INDEPENDENT TECHNICAL REPORT

Nicobat Project, Rainy River Area, Ontario

Prepared for:

MAX Power Mining Corporation

Prepared by:

Elisabeth Ronacher, PhD, P.Geo.
Jenna McKenzie, P.Geo.
Ronacher McKenzie Geoscience Inc.

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1.0 SUMMARY

Max Power Mining Corp. ("MAX Power") entered into a Binding Letter of Intent with Sassy Resources Corporation ("Sassy") to earn 100% interest in Sassy's 165 non-contiguous mining cell claims covering 2,175 ha in the Rainy River area of northwestern Ontario.

The property is located in the Wabigoon subprovince (Superior Province) of the Canadian Shield. The claims are within in the Rainy River Block, which is characterized by metavolcanic rocks into which large felsic and smaller mafic-ultramafic intrusions were emplaced. The mafic-ultramafic intrusion can host semi-massive and massive Ni-Co-Cu-PGE mineralization. The area has been explored for Ni-Cu-PGE and VMS-type Zn mineralization since the early 1950s but no major deposit has been found to date.

In 2018, Crystal Lake Mining Corp. ("Crystal Lake") competed an airborne magnetic-electromagnetic survey on the property. The purpose of the survey was to delineate magnetic and coincident electromagnetic anomalies, which could be caused by massive sulfide mineralization. Several conductors were delineated and conductors for the two highest-ranked anomalies were modelled to determine their depth and geometry.

Dr. Elisabeth Ronacher visited the property on June 9 and 10, 2019. The personal inspection focused on the claims in Potts Township where the strongest conductors were delineated. The area of the Potts Township claims is densely vegetated and very little outcrop was encountered. It was not possible to recognize any potential surface expression of conductors or find historic drill holes. One outcrop was encountered but no mineralization was observed and therefore no samples were collected.

The Qualified Persons ("QPs") conclude that the modelled conductors represent drill targets and recommend that the best conductors in Potts Township be tested in a reconnaissance drill program.

The QPs recommend a 700 m diamond drilling program to test the conductors.

2.0 INTRODUCTION

MAX Power Mining Corporation ("MAX Power") commissioned Ronacher McKenzie Geoscience Inc. ("Ronacher McKenzie") to prepare an Independent Technical Report (the "report") in accordance with National Instrument 43-101 – *Standards of Disclosure for Mineral Projects* ("NI 43-101") on the mineral claims of the Nicobat Project (the "property") located in the Rainy River District near Fort Frances, Ontario.

The purpose of the report is to disclose relevant technical information on the property, which is material to MAX Power, and to assess the potential of the property to host mineralization. Another purpose is for MAX Power to fulfill the requirements of listing on the Canadian Securities Exchange.

The main source of information comprised legacy data summarized in Ronacher et al. (2018) and Ronacher and McKenzie (2020). Historic information and geological literature were obtained from the public domain, dominantly the Ontario Geological Survey ("OGS"). This report is based on a Technical Report on the property dated February 11, 2020 (Ronacher and McKenzie, 2020).

Dr. Elisabeth Ronacher, P.Geo. visited the property from on July 9 and 10, 2019. She visited the claims in Potts, Mather and Kingsford townships. The area of the claims is heavily vegetated and very little outcrop was encountered.

2.1 Terminology

Asl: above sea level

EM: electromagnetic; geophysical exploration method based on the measurement of alternating magnetic fields associated with currents artificially or naturally maintained in the subsurface (Bates and Jackson 1980)

MENDM: Ministry of Energy, Northern Development and Mines

ICP-MS: Induced coupled plasma mass spectrometry

OES: Optical Emission Spectroscopy

OGS: Ontario Geological Survey

PGE: Platinum group elements

PGM: Platinum group metals

QP: Qualified Person

VLF: Very low frequency; geophysical method that uses radio communication signals to determine the electrical property of bedrock.

2.2 Units

The metric system of measurement is used in this report. Historic data are typically reported in imperial units and were converted for this report using appropriate conversion factors. Ounces per (short) ton are converted to grams per (metric) tonne using the conversion factor of 34.2857. One foot is 0.3048 m. One gamma (unit of magnetic intensity) is $1x10^{-9}$ T or 1 nT. Surface area is given in

hectares (ha). 1 ha is 2.47 acres. All dollar values are in Canadian dollars except where noted otherwise.

Universal Transverse Mercator (UTM) coordinates are provided in the datum of NAD83, Zone 15N.

2.3 Qualifications

Ronacher McKenzie Geoscience is an international consulting company with offices in Toronto and Sudbury, Ontario, Canada. Ronacher McKenzie's mission is to intelligently use geoscientific data integration to help mineral explorers focus on what matters to them. We help a growing number of clients understand the factors that control the location of mineral deposits.

With a variety of professional experience, our team's services include:

- Data Integration, Analysis and Interpretation
- Geophysical Services
- Project Generation and Property Assessment
- Exploration Project Management
- Independent Technical Reporting
- Project Promotion
- Lands Management

A Qualified Person and co-author is Elisabeth Ronacher, PhD, P.Geo. Dr. Ronacher is co-founder of and Principal Geologist to Ronacher McKenzie Geoscience and a geologist in good standing of the Professional Geoscientists of Ontario (PGO #1476). Dr. Ronacher has worked as a geologist since 1997 with academia and industry on a variety of exploration properties such as Au, Cu, bas-metal, Cu-Ni PGE and U. She has written numerous Independent Technical Reports (NI 43-101) on a variety of deposit types. Dr. Ronacher is responsible for all sections of this report except Section 9 and 12.2 and visited the property.

Another Qualified Person and co-author of this report is Ms. Jenna McKenzie, P.Geo. Ms. McKenzie is co-founder of and Principal Geophysicist to Ronacher McKenzie Geoscience and a geoscientist in good standing with the Professional Geoscientists of Ontario (PGO #1653). Ms. McKenzie has worked as a geophysicist since 2001 in the exploration and mining industry on a variety of exploration properties such as porphyry-copper, gold, VMS, Ni-Cu-PGE, diamond-bearing-kimberlite and potash. Ms. McKenzie has co-written several Independent Technical Reports (NI 43-101) on a variety of deposit types with specific focus on geophysical surveying and interpretation. Ms. McKenzie is responsible for Section 9 (Exploration) and Section 12.2 (HeliTEM Survey) and jointly responsible for Sections 17 and 18 of this report; she did not visit the property.

Certificates of the Qualified Persons are provided in Appendix 1.

3.0 RELIANCE ON OTHER EXPERTS

Ronacher McKenzie relied on information provided by Sassy Resources and MAX Power regarding ownership of the property. The QP reviewed the status of mineral claims on the website of the Mining Lands Administration System ("MLAS") of the Ontario Ministry of Energy, Northern Development and Mines ("MENDM") (https://www.mndm.gov.on.ca/en/mines-and-minerals/land-tenure-and-geoscience-resources) on March 9, 2021. Whereas publicly available information on title was reviewed for this report, this report does not constitute nor is it intended to represent a legal or any other opinion to title.

4.0 PROPERTY DESCRIPTION AND LOCATION

The property is located in the Rainy River area of northwestern Ontario (Figure 4-1). The property consists of 165 non-contiguous mining cell claims in six townships covering a total surface area of 2,175 ha (Table 4-1; Figure 4-2 to Figure 4-6). All cell claims are held by Sassy Resources. On March 9, 2021, Sassy announced that it had entered into a Binding Letter of Intent ("LOI") to option the Nicobat Property to MAX Power (Sassy Resources News Release, March 9, 2021). MAX Power can earn a 100% interest in the property by incurring $1,000,000 in exploration expenditure on the property over a four-year period and issuing five million shares to Sassy upon obtaining a listing on a Canadian exchange with Nicobat as the qualifying property. Sassy will also be granted 1,000,000 warrants exercisable at 25 cents to purchase an additional 1,000,000 shares in MAX Power within 36 months. Sassy will retain a 1% net smelter return ("NSR") on the property, which may be purchased by MAX Power at any time for $1,000,000. The LOI is subject to execution of a definitive option agreement on or before May 31, 2021, and regulatory and exchange approval. Emerald Lake, the previous owner of Sassy's claims, retains a 2% net smelter return ("NSR"; see Crystal Lake News Release, February 27, 2018).

Legal access to the properties is via provincial highways and roads. The surface rights of the claims are not owned by MAX Power. The surface rights for all other claims are held by private individuals or the Crown.

In order to keep the claims in good standing, MAX Power must complete exploration work worth $400 on each single cell claim and $200 on each boundary cell claim.

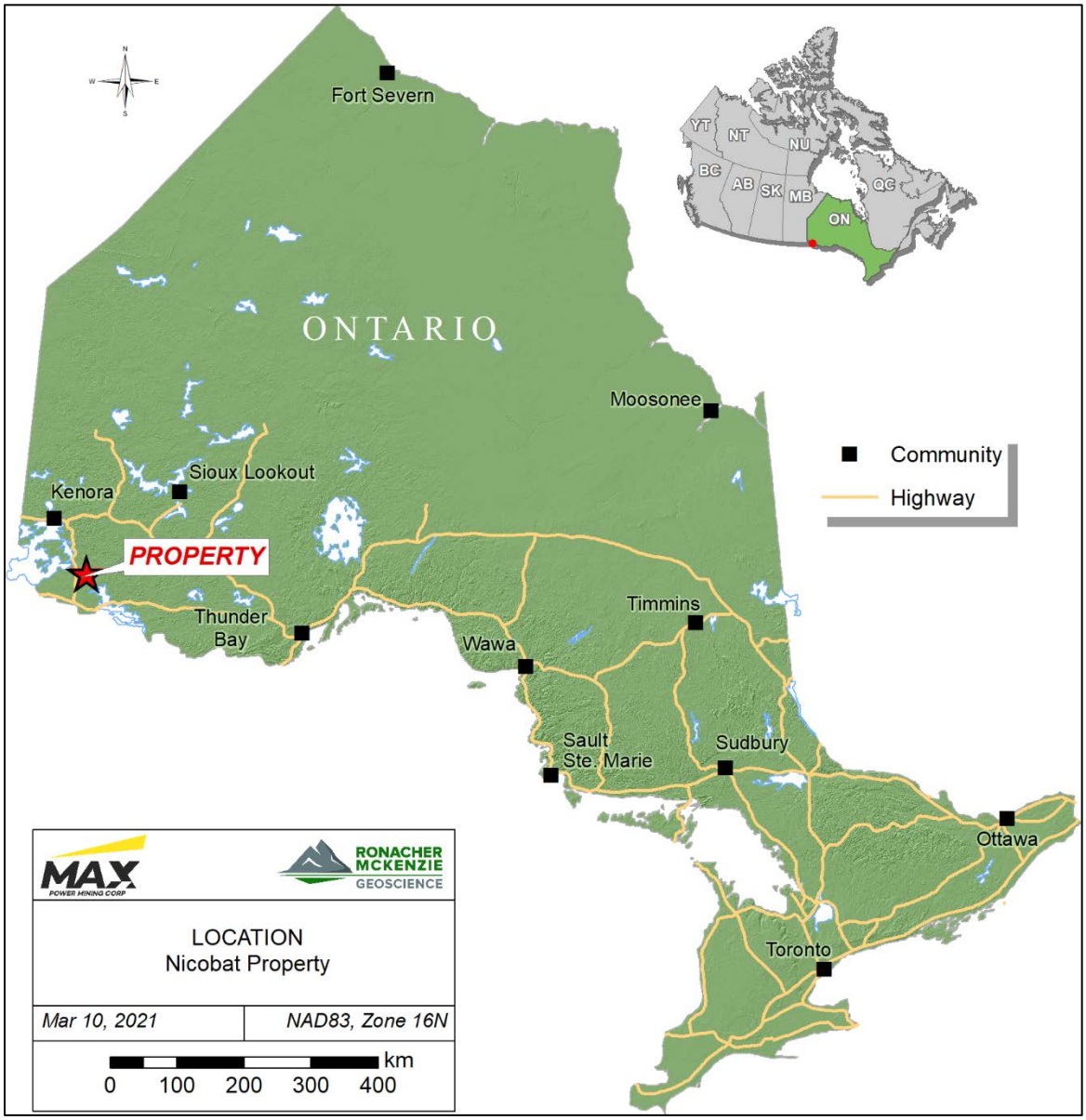

Figure 4-1: Location of the property in northwestern Ontario.

Table 4-1: List of claims of the Nicobat property.

