NI43-101 Technical Report

on
The Dory Property
Port Alberni
British Columbia
Canada

At -125.33° Longitude
and
49.30° Latitude
NTS
MAP 92F/06

Prepared for
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Effective Date: March 13, 2023

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1 SUMMARY

This report was commissioned by Lexston Life Sciences Corp. (or the "Company") and prepared by Derrick Strickland, P. Geo. As an independent professional geologist, the author was asked to undertake a review of the available data and recommend, if warranted, recommend specific areas for further work on the Dory Property (or the "Property"). This technical report was prepared to support a property acquisition and a change of business on the Canadian Securities Exchange (CSE). The author visited the Dory Property on January 20, 2022.

The Dory Property consists of four non-surveyed contiguous mineral claims totalling 1,3481 hectares located on NTS map 92F/06 and centered at -125.32°" Longitude and 49.30 ° Latitude. The claims are located within the Alberni Mining Division of British Columbia. The Property is easily accessed by a series of paved and gravel roads branching from the Pacific Rim Highway (Provincial Highway No. 4 also known as River Road), that runs west from Port Alberni past Sproat Lake to the west coast of Vancouver Island.

In an agreement provided to the author and dated January 18, 2023, the Company can acquire 100% of the Property from Nick Rodway under a two-stage option agreement. Stage one, pay $85,000 in cash and issue 250,000 shares to acquire 51% of the property. Stage two, pay $10,000 in cash and issue 100,000 shares to acquire an additional 49% of the property. In addition, the Company must incur $100,000 of exploration expenditures. Nick Rodway retains a 2% net smelter royalty where 1% can be bought back for $1,000,000.

The Property is located in the Wrangellia Terrain of south-central Vancouver Island and is surrounded by some of the most varied and structurally complex geology on the island. Port Alberni also sits between two major uplifts exposing the island's oldest Paleozoic volcano-sedimentary rocks of the Sicker and Buttle Lake Groups: the Cowichan Uplift to the southeast, and the Myra Falls Uplift to the northwest. Small stocks of the Triassic Mount Hall Gabbro suite occasionally intrude the Paleozoic rocks southeast of Port Alberni. The immediate Port Alberni area is mainly underlain by Triassic mafic volcanic rocks of the Karmutsen Formation of the Vancouver Group. All units are occasionally intruded by small quartz diorite stocks and dikes of the Tertiary-Eocene Mount Washington plutonic suite.

Nick Rodway conducted an exploration program on the Dory Property from January 1 to January 23, 2023. The program consisted of the collection of 378 soil samples on two grids, the collection of 27 silt samples, and the collection of 5 rock samples. The two grids were established to identify and extend possible buried mineralization in areas of possible anomalous gold, copper, and other minerals.

In order to continue to evaluate the potential of the Dory Property, a program two phase program is recommended: Phase one consisting of the creation of a GIS database from the historical data, geological mapping, and rock and soil sampling of areas of interest that have been identified historically should evaluated by the Company. As a result of recent logging activity, there are new areas of exposure that should be investigated. The estimated cost of the programme is $129,500 CDN. Phase Two is contingent on positive results of Phase One and included line-cutting, 3D Induced Polarization geophysical survey ("IP") and detailed mapping on areas identified in Phase one.

2 INTRODUCTION

This report was commissioned by Lexston Life Sciences Corp. (or the "Company") and prepared by Derrick Strickland, P. Geo. As an independent professional geologist, the author was asked to undertake a review of the available data and recommend, if warranted, recommend specific areas for further work on the Dory Property (or the "Property"). This technical report was prepared to support a property acquisition and a change of business on the Canadian Securities Exchange (CSE).

In the preparation of this report, the author utilized both British Columbia and Federal Government of Canada geological maps, geological reports, and claim maps. Information was also obtained from British Columbia Government websites such as:

- Map Place - www.empr.gov.bc.ca/Mining/Geoscience/MapPlace;
- Mineral Titles online - www.mtonline.gov.bc.ca; and
- Geoscience BC - www.geosciencebc.com
- IMAP BC

British Columbia Mineral Assessment work reports (ARIS reports) from the Dory Property area historically filed by various companies were also reviewed. A list of reports, maps, and other information examined is provided in Section 27 of this report.

The author visited the Dory Property on January 20, 2023, during which time the author reviewed the geological setting. Unless otherwise stated, maps in this report were created by the author. The author has no reason to doubt the reliability of the information provided by Lexston Life Sciences Corp.

This evaluation of the of Lexston Life Sciences Corp. - Dory Property is partially based on historical data derived from British Columbia Mineral Assessment Files and other regional reports. Rock sampling and assay results are critical elements of this review. The description of sampling techniques utilized by previous workers is poorly described in the assessment reports and, therefore, the historical assay results must be considered with prudence.

The author reserves the right but will not be obliged to revise the report and conclusions if additional information becomes known subsequent to the date of this report.

The information, opinions, and conclusions contained herein are based on:

- Information available to the author at the time of preparation of this report
- Assumptions, conditions, and qualifications as set forth in this report

As of the date of this report, the author is not aware of any material fact or material change with respect to the subject matter of this technical report that is not presented herein, or which the omission to disclose could make this report misleading.

2.1 UNITS AND MEASUREMENTS

Table 1: Definitions, Abbreviations, and Conversions

Units of Measure	Abbreviation	Units of Measure	Abbreviation
Above mean sea level	amsl	Milligrams per litre	mg/L
Billion years ago,	Ga	Millilitre	mL
Centimetre	cm	Millimetre	mm
Cubic centimetre	cm3	Million tonnes	Mt
Cubic metre	m3	Minute (plane angle)	'
Days per week	d/wk	Month	mo
Days per year (annum)	d/a	Ounce	oz.
Degree	°	Parts per billion	ppb
Degrees Celsius	°C	Parts per million	ppm
Degrees Fahrenheit	°F	Percent	%
Diameter	ø	Pound(s)	lb.
Gram	g	Power factor	pF
Grams per litre	g/L	Specific gravity	SG
Grams per tonne	g/t	Square centimetre	cm^2
Greater than	>	Square inch	in^2
Hectare (10,000 m^2)	ha	Square kilometre	km^2
Gram	g	Square metre	m^2
Kilo (thousand)	k	Thousand tonnes	kt
Kilogram	kg	Tonne (1,000kg)	t
Kilograms per cubic metre	kg/m^3	Tonnes per day	t/d
Kilograms per hour	kg/h	Tonnes per hour	t/h
Kilometre	km	Tonnes per year	t/a
Less than	<	Total dissolved solids	TDS
Litre	L	Week	wk
Litres per minute	L/m	Weight/weight	w/w
Metre	m	Wet metric tonne	wmt
Metres above sea level	masl	Yard	yd.
Micrometre (micron)	μm	Year (annum)	a
Milligram	mg		

3 RELIANCE ON OTHER EXPERTS

For the purposes of this report, the author has reviewed and relied on ownership information provided by Jagdip Bal, CEO of Lexston Life Sciences Corp., on January 7, 2023, which to the author's knowledge is correct. A limited search of tenure data on the British Columbia government's Mineral Titles online (MTO) web site confirms the data supplied. This information is used in Section 4 of this report.

4 PROPERTY DESCRIPTION AND LOCATION

The Dory Property consists of four non-surveyed contiguous mineral claims totalling 1,3481 hectares located on NTS map 92F/06 centered at -125.32°" Longitude and 49.30 ° Latitude. The claims are located within the Alberni Mining Division of British Columbia. The Mineral claims are shown in Figures 1 and 2, and the claim details are illustrated in the following table:

Table 2: Mineral Claims

Claim No	Name	Issue date	Expiry Date	Area (ha)
1098125	DORY 1	2022/OCT/14	2023/OCT/14	505.5
1098126	DORY 2	2022/OCT/14	2023/OCT/14	168.5
1098127	DORY 3	2022/OCT/14	2023/OCT/14	421.3
1098419	DORY 4	2022/OCT/20	2023/OCT/20	252.8

The author did not observe any environmental liabilities that have potentially accrued from any historical activity.

The author undertook a search of the tenure data on the British Columbia government's Mineral Titles online (MTO) website which confirms the geospatial locations of the claim boundaries and the Lexston Life Sciences Corp. ownership as of January 11, 2023. BC Mineral Titles online indicates that Nick Rodway is the current registered 100% owner of all Dory Property tenures listed above. A review of the MTO website indicates that surface rights for entire Dory Property are privately held. However, this does not constitute as a legal opinion as to the status of the mineral claims that make up the Dory Property.

In British Columbia, the owner of a mineral claim acquires the right to the minerals that were available at the time of claim location and as defined in the Mineral Tenure Act of British Columbia. Surface rights and placer rights are not included. Claims are valid for one year and the anniversary date is the annual occurrence of the date of record (the staking completion date of the claim).

To maintain a claim in good standing the claim holder must, on or before the anniversary date of the claim, pay the prescribed recording fee and either: (a) record the exploration and development work carried out on that claim during the current anniversary year; or (b) pay cash in lieu of work. The amount of work required in years one and two is $5 per hectare per year, years three and four $10 per hectare, years five and six $15 per hectare, and $20 per hectare for each subsequent year. only work and associated costs for the current anniversary year of the mineral claim may be applied toward that claim unit. If the value of work performed in any year exceeds the required minimum, the value of the excess work can be applied, in full year multiples, to cover work requirements for that claim for additional years (subject to the regulations). A report detailing work done and expenditures must be filed with, and approved by, the B.C. Ministry of Energy and Mines. No work permits would be required to undertake the proposed work program.

The Company or author is unaware of any significant factors or risks, besides what is not noted in the technical report, which may affect access, title, or the right or ability to perform work on the Dory Property. The reported historical work and the proposed work is on private land.

All work carried out on a claim that disturbs the surface by mechanical means (including drilling, trenching, excavating, blasting, construction or demolishment of a camp or access, induced polarization surveys using exposed electrodes and site reclamation) requires a Notice of Work permit under the Mines Act and the owner must receive written approval from the District Inspector of Mines prior to undertaking the work. The Notice of Work must include: the pertinent information as outlined in the Mines Act; additional information as required by the Inspector; maps and schedules for the proposed work; applicable land use designation; up to date tenure information; and, details of actions that will minimize any adverse impacts of the proposed activity. The claim owner must outline the scope and type of work to be conducted, and approval generally takes 8 to 24 months.

Exploration activities that do not require a Notice of Work permit include: prospecting with hand tools, geological/geochemical surveys, airborne geophysical surveys, ground geophysics without exposed electrodes, hand trenching (no explosives) and the establishment of grids (no tree cutting). These activities and those that require permits are outlined and governed by the Mines Act of British Columbia.

The Chief Inspector of Mines makes the decision whether or not land access will be permitted. Other agencies, principally the Ministry of Forests, determine where and how the access may be constructed and used. With the Chief Inspector's authorization, a mineral tenure holder must be issued the appropriate "Special Use Permit" by the Ministry of Forests, subject to specified terms and conditions. The Ministry of Energy and Mines makes the decision whether land access is appropriate, and the Ministry of Forests must issue a Special Use Permit. However, three ministries, namely the Ministry of Energy and Mines; Forests; and Environment, Lands and Parks, jointly determine the location, design and maintenance provisions of the approved road.

Notification must be provided before entering private land for any mining activity, including non-intrusive forms of mineral exploration such as mapping surface features and collecting rock, water or soil samples. Notification may be hand delivered to the owner shown on the British Columbia Assessment Authority records or the Land Title Office records. Alternatively, notice may be mailed to the address shown on these records or sent by email or facsimile to an address provided by the owner. Mining activities cannot start sooner than eight days after notice has been served. Notice must include a description or map of where the work will be conducted and a description of what type of work will be done, when it will take place and approximately how many people will be on the site. It must include the name and address of the person serving the notice and the name and address of the onsite person responsible for operations.

