHER RELEVANT DATA AND INFORMATION

The author is not aware of any other information concerning the Sunset Property. As with all of the province, the area may be subject to one or more land claims by First Nations. The company should consult with the local First Nations, which may be the Mt. Curry band. As permits (Notices of Work) now may take a very long to arrange and meet approval, this process should be started immediately.

## INTERPRETATION AND CONCLUSIONS

Work done by the property owners in 2016 and 2017 at Sunset has included prospecting, mapping grid work, soil and rock sampling and a detailed ground magnetic survey. The magnetic survey has defined numerous structural features on the property, and the soil survey confirms the presence of the multi-element Cu-Co-Zn soil anomalies as defined by numerous previous operators.

An isolated magnetic high feature was also defined by the magnetic survey in 2016, in the central area of the project and is bracketed by high copper in soil values, up to 2250 ppm Cu, and lies close to mineralized springs seen exiting the subsurface. Five soil samples from the same area all have greater than 1000 ppm copper, situated near UTM coordinates 5564910 north and 502594 East.

Copper values in soil over 500 parts per million, when plotted with historical values from assessment reports, show a cluster about 1000 meters by 500 meters in area. Numerous anomalous cobalt value also lie within this area and a smaller cluster of anomalous zinc in soil is also present.

Although the cobalt and zinc anomalies are more subdued, and may be transported to some extent, they provide a focus, particularly as cobalt is a much-sought commodity at present. There is a possibility that a mineralized system occurs at depth on the property, evidenced by the magnetic and geochemical anomalies within volcanic rock units which are known to host mineralization in the area (Northair and Britannia deposits).

## RECOMMENDATIONS

The area adjacent to the geochemical and magnetic anomalies will require further field examination, in an initial phase (Phase 1). Induced Polarization (IP) surveys and/or Electromagnetic (EM) surveys are suggested, with the goal of defining chargeability and conductivity anomalies indicative of disseminated sulphides, or conductive bodies that may result from Volcanogenic massive sulphides or disseminated sulphide zones. The definition of drill targets would lead to possible drill testing to determine whether economic mineralization might exist in this area.

A second phase of drilling would be contingent on finding acceptable targets in the first phase. Permitting for such exploration activities should begin immediately as the permitting process may be long.

The property is of merit and additional exploration is recommended. The suggested two phases of exploration are outlined on the following page.

## RECOMMENDED BUDGET

The following budget is an estimate only. It could be divided into two separate phases, with the diamond drilling contingent on favourable interpretations from geophysical and geological studies.

DESCRIPTION: PHASE 1 PROGRAM	UNITS/RATES	AMOUNT CAN\$
Geological supervision	1 man x 30 days	\$15,000
Assistant	1 man x 30 days	\$9,000
Induced polarization/Mag/VLF surveys	3 men x 20 days	\$60,000
Vehicles	3 x \$100 X 30 days	\$9,000
Food and Lodging	5 men x 30 days	\$15,000
Field equipment, supplies rentals		\$5,000
Mobilization/demob freight etc.		\$5,000
Permits, reclamation		\$10,000
Basemap preparation		\$5,000
Geological reporting		\$15,000
<b>Subtotal</b>		<b>\$148,000.00</b>
Contingency		\$17,000
<b>TOTAL PHASE 1</b>		<b>\$165,000</b>

The second phase, contingent on success in the first phase in delimiting targets, would consist primarily of diamond drilling, as estimated below:

DESCRIPTION: PHASE 2 PROGRAM	UNITS/RATES	AMOUNT CAN\$
Geological supervision	1 man x 20 days	\$12,000
Assistant	1 man x 20 days	\$6,000
Vehicles	2 x \$100 X 20 days	\$4,000
Food and Lodging	6 men x 20 days	\$12,000
Field equipment, supplies rentals		\$5,000
Diamond drilling	1000 meters x \$140/m all in	\$140,000
Assays	200 x \$75	\$15,000
Mobilization/demob freight etc.		\$10,000
Geological reporting		\$10,000
<b>Subtotal</b>		<b>\$214,000</b>
Contingency		\$21,000
<b>TOTAL PHASE 2</b>		<b>\$235,000</b>

While the author has prepared this estimate with care, he does not guarantee that the program can be completed for the costs estimated above. Budgeting should be reviewed when contracts are let.