Tenure ID	Owner	Tenure Type	Township / Area	Due Date
100432	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford, Potts	2022-02-12
100433	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford, Mather, Potts	2022-02-12
100462	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2022-02-12
100463	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2022-02-12
100464	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford, Mather	2022-02-12

Tenure ID	Owner	Tenure Type	Township / Area	Due Date
100465	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2022-02-12
100466	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2022-02-12
101096	Sassy Resources Corp.	Single Cell Mining Claim	Potts	2022-02-12
101781	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-02-10
101782	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-02-10
101783	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-02-10
101847	Sassy Resources Corp.	Single Cell Mining Claim	Mather, Potts	2022-02-16
101918	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-01-06
101919	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-01-06
101979	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-03-11
112981	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter, Kingsford	2021-12-22
112982	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter	2021-12-22
112983	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter	2021-12-22
115648	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter	2021-12-22
115649	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter	2021-12-22
115650	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter	2021-12-22
115651	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter	2021-12-22
115652	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter	2021-12-22
117095	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2022-02-12
117116	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-01-06
117117	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-01-06
117118	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-01-06
117168	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-02-12
117237	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-01-06
117849	Sassy Resources Corp.	Single Cell Mining Claim	Dobie	2021-11-27
117850	Sassy Resources Corp.	Single Cell Mining Claim	Dobie	2021-11-27
121757	Sassy Resources Corp.	Single Cell Mining Claim	Potts	2022-02-16
123101	Sassy Resources Corp.	Single Cell Mining Claim	Potts	2022-02-12
127621	Sassy Resources Corp.	Single Cell Mining Claim	Dobie	2022-02-12
128262	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2022-02-12
128263	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2022-02-12
128322	Sassy Resources Corp.	Single Cell Mining Claim	Mather, Potts	2022-02-12
128323	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-02-12
135241	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
135242	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter	2021-12-22
141198	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
141199	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
141293	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
141294	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
141488	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter	2021-12-22
141997	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter	2021-12-22
141998	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter	2021-12-22
143441	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford, Potts	2022-02-12
143460	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2022-02-12
143477	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-01-06

Tenure ID	Owner	Tenure Type	Township / Area	Due Date
154265	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter	2021-12-22
154266	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter	2021-12-22
154267	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter	2021-12-22
154767	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
154768	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter	2021-12-22
154769	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter	2021-12-22
154770	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter	2021-12-22
157570	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-01-06
163599	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-01-06
163634	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-02-12
166884	Sassy Resources Corp.	Single Cell Mining Claim	Potts	2022-02-16
166885	Sassy Resources Corp.	Single Cell Mining Claim	Potts	2022-02-16
168214	Sassy Resources Corp.	Single Cell Mining Claim	Potts	2022-02-12
170027	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
179727	Sassy Resources Corp.	Single Cell Mining Claim	Potts	2022-02-16
181044	Sassy Resources Corp.	Single Cell Mining Claim	Potts	2022-02-12
181813	Sassy Resources Corp.	Single Cell Mining Claim	Dobie	2021-11-27
187888	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
187889	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
187890	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
199905	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
199923	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
200104	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter	2021-12-22
202733	Sassy Resources Corp.	Single Cell Mining Claim	Dobie	2022-02-12
203382	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-02-10
203383	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-01-06
204046	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-03-11
204921	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-02-10
204941	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-02-10
205580	Sassy Resources Corp.	Single Cell Mining Claim	Potts	2022-02-12
207917	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
208027	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
210793	Sassy Resources Corp.	Boundary Cell Mining Claim	Dobie	2022-02-12
210794	Sassy Resources Corp.	Single Cell Mining Claim	Dobie	2022-02-12
211473	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-03-11
211474	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-01-06
211514	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-02-12
211515	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-02-12
212148	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-03-11
214821	Sassy Resources Corp.	Single Cell Mining Claim	Mather, Potts	2022-02-16
215062	Sassy Resources Corp.	Single Cell Mining Claim	Potts	2022-02-16
215063	Sassy Resources Corp.	Single Cell Mining Claim	Potts	2022-02-16
222852	Sassy Resources Corp.	Single Cell Mining Claim	Dobie	2022-02-12
222975	Sassy Resources Corp.	Single Cell Mining Claim	Fleming, Kingsford, Potts	2022-02-12
222997	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2022-02-12

Tenure ID	Owner	Tenure Type	Township / Area	Due Date
222998	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2022-02-12
223519	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-01-06
223520	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-01-06
223568	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-02-12
227003	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter	2021-12-22
229610	Sassy Resources Corp.	Single Cell Mining Claim	Dobie	2022-02-12
230284	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford, Mather	2022-02-12
230322	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-02-12
233586	Sassy Resources Corp.	Single Cell Mining Claim	Potts	2022-02-16
235734	Sassy Resources Corp.	Boundary Cell Mining Claim	Dobie	2021-11-27
236496	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
254567	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
254568	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
254569	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
255165	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
255166	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
258938	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford, Mather	2022-02-12
259500	Sassy Resources Corp.	Single Cell Mining Claim	Mather, Potts	2022-02-16
259501	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-02-12
262957	Sassy Resources Corp.	Boundary Cell Mining Claim	Mather	2022-02-10
263611	Sassy Resources Corp.	Single Cell Mining Claim	Potts	2022-02-12
266657	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
271570	Sassy Resources Corp.	Single Cell Mining Claim	Potts	2022-02-12
271604	Sassy Resources Corp.	Single Cell Mining Claim	Potts	2022-02-12
273927	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
273928	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
274014	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
274142	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter	2021-12-22
277469	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2022-02-12
277470	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2022-02-12
277485	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-02-10
277486	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-01-06
278094	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-01-06
279563	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-02-12
279622	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-01-06
279680	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-03-11
283033	Sassy Resources Corp.	Boundary Cell Mining Claim	Mather	2022-02-10
286278	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter	2021-12-22
286279	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter	2021-12-22
290376	Sassy Resources Corp.	Boundary Cell Mining Claim	Mather	2022-02-10
291011	Sassy Resources Corp.	Single Cell Mining Claim	Potts	2022-02-12
295654	Sassy Resources Corp.	Single Cell Mining Claim	Dobie	2022-02-12
296304	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford, Potts	2022-02-12
302599	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter	2021-12-22
302600	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter	2021-12-22
303772	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22

Tenure ID	Owner	Tenure Type	Township / Area	Due Date
310525	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
310526	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter, Kingsford	2021-12-22
310613	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
310614	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
313399	Sassy Resources Corp.	Single Cell Mining Claim	Dobie	2022-02-12
313400	Sassy Resources Corp.	Single Cell Mining Claim	Dobie	2022-02-12
314059	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford, Mather	2022-02-12
314074	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-01-06
314075	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-01-06
320692	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter	2021-12-22
322858	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter	2021-12-22
323268	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
323284	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
323361	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
326113	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-03-11
326114	Sassy Resources Corp.	Single Cell Mining Claim	Mather	2022-01-06
330256	Sassy Resources Corp.	Single Cell Mining Claim	Potts	2022-02-12
330787	Sassy Resources Corp.	Single Cell Mining Claim	Potts	2022-02-12
334015	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
334016	Sassy Resources Corp.	Single Cell Mining Claim	Carpenter, Kingsford	2021-12-22
334098	Sassy Resources Corp.	Single Cell Mining Claim	Kingsford	2021-12-22
341276	Sassy Resources Corp.	Single Cell Mining Claim	Potts	2022-02-16
341277	Sassy Resources Corp.	Single Cell Mining Claim	Potts	2022-02-16
342621	Sassy Resources Corp.	Single Cell Mining Claim	Potts	2022-02-12

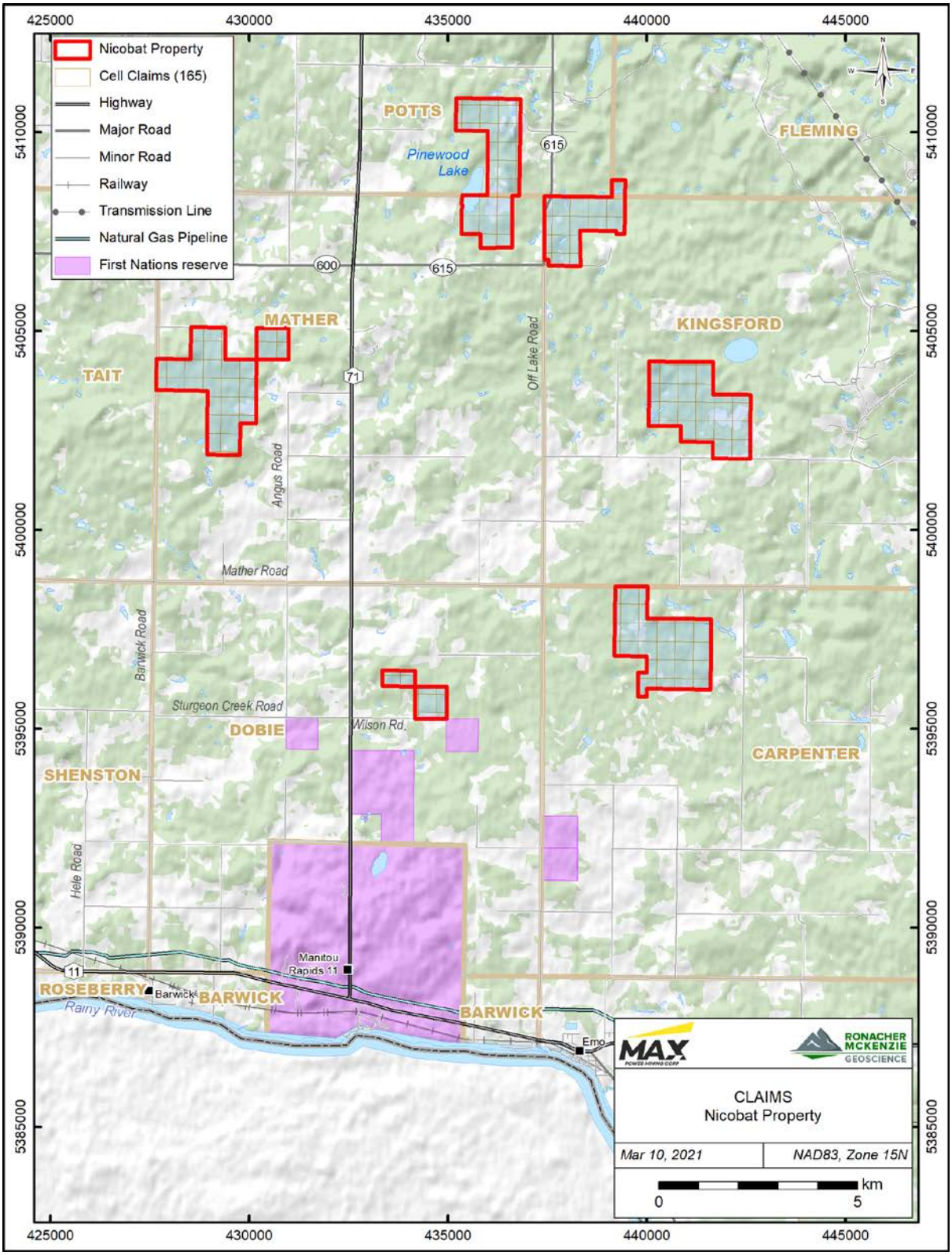

Figure 4-2: Map showing all claim groups of the Nicobat property.

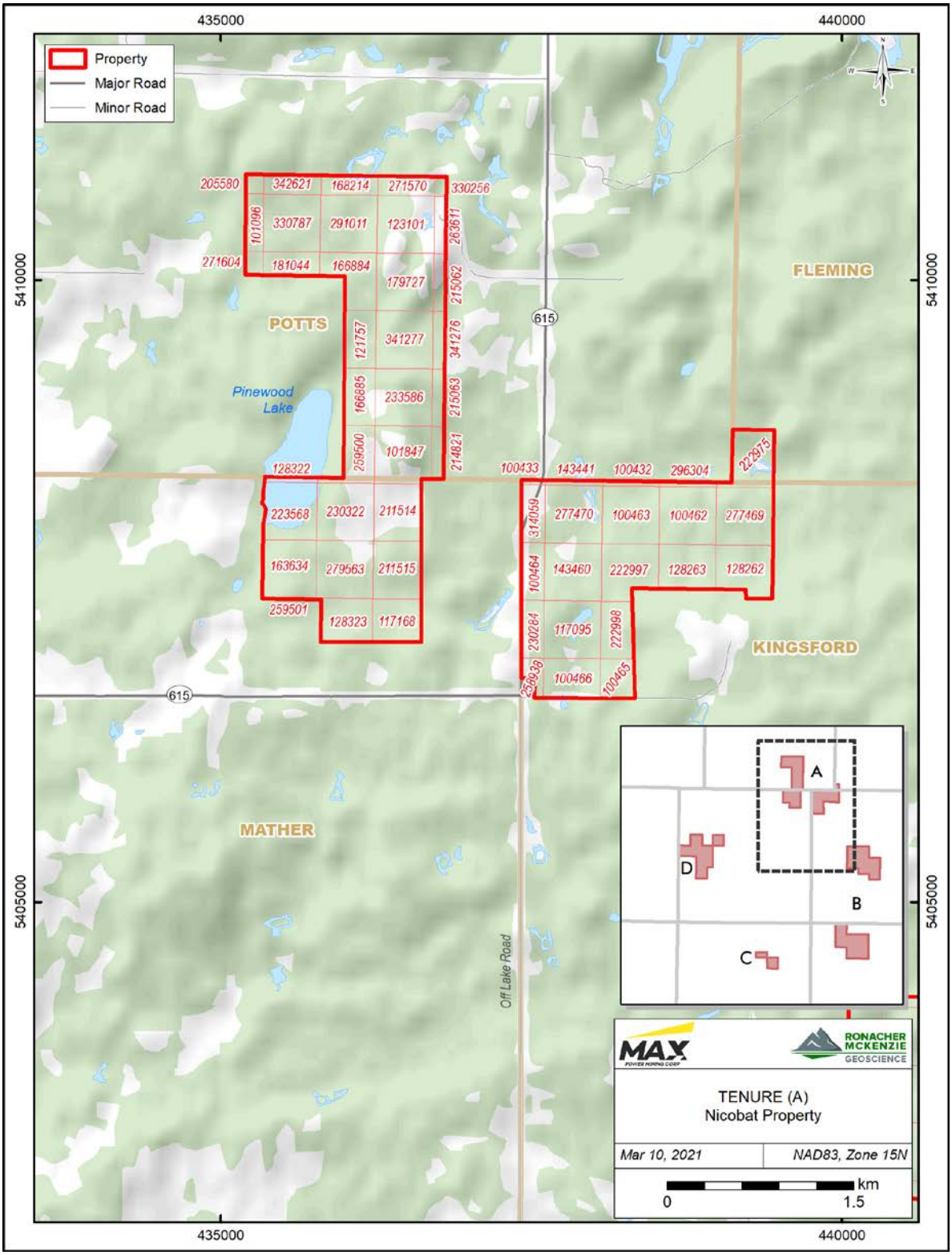

Figure 4-3: Claim fabric in Potts, Kingsford, Maher and Fleming townships.