An agreement provided to the author and dated January 18, 2023, between Nick Rodway and Lexston Life Sciences Corp., states that Lexston Life Sciences Corp. can acquire 100% interest in the Property under a two-stage option agreement.

First Stage: the agreement gives Lexston Life Sciences Corp. an opportunity to earn a 51% interest in the Property from Nick Rodway for an initial payment of $85,000 CDN, and issuance of 250,000 shares of Lexston Life Sciences Corp. These are due upon acceptance Canadian Securities Exchange of the agreement and the proposed change of business.

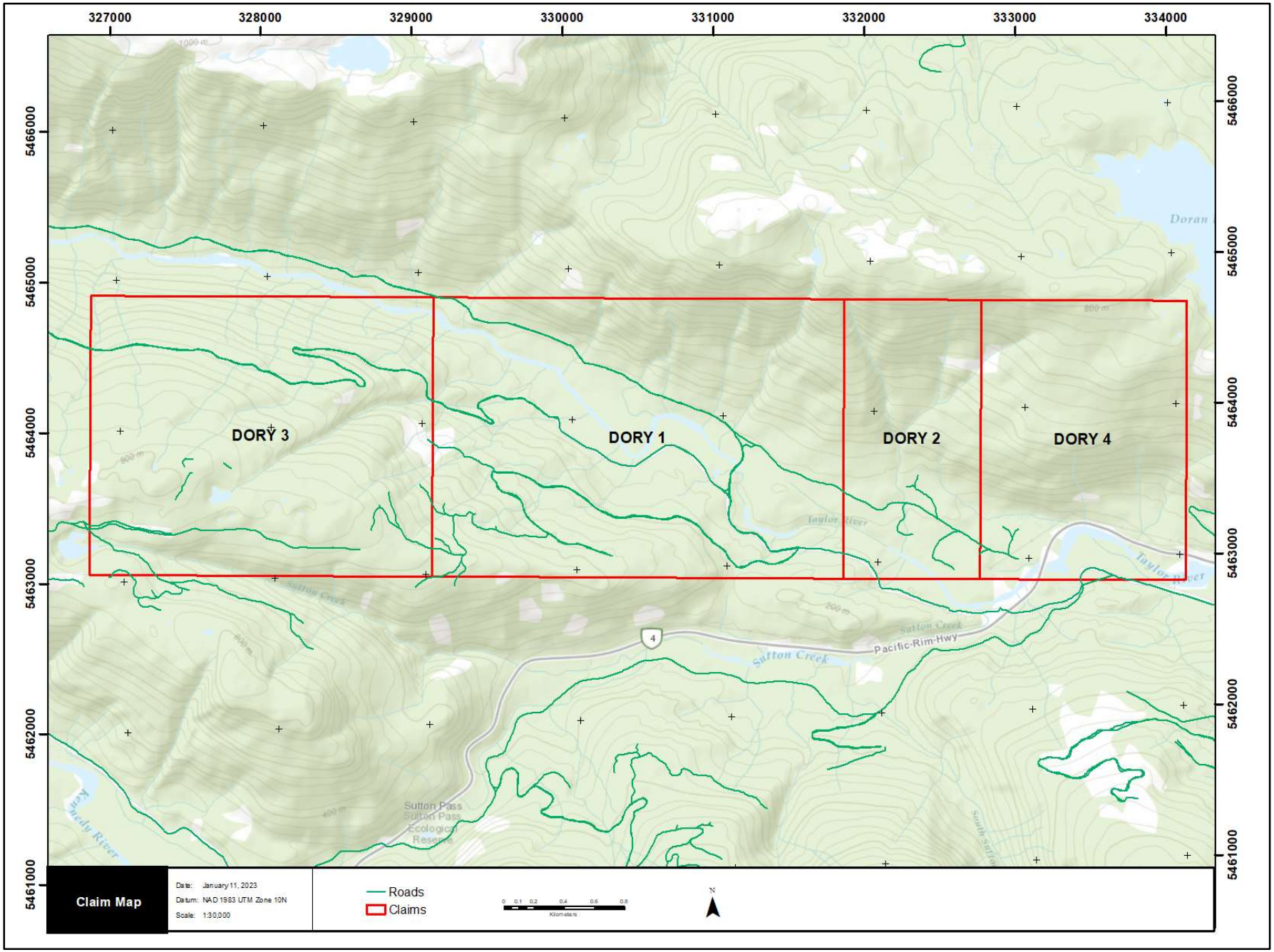
Second Stage: the agreement gives Lexston Life Sciences Corp. an opportunity to earn an additional 49% interest in the Property for an additional payment of $10,000 CDN and the issuance of 100,000 shares of Lexston Life Sciences Corp. to Nick Rodway. In addition, the Company must incur $100,000 worth of exploration expenditures within one year after acceptance by Canadian Securities Exchange of the agreement and the proposed change of business.

The property is subject to a net smelter return royalty of 2% of which 1% can be bought back for $1,000,000.

To the best of the author's knowledge, approval from local First Nations communities may also be required to carry out exploration work. The reader is cautioned that there is no guarantee that the Company 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.

Figure 1: Regional Location Map

Figure 2: Claim Map



5 ACCESSIBILITY, CLIMATE, LOCAL RESOURCES, INFRASTRUCTURE AND PHYSIOGRAPHY

The Property is easily accessed by a series of paved and gravel roads branching from the Pacific Rim Highway (Provincial Highway No. 4, also known as River Road) that runs west from Port Alberni past Sproat Lake to the west coast of Vancouver Island. An extensive network of active and deactivated forest access and active logging roads exist within the Property and provide excellent access to many portions of the Property. The terrain over the Property consists mainly of steep-sided mountains with gentler topography in river valleys and areas of low elevation. Elevations range from 0 to 1,160 metres.

Port Alberni is a resource-based community of approximately 18,000 people with a sheltered deep-sea port accessing the Pacific Ocean and a paved highway accessing the rest of Vancouver Island. An underutilized railway network also exists between most of the major communities on the island, including Port Alberni. Various companies are actively logging portions of the property area and one of them holds surface rights over the north-east and eastern mineral claims of the Property, as well as foreshore leases for booming cut logs along the shores of Alberni Inlet. Main haul roads and forest access roads throughout the property are maintained by various logging companies and the BC Ministry of Forests, Lands, and Natural Resource Operations.

The Property is located along the eastern side of the Vancouver Island Mountain Range. Rainfall on this side of the mountains, though less than on the Pacific Coast side, can be considerable. Severe winter storms can result in back country roads being blocked and washed out. Most heavy rainfall occurs between October and April with November being the wettest month. Based on Port Alberni weather data (sea level), annual rainfall is in the order of 127 centimetres and snowfall about 15 centimetres annually (Source: https://climate.weather.gc.ca/). The mean monthly temperature ranges from a low of 3º in January to 18º in August. Winds are predominantly from the southeast and blow, on average, 20 km per hour. The windiest months are April and October, and the least windy month is July. Exploration on the Property is best done from May to October, due to the higher elevations within the Property and steep logging roads.

The Property is in the Coastal Western Hemlock biogeoclimatic zone which is more commonly known as the Temperate Rainforest of B.C. The forests within this zone such as those in the Cameron River area, are highly productive and are dominated by western hemlock and pacific silver fir tree species. There are also varying amounts of western red cedar, yellow cedar, and Pacific yew. The hemlock forests have been logged, sometimes twice, and a wide network of old alder covered roads mark the earlier logging efforts. Old overgrown road metal quarries are located along some of these roads. Much of the area has been replanted. Off road, the landscape is rugged and the forest litter deep and difficult to traverse.

6 HISTORY

Helicopter borne geophysics performed in 1996 identified a conductive/resistive low anomaly coincident with one outcrop which was subsequently drilled in 1999. The conclusion was that the anomaly may have been the result of underlying copper sulphide mineralization.

Hudson Bay Exploration and Development Co. Ltd 1970

In June 1970, Hudson Bay Exploration and Development Co. collected a total of 257 soil samples. These samples were analyzed for copper, silver, zinc, and a number also for molybdenum. Anomalous values in copper (over 80ppm) and zinc (over 200 ppm) in the soil samples are erratically distributed over the grid area. A number of these high values are in the vicinity of observed outcrops of mineralized skarn. (Stevenson, 1970).

Golden Hinde Mines Ltd. 1971-1980

From 1971 to 1980 a series of small programs starting with soil sampling, prospecting, and mapping were conducted by Golden Hinde Mines Ltd. From 1977 on, exploration included stripping and trenching. The focus of this exploration was copper-zinc mineralization in magnetite rich skarn material. As far as is known, gold was not analysed for. Before 1970 there does not appear to be any record of work in the area.

In 1974, 104 soils samples were taken. Soil samples with 161 ppm copper and above were considered anomalous; 116 to 160 ppm copper probably anomalous; 101 to 115 ppm, copper possibly anomalous; isolated soil samples and areas with less than 101 ppm copper were categorized as background.

Anomalous Areas Zinc: soil samples with 501 and above ppm Zn was considered anomalous; 201 to 500 ppm zinc probably anomalous; 101 to 200 ppm zinc possibly anomalous; and isolated soil samples and areas with less than 101 ppm zinc were categorized as background.

Prospecting in the area established the presence of pyrite and chalcopyrite mineralized limestone outcrops and float.

Tay Group 1980

In 1980, the Tay Group collected total of 220 soil samples that were assayed for gold, silver, copper, and lead. Silver, copper, and especially gold values show erratic distribution of high readings, which could not be explained by geological features. Backgrounds for copper of 90 ppm and 0.75 ppb for gold over a large area is unusually high and can partially be explained by the presence of one or several mineralized veins. There was one reported drill hole of 206 ft with no significant assays (Cukor, 1980).

Area Explorations Ltd 1987

In 1987, Area Exploration Ltd. collected 7 rock samples from road outcrops and 103 soil samples from 6 kilometers of grid. This sampling returned results slightly anomalous in gold. Geologic mapping at 1:5000 scale was conducted along the roads. Expanded reconnaissance sampling, mapping, and grid establishment along with airborne geophysical surveys were recommended for future work (Sayer, 1987).

Gold: a total of seven samples or 7% are greater than 5 ppb. One sample ran 120 ppb at grid location 34+ooE and 47+50N. The remaining samples ranged from 10 or 15 ppb Au.

Copper: out of 103 samples, 15 or 15% run greater than 100 ppm, with the highest returning 268 ppm. A total of 15 samples or 15% ran less than 10 ppm with the lowest returning 1 ppm. Higher copper values do not coincide with higher gold values or any other metal (Sayer, 1987).

Zinc: Zinc values range from 4 to 147 ppm with 4 samples or 4% greater than 100 ppm, and 10 samples or 10% less than 10 ppm. Again, like copper and lead, zinc values did not seem to correspond with gold values or any other metals.

Frank Milakovich 1984-94

In 1983, Frank Milakovich undertook magnetometer survey. The reduced values range from a low of 250 gammas to a high of 2,400 gammas for a total relief of 2,150 gammas. Readings were taken at 50 metre intervals and lines were spaced 100 metres apart. (Sookochoff 1991,1992).