## SIGNATURE PAGE

Dated at Vancouver B.C. this 11th day of December, 2017

respectfully submitted

B.J. PRICE GEOLOGICAL CONSULTANTS INC.



per: \_\_\_\_\_

***"Barry J. Price, M.Sc., P.Geo."***

Qualified Person

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- EMPR EXPL 1977-E165; 1979-181; 1985-C211; 1988-C119
- GSC Open File 482
- GSC SUM RPT 1911

## CERTIFICATE OF AUTHOR BARRY JAMES PRICE, M.SC., P.GEO

I, Barry James Price, hereby certify that:

I am an independent Consulting Geologist and Professional Geoscientist residing at 820 East 14th Street, North Vancouver B.C., with my office at Ste 815 - 470 Granville Street, Vancouver, B.C., V6C 1V5, (Telephone: 682-1501)

I graduated from University of British Columbia, Vancouver B.C., in 1965 with a Bachelor's Degree in Science (B.Sc.) Honours, in the field of Geology, and received a further Degree of Master of Science (M.Sc.) in Economic Geology from the same University in 1972.

I have practiced my profession as a Geologist for the past 50 years since graduation, in the fields of Mining Exploration, Oil and Gas Exploration, and Geological Consulting. I have written a considerable number of Qualifying Reports, Technical Reports and Opinions of Value for junior companies in the past 35 years.

I have worked in Canada, the United States of America, in Mexico, The Republic of the Philippines, Indonesia, Cuba, Ecuador, Panama, Nicaragua, Tajikistan, The People's Republic of China, and the Republic of South Africa, Chile, and Argentina.

My specific experience concerning the subject deposit is related to previous work done for other clients in the Pemberton and Harrison Lake area, which contain similar rock units and mineral deposits.

I am a registered as a Professional Geoscientist (P. Geo.) in the Province of British Columbia (No 19810 - 1992) and I am entitled to use the Seal, which has been affixed to this report.

I visited the Soo property on November 6, 2016, accompanied by Geologist Chris Paul, B.Sc. During this time the 2016 work program was being completed. I have based this report on a visit to the subject property, a review of all available data concerning the subject property supplied by the property vendors and on other materials obtained from the literature and from web sites.

For the purposes of this Technical Report I am a Qualified Person as defined in National Instrument 43-101. I have read the Policy and this report is prepared in compliance with its provisions.

I have no direct or indirect interest in the property which is the subject of this report I do not hold, directly or indirectly, any shares in Delrey Mining Corp., nor in nor in any related companies, nor do I intend to acquire any such shares, in full compliance with all provisions of Section 1.5 of National Instrument 43-101.

I do not hold any interest, directly or indirectly, in any claims within the project area. I will receive only normal consulting fees for the preparation of this report.

I am not aware of any material fact or material change with respect to the subject matter of the technical report which is not reflected in the technical report, the omission of which would make the technical report misleading.

## SIGNATURE PAGE

Dated at Vancouver B.C. this 11th day of December, 2017

respectfully submitted

B.J. PRICE GEOLOGICAL CONSULTANTS INC.

per: \_\_\_\_\_

Barry J. Price, M.Sc., P.Geol.