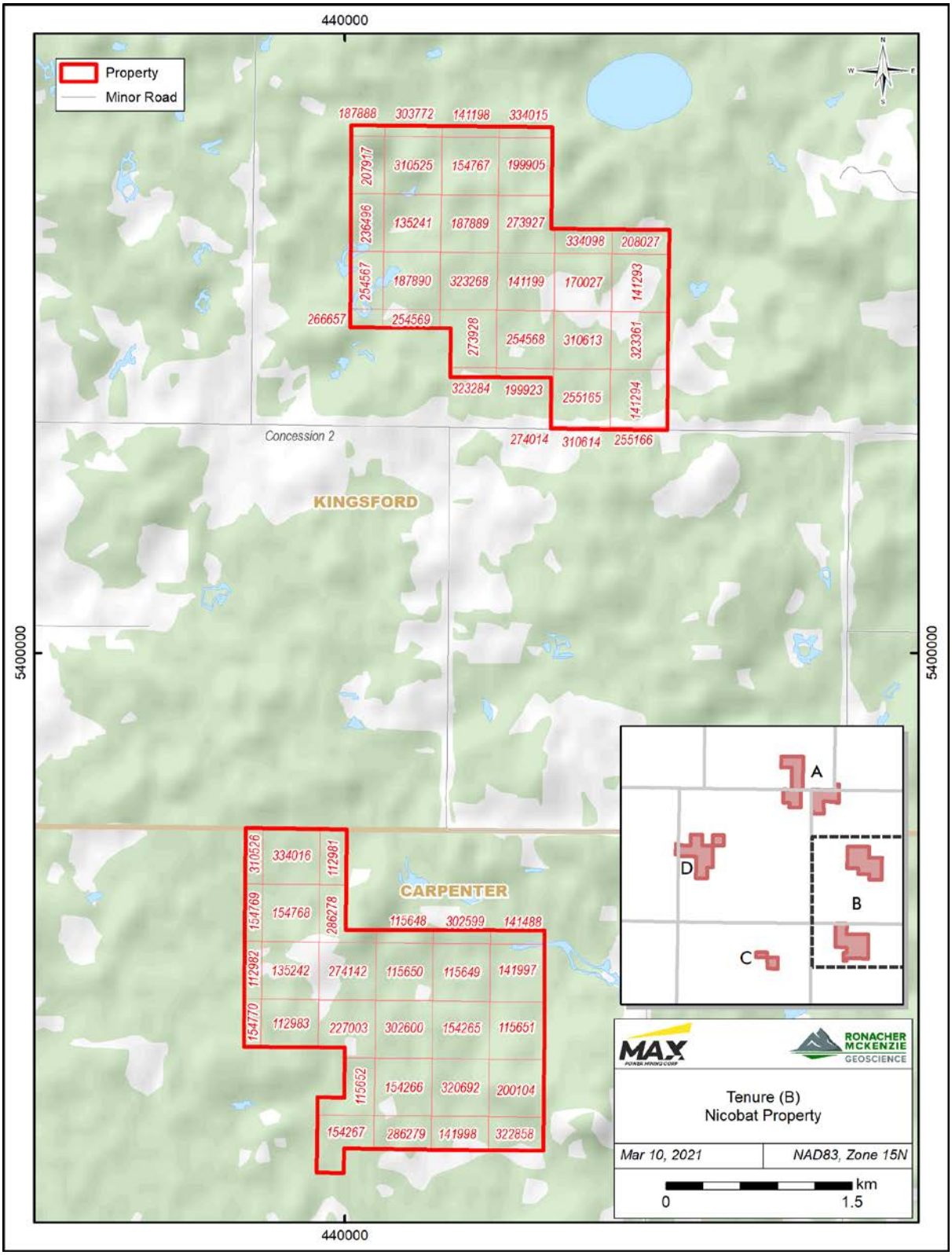

Figure 4-4: Claim fabric in Kingsford and Carpenter Townships.

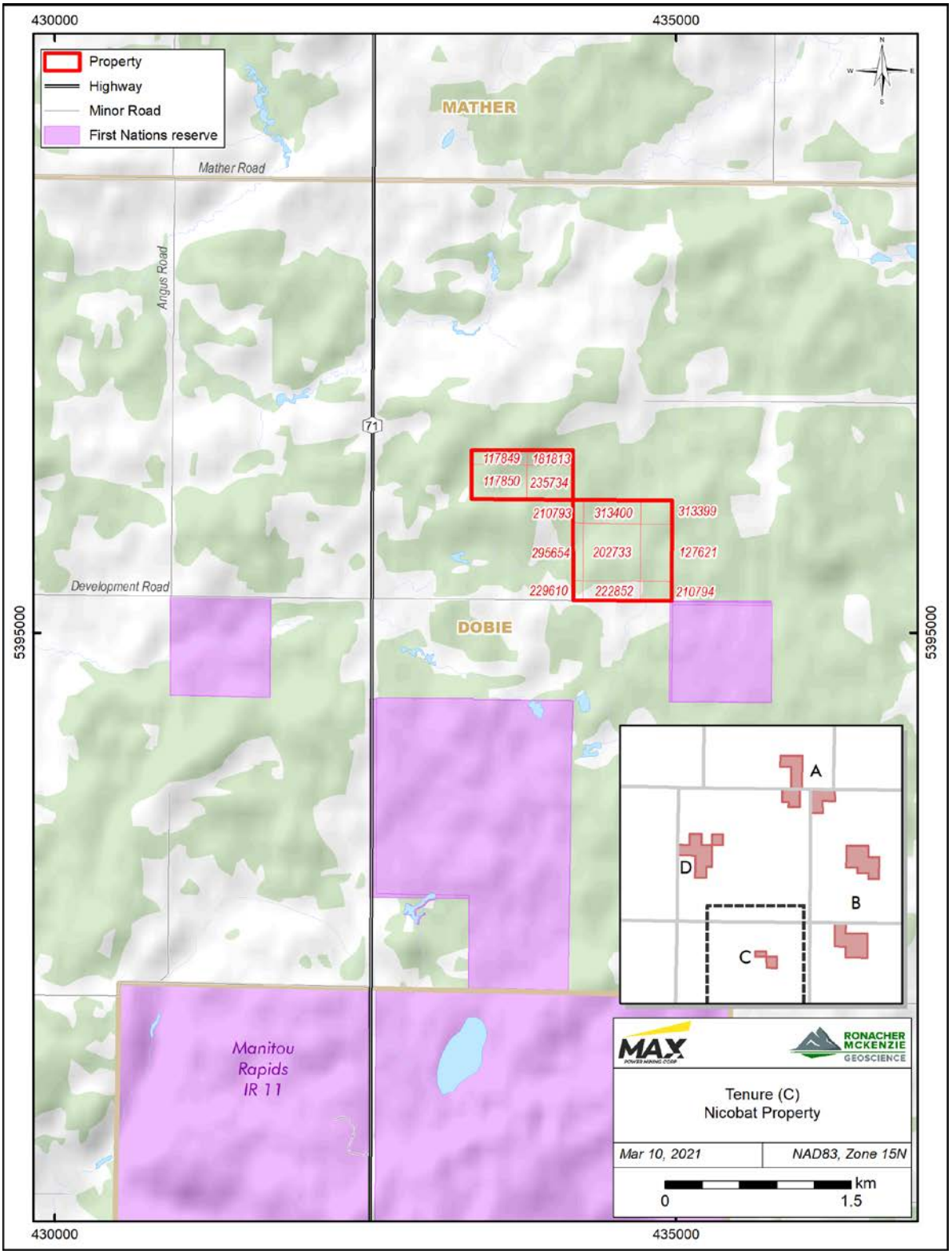

Figure 4-5: Claim fabric in Dobie Township.

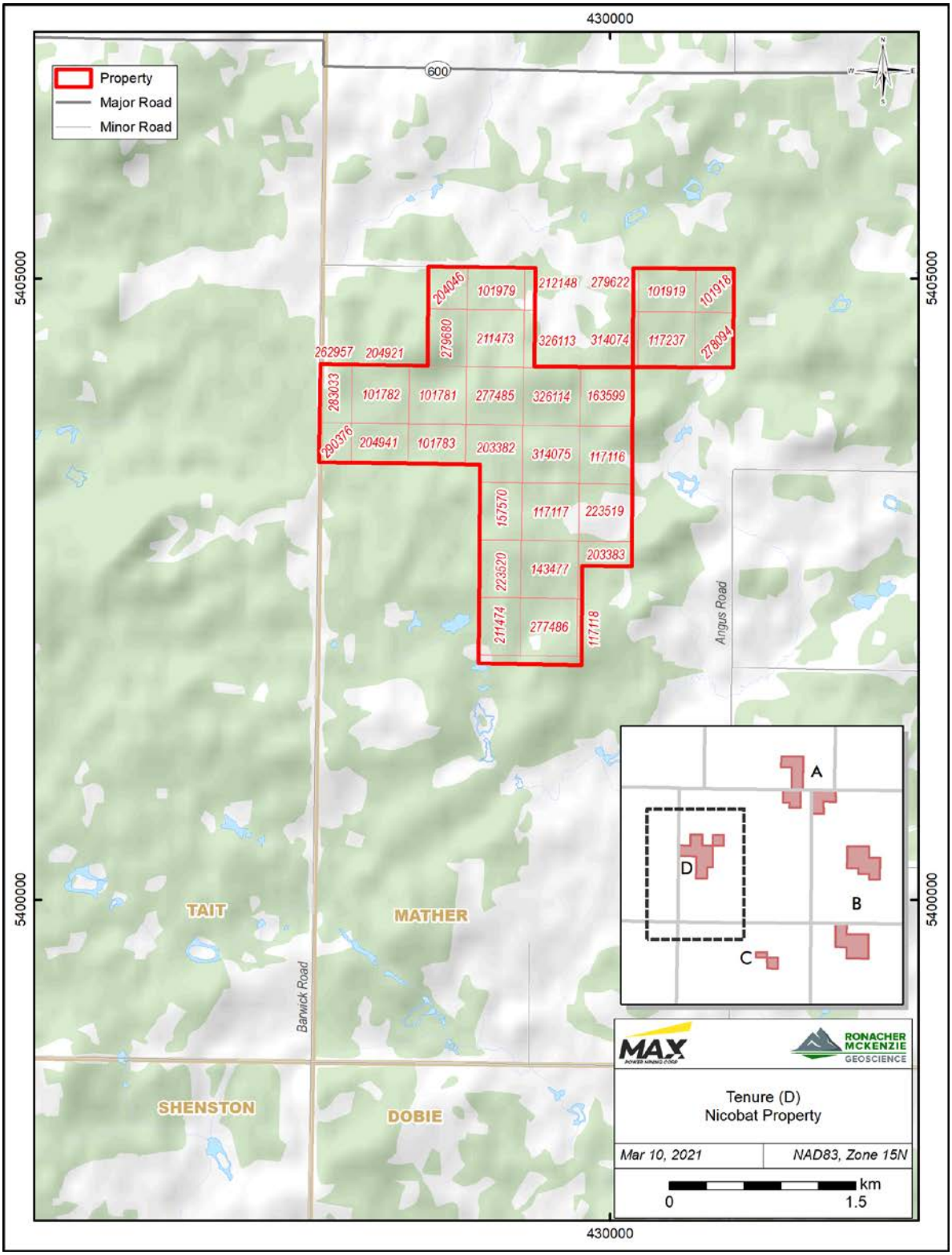

Figure 4-6: Claim fabric in Mather Township.

4.1 Permits

In Ontario, permits are generally required for exploration on unpatented mineral claims or leases.

Exploration activities such as geophysical surveys requiring a power generator, line cutting where the line width is less than 1.5 m, mechanized drilling where the total weight of the rig is less than 150 kg, mechanized surface stripping where the total stripped area is less than 100 m^2, or pitting and trenching of a volume of 1 to 3 m^3 on unpatented mineral claims or leases require an exploration plan. Exploration permits are required for line cutting where the line width exceeds 1.5 m, for drilling where the weight of the drill exceeds 150 kg, mechanized stripping of an area greater than 100 m^2 and for pitting and trenching where the total volume of rock is more than 3 m^3. Plan and permit applications are submitted to the MENDM for review. The MENDM then posts these on the Environmental Registry for 30 days and circulates them to First Nations communities who may have overlapping areas of cultural significance. Plans are typically approved within 30 days and permits within 60 days. Plans are valid for two years and permits are valid for three years (https://www.mndm.gov.on.ca/en/mines-and-minerals/mining-act).

