

THIS MINERAL PROPERTY PURCHASE AGREEMENT is dated for reference the 28th day of June, 2018.

BETWEEN:

Stellar AfricaGold Inc., a company duly incorporated under the laws of Canada and having a head office and place of business at 4908 Pine Crescent, Vancouver, B.C. V6M 3P6

hereinafter called the "**Stellar**")

OF THE FIRST PART

AND:

Mosaic Minerals Inc., a company duly incorporated under the laws of British Columbia and having a head office and place of business at 4908 Pine Crescent, Vancouver, B.C. V6M 3P6

hereinafter called the "**Mosaic**")

OF THE SECOND PART

WHEREAS:

- A. Stellar owns a 100% interest in the 33 claims mineral property known and described as the Opawica Gold Project ("Opawica") in Quebec, the legal particulars of which are listed in Schedule 'A' hereto;
- B. Stellar has incurred to date approximately Three Hundred Sixty Thousand (\$360,000) in historical exploration expenditures on Opawica; and
- C. Mosaic wishes to purchase and Stellar wishes to sell Opawica on the terms and conditions set out herein.

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of these premises and the mutual agreements and covenants herein contained, the parties hereby covenant and agree as follows:

1. PURCHASE AND SALE OF OPAWICA

Mosaic agrees to purchase and Stellar agrees to sell Opawica to Mosaic.

2. CONSIDERATION

The consideration for the purchase of Opawica shall be the issuance by Mosaic from its treasury Seven Million Two Hundred Thousand (7,200,000) common shares at an issue price of \$0.05 per share.

As additional consideration, and to allow Stellar and its shareholders to benefit from any future mineral resource discovery at Opawica, Mosaic hereby grants to Stellar a 2% Net Smelter Returns Royalty ("NSR") from production and sale of all minerals from Opawica, provided always that Mosaic shall have the right to purchase at any time and from time to time all or incremental parts paying a pro-rated consideration up to 50% of the NSR (i.e. Mosaic may purchase 1% of the 2% NSR) by paying to Stellar an aggregate of One Million (\$1,000,000) dollars.

3. CLOSING

Closing will be on or before June 30, 2018 or so soon thereafter as is practicable and will be held at the business offices of Mosaic.

4. DELIVERIES ON CLOSING

Mosaic will deliver the purchase consideration, namely a share certificate registered in the name of Stellar representing 7,200,000 common shares of Mosaic.

Stellar will deliver:

- i) duly endorsed and notarized claims transfer forms as approved by legal counsel, and
- ii) all historical exploration data including without limitation exploration survey results, prospecting maps and assay results.

5. CONDITIONS PRECEDENT TO CLOSING

Closing of this mineral property purchase agreement is subject to:

- i) Stellar having received TSX Venture Exchange acceptance of this mineral property purchase agreement as a non-arm's length transaction, and
- ii) Mosaic having closed an equity financing of not less than Two Hundred Thousand (\$200,000) dollars.

6. REPRESENTATIONS OF STELLAR

Stellar represents and warrants that Opawica is in good standing with the mineral recording offices of the Province of Quebec with all required annual assessment work having been performed and recorded as required, and that Opawica free and clear of all liens, charges and financial encumbrances.

Stellar further represents and warrants that to the best of its knowledge Opawica is free and clear of

environmental hazards.

7. REPRESENTATIONS OF MOSAIC

Mosaic represents and warrants that the 7,200,000 shares of Mosaic will be issued as fully paid and non-assessable and free and clear of all encumbrances, and subject only to any trading restrictions imposed by applicable securities regulations.

8. FURTHER ASSURANCES

The parties hereto covenant and agree to do such further acts and execute and deliver all such further deeds and documents as shall be reasonably required in order to fully perform and carry out the terms and intent of this Agreement.

8. ENTIRE AGREEMENT

This Agreement constitutes the entire agreement to date between the parties hereto and supersedes every previous agreement, communication, expectation, negotiation, representation or understanding, whether oral or written, express or implied, statutory or otherwise, between the parties with respect to the subject of this Agreement.

9. TIME OF ESSENCE

Time shall be of the essence of this Agreement.

10. HEADINGS

The headings to the respective sections hereof shall not be deemed a part of this Agreement but shall be regarded as having been used for convenience only.

11. SEVERABILITY

If any one or more of the provisions contained herein should be invalid, illegal or unenforceable in any respect in any jurisdictions, the validity, legality and enforceability of such provisions shall not in any way be affected or impaired thereby in any other jurisdiction and the validity, legality and enforceability of the remaining provisions contained herein shall not in any way be affected or impaired thereby.