In 1991, a localized geological survey identified a moderate to intense carbonate flooding of andesites in addition to possibly two injections of quartz-carbonate and\or carbonate manifest as hairline to veins up to two centimetres wide which occur within the mapped area. In the northeast portion, the andesites are heavily propylitized resulting in abundant chlorite and carbonate with minor epidote and pyrite. The chloritic andesites or greenstones, where heavily carbonated, exhibit a lighter green appearance. The carbonated veins may occasionally contain angular fragments of the host rock and are locally sufficiently prolific to create a directional and irregular stockwork. An outcrop 200 metres south of the scarps indicates a moderate degree of low pH alteration and a stockwork of carbonate stringers.

In the 1991 geological survey, assays of selected rock samples returned anomalous gold values of up to 34 ppb with most of the anomalous samples localized along the fault scarp in the northeastern grid area. The anomalous gold bearing samples contain some degree of pyrite or limonite and some were anomalous in copper. Generally, samples from this area that were not anomalous in gold and in which pyrite was absent were anomalous in arsenic.

In the 1992 geological survey of six rock samples analyzed, the sample at 2+00E, 3+008 returned an exceptionally high zinc value of 5,033 Zn (0.05%) (Sookochoff 1991,1992).

Arsenic: A zone of anomalous and sub anomalous values of up to 22 ppm occurs centrally within the survey area. The zone appears to be biased in an east-west trend and with the localized above sub - anomalous values peripheral to the central. A northerly trend is also apparent.

The anomalous zinc values which occur peripheral to the central zone range up to 692 ppm, which is approximately three times the anomalous value of 213 ppm. The three highest values of zinc are 400 ppm, 414 ppm, and 692 ppm occur (Sookochoff 1992).

A geological mapping and geochemical sampling program was undertaken in April of 1993. . The 1993 field work resulted in 62 soil, 27 rock samples were sent for analysis, 1900m of grid line were flagged, 1200m of elevation and compass controlled lines were surveyed, and 1.5 square km of 1: 5000 scale geological mapping was completed. (Lindinger 1993).

A combined program of geological mapping, prospecting, rock and soil sampling in conjunction with air photo interpretation resulted in locating samples of auriferous pyritiferous quartz (carbonate) veins and sheared, silicified volcanic rock grading up to 26.6 gm/t Au (0.776 oz/ton Au). These samples are within northwest striking, steeply dipping faults and are intimately associated with diorite dykes. These northwest striking structures appear to be subsidiary to a north 70° E striking structure. One highly anomalous sample of 910 ppb gold (0.026 oz/t) (Nora 93- 21), and several anomalous samples ranging from 25 to 75 ppb were taken during this program.

Arsenic values in soils and rocks form proximal anomalies with gold mineralization. Copper forms weak anomalies associated with dioritic intrusive rocks. Gold geochemistry results in soils were all below the analytical level of detection.

During early May 1994, a geological mapping and rock geochemical sampling program was completed. The program was comprised of brief examinations of soil and geophysical anomalies located by earlier programs. The 1994 program resulted in the collection of 50 rock samples of which33 were sent for analysis (Lindinger 1994).

A program of geological mapping, prospecting, and rock sampling along roadsides and river rock exposures was completed. 2 samples reported greater than threshold gold. Sample 131157 returned 669 ppm Cu and sample 132268 returned 530 ppm Cu.

Perovic Enterprises Inc. 2006- 2007

In 2006, Perovic Enterprises Inc. used a man portable prospector diamond drill with the potential to retrieve 36.4 mm diameter core samples. Two holes were drilled totaling 370.64 meters in length.

Christina 1 was 160 m deep at 18° Az 69° dip, and Karol 1 was 213.7 m deep 180° Az 89° dip (Figure 5). Nineteen samples were for sent for analysis. Sample number B085257 returned 253 ppm copper. The report does not state the drill hole or depth of this sample.

In 2007, Perovic Enterprises Inc. reported the collection of 34 grab rock samples. The exact location of these samples are not clear in the assessment report (Perovic, 2007). One reported float sample (06-SK-C1) returned 12.73 % Cu.

7 GEOLOGICAL SETTING AND MINERALIZATION

7.1 REGIONAL GEOLOGY

Vancouver Island consists of three tectonic terranes: the Wrangellia, Pacific Rim, and Crescent. Wrangellia covers the northern 90% of the island, which also extends to the coastal mainland and the Queen Charlotte Islands. The Pacific Rim and Crescent terranes each cover about 5% of the south end of Vancouver Island and are thought to represent exotic tectonic plates, which collided with, and became attached to Vancouver Island. Narrow slivers of the Pacific Rim terrane also exist along the southwest coast of the island. The terrane boundaries are marked by pronounced, east-west trending and north-dipping regional fault structures that contain major river systems on the southern island.

The rocks that make up Vancouver Island range in age from Paleozoic to Pliocene and represent three major volcano-sedimentary events (Paleozoic, Triassic and Jurassic), one major sedimentary event (Cretaceous) and four major intrusive events (Triassic, Jurassic, Eocene and Miocene/Pliocene). Major structural features consist of northwest-trending, north-south trending and north-east trending faults and folds. This includes many northwest-trending, low-angle thrust faults and fold axes. The oldest rocks are generally the most structurally disrupted, and areas of high metamorphic grades occur within and locally near the Pacific Rim terrane in the south and along the southwest coast of the island.

Port Alberni is located in Wrangellia, in south-central Vancouver Island and is surrounded by some of the most varied and structurally complex geology on the island. Port Alberni also sits between two major uplifts exposing the island's oldest Paleozoic volcano-sedimentary rocks of the Sicker and Buttle Lake Groups, the Cowichan Uplift to the southeast and the Myra Falls Uplift to the northwest. Small stocks of the Triassic Mount Hall Gabbro suite occasionally intrude the Paleozoic rocks southeast of Port Alberni. The immediate Port Alberni area is mainly underlain by Triassic mafic volcanic rocks of the Karmutsen Formation of the Vancouver Group. These are commonly intruded by large granodiorite sills, stocks and dikes of the Jurassic Island plutonic suite. Locally inliers consist of Triassic Quatsino Formation sedimentary limestones of the Vancouver Group that are overlain by Jurassic volcanics of the Bonanza Group, sandstones, shales and conglomerates of the Cretaceous Nanaimo Group. All units are occasionally intruded by small quartz diorite stocks and dikes of the Tertiary-Eocene Mount Washington plutonic suite.

Southern Vancouver Island has a complex structural history with frequent rejuvenation of previous structures. All Paleozoic rocks are affected by a series of southeast-trending, upright to overturned, southwest-verging folds. Associated schistosity and lineation are absent from most of the area, only occurring to the west of the Mineral Creek fault. Regional-scale warping of Vancouver Island occurred during the Early to Middle Jurassic, facilitating the emplacement of the Island plutonic Suite intrusions and producing the geanticlinal Cowichan uplift. The present

map pattern is dominated by the northwesterly trending contractional faults of the Tertiary Cowichan fold and thrust system.

These are high angle reverse faults that become listric at mid-crustal levels. They generally place older rocks over younger. The deformation probably took place during the crustal shortening accompanying the formation and emplacement of the Pacific Rim and Crescent terranes out-board of Wrangellia. The north-trending Mineral Creek fault and associated northwest-trending faults, such as the Stokes fault, are subvertical with small, apparently sinistral offsets. They may have formed during minor extension accompanying late-stage post contractional relaxation.

7.2 PROPERTY GEOLOGY

Vancouver Group- Karmutsen Formation

Vancouver Group – Karmutsen Formation rocks of the Upper Triassic Vancouver Group are exposed throughout the map area, flanking the Paleozoic core of the Cowichan uplift. The group is subdivided into a thick lower basaltic volcanic package (Karmutsen Formation) and a thin upper sedimentary package (Quatsino and Parson Bay formations).

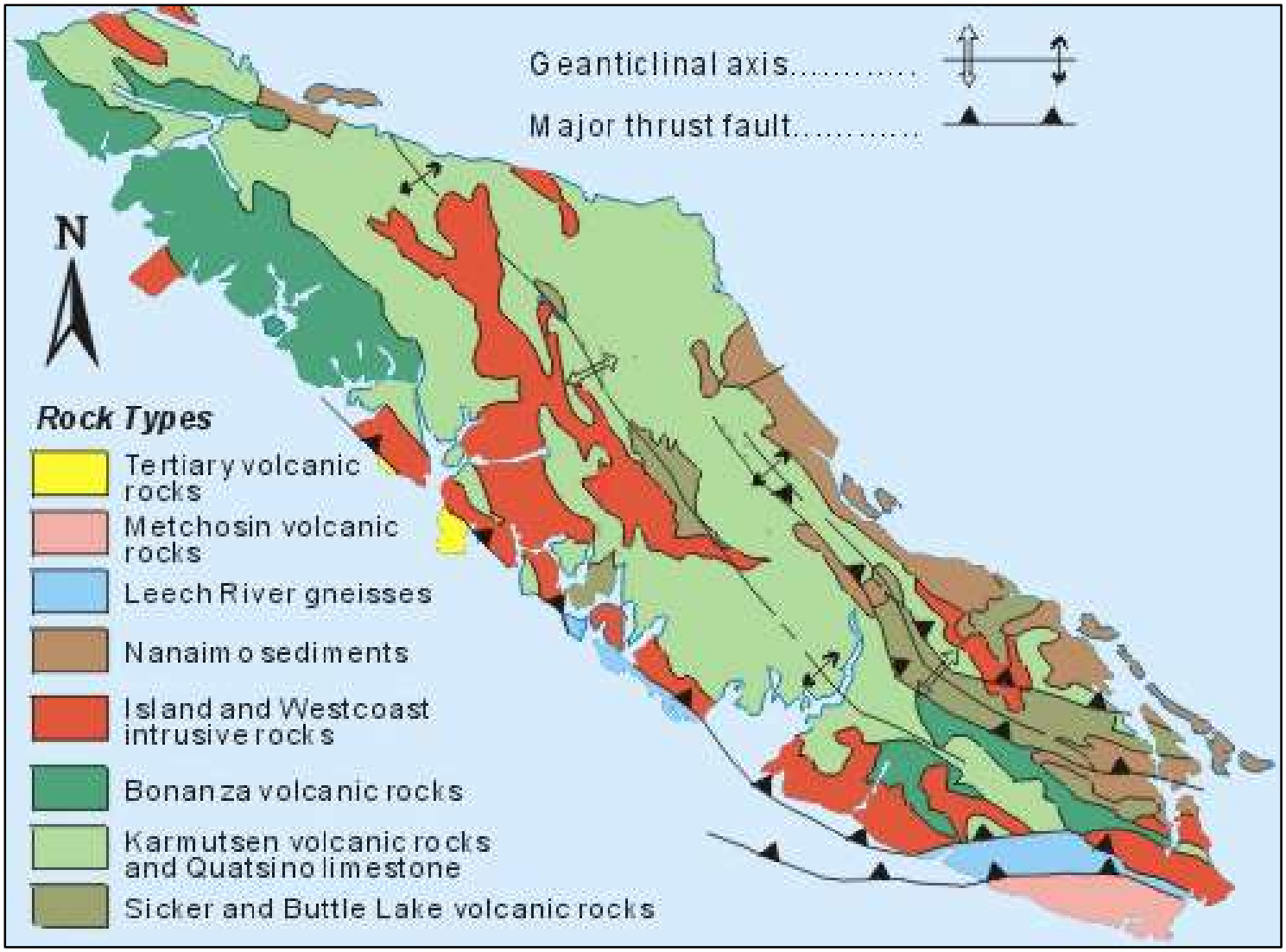
The lower Karmutsen Formation basalts rest unconformably on the underlying Paleozoic rocks. The basalts form pillowed flows, pillow breccias, and hyaloclastite breccias interbedded with massive flows and sills. There is a tendency for the massive flows to dominate the sequence towards the top and the pillowed flows the lower parts. The Karmutsen Formation basalts show amygdule infillings and alteration assemblages typical of the prehnite pumpellyite facies.