No exploration plans or permits are generally required for fee simple absolute patents and for areas that are part of a closure plan. All surface rights holders must be notified of the application in advance of the submission.

Sassy currently holds exploration permit PR-18-11289 for mechanized drilling. The permit is valid until May 3, 2021. The permit is transferable to MAX Power.

The QP is not aware of any royalties, back-in rights, payments, or other agreements and encumbrances to which the property is subject, other than the ones mentioned above.

The QP is not aware of any environmental liabilities to which the property is subject.

The QP is not aware of any other significant factors or risks that may affect access, title or the right or ability to perform work on the property.

5.0 Accessibility, Climate, Local Resources, Infrastructure, and Physiography

The claims are located in Dobie, Mather, Carpenter, Kingsford, Potts and Fleming townships (Figure 4-2), approximately ~400 km west of Thunder Bay, Ontario, and 45 km northwest of the Town of Fort Francis. The population of Fort Frances is 7,739 (Statistics Canada 2018). Emo is the closest settlement to the claim groups. The population of Emo is 1,333 (Statistics Canada 2018).

5.1 Access

Access to the claims is on provincial highways and roads with standard pick-up trucks (Figure 5-1). The claims in Dobie Township can be access from Emo, Ontario, on Highway 11 and Highway 71. Wilson Road off Highway 71 leads directly to the claims.

The claims in the western part of Mather Township can be accessed via Mather Road and Barwick Road off Highway 71.

The claims in Potts and northern Mather and northern Kingsford townships are accessed via Highway 615 off Highway 71.

The claims in central Kingsford Township are accessed on Mather Road off Highway 71, followed by Off Lake Road and Dance Road (also called Concession Road 2).

The claims in Carpenter Township are located 1 km east of the end of Dunbar Road.

Some locations within the claim groups are best reached by all-terrain vehicle, snowmobile or by foot.

The closest airport is located in Fort Frances.

5.2 Climate

The climate in the property area is continental with long, cold winters and short warm summers. The warmest mean temperatures are typically recorded in July (~24 °C) and the coldest temperatures in January (-15 °C), however maximum temperatures can reach 30 °C in June and July and -35 °C in January and February (climate.weather.gc.ca). Maximum snow fall occurs in January (~25 cm) and maximum rainfall in June (~100 mm). Total annual precipitation is ~600 mm. Exploration can be completed year-round.

5.3 Physiography and Vegetation

The area is characterized by very low relief with an average elevation of ~350-400 m above sea level (asl) and consists dominantly of farm land with some forest; birch is the dominant type of tree. Overburden is locally up to 60 m thick.

5.4 Infrastructure and Local Resources

Power exists in the area of all claim groups. Water for exploration is available from streams and lakes. Mining personnel, skilled and unskilled labor are available due to recent exploration and mining

activities in the area. A CN rail line runs parallel to Highway 11 connecting to Thunder Bay and Winnipeg.

Services such as stores, banks, gas stations and hotels are available in Fort Frances.

The sufficiency of surface rights for mining operations, the availability of tailings storage areas, potential waste disposal areas, heap leach pad areas, and potential processing plant sites are not relevant to the project at this stage.

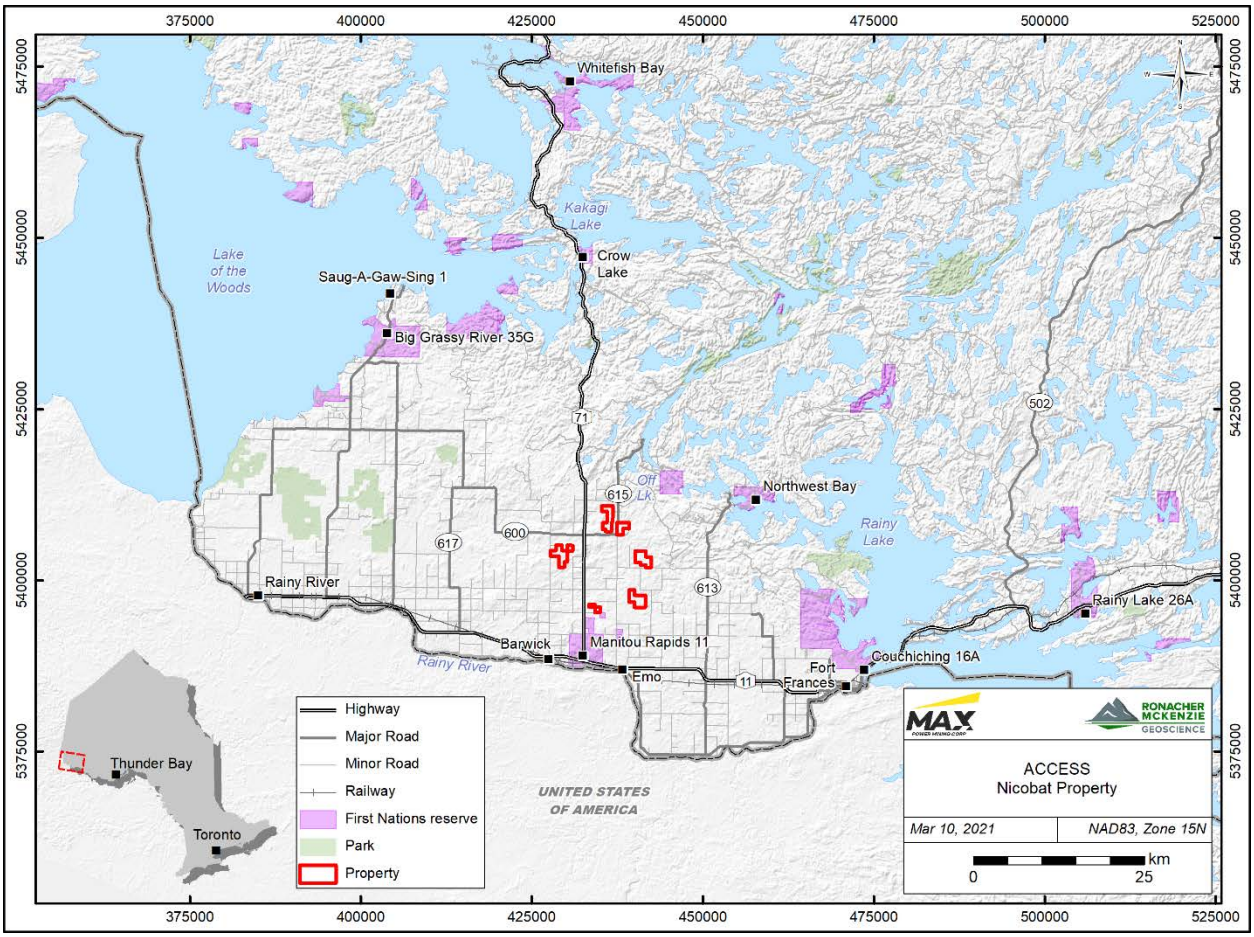

Figure 5-1: Access to the claims that are the subject of this report.

6.0 HISTORY

Fletcher and Irvine (1954) reported that the Rainy River area started receiveing attention in terms of exploration in 1953 when base metal occurrences were found in southern Dobie Township. The

historic exploration summarized below is from assessment reports that are publicly available from the MENDM (Table 6-1). The QP did not have access to any historic information for the claims in Dobie Township. The claims are surrounded by patented ground for which no assessment reports exist.

No historic mineral resources have been reported on the property. No production has been completed on the property.

Table 6-1: Overview of historic work completed on Sassy Resources' claim in Potts, Kingsford, Fleming and northern Mather townships.

Year	Company	Exploration Type	Results	Source
1973	Canadian Nickel Co. Ltd	diamond drilling: 3 holes	up to 5% pyrite/pyrrhotite; no assays provided in assessment report	Assessment report: 52C13SW0430
1988	Walter Cummings	descriptions of the 1973 Canadian Nickel Co. drill holes	Zn and Cu sulfides in gabbro (up to 1% chalcopyrite+sphalerite); no assay data provided	Assessment report: 52C13SW0003 (Ogden, 1988a)
1988	Walter Cummings	magnetometer, self-potential, biogeochemistry	southwest dipping magnetic high delineated	Assessment report: 52C13SW0002 (Ogden, 1988b)
1989	Walter Cummings	mag-EM	EM anomaly delineated, no coincident magnetic anomaly	Assessment report: 52C13SW0001 (Ogden, MacEachern and Paterson)
1995	Noranda	mag-HLEM; 23.45 line km	linear magnetic and EM anomaly delineated	Assessment report: 52C13SW0004 (Smith & Petrie, 1995a)
1997	Puskas & Allen	diamond drilling:	no assay results available; logs indicated up to 17% sulfide (pyrite; minor pyrrhotite, chalcopyrite)	Assessment report: 52C13SW2001
2007	Rainy River Resources	mapping	mostly volcanic rocks, some gabbro and pyroxenite mapped	Assessment report: 2.34901 (Ayres and Tims, 2007)

6.1 Canadian Nickel Company ("Inco") (1972-73)

The Canadian Nickel Company followed up on an airborne EM conductor (MacEachern and Paterson, 1989); no information is available about the airborne survey. Inco drilled two Winkie and one diamond drill holes in northern Mather Township at the border with Potts Township (Table 6-2; Assessment report 20007411). No assay data were provided in the assessment report.

6.2 Walter Cummings (1988-89)

No detailed descriptions or assay data are available in the Canadian Nickel Co. drill logs but Ogden (1988a) reports in Assessment Report 52C13SW0003 that zinc and copper sulfides "associated with gabbro" overlying felsic rocks were intersected in the holes. He provided descriptions of the drill holes for the 1973 drill holes (Table 6-2). In 1988, Ogden (1988b) completed a geophysical survey (magnetometer and self-potential) on the claims drilled by the Canadian Nickel Company in 1973 (Assessment Report 52C13SW0002) to determine whether any geophysical anomalies related to the sulfide mineralization in the historic drill holes could be delineated. Ogden (1988b) concluded that southwest dipping magnetic zones existed in the area. In addition to the geophysical surveys, poplar bark was analyzed for trace elements without success.

In 1989, Cummings commissioned a magnetic and electromagnetic survey on the property (Assessment Report 52C13SW0001: MacEachern and Paterson, 1989). A strong EM anomaly was delineated; however, the magnetic survey did not provide any conclusive results and no relationship between the magnetic signature and the EM anomalies was established.

Table 6-2: List of drill holes completed by Canadian Nickel Co. in 1972/73.

Hold ID	Year	Depth (ft)	Depth (m)	Azimuth	Dip	Comment
48577	1972	226	68.66	180	-50	Zn and Cu in upper portions in gabbro; 189 ft (56.61 m) of fine-grained rhyolitic tuff and quartz breccia with 25% pyrrhotite and blebs of pyrite/chalcopyrite/sphalerite; 20% massive sphalerite over 15 cm at 205 ft (62.48 m)
48578	1972	190	57.72	360	-45	up to 1% cpy and 5% po/py; gabbro, dacite
48595	1973	360	109.37	360	-45	granitic rocks and gabbro, up to 30% sulfide; bottom of the hole intersected amphibolite with scattered pyrite and magnetite

6.3 Noranda (1995)

Noranda completed a magnetic and horizontal loop EM survey on the same claims that were previously held by Inco and W. Cummings in northern Potts Township in 1994. Smith and Petrie (1995, Assessment Report 52C13SW0004) claimed that several untested airborne EM anomalies exist in the northern part of the claim group and north of the previously drill tested anomalies. Noranda surveyed a total of 23.45 line km and delineated a north-south trending magnetic anomaly and an EM anomaly that is parallel to the western edge of the magnetic anomaly.

6.4 Puskas & Allen (1997)

Puskas and Allen drilled four diamond drill holes totalling 309.57 m on the same claims in 1997 (Assessment report: 52C13SW2001). No mafic or ultramafic rocks were intersected, however, the

granitic and sedimentary rocks hosted pyrite, pyrrhotite, chalcopyrite and sphalerite (Table 6-3). Assay data are not available.

Table 6-3: List of drill holes completed by Puskas and Allen in 1997.

Hold ID	Year	Depth (ft)	Depth (m)	Azimuth	Dip	Comment
PW-01-97	1997	267	81.11	NE	-45	minor pyrite, pyrrhotite, chalcopyrite and sphalerite in granitoids
PW-02-97	1997	303	92.05	270	-50	minor pyrite in granitoids
PW-03-97	1997	303	92.05	90	-90	minor pyrite, pyrrhotite, chalcopyrite and sphalerite in granitoids
PW-04-97	1997	146	44.35	90	-50	minor pyrite, pyrrhotite, chalcopyrite and sphalerite in sedimentary rocks
TOTAL		**1019**	**309.57**			

6.5 Rainy River Resources (2007)

Rainy River Resources ("Rainy River") mapped the area around Off Lake in Potts Township (Assessment Report 20003413: Ayres and Tims, 2007). Metagabbro and pyroxenite intrusions were mapped in a set of felsic dikes called the Off Lake felsic dike complex, in the volcanic sequence near Pinewood Lake and the Mather metasedimentary sequence. Ayres and Tims (2007) also mentioned the linear magnetic high west of Pinewood Lake where the 1972/73 Inco drill holes are located. These authors interpreted the "distinctive, irregular, aeromagnetic expression" in the Off Lake felsic dike complex to indicate that mafic-ultramafic "megablocks and large septa" exist in the subsurface and are covered by overburden.