12. APPLICABLE LAW

Opawica is located in Quebec, and the parties therefore agree that the situs of this mineral purchase

agreement is Quebec, and for all purposes this Agreement will be governed exclusively by and construed and enforced in accordance with the laws prevailing in the Province of Quebec, and Stellar and Mosaic agree to attorn to the jurisdiction of the Courts of the Province of Quebec in respect of any dispute relating to this mineral purchase agreement or Opawica.

13. ENUREMENT

This Agreement shall enure to the benefit of and be binding upon the Parties hereto and their respective successors and permitted assigns.

IN WITNESS WHEREOF this Agreement has been executed as of the day and year first above written.

STELLAR AFRICAGOLD INC.

Per: 

J. François Lalonde, Director

MOSAIC MINERALS INC.

Per: 

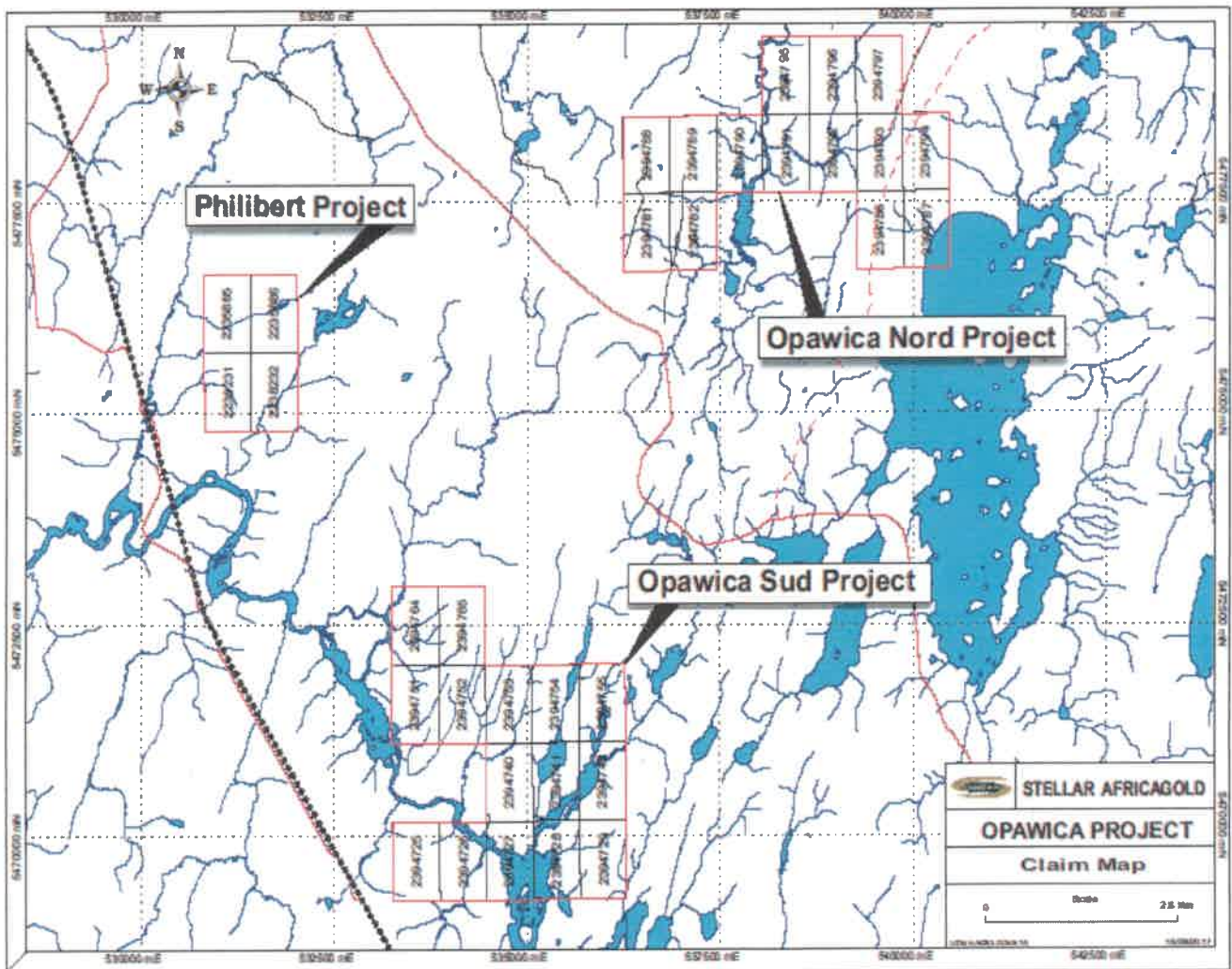
John Cumming, Director

Schedule 'A'

General Description

The Opawica mineral claims are composed of 3 blocks of claims, namely Opawica North, Opawica South and Philibert. The three claim blocks total 33 claims and cover 1,850 hectares. The Opawica mineral claims are located approximately 55 km south of the town of Chibougamau in northwestern Quebec.