Island Plutonic Suite

All of the Paleozoic and Triassic sequences have been intruded by granodioritic stocks of the Early to Middle Jurassic Island Plutonic Suite. These bodies are usually elongate in shape, although the Fourth Lake stock is roughly circular. The intrusions are dominantly equigranular quartz diorite to granodiorite but show considerable lithological variation. The Corrigan pluton in particular is heterogeneous and composite, comprising a mix of diorite, quartz diorite, granodiorite, and monzogranite phases with abundant minor intrusive dikes. Most of the large intrusive bodies are rich in inclusions, especially in marginal agmatitic intrusive breccias. Contact metamorphic aureoles are developed around the intrusions causing hornfelsing and skarning in Paleozoic rocks. A variety of dikes and small irregular intrusions that are probably coeval with the Island Plutonic Suite occur throughout the area.

Lithologically, they include intermediate feldspar porphyry, hornblende feldspar porphyry and minor diabase. The Jurassic intrusions form a metaluminous, medium to high-potassium calcalkaline suite typical of a convergent-margin environment.

Figure 3: Vancouver Island Simplified Geology



After Unknown, 1999

The rocks in west portion of the Property have been subjected to significant faulting. The most dominant structure is the west-northwest striking Taylor River fault which is interpreted cross through the claims at the break in slope on the north side of the Taylor River valley. Numerous subsidiary structures strike predominantly east-west, and northwest. Secondary northeast and north trending dilational structures occur. (Sookochoff 1991).

The basalts have undergone extensive chloritic alteration with localized zones of epidote, and carbonate flooding (Sookochoff 1991). A distinctive crackle breccia texture within these rocks has been interpreted to be caused by hydro-brecciation during alteration of the basalts (Lammle 1988). Rock samples of pyritiferous quartz carbonate veins in northwesterly striking structures and other areas of altered rock reporting gold grades to 26.6 g/t has been found (Lindinger 1993).

Lithologic units found from mapping and aided from previous reports are Upper Triassic Karmutsen pillow basalts, flows and breccias. Intruding these rocks are plagioclase (hornblende) (quartz) (biotite) diorites of the “Island Intrusions”. No pre Karmutsen lithologies have been observed.

The Karmutsen basalts observed were dark green to black vesicular to massive cryptocrystalline to fine and medium grained augite plagioclase porphyry. Pillow basalts were the most common form observed on the north side of the Taylor River Fault. Pillows ranged from 0.2 to 0.8 M in diameter and usually had irregular ovoid shapes. Porphyritic varieties had phenocrysts ranging from 0.5 to 3 mm for augite and 0.5 to 1 .5 mm for plagioclase, and comprise up to 12 percent of the rock for each mineral. Vesicles observed comprised less than 4 percent of the rock, were ovoid ranging from 3 to 10 mm long and were either empty calcite or quartz filled. Quartz filled vesicles tended to occur in areas of higher metamorphic grade. Observed tops were up (Sookochoff 1991).

The Karmutsen basalts historically mapped in the Taylor River lowlands appeared to be in part augite plagioclase flows, with heavily vesicled layers. Primary structures were obtained at two recently mapped locations. Flow top breccias mapped at exposures in the Taylor River valley has 90° deg. Strikes with 25° to 30° north dips. The second location is an exposure of vesicular flow basalt near the bridge crossing on Hwy 4. Here a measurement of 285°. Strike and 35°. South dip was taken.

Limestone was historically mapped near the bridge crossing the Taylor River at the west part of the Property. The limestone appears to conformably overly in part basalt flows. Exposures are complicated by deformation and at least two diorite dykes forming calc-silicate and skarn pods where they intrude the limestone.

The Karmutsen Basalts and limestone are many stocks, dykes and sills of the dioritic “Island Intrusions”. The southeastern part of the Bedwell Batholith is interpreted to cover the north eastern part of the claims. Several dykes strike roughly east-west and northwest ranging from less than 0.2 meters to over 8 meters in width. They are generally hornblende plagioclase with minor biotite and quartz porphyritic quartz B diorite.

The dominant structure on the Property s the 110°. Striking Taylor River fault. This structure occurs at the break in slope on the north side of the Taylor River. Another parallel structure occurs on the south side of the Taylor River again occupying the break in slope. Numerous sub-parallel structures are found throughout the claims. A secondary structural trend is a northwest striking as is seen from several prominent air photo lineaments and mapped structures. Several locations were historically mapped where the secondary trend has offset the primary trend with apparent right lateral slip. Weaker structural sets trending north and northeast have been determined from

air photo analysis and confirmed previous information (Lammle 1988). In addition, rare flat faults have been mapped. Structures hosting alteration and mineralization discovered.

Every historically observed rock type has undergone sausseritic alteration to some degree (Sookochoff 1991). This is evident in basaltic rocks as relict plagioclase grains readily weather to clay minerals, and weak to intense chloritization of the mafic groundmass. Augite is commonly altered with chloritized rims. Biotite has been altered to chlorite. Basalts that have been moderately to Intensely altered react weakly to moderately with 10% Hcl. Numerous open fractures, and anastomosing tension gashes indicate high fluid pressures during metamorphism. These have been described as steam explosions, (Lammle 1988). Basalts mapped in the Taylor River lowlands exhibit apparent broad westly striking zones of crackle brecciated sausseritized rock. Also major structures of any orientation exhibit a marked increase in chloritation of basalt with shea ed basalt displaying anastomosing chloritic shears with many open fractures. A marked decrease of feldspathic grains along altered structures may indicate plagioclase destruction had or was occurring during movement with the migration of the materials (epidote, calcite, albite, sericite, etc. away from areas of deformation where fluid flow tended to be focused.

Pillow basalts usually have interpillow apical spaces filled with an outer rim of ankerite, with epidote-quartz-ankerite, white quartz with calcite and finally calcite with sulphides in the core. The apical spaces in higher grade metamorphic areas usually contain pyrite with minor chalcopyrite cores.

Overprinting the sausseritic and hornfelsic alteration are quartz-carbonate veins with or without sulphides. These veins are largely confined to structures striking easterly, northwesterly and random flat faults. There is a marked increase in vein mineralization proximal to intrusive contacts within hornfelsed basalts. Vein mineralization within intrusive rocks mapped were linear joint and fracture fillings, also deformed and broken veins were found in structures displacing intrusive rocks.

These veinlets are usually quartz rich. At least one potassic vein has been noted with pink potassic feldspar-quartz veining with minor potassic feldspar flooding into the host diorite. Some of the delicate vein textures noted in cockscomb and boxwork quartz veining imply a late stage of vein emplacement. Pyrite as finely disseminated grains are found in hornfelsed basalts.

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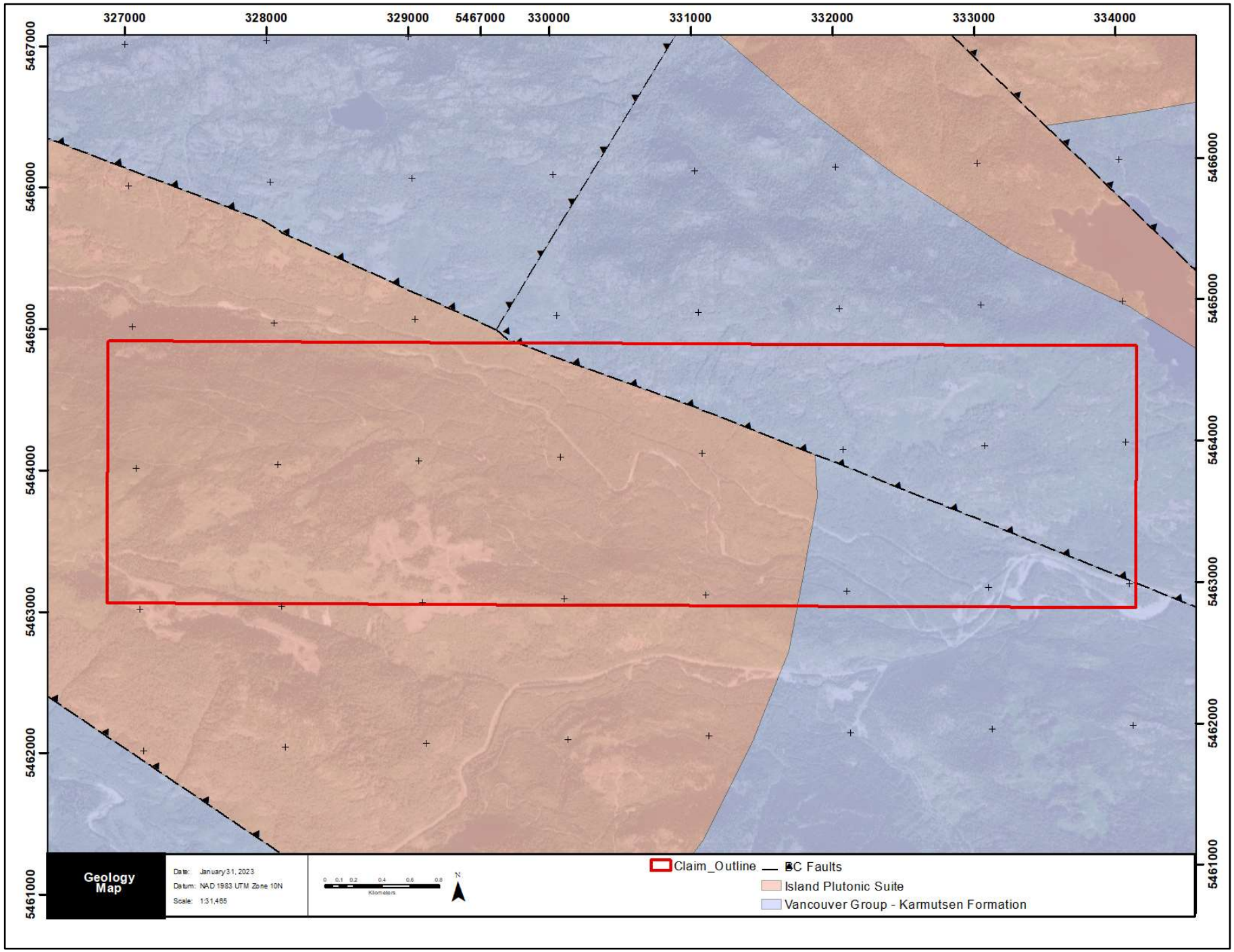
Figure 4: Property Geology



7.3 Mineralization

There are two (2) documented MinFile showings on the property: Nora and Robin (Figure 5).