7.0 GEOLOGICAL SETTING AND MINERALIZATION

7.1 Regional Geology

The property is located in the Wabigoon subprovince (Superior Province) of the Canadian Shield (Figure 7-1; Blackburn et al., 1991), more specifically in a wedge that forms the boundary between the southern Wabigoon and the Quetico subprovinces (Hendrickson 2016; Poulsen 2000). This wedge, called Rainy River Block by Hendrickson (2016) is bounded by the Quetico Fault in the north and by the Sein River Fault and Vermillion Fault in the south. The Wabigoon subprovince consists of volcanic rocks with a central axis of plutonic rocks; the eastern and western domains of the Wabigoon subprovince exhibit different tectonic characteristics (Percival et al., 2006). The western domain, where the property is located, is dominated by a range of volcanic rocks from tholeiitic to calc-alkalic that were deposited between 2.745 and 2.720 Ga (Percival et al., 2006). The plutonic rocks are synvolcanic and consist mainly of tonalite, diorite and gabbro. Younger meta-sedimentary rocks form narrow belts within the volcanic sequences.

The eastern Wabigoon domain consists of greenstone belts and granitic plutons.

7.2 Local Geology

The bedrock geology in the Nicobat area is dominated by thick sections of metasedimentary and metavolcanic rocks of the Keewatin Series. The sedimentary rocks are dominantly greywacke, iron formation and hornblenditic sedimentary rocks; the volcanic rocks range from felsic to intermediate to mafic (Fletcher and Irvine 1954). Granitic intrusions were emplaced into the sedimentary-volcanic sequence. Some mafic intrusives also occur in the area including norite and gabbro (Fletcher and Irvine 1954). Quartz diabase dikes crosscut all rocks (Figure 7-2).

Fletcher and Irvine (1954) described two major folds in the area. One is located in Carpenter Township and extends west to Emo, with the fold axis trending northeast. The second fold axis trends in a similar northeast direction was mapped in Pinewood Lake and Potts townships.

Two mafic intrusions exist in the area: the Dobie intrusion and the Carpenter-Lash intrusion. The Dobie intrusion located in Dobie Township was defined based on aeromagnetic maps, some outcrop and drill core. The intrusion consists of medium-grained hypersthene gabbro and norite, coarse-grained pyroxenite and anorthosite (Fletcher and Irvine 1954). The feldspar content increases towards the contact with the volcanic rocks into which the intrusion was emplaced. Fletcher and Irwin (1954) noted the minerals appear fresh and unaltered and that the intrusion did not exhibit any gneissic texture; therefore, they concluded that the Dobie intrusion was not strongly metamorphosed or sheared.

The second mafic intrusion, the Carpenter-Lash Intrusion, is located ~10 km east of the Dobie Intrusion. It was also defined primarily by interpretation of airborne magnetic data. Contrary to the Dobie intrusion, which consists of several phases, the Carpenter-Lash intrusion is homogeneous consisting of labradorite (50-60%) and augite/hypersthene (Fletcher and Irvine 1954).

In addition to the Dobie and Carpenter-Lash intrusions, smaller bodies of mafic rocks are reported to exist in the area (Fletcher and Irvine 1954).

The area is covered by till, fluviolacustrine and lacustrine sand, silt and clay.

7.3 Structure

The east-west trending Quetico Fault is the most prominent structure in the area. The fault zone is over 200 km long (Blackburn et al., 1991), up to 1 km wide and includes evidence of strong shearing in the form of mylonites and pseudotachylites (Poulsen 2000); the most recent movement along the

fault was dextral. It cuts across lithologic boundaries and is a major and long-lived crustal feature (Blackburn et al., 1991).

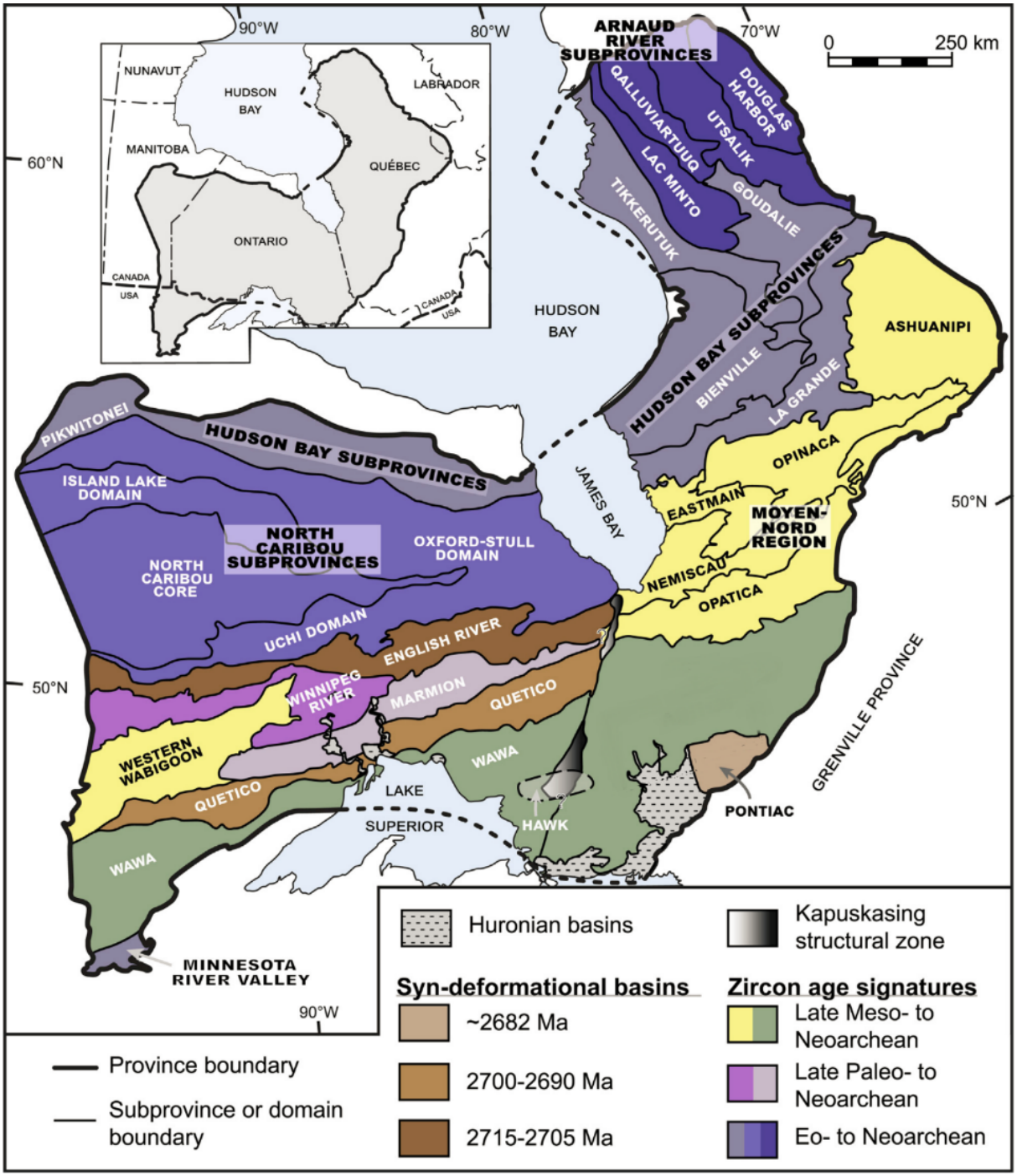

Figure 7-1: Location of the Wabigoon subprovince (modified from Frieman et al., 2017).

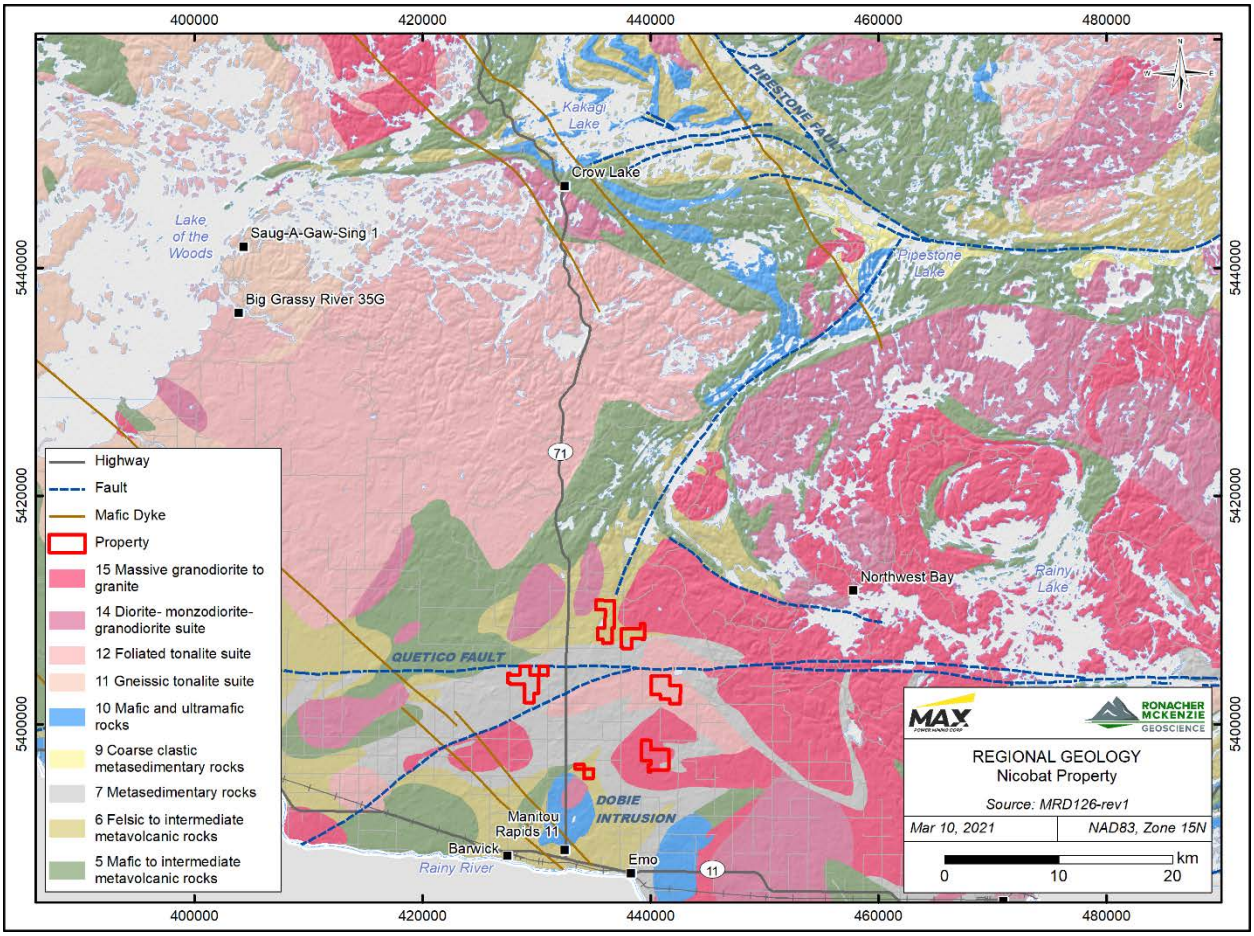

Figure 7-2: Map showing the bedrock geology of the area of the Nicobat Property.

7.4 Property Geology

Outcrop is very sparse on the property. The area is covered by up to 60 m of glacial drift, with 25 to 35 m being the average thickness in the area between Emo and Lake of the Woods (Bajc 1991, 2001).

The descriptions below are based on OGS maps M1954 (Fletcher and Irvine 1954) and Ontario Geological Survey map M2443 (OGS, 1997). Figure 7-3 is based on OGS map MRD126 (2001).

7.4.1 Dobie Township Claims

The dominant rock types on the claims in Dobie Township are felsic to intermediate metavolcanic rocks, including tuff, agglomerate and breccia, sedimentary rocks (pebble and boulder conglomerate) and minor mafic volcanic rocks (OGS, Map 2443, Kenora-Fort Frances, Geological Compilation Series, Kenora and Rainy River Districts 1979).

7.4.2 Carpenter and Central Kingsford Township Claims

The claims in Carpenter Township and central Kingsford Township are hosted by a felsic intrusive (e.g., OGS 1979; Fletcher and Irvine, 1954). Fletcher and Irvine (1954) classified the intrusions in these townships as granodiorite, which intruded the hornblende schists that occur south and west of the intrusion. The granotiorite is truncated to the north by a monzonite. Fletcher and Irvine (1954) describe the granodiorite as fine- to medium-grained and light-grey to pink with moderate gneissic fabric. It consists of 30% quartz, 48% oligoclase, 7% microcline and 15% biotite (Fletcher and Irvine 1954).

7.4.3 Potts/Kingsford/Fleming/northern Mather Township Claims

The claim group in Potts, Kingsford and northern Mather townships fall within a sequence of felsic to intermediate metavolcanic rocks (tuff, agglomerate, breccia and flows) and a sliver of mafic metavolcanic rocks. Drilling by Inco in 1972/73 appeared to intersect mafic intrusive rocks (gabbro; Assessment Report 52C13SW0003: Ogden, 1988a) but no such rocks appear on OGS map M2443 (OGS 1979).

A northeast trending structure may extend from Off Lake ~7 km north of the claim group to Pinewood Lake, which is partly within the claim group.