Qualified Person

Effective Date: December 11, 2017



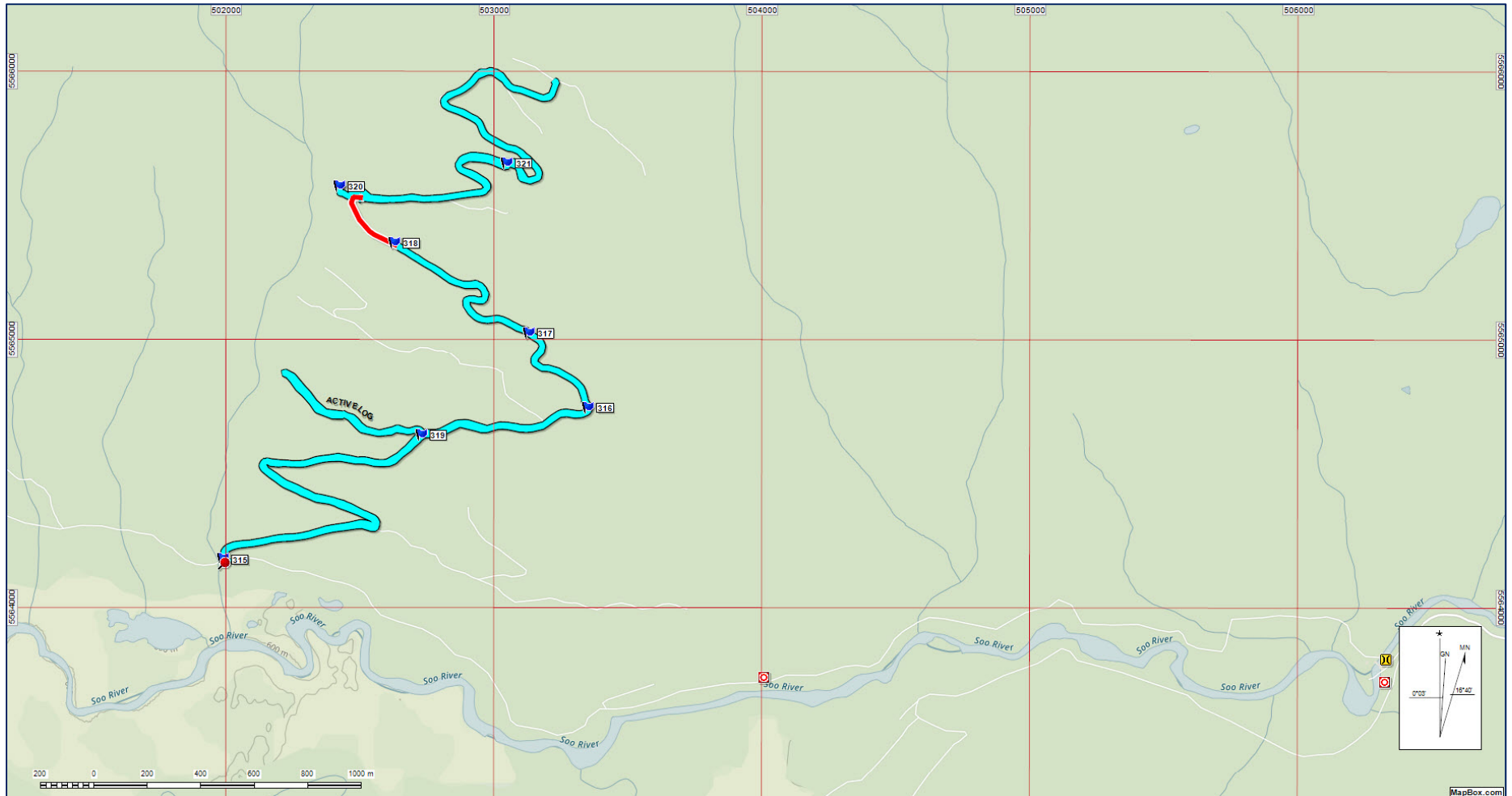


## APPENDIX I

Sample assay data (PDF Version only)

## APPENDIX II

### Due Diligence Traverse



## PHOTOGRAPHS

Altered leached and gossanous volcanics on the Sunset claims.