Nora Showing 092F 575 Vein Shear

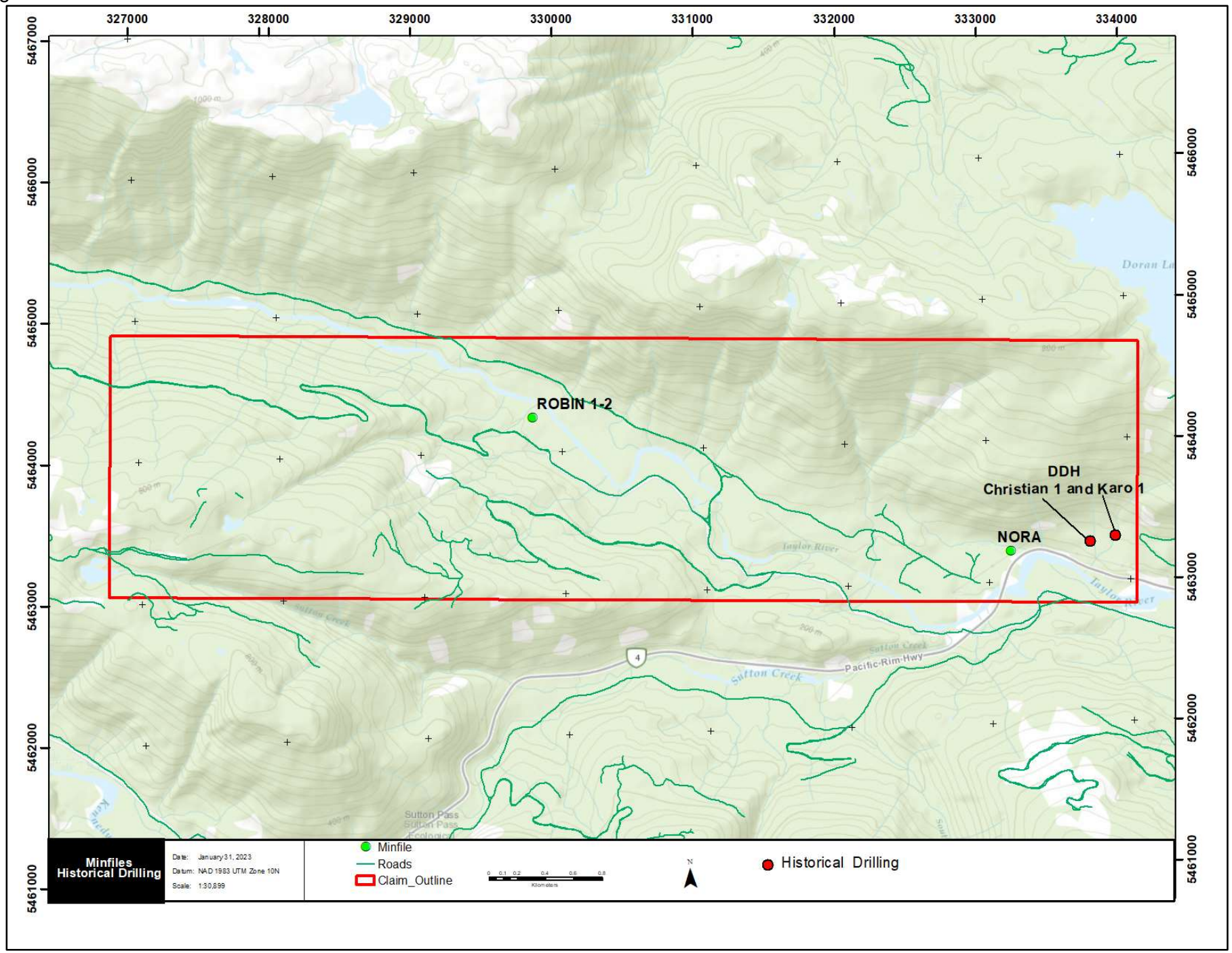
Between 1991 and 1994, L.J. Lindinger explored the property and completed various programs of geological mapping, prospecting, geochemical surveys, and a single magnetometer survey. In 1993, grab samples of a mineralized vein, 5 centimetres wide, returned values of up to 26.6 parts per million gold. Another sample, taken 150 metres west, from silicified and sheared volcanics returned values of 910 parts per billion gold (Assessment Report 22870). Locally, quartz carbonate veins and silicified shears host pyrite in northwest and east-northeast striking, steeply dipping, structures occurring adjacent to a quartz diorite body.

Robin 1-2 Showing 092F 281 Vein Shear

Locally, garnet-diopside skarn is evident. Shear zones within the basalt and quartz diorite, and basalt-quartz diorite contacts host thin (less than 50 centimetres) zones of quartz or carbonate veins with minor pyrite-chalcopyrite mineralization.

The Robin claims were initially staked in 1970 by Hudson Bay Exploration. In 1971 through 1980, a series of small programs of soil sampling, prospecting, geological mapping and minor trenching were conducted by Golden Hinde Mines. In 1987, Area Explorations and Snowfield Resources completed a preliminary program of rock and soil sampling. In 2007, the area was prospected by Perovic Enterprises as the Tay-Christina property. Occasionally tremolite skarn is developed near limestone-quartz diorite contacts with associated carbonate veining. The skarn hosts small (1 to 5 centimetres) sections of magnetite, pyrite, and chalcopyrite mineralization.

Figure 5: Minfile



8 DEPOSIT TYPES

The highly complex geology of Vancouver Island and the Port Alberni area specifically has resulted in the discovery of diverse mineral deposit types containing varied metallic, industrial, and energy minerals. According to the B.C. Ministry of Energy Mines MINFILE database, mineral deposits of economic significance on Vancouver Island are as follows: Porphyry copper-molybdenum-gold-silver, Volcanic massive sulphide copper-zinc-lead-silver-gold, Gold-silver Skarns, and Gold-silver-copper quartz veins.

Porphyry Cu (Mo-Au-Ag) Model
Porphyry Cu (Mo-Au) deposits are probably the most well understood class of magmatic-hydrothermal ore deposits. One of the fundamental tenets of the modern porphyry Cu (Mo-Au) model is that ore fluids are relatively oxidized, with abundant primary magnetite, hematite, and anhydrite in equilibrium with hypogene Cu-Fe sulphide minerals (chalcopyrite, bornite) and the association of porphyry Cu deposits with oxidized I-type or magnetite-series granitoids.

Gold Copper Veins Model
Gold-Copper Veins are an example of a vein-type mineralization model. A vein-type deposit is a fairly well-defined zone of mineralization, usually inclined and discordant, and is typically narrow compared to its length and depth. Most vein deposits occur in fault or fissure openings or in shear zones within country rock. A vein deposit is sometimes referred to as a (metalliferous) lode deposit. A great many valuable ore minerals, such as native gold or silver or metal sulphides are deposited along with gangue minerals, mainly quartz and/or calcite, in a vein structure.

As hot (hydrothermal) fluids rise towards the surface from cooling intrusive rocks (magma charged with water, various acids, and metals in small concentrations) through fractures, faults, brecciated rocks, porous layers and other channels (like a plumbing system), they cool or react chemically with the country rock. Some metal-bearing fluids create ore deposits, particularly if the fluids are directed through a structure where the temperature, pressure, and other chemical conditions are favourable for the precipitation and deposition of ore (metallic) minerals. Moving metal-bearing fluids can also react with the rocks they are passing through to produce an alteration zone with distinctive, new mineralogy.

Epigenetic veins containing sphalerite, galena, chalcopyrite, and silver in a carbonate and quartz gangue are associated with either a metasediment or igneous host. The emplacement of metasediment hosted veins can occur along structures in sedimentary basins that have been deformed and later intruded by igneous rocks. Igneous hosted veins typically occur along tectonic structures marginal to an intrusive stock. Polymetallic veins are often characterized by a set of steeply dipping parallel to offset veins that can vary from a few centimetres to more than 3 m wide. Alteration of polymetallic vein deposits is typically minimal. Exploration for polymetallic veins should consist of geochemical data analysis with identification of elevated zinc, lead, silver, copper, and arsenic values within alteration aureoles. Geophysical exploration methods include locating zones of low magnetic, electromagnetic, and induced polarization responses.

Gold Bearing Skarns

Gold-dominant mineralization genetically associated with a skarn is often intimately associated with bismuth (Bi) or Au-tellurides, and commonly occurs as minute blebs (<40 microns) that lie within or on sulphide grains. The vast majority of Au skarns are hosted by calcareous rocks (calcic subtype). The much rarer magnesian subtype is hosted by dolomites or Mg-rich volcanics. On the basis of gangue mineralogy, the calcic Au skarns can be separated into either pyroxene-rich, garnet-rich or epidote-rich types; these contrasting mineral assemblages reflect differences in the host rock lithologies as well as the oxidation and sulphidation conditions in which the skarns developed.

Most Au skarns form in orogenic belts at convergent plate margins. They tend to be associated with syn – to late island arc intrusions emplaced into calcareous sequences in arc or back-arc environments (Ray G.E., 1997).

Volcanogenic Massive Sulphides

These deposits range in age from Archean (such as the Bousquet deposits in Quebec) to Miocene (e.g., the Lerokis and Kali Kuning deposits in Indonesia). Eskay Creek in British Columbia is Jurassic in age while Equity Silver is believed to have originally been laid down during the Cretaceous, but to have been extensively remobilized during a younger Eocene plutonic event (Alldrick et al., 2007).

The model for this type of deposit is that the sulphides are laid down on the sea floor at shallow to medium water depths (generally <750 metres and commonly <500 metres). They tend to occur in tectonically active areas where extensional brittle fracturing is accompanied by periods of high- and lower-energy sedimentation with intervening episodes of mafic to felsic submarine volcanism and the expulsion of exhalative, metal-rich fluids onto the sea floor. The sulphides can be laid down either as relatively thick, restricted mounds or as thinner stratiform lenses that may extend hundreds of metres from the vent source. Where sea-floor rifting occurs, the heavy metal-rich sediments may accumulate in topographic lows, and the resulting ore bodies are then often narrow and elongate, having a ruler-like morphology. Since certain areas of the tectonically active sea floor may have numerous hydrothermal systems discharging onto the sea floor coevally, it is common for these deposits to occur in clusters. Likewise, as sedimentation and volcanism proceeds, the hydrothermal vents may often restart at higher stratigraphic levels, resulting in a number of “nested” or “stacked” mineralized bodies.

The deposits tend to comprise concordant, massive to banded, sulphide lenses which are typically several metres to tens of metres thick and hundreds of metres in horizontal dimension; sometimes there is a peripheral apron of “clastic” massive sulphides, with an underlying crosscutting “stringer” or “feeder” zone of intense alteration and stockwork veining. Textures include massive to well-layered sulphides (typically chemically zoned vertically and laterally), as well as sulphides with a quartz, chert, or barite gangue (more common near top of deposit). Disseminated, stockwork and vein sulphides occur in the footwall. Although many examples share a number of features with epithermals, they differ from the subaerial systems by having abundant base metals and extensive 24xhalate alteration and mineralization, such as massive pyrite lenses and stratiform barite or manganiferous horizons.

The principal sulphides include pyrite, sphalerite, galena with lesser chalcopyrite, and pyrrhotite. They may often contain significant amounts of sulfosalts (e.g., tetrahedrite-tennantite), as well as arsenopyrite, and high sulphidation minerals such as enargite. In contrast to the classical deep-water Cu-Zn VMS deposits, the shallow marine variety are strongly enriched in the epithermal suite of elements, including Ag, As, Sb and Hg (as is seen at Eskay Creek).

The styles of mineralization can be highly variable. The styles include massive to layered sulphide lenses, breccia-hosted stockworks, disseminated sulphides and epithermal-style veins with open-space-filling textures, as is seen at the Selbaie deposit in Quebec. The mineralization is commonly associated with a distinctive alteration containing abundant carbonate, K-feldspar, or aluminous minerals such as quartz-kaolinite-pyrophyllite, or their metamorphosed equivalents. The latter is seen at the Equity Silver Mine where thermal overprinting has resulted in an advance argillic suite that includes andalusite, corundum, tourmaline and scorzalite.

9 EXPLORATION

Nick Rodway conducted an exploration program on the Dory Property from January 1 to January 23, 2023. The program consisted of the collection of 378 soil samples on two grids, the collection of 27 silt samples, and the collection of 5 rock samples. Portions of the property were inaccessible at the time of the 2023 exploration program due to active logging activates.

Three-hundred and seventy-six (378) soil samples were taken from two grids named the Nora and Robin grids. The Nora Grid was centered on the Nora Minfile location and the Robin Grid was centered on the Robin Minfile location.