7.4.4 Mather Township Claims

The dominant rock types on the claims in Mather Townships are clastic sedimentary rocks, mainly pebble and boulder conglomerate and sandstone, siltstone and argillite. This claim group is located between the Quetico fault and a splay of the Quetico fault.

7.5 Mineralization

Mineralization has not been encountered on the property to date.

Outside MAX Power's claims, Ni-Cu-PGE occurrences associated with mafic-ultramafic intrusions were documented by the OGS, including the Dobie Prospect, ~7 km south of MAX Power's claims in Dobie Township.

The geological controls, length, width, depth and continuity of the mineralization have not been determined to date.

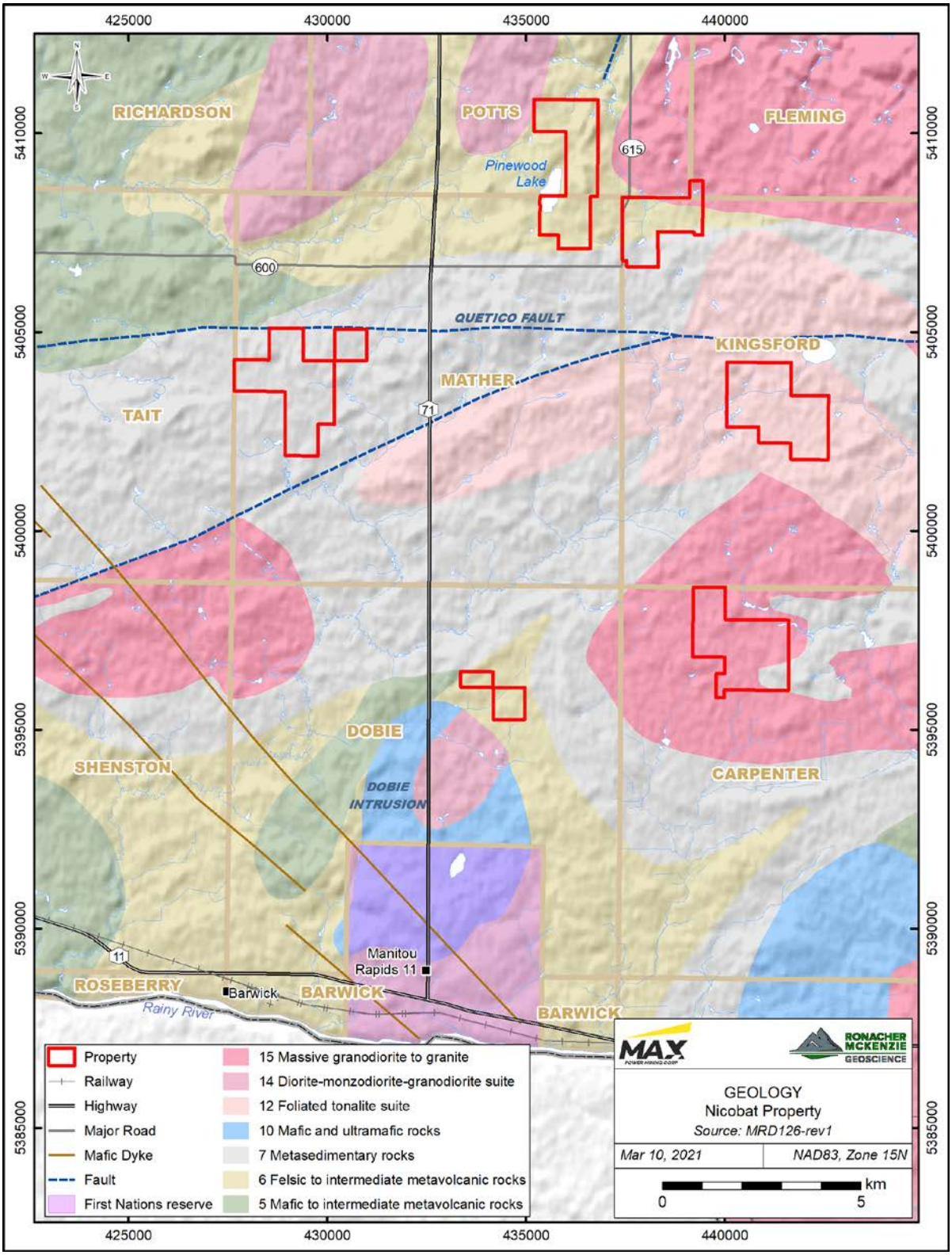

Figure 7-3: Geology of the Nicobat claim group.

8.0 DEPOSIT TYPES

Orthomagmatic Ni-Cu-PGE deposits are associated with mafic-ultramafic intrusions and occur in a variety of tectonic settings, such as continental rifts and large igneous provinces. The magma is mantle derived and has undergone a high degree of partial melting, which enriches the magma in Ni and PGE (Barnes and Lightfoot 2005). In order for a Ni-Cu-PGE deposit to form, the magma must ascend to crustal levels fast so that Ni is not incorporated into olivine during cooling. Once the magma has reached the crust, an external source of sulfur is required to form sulfide melt droplets. If these droplets interact with a large volume of magma they will scavenge metals to form a Ni-, Cu- and PGE-rich melt. This melt either segregates to the base of the intrusion because it is denser than the silicate melt, or it migrates into open spaces because it solidifies at lower temperatures (~900° C) than the silicate melt (~1000° C; Figure 8-1). The morphology of these open spaces is typically controlled by regional structures (Lightfoot and Evans-Lambswood 2015).

The geophysical expression of these deposit is in the form of a magnetic anomaly caused by the often magnetite-rich mafic and ultramafic rocks. The mineralization, specifically the massive portion, may cause an EM conductivity anomaly, depending on its size and geometry. The typical geophysical footprint of the deposits together with a favorable geological and structural setting typically forms the basis of an exploration program for such deposits.

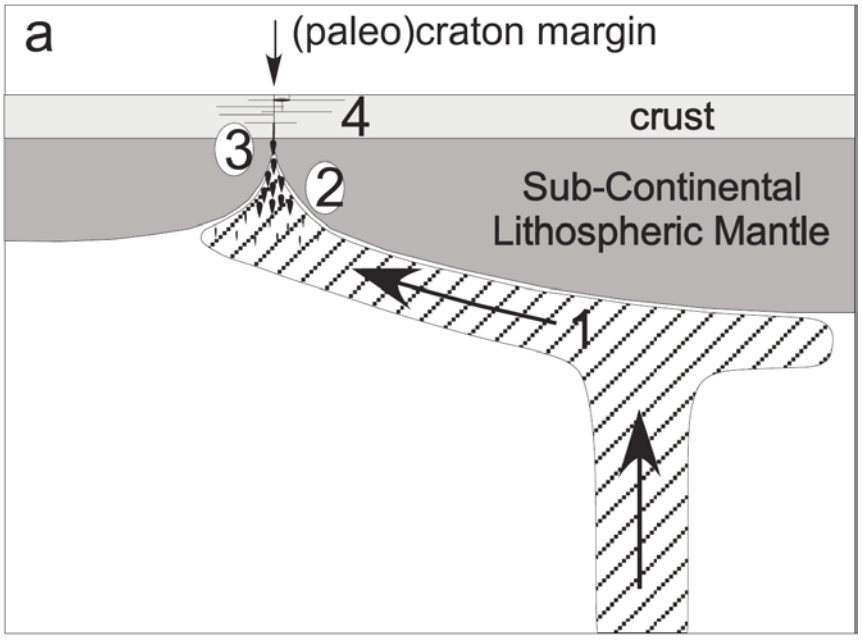

Figure 8-1: Schematic model for the formation of Ni-Cu-PGE deposits (from Begg, et al. 2010)
1 – melting and rising of mantle magma; 2 – decompression melting at shallow levels; 3 – melts migrating into upper crust; 4 – interaction of melt with crust, including sources of sulfur.

9.0 EXPLORATION

9.1 HeliTEM Airborne Magnetic and Electromagnetic Survey

In 2018, the previous owner of the property, Crystal Lake Mining Corp. ("Crystal Lake") completed an airborne magnetic and electromagnetic survey, utilizing the HeliTEM35C electromagnetic system supplemented by a high-sensitivity cesium magnetometer. The survey was executed by CGG Canada Services Ltd. The field portion of the survey took place from March 16 to 22, 2018.

The system consists of a 40 m long cable to which the transmitter loop is attached. The cable is attached to a helicopter and the transmitter coil is approximately 34 m below the helicopter. The nominal height of the loop above the ground was 35 m. The loop configuration is shown in Figure 9-1. The receiver was a multi-coil system (X, Y, Z) with a final recording rate of 10 samples per second of X, Y and Z component data. A summary of the system parameters are listed in Table 9-1.

A total of 828 flight-line km and 71 tie-line km were flown; 185.68 line kilometers were flown over the properties that are the subject of this report. The line spacing was varied per block as either 150 or 200 m. The line directions were either E-W or N-S dependent on the geological fabric. Tie-lines were flown on all survey areas perpendicular to the flight lines. The tie-line spacing was variable for each survey block. The flight path is shown in Figure 9-2. The flight direction and line-spacing of each survey block can be found in Table 9-2.

Table 9-1: HeliTEM survey parameters

Parameter	Specification
Helicopter	AS350 B3e
Operator	Questal
Contractor	CGG
Flight Line km	828 km
Tie Line km	71 km
Total Line km	899 km
Total Line km - Property	185.68 km
Line Spacing	150 - 200 m
Line Direction	E-W or N-S; based on geological fabric
Tie Line Spacing	Variable per block
Tie Line Direction	Orthogonal to line direction
Transmitter	Vertical axis loop slung below helicopter
Loop area	961 m^2
Number of turns	4
Receiver Diameter	35 m
Nominal height above ground	35 m
Receiver	Multi-coil system (x, y, z); 10 samples per second; 30 time channels

Parameter	Specification
Inflight Vertical Rx-Tx separation	0.1m
Base frequency	15 Hz
Pulse width	7.78 ms half sine pulse
Off-time	25.55 ms
Transmitter current	274 A
Dipole moment	1.06 x 10^6 Am^2
Transmitter waveform repetition rate	15 Hz
Magnetometer	CS-3 Scintrex Cesium Vapour, mounted in plane of transmitter loop
Magnetometer Sample rate	10.0 Hz
Radar Altimeter	Honeywell Sperry Altimeter
Laser Altimeter	Optech ADMGPA100
Transmitter loop attitude	VN-300
Transmitter Loop Position Data	NovAtel OEM4 with Aero Antenna
Barometric Altimeter	Motorola MPX4115AP analog pressure sensor mounted in the helicopter

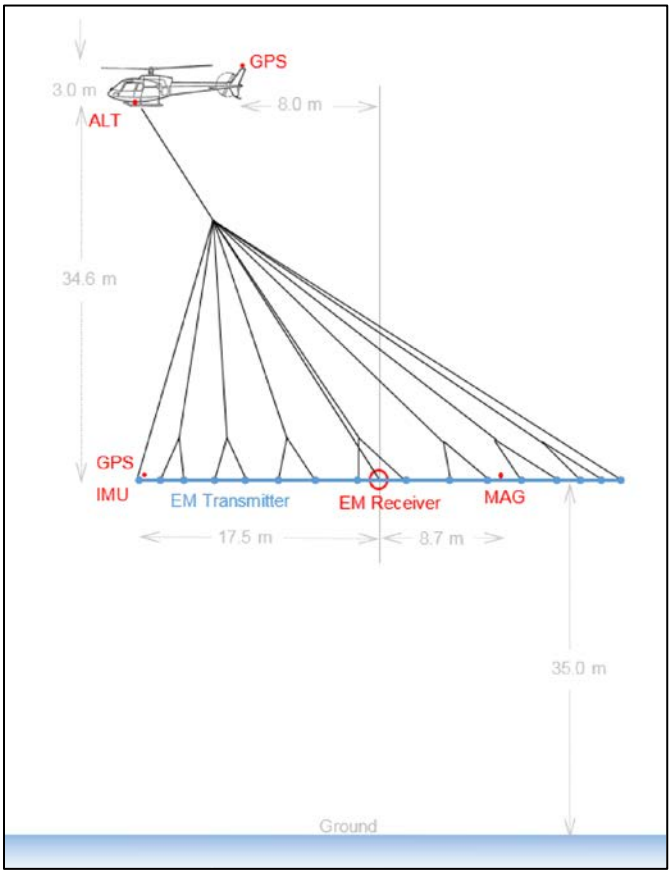

Figure 9-1: Loop configuration used during the HeliTEM survey.

