

CONSENT OF QUALIFIED PERSON

To: Canadian Securities Exchange
British Columbia Securities Commission

I, Matthew Carter, of Suite 103, 10183 112 Street, Edmonton, Alberta, T5K 1M1, consent to the public filing of the technical report entitled "**Technical Report on the Blue Property**", prepared on behalf of Core Assets Corp. and dated September 6th, 2019, with an effective date of September 6th, 2019 (the "Technical Report") by Core Assets Corp.

I also consent to the filing of the report with the Canadian Securities regulatory authorities listed above and with SEDAR (System for Electronic Document Analysis and Retrieval), and to extracts from, or a summary of, the Report in written disclosure, news releases, website publication, or other documents filed by Core Assets Corp., including the preliminary prospectus, dated March 18th, 2020, concerning the Blue Property (the "Prospectus").

I hereby confirm that I have read the Prospectus, including the written disclosure of the Report and of extracts from or a summary of the Report contained in the Prospectus or incorporated by reference therein, and have no reason to believe that there are any misrepresentations in the information contained therein that is derived from the Report or that is within my knowledge as a result of the services performed by me in connection with the Report. I also certify that I am not aware of any other written disclosure derived from the Report that does not fairly and accurately represent the information in the Report.

A handwritten signature in black ink, appearing to read "Matthew Carter", is written over a horizontal line.

Matthew Carter, P. Geo

Dated: March 18th, 2020