Two hundred and fifty-four (254) samples were taken from the Nora Grid and one hundred and twenty-four (124) soil samples were taken on the Robin Grid.

The sample lines and locations were located in the field by GPS. Locations were marked on 25-meter centers in the field with blue and orange flagging marking the site location. The sample number was marked using an indelible felt marker on the blue flag (32500E, 63000N). The grid lines are located 50 meters apart and are 200 to 600 meters in length. Samples were taken using a long-bladed spade and spoon from the “B” horizon at depths of approximately 25 to 45 cm.

Material derived from the “B” Horizon was placed in Kraft sample bags marked with the last five digits of the UTM location (D-23 32500E, 63000N

Five rock samples were taken on the subject property during the 2023 exploration program. Rock sample locations were marked in the field with orange and blue flagging tape with the respective sample ID (D-23 709110) imprinted on the blue flag. Data such as the NAD 83 UTM location along with a description which includes site characteristics, sample type, lithology, alteration, and mineralization were recorded.

A total of 27 silt samples were collected from 1st and 2nd order creeks draining the property. The focus of a stream sample collection program was to collect and analyze the finest grained material within active stream channels.

The finer fraction of sediment deposited following strong stream flow is found at the edges of the stream channel stranded on or along the banks, behind boulders or bushes, or on the inner flanks of bends. Most of the creeks within the property boundary contained such characteristics and were thus sampled.

Material was collected with a long-handled spoon and placed in marked Hubco Sentry sample bags. These bags were then tied shut and photographed in location. Data such as UTM location and the characteristics of the sample which include altitude, stream description, components, compaction, depth, colour, texture, type of drainage (seasonal-perennial), direction of drainage, flow rate, drainage width, and trap description were noted and are presented in excel format. All stations are marked in the field in blue and orange flagging with their respective UTM locations marked on the blue flag with permanent marker. Metal tags with the sample number and Project

Identifier (D-23 1695) were also hung at each sample location. Two photographs were taken of each sample.

Figure 6 illustrates the 5 rock samples taken on the Property. Two samples are of particular interest: 907110 returned 1,360 ppm copper and 907113 returned 1,330 ppm.

Figure 7 illustrates the copper values in soils for the Robin and Nord grids. The Robin grid gave one sample of 548 ppm copper. The Nora grid has open ended anomaly to the north with values of 277 and 382 ppm copper.

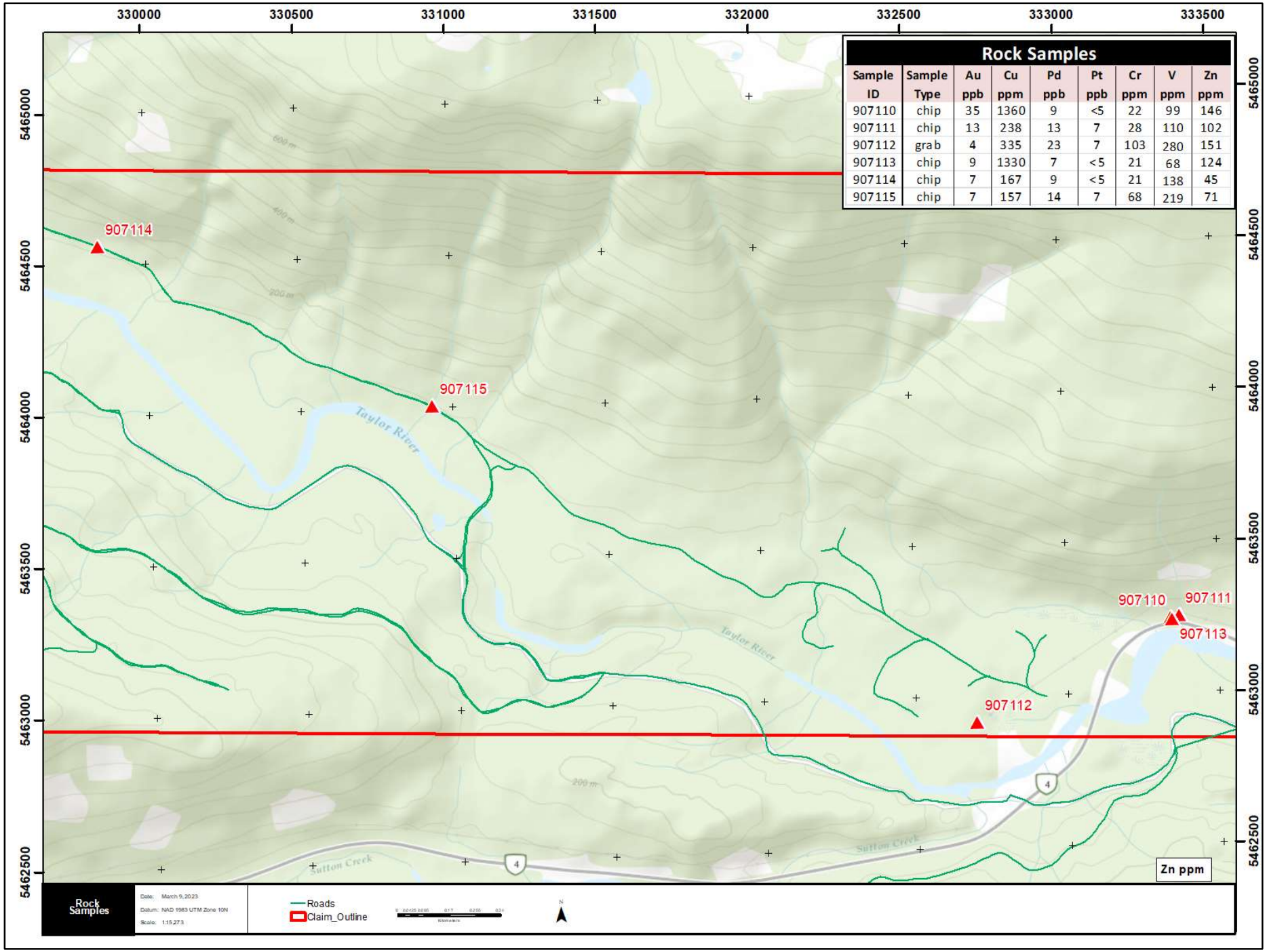
Figure 8 illustrates the zinc values in soils for the Robin and Nord grids. The Nora grid has open ended anomaly to the north with values of 277 and 382 ppm copper. The Robbin grid gave zinc values of 156, 141, 130 and 137 ppm zine.

Figure 9 is a proportional pie chart the silt samples collected on the property. The element displayed are gold, zine, palladium, platinum and copper.

There are seven samples with over 100 ppm zinc. One sample with high platinum with value of 429 ppm, coincident with 601 ppm palladium. Fourteen samples property wide copper values over 100 ppm.

Figure 9 indicates that western part of the property it anomalous for palladium and platinum. The eastern part of the property may have anomalous gold values.

Figure 6: Rock Sample Location



Rock Samples

Sample ID	Sample Type	Au ppb	Cu ppm	Pd ppb	Pt ppb	Cr ppm	V ppm	Zn ppm
907110	chip	35	1360	9	<5	22	99	146
907111	chip	13	238	13	7	28	110	102
907112	grab	4	335	23	7	103	280	151
907113	chip	9	1330	7	<5	21	68	124
907114	chip	7	167	9	<5	21	138	45
907115	chip	7	157	14	7	68	219	71