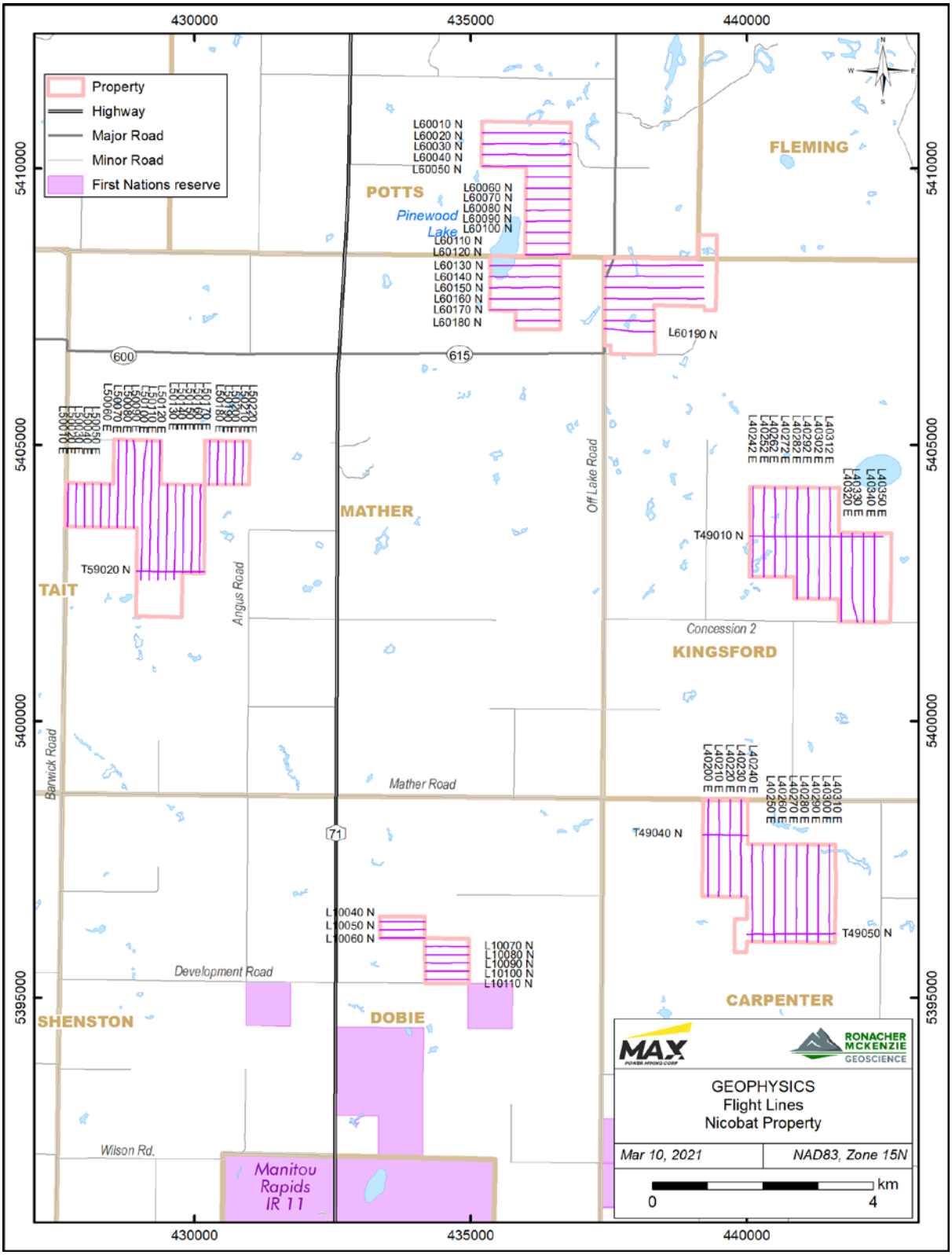

Figure 9-2: Flight lines for the HeliTEM survey.

Table 9-2: Flight direction and line spacing per block

Block #	Flight Direction	Line Spacing	Township
1	90°	200	Potts, Mather, Kingsford, Fleming
2	1°	150	Mather
3	0°	200	Kingsford
4	0°	200	Carpenter
5	90°	150	Dobie

9.1.1 Survey Procedure and Quality Control

CGG transferred the digital data for each flight to calculate, display and verify both the positional (flight path) and geophysical data. The initial database was examined as a preliminary assessment of the data acquired for each flight (CGG 2018).

Daily processing of CGG survey data consisted of differential corrections to the airborne GPS data, verification of EM calibrations, drift correction of the raw airborne EM data, spike rejection and filtering of all geophysical and ancillary data, verification of the digital video, calculation of preliminary data, and diurnal correction of magnetic data.

The contracted specification for flight lines did not allow for deviation from the intended flight path by more than 25% of the planned flight path over a distance of more than 1 km.

The contracted specification for the collected airborne magnetic data was that the non-normalized 4th difference would not exceed 0.1 nT over a continuous distance of 1 km excluding areas where this specification was exceeded due to natural anomalies.

The contracted specifications for the collected ground magnetic data was the non-linear variations in the magnetic data were not to exceed 10 nT per minute.

The noise envelops of the EM data, as calculated from the last off-time channel shall not exceed the following tolerances under normal survey conditions: dB/dt Z < 0.25 nT/s.

All data, including base station records, were checked on a daily basis by a Ronacher McKenzie geophysicist to ensure compliance with the survey contract specifications. Re-flights were flagged by Ronacher McKenzie if any of the following specifications were not met.

9.1.2 HeliTEM Results

The HeliTEM survey provided detailed magnetic and electromagnetic data for the property. Ronacher McKenzie produced magnetic filter products to better interpret the data (e.g., Figure 9-3); several magnetic anomalies are evident. Figure 9-4 is a map showing dB/dt of channel 16 of the property. Ronacher McKenzie used this information to pick conductive anomalies for further processing and detailed analysis (Figure 9-4). The highest-ranked anomalies were modeled as plates using the Maxwell software to determine the depth and geometry of the conductors. Plates were modeled for the anomalies in the Carpenter Township claim group and the Potts Township claim group. Details of the plates are listed in Section 9.1.3 - Maxwell Modelling.

9.1.1 Maxwell Modelling

Modelling of conductive features was completed by Condor Consulting Inc. of Denver, CO. The purpose of the modelling was to determine the depth and geometry of the conductors. dB/dT for all three components recorded by the HELITEM 35 C system was used for modelling with the Maxwell software developed by EMIT of Perth, Australia.

Anomalies were modelled one line at a time. Late channels were used for the modelling because early channels can be dominated by the response from conductive overburden (Irvine 2018).

The results of the plate modelling are shown in Table 9-3 and Table 9-4. Three plates were modelled in the claim group in Carpenter Township (Table 9-3) and nine plates for the claim group in Potts and Mather townships (Table 9-4).

Table 9-3: Details of the plates in Carpenter Township

ID	Claim ID	X	Y	Z	Depth to top (m)	Dip (°)	Dip Dir. (°)	Length (m)	Depth Extent (m)	Conductivity (Siemens)	Thickness (m)
172	112983	439485	5397078	296	-71	46	138	41	100	55.4	9
173	227003	439929	5396900	279	-87	72	13	89	85	8.7	31
174	227003	440077	5396948	261	-106	61	195	138	87	10.5	23

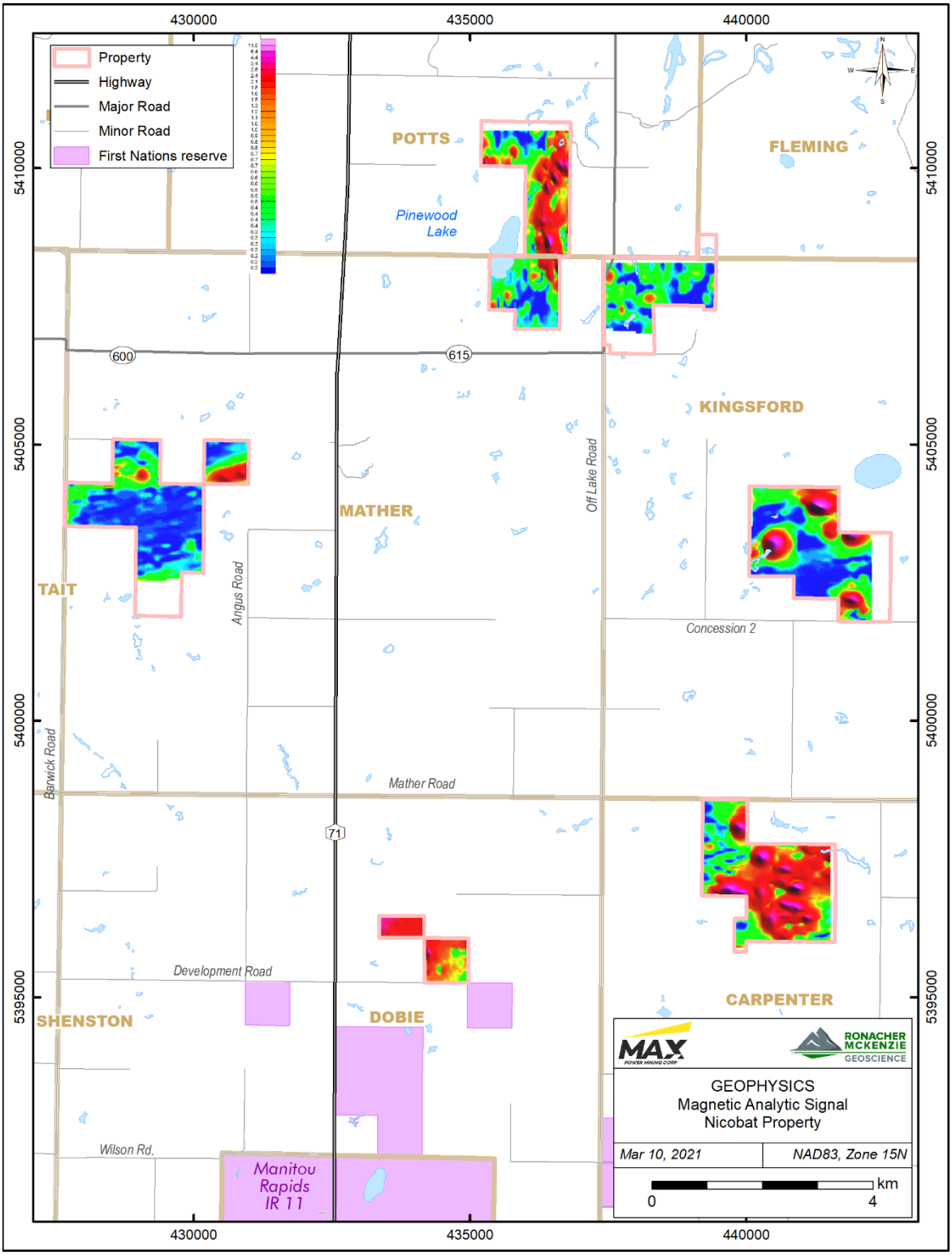

Figure 9-3: Map showing the analytic signal (colour bar units are nT/m).

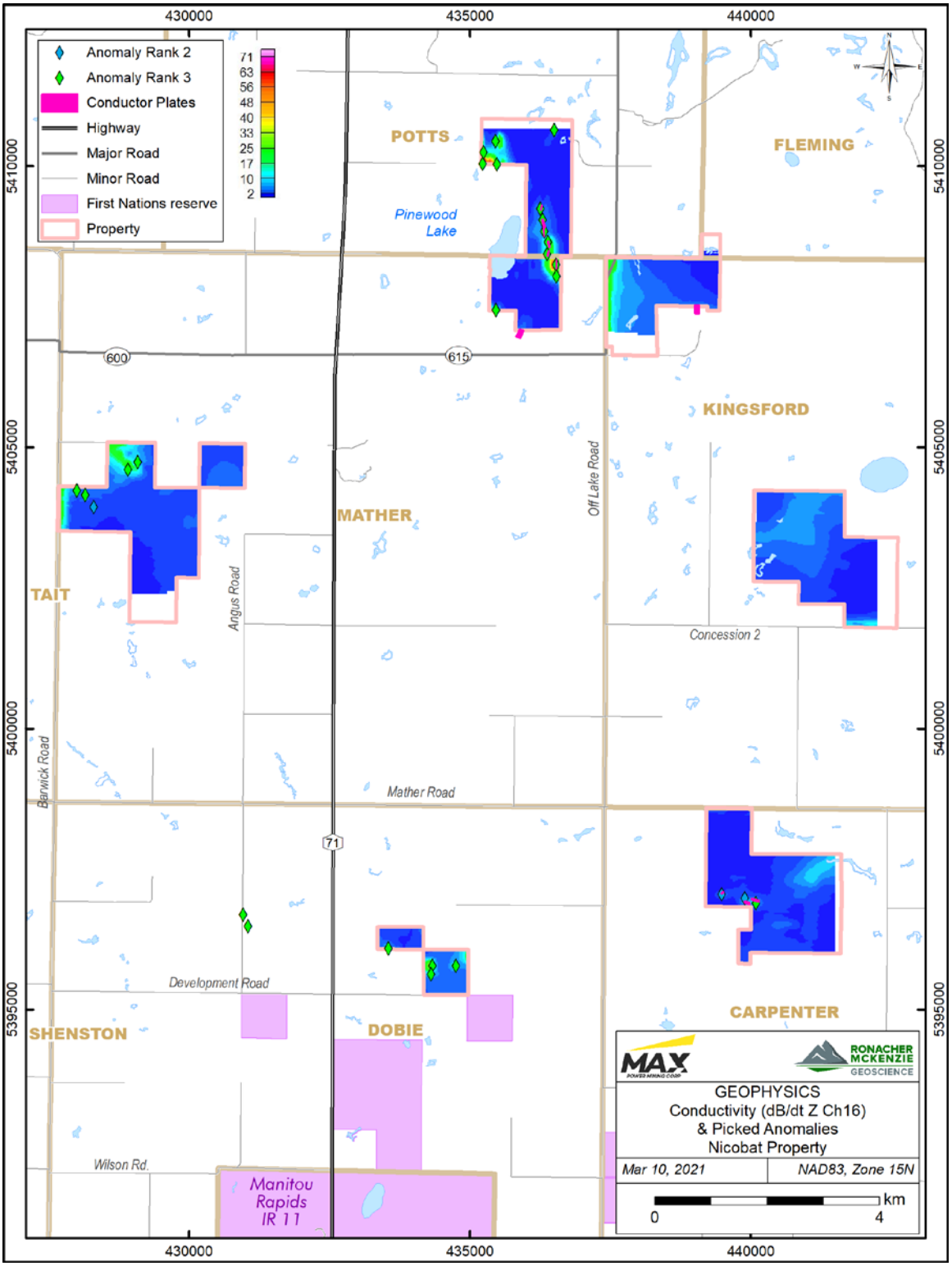

Figure 9-4: Map showing dB/dt, selected anomalies and modeled plates (colour bar units are ms/m).