Opawica Claims Map



Opawica Claims Legal Descriptions

STELLAR AFRICAGOLD INC

Titres Miniers / Opawica Project / Quebec, Canada

2018-06-18

Projet	SNRC	No titre	Date Renouv	Date Inscription	Date Expiration	Nbr Ren	Sup (Ha)	Excédents	Trv requis	Droits requis
Phillibert	32G07	2235885	2020-02-10 23:59	2010-06-02 00:00	2020-04-13 23:59	4	55,97	83,13 \$	1 170,00 \$	64,09 \$
Phillibert	32G07	2235886	2020-02-10 23:59	2010-06-02 00:00	2020-04-13 23:59	4	55,97	83,13 \$	1 170,00 \$	64,09 \$
Phillibert	32G07	2238231	2020-02-10 23:59	2010-06-15 00:00	2020-04-13 23:59	4	55,98	83,13 \$	1 170,00 \$	64,09 \$
Phillibert	32G07	2238232	2020-02-10 23:59	2010-06-15 00:00	2020-04-13 23:59	4	55,98	83,13 \$	1 170,00 \$	64,09 \$
Phillibert	Total :	4					223,9	332,52 \$	4 680,00 \$	256,36 \$
Opawica Sud	32G07	2394725	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	56,04	47,28 \$	780,00 \$	64,09 \$
Opawica Sud	32G07	2394726	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	56,04	47,28 \$	780,00 \$	64,09 \$
Opawica Sud	32G07	2394727	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	56,04	47,28 \$	780,00 \$	64,09 \$
Opawica Sud	32G07	2394728	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	56,04	47,28 \$	780,00 \$	64,09 \$
Opawica Sud	32G07	2394729	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	56,04	47,28 \$	780,00 \$	64,09 \$
Opawica Sud	32G07	2394740	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	56,03	47,28 \$	780,00 \$	64,09 \$
Opawica Sud	32G07	2394741	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	56,03	47,28 \$	780,00 \$	64,09 \$
Opawica Sud	32G07	2394742	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	56,03	47,28 \$	780,00 \$	64,09 \$
Opawica Sud	32G07	2394751	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	56,02	47,28 \$	780,00 \$	64,09 \$
Opawica Sud	32G07	2394752	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	56,02	47,28 \$	780,00 \$	64,09 \$
Opawica Sud	32G07	2394753	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	56,02	47,28 \$	780,00 \$	64,09 \$
Opawica Sud	32G07	2394754	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	56,02	47,28 \$	780,00 \$	64,09 \$
Opawica Sud	32G07	2394755	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	56,02	47,28 \$	780,00 \$	64,09 \$
Opawica Sud	32G07	2394764	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	56,01	47,28 \$	780,00 \$	64,09 \$
Opawica Sud	32G07	2394765	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	56,01	47,28 \$	780,00 \$	64,09 \$
Opawica Sud	Total :	15					840,41	709,20 \$	11 700,00 \$	961,35 \$
Opawica Nord	32G08	2394781	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	55,97	70,24 \$	780,00 \$	64,09 \$
Opawica Nord	32G08	2394782	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	55,97	70,24 \$	780,00 \$	64,09 \$
Opawica Nord	32G08	2394786	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	55,97	70,24 \$	780,00 \$	64,09 \$
Opawica Nord	32G08	2394787	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	55,97	70,24 \$	780,00 \$	64,09 \$
Opawica Nord	32G08	2394788	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	55,96	70,24 \$	780,00 \$	64,09 \$
Opawica Nord	32G08	2394789	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	55,96	70,24 \$	780,00 \$	64,09 \$
Opawica Nord	32G08	2394790	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	55,96	70,23 \$	780,00 \$	64,09 \$
Opawica Nord	32G08	2394791	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	55,96	70,23 \$	780,00 \$	64,09 \$
Opawica Nord	32G08	2394792	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	55,96	70,23 \$	780,00 \$	64,09 \$
Opawica Nord	32G08	2394793	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	55,96	70,23 \$	780,00 \$	64,09 \$
Opawica Nord	32G08	2394794	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	55,96	70,23 \$	780,00 \$	64,09 \$
Opawica Nord	32G08	2394795	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	55,95	70,23 \$	780,00 \$	64,09 \$
Opawica Nord	32G08	2394796	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	55,95	70,23 \$	780,00 \$	64,09 \$
Opawica Nord	32G08	2394797	2019-09-22 23:59	2013-11-25 00:00	2019-11-24 23:59	2	55,95	70,23 \$	780,00 \$	64,09 \$
Opawica Nord	Total :	14					783,45	983,28 \$	10 920,00 \$	897,26 \$
Total		33					1847,76	2 025,00 \$	27 900,00 \$	2 114,97 \$