Figure 7: Copper in Soils

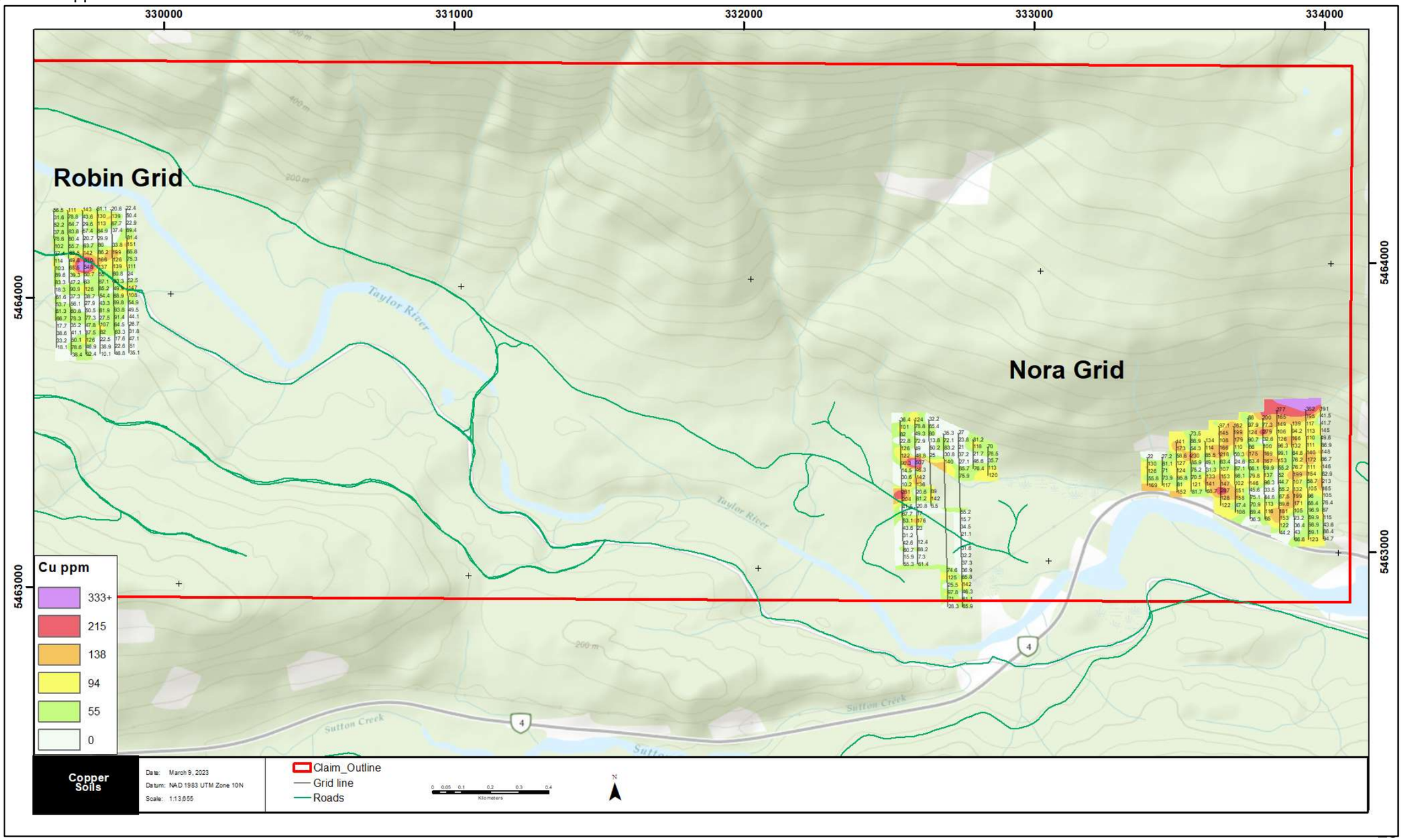


Figure 8: Zinc in Soils

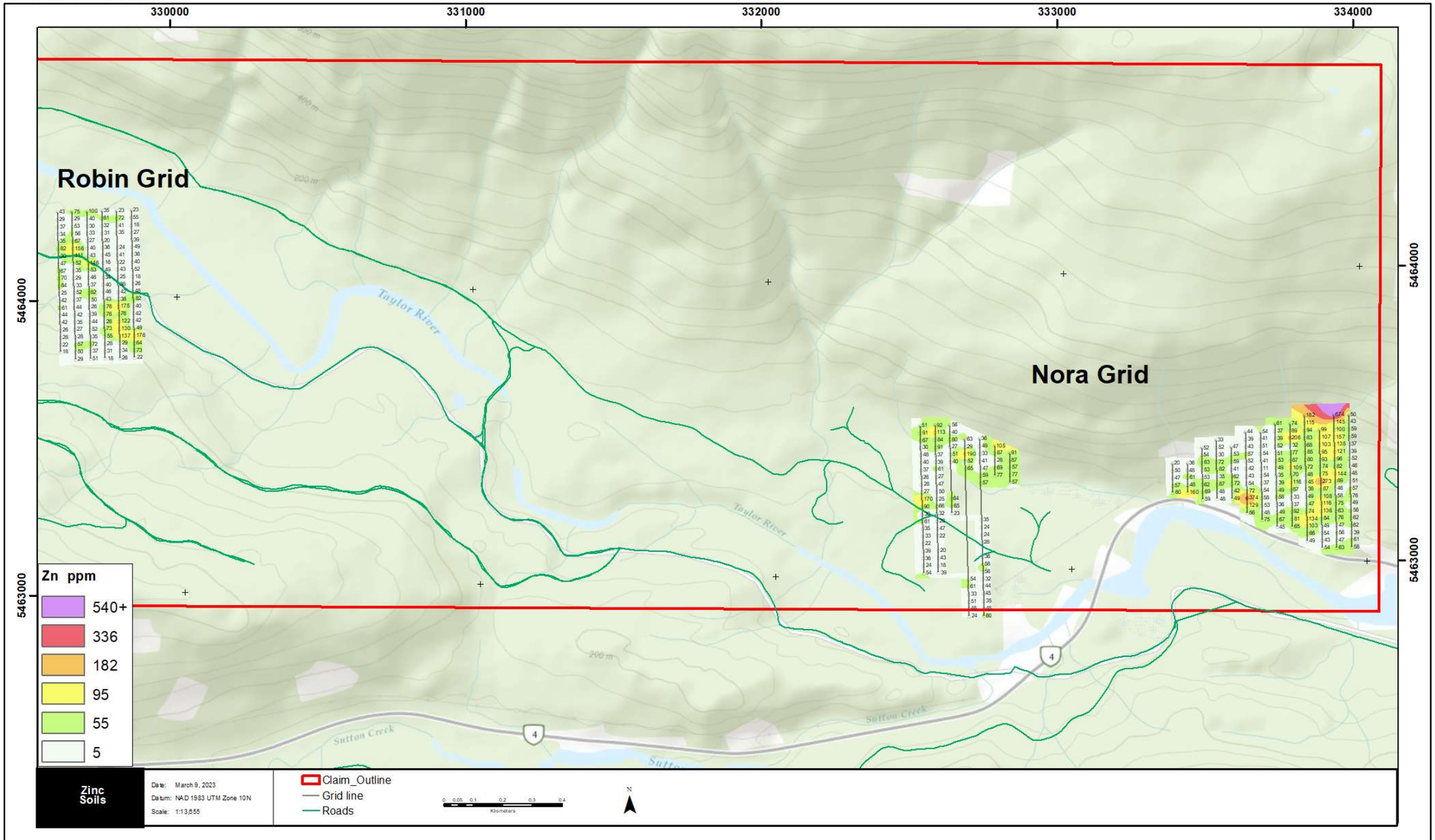
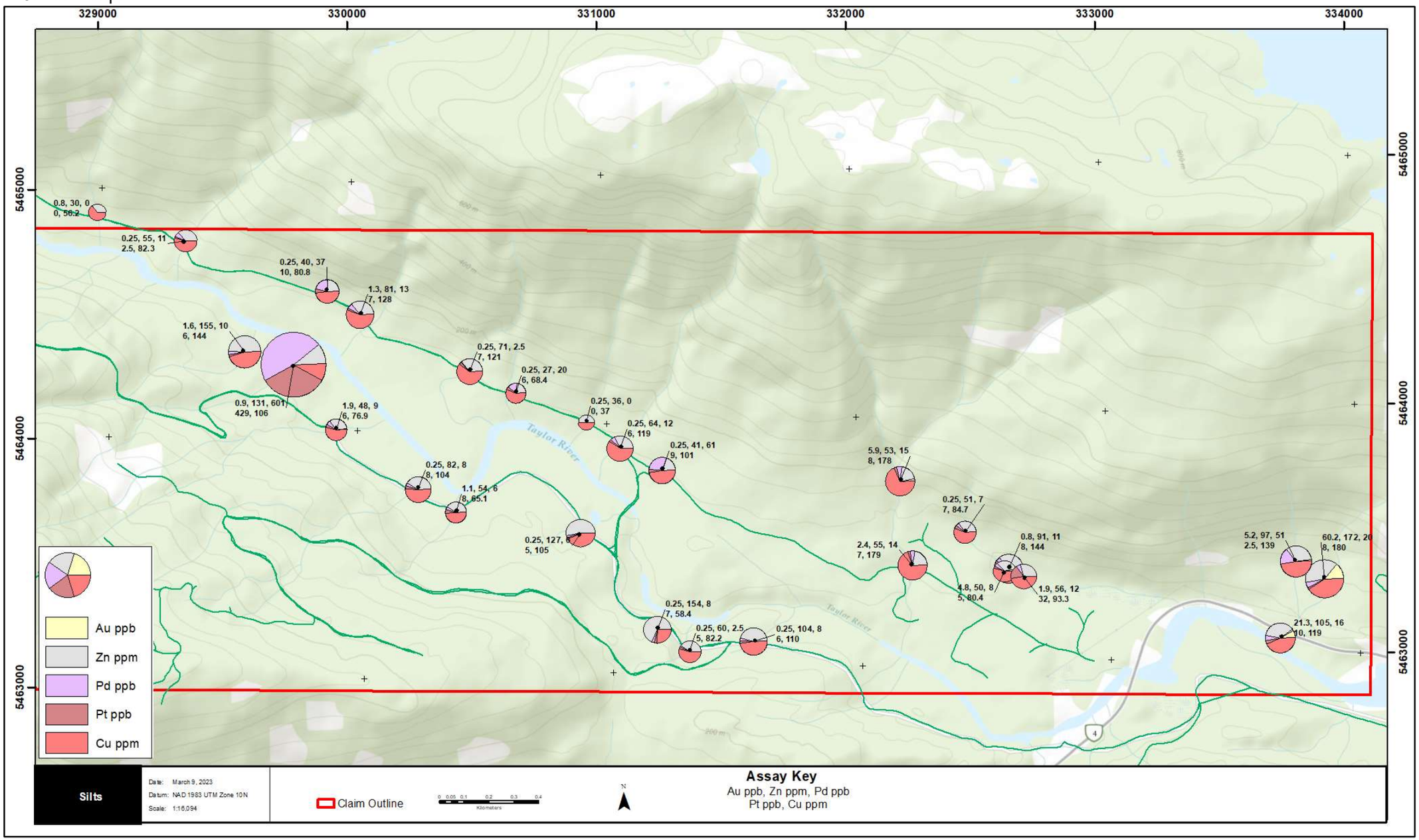


Figure 9: Silt Samples



10 DRILLING

Lexston Life Sciences Corp. has not performed drilling on the Property to date.

11 SAMPLING PREPARATION, ANALYSES, AND SECURITY

Three-hundred and seventy-eight soil samples were taken from two grids named the Nora and Robin grids. The Nora Grid was centered on the Nora Minfile location and the Robin Grid was centered on the Robin Minfile location.

The sample lines and locations were located in the field by GPS. Locations were marked on 25-meter centers in the field with blue and orange flagging marking the site location. The sample number was marked using an indelible felt marker on the blue flag (32500E, 63000N). The grid lines are located 50 meters apart and are 200 to 600 meters in length. Samples were taken using a long-bladed spade and spoon from the “B” horizon at depths of approximately 25 to 45 cm.

Material derived from the “B” Horizon was placed in Kraft sample bags marked with the last five digits of the UTM location (D-23 32500E, 63000N).

Rock sample locations were marked in the field with orange and blue flagging tape with the respective sample ID (D-23 709110) imprinted on the blue flag. Data such as the NAD 83 UTM location along with a description which includes site characteristics, sample type, lithology, alteration, and mineralization were recorded.

Silt samples were collected with a long-handled spoon and placed in marked Hubco Sentry sample bags. These bags were then tied shut and photographed in location. Data such as UTM location and the characteristics of the sample which include altitude, stream description, components, compaction, depth, colour, texture, type of drainage (seasonal-perennial), direction of drainage, flow rate, drainage width, and trap description were noted and are presented in excel format. All stations are marked in the field in blue and orange flagging with their respective UTM locations marked on the orange flag with permanent marker. Metal tags with the sample number and Project Identifier (D-23 1695) were also hung at each sample location. Two photographs were taken of each sample.

All samples were then photographed, placed in marked poly bags, zap-strapped, and shipped to Activation Laboratories located on Dallas Road in Kamloops, BC for 1C-OES-Kamloops Fire Assay for gold and UT-1M which includes 36 element ICP-OES analysis.

Activation Laboratories Ltd.in Kamloops, is ISO/IEC 17025 Accredited (Lab 790) by the Standards Council of Canada and independent of the Company.

The author cannot comment on the quality control measures that may or may not have been taken by other companies during previous sampling programs that are discussed in the history section of this report. However, even with the absence of QA/QC programs, the author does not see any reason to question the quality, accuracy and security of the historical data.

12 DATA VERIFICATION

During the Property visit, the author collected samples to test the repeatability of sample results obtained from previous sampling campaigns. The author designed the sampling program as a verification measure. The author examined the Dory Property on January 20, 2023 and examined several locations on the Property to determine the overall geological setting.

The author is of the opinion that the historical data descriptions of sampling methods and details of location, number, type, nature, and spacing or density of samples collected, and the size of the area covered are all adequate for the current stage of exploration for the Property.

The author took ten soil sample on the visit from ten separate locations. The samples were all delivered to Activation Laboratories Ltd. (Actlabs) in Kamloops, British Columbia, an accredited analytical laboratory pursuant to NI 43-101. Activation Laboratories Ltd.in Kamloops, is ISO/IEC 17025 Accredited (Lab 790) by the Standards Council of Canada. All samples underwent assay package UT-1M which includes 36 element ICP-OES analysis and Gold Fire Assay ICP-OES code 1A1-ICP. Activation Laboratories Ltd. is independent of Lexston Life Sciences Corp.

Figure 10 shows the location of the authors samples and the 2023 program sample location. Table 3: illustrates select assays from the authors' site visit and the samples collected by Nick Rodway. The author collected samples appear to demonstrate repeatability of the data collected by Nick Rodway.

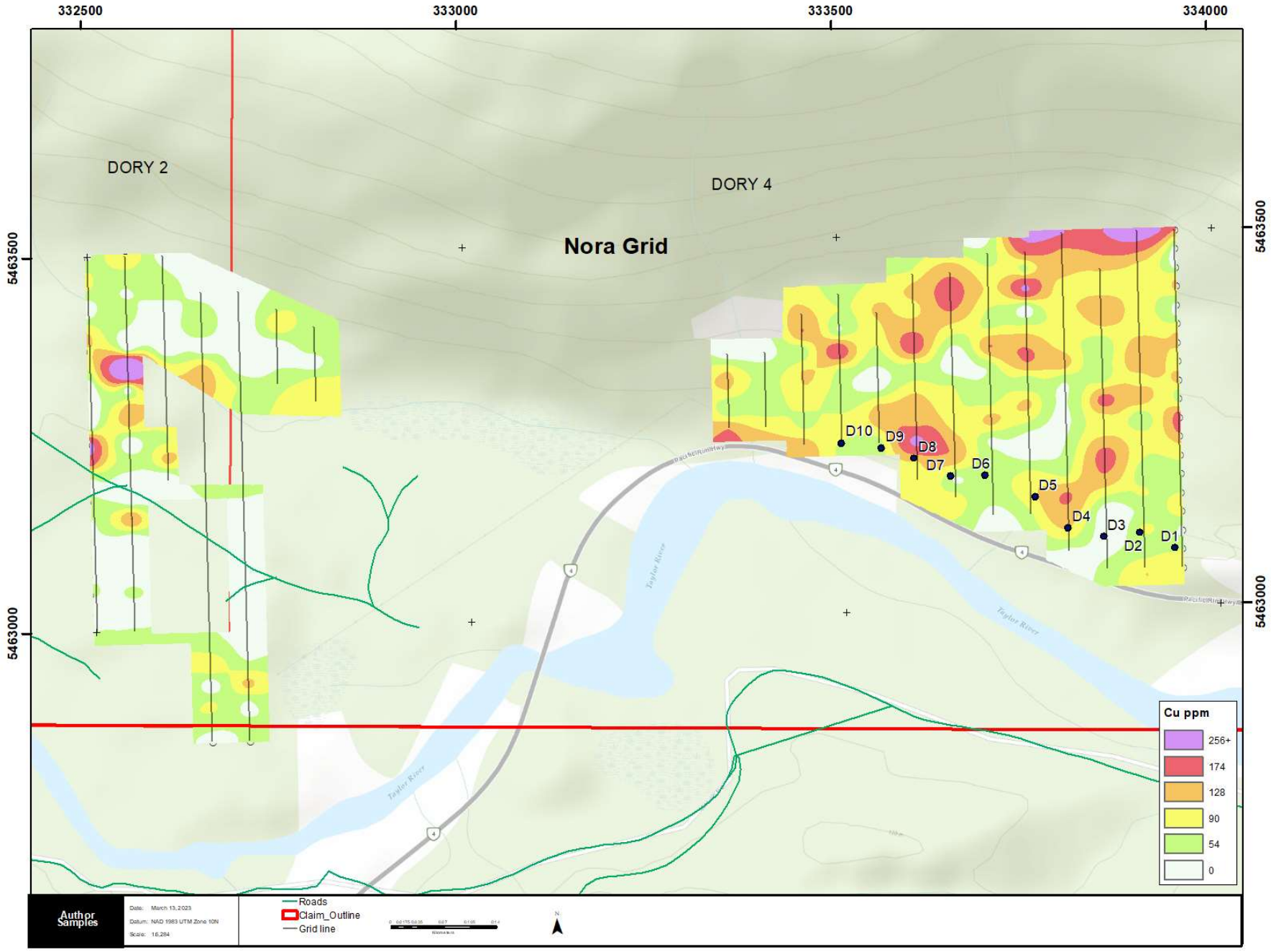
The author randomly reviewed and compared 30 assays in electronic data provided by the company against the assay certificates provided by Act Labs from the 2023 exploration program. The author did not detect any discrepancies. During the site visit the author observed evidence of the 2023 soil sampling program.

Table 3: Author Collected Samples and Results

Sample No	Orginal Sample	Au ppb	Cu ppm	Zn ppm	Au ppb	Cu ppm	Zn ppm
D1	33950E 63075N	0.8	88.4	61	< 0.5	54.8	54
D2	33900E 63100N	0.5	98.9	56	< 0.5	92.1	51
D3	33850E 63100N	0.25	36.4	54	< 0.5	45.7	57
D4	33800E 63100N	0.25	122	66	< 0.5	115	54
D5	33750E 63150N	9.4	116	81	3	125	79
D6	33700E 63175N	0.25	70.9	49	< 0.5	47.4	55
D7	33650E 63175N	0.7	47.4	48	< 0.5	75.6	61
D8	33600E 63200N	0.25	128	129	< 0.5	135	118
D9	33550E 63225N	0.25	68.7	49	5.7	88.9	52
D10	33500E 63225N	1.2	81.7	48	< 0.5	88.8	46
	Company Samples				Author		

The author collected samples are congruent with the samples taken by the Company.

Figure 10: Author Collected Samples



13 MINERAL PROCESSING AND METALLURGICAL TESTING

This is an early-stage exploration project and to date no metallurgical testing has been undertaken.

14 MINERAL RESOURCE ESTIMATE

There are no current mineral resources on the Property.

15 THROUGH 22 ARE NOT APPLICABLE TO THIS REPORT

Items 15 through 22 of Form 43-101F1 do not apply to the Property that is the subject of this technical report as this is not an advanced property.

23 ADJACENT PROPERTIES

The Tay Property is located directly east of the Property. The exploration history of the Tay Property dates back to 1899. During the period of 1899 through 1934, surface and limited underground adit development was conducted on the centrally located gold bearing quartz veins known as the Apex, Morning, and Tay Veins. From 1934 through 1974, several junior mining companies completed diamond drilling, adit development, sampling and magnetometer surveys on the Tay Vein. These companies included Silurian Chieftain Mining Company, Ltd., Lou Mex Mines, Ltd., Highland Mercury Mines, Ltd., Teck Exploration, Ltd. and Gold Valley Resources, Ltd.

24 OTHER RELEVANT DATA AND INFORMATION

To the authors knowledge there is no other relevant data or information.

25 INTERPRETATION AND CONCLUSIONS

The highly complex geology of Vancouver Island and the Port Alberni area specifically has resulted in the discovery of diverse mineral deposit types, containing varied metallic, industrial and energy minerals. According to the B.C. Ministry of Energy Mines MINFILE database, mineral deposits of economic significance on Vancouver Island are as follows: Porphyry copper-molybdenum-gold-silver, Volcanic massive sulphide copper-zinc-lead-silver-gold, Gold-silver Skarns, Gold-silver-copper quartz veins.

The rocks that make up Vancouver Island range in age from Paleozoic to Pliocene and represent three major volcano-sedimentary events (Paleozoic, Triassic and Jurassic), one major sedimentary event (Cretaceous) and four major intrusive events (Triassic, Jurassic, Eocene and Miocene/Pliocene). Major structural features consist of northwest-trending, north-south trending and north-east trending faults and folds. This includes many northwest-trending, low-angle thrust faults and fold axes. The oldest rocks are generally the most structurally disrupted, and areas of high metamorphic grades occur within and locally near the Pacific Rim terrane in the south and along the southwest coast of the island.

In 1991, a localized geological survey identified a moderate to intense carbonate flooding of andesites in addition to possibly two injections of quartz-carbonate and\or carbonate manifest as hairline to veins up to two centimetres wide, occur within the mapped area. In the northeast portion, the andesites are heavily propylitized resulting in abundant chlorite and carbonate with minor epidote and pyrite. The chloritic andesites or greenstones, where heavily carbonated, exhibit a lighter green appearance. The carbonated veins may occasionally contain angular fragments of the host rock and are locally sufficiently prolific to create a directional and irregular stockwork. An outcrop 200 metres south of the scarps indicates a moderate degree of low pH alteration and a stockwork of carbonate stringers.

There have been historical mapping programs on the Property that have identified skarn mineralization in several out crops. These areas need to investigated and mapped.

The 1993 program identified a 910 ppb gold anomaly in a rock sample. This should be resampled and the area should be mapped to understand the gold mineralization.

The 2007 program float sample 06-SK-C1 returned 12.73 % copper. The source of the float should be identified if possible.

26 RECOMMENDATIONS

In the qualified person's opinion, the character of the Property warrants a two-phase work program

Phase One
The suggested work program includes a compilation of all historical geological, geophysical, and geochemical data available for the Property and the rendering of this data into a digital database in GIS formats for further interpretation. Undertake a property wide mapping program focusing on previous areas interesting 9anomalous mineralization. In addition, extend the Nora grid to the north to possibly expand the copper and zinc soil anomalies.

The 601 ppm palladium and 429 ppm platinum values in stream sediments needs to be followed up with detail sampling.

Table 4: Proposed Budget

Item	Unit	Rate	Number of Units	Total ($)
Creation of GIS Database	Lump Sum	$10,000	1	$ 10,000
GeologicalProspecting/ Soils Sampling 3 person crew	days	$1,600	20	$ 32,000
Geologist Mapping	days	$1,000	20	$ 20,000
Assaying rock samples	sample	$55	600	$ 33,000
Accommodation and Meals	days	$250	80	$ 20,000
Vehicle 1 truck	days	$200	20	$ 4,000
Supplies and Rentals	Lump Sum	$2,500	1	$ 2,500
Reports	Lump Sum	$8,000	1	$ 8,000
		Subtotal		$ 129,500
TOTAL (CANADIAN DOLLARS)				**$ 129,500.0**

Phase Two
Phase Two is contingent on positive results of Phase One. Phases two includes line-cutting, 3D Induced Polarization geophysical survey ("IP") and detailed mapping on areas identified in Phase one.

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28 CERTIFICATE OF AUTHOR

I, Derrick Strickland, do hereby certify as follows:

I am a consulting geologist at 1251 Cardero Street, Vancouver, B.C.

This certificate applies to the technical report entitled “NI 43-101 Technical Report on Dory Property, British Columbia, Canada at -125.33° Longitude and 49.30” Latitude NTS MAP 92F/06”, with a signature and effective date March 13, 2023.

I am a graduate of Concordia University of Montreal, Quebec, with a B.Sc. in Geology, 1993. I am a Practicing Member in good standing of the Association of Professional Engineers and Geoscientists, British Columbia, license number 1000315, since 2002. I have been practicing my profession continuously since 1993 and have been working in mineral exploration since 1986 in gold, precious, base metals, coal minerals, and diamond exploration, during which time I have used applied geophysics and geochemistry across multiple deposit types. I have worked throughout Canada, United States, Jamaica, China, Mongolia, South America, Southeast Asia, Europe, West Africa, Papua New Guinea, and Pakistan.

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 organization (as defined in NI 43-101), and past relevant work experience, I fulfill the requirements to be a “qualified person” for the purposes of NI 43-101.

The author visited the Dory Property on January 20, 2023, during which time the author reviewed the geological setting. I have no prior involvement with the Dory Property that is the subject of this Technical Report.

I am responsible for, and have read all sections of the report entitled NI 43-101 Technical Report on Dory Property, British Columbia, Canada at -125.33° Longitude and 49.30” Latitude NTS MAP 92F/06”, with a signature and effective date March 13, 2023.

I am independent of Lexston Life Sciences Corp. and Nick Rodway in applying the tests in section 1.5 of National Instrument 43-101. For greater clarity, I do not hold, nor do I expect to receive, any securities of any other interest in any corporate entity, private or public, with interests in the Dory Property, nor do I have any business relationship with any such entity apart from a professional consulting relationship with that of Lexston Life Sciences Corp. or Nick Rodway. I do not hold any securities in any corporate entity that is any part of the subject Property.

I have read National Instrument 43-101, Form 43-101F1, and this technical report and this report has been prepared in compliance with the Instrument.

As of the effective date of this Technical Report, I am not aware of any information or omission of such information that would make this Technical Report misleading. This Technical Report contains all the scientific and technical information that is required to be disclosed to make the technical report not misleading.

NI 43-101 Technical Report on Dory Property, British Columbia, Canada at -125.33° Longitude and 49.30° Latitude NTS MAP 92F/06, with a signature and effective date March 13, 2023.

Original Signed and Sealed

on this day March 13, 2023.
Derrick Strickland P. Geo. (1000315)