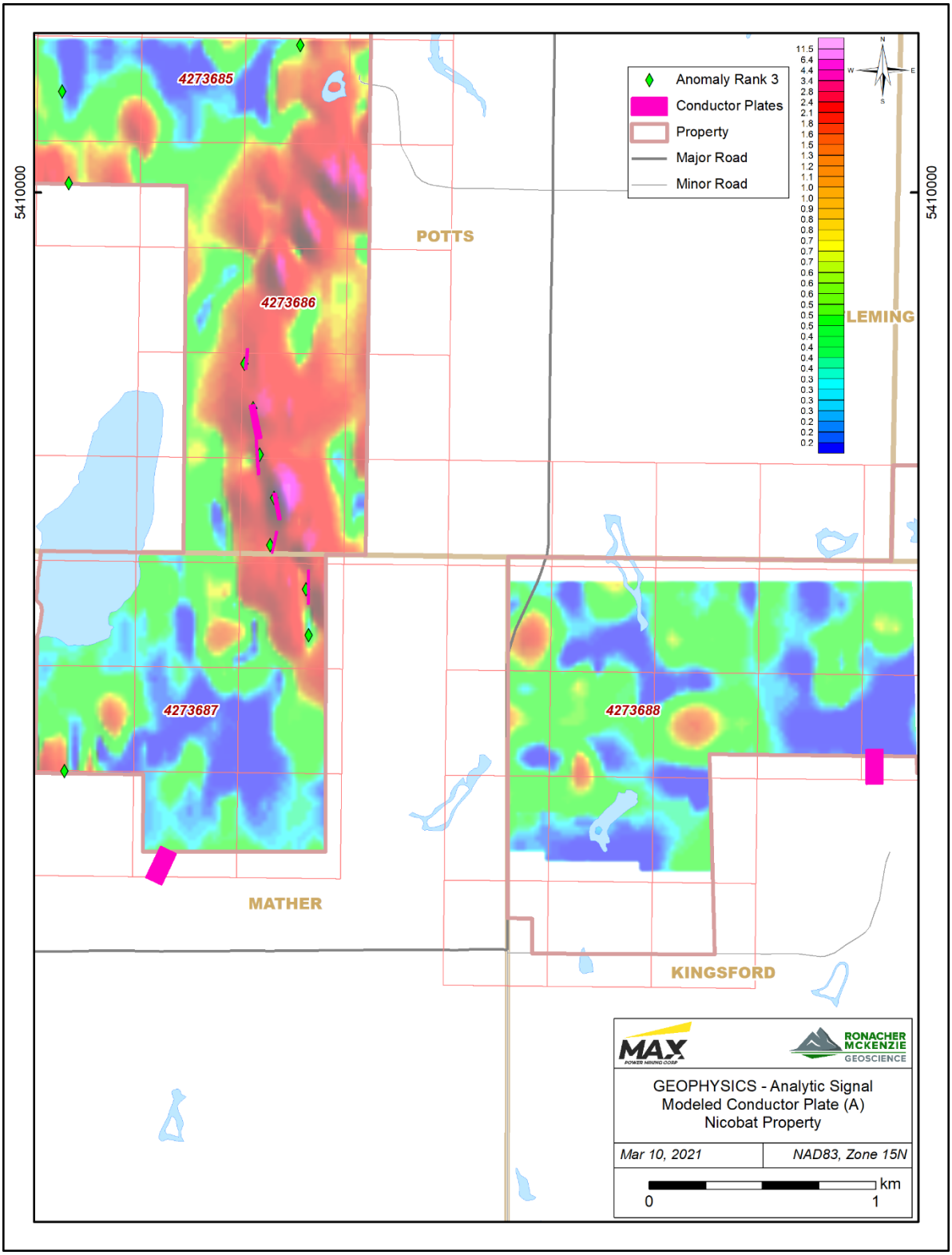

Figure 9-5: Location of modeled plates in the Potts Township claim group (background magnetic analytic signal; nT/m).

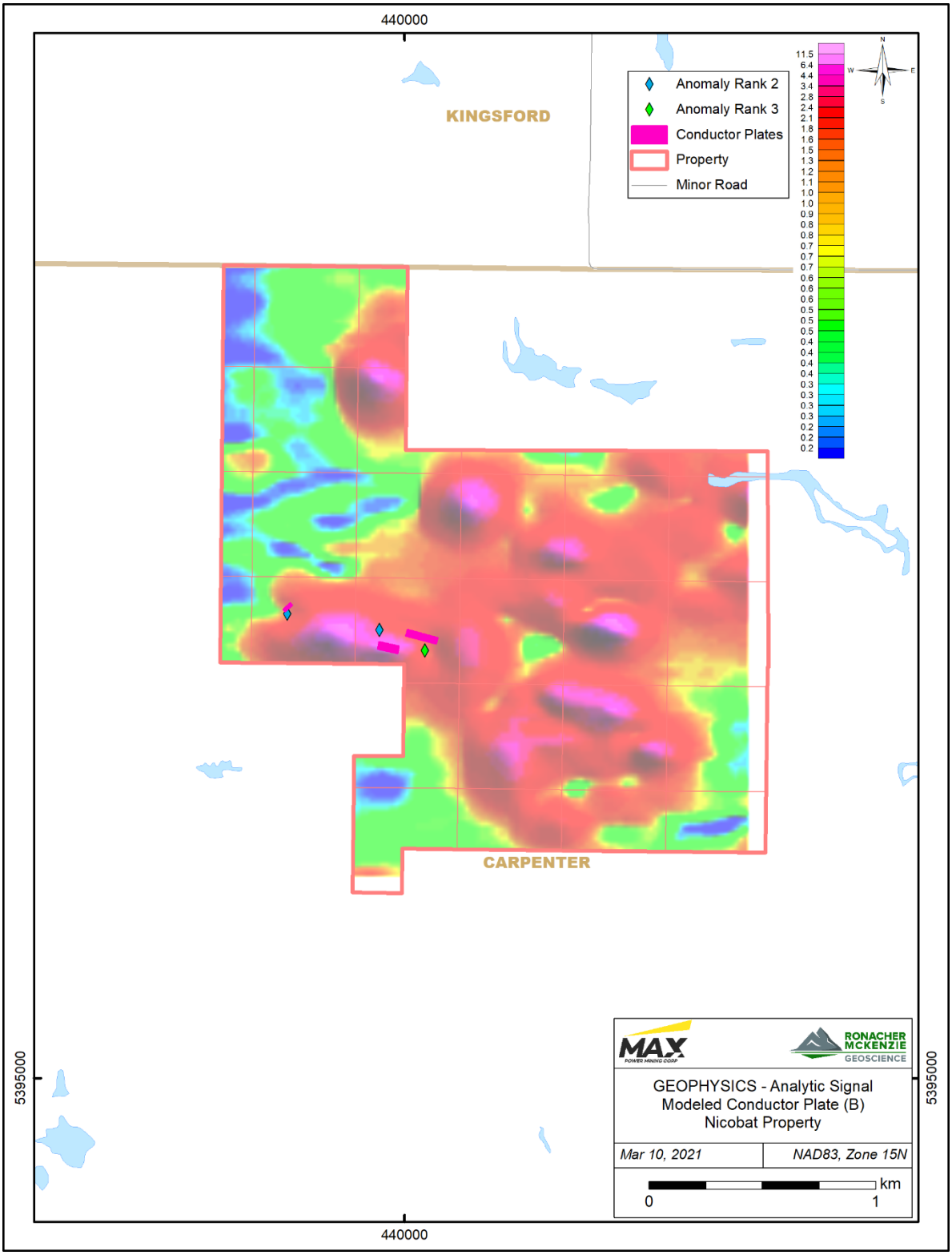

Figure 9-6: Location of plates in Carpenter Township claim group (background magnetic analytic signal; nT/m).

Table 9-4: Details of the plates located in the claim group in Potts and Mather townships.

ID	Claim ID	X	Y	Z	Depth to top (m)	Dip (°)	Dip Dir. (°)	Length (m)	Depth Extent (m)	Conductivity (Siemens)	Thickness (m)
200	233586 /341277	436265	5409266	324	-62	90	276	90	158	21.9	8
201	233586	436304	5408988	299	-90	89	79	561	90	5.2	25
204	233586 /101847	436312	5408831	349	-46	85	266	200	475	11.8	6
205	101847	436399	5408614	360	-40	80	79	116	130	17.1	12
206	101847	436388	5408457	378	-13	71	102	97	297	44.7	4
207	211514	436538	5408259	376	-8	72	271	157	266	27.8	5
208	211514	436684	5408046	370	-11	83	228	119	133	52.3	6
209	211514	436684	5408046	370	-11	83	228	119	133	52.3	6
212	128262	439037	5407466	178	-200	82	89	200	193	1.8	73

10.0 DRILLING

Neither MAX Power nor Sassy have completed drilling on the property.

11.0 SAMPLE PREPARATION, ANALYSES AND SECURITY

No samples were collected on the property.

12.0 DATA VERIFICATION

12.1 Site Visit

A personal inspection was completed by Elisabeth Ronacher, P.Geo., on July 9 and 10, 2019. She completed a traverse across the claims in Potts Township where most of the conductors modelled based on the airborne magnetic and EM survey are located. The purpose of the inspection was to (1) determine whether any evidence of mineralization or alteration could be observed on the surface in the area of the modelled plates, (2) determine if any of the historic drill holes in this area could be located, and (3) assess access to the areas of interest in preparation for a potential drilling program to test the conductors. The area of the Potts Township claims is densely vegetated and very little outcrop was encountered. A strongly overgrown trail exists on the claims (Figure 12-1). It was not possible to recognize any potential surface expression of conductors or find historic drill holes. One outcrop was encountered at approximately 436210 E and 540803 N. It consisted of pink granitic gneiss with minor quartz veins (Figure 12-2). No mineralization was observed and therefore no samples were collected. Potential indications of previous exploration were observed in the form of

strongly overgrown pits and trenches. The pits were water-filled and no rocks were observed (Figure 12-3).

The northwestern corner of the claims in Mather Township were also visited. Access to these claims is on Barwick Road. These claims are also heavily forested and no outcrop was observed (Figure 12-4).

The claims in Kingsford Township were accessed via Dance Road. Although these claims are equally vegetated as the area in general, some outcrop was observed on the southern cells of this claim group along Dance Road (Figure 12-5). The rock is a light coloured felsic intrusive.

It was attempted to access the claims in Carpenter Township via Dunbar Road. However, extensive swamp and dense forest made it impossible to inspect the area of the conductors on these claims.

Figure 12-1: Strongly overgrown trail in the area of the claims in Potts Township.

Figure 12-2: Photo showing the only outcrop encountered during the traverse across the Potts Township. Claims.

Figure 12-3: Photo showing a pit that may have been an indication of previous exploration.

12.2 HeliTEM Survey

The HeliTEM data was provided in digital format and was reviewed in the geophysical software package Geosoft Oasismontaj. The flight-line information was reviewed against the GIS compilation and determined to be in the correct location. The magnetic and electromagnetic data was imported and gridded as well as inspected in profile format. Grids supplied by CGG were also inspected.

It is the opinion of Jenna McKenzie, P.Geo. and Qualified Person of this report that the HeliTEM magnetic and electromagnetic dataset is adequate for the purposes used in this technical report.

Figure 12-4: View towards the east from the northwest corner of the claims in Mather Township (at 427727 E, 5404269N) showing the dense vegetation on these claims.

13.0 Mineral Processing and Metallurgical Testing

MAX Power has not completed any mineral processing and metallurgical testing.

14.0 Mineral Resource Estimates

MAX Power has not completed any resource estimates on the property.

15.0 Adjacent Properties

The claims are surrounded by patented ground for which no exploration information was available.

Figure 12-1: Outcrop on the claims in Kingsford Township.

16.0 Other Relevant Data and Information

The QPs are not aware of any other relevant data, information or explanation that would make this report understandable or not misleading.

17.0 Interpretation and Conclusions

The Nicobat property consists of multiple, non-contiguous claim groups in the Rainy River district of north-western Ontario. The Quetico Fault is a major strike-slip fault in the area, where early dextral transtension was followed by late sinistral transpression. Such an environment is conducive to the emplacement of mafic-ultramafic intrusions and associated semi-massive to massive Ni-Cu-Co-PGE mineralization (Hendrickson 2016).

Two main mafic-ultramafic intrusions, the Dobie and Carpenter-Lash intrusions, were mapped in the area. The intrusions were emplaced into metavolcanic and metasedimentary rocks. Nickel occurrences are mentioned in historic reports from the Dobie intrusion but no significant Ni-Cu-PGE mineralization has been found to date.

In 2018, Crystal Lake completed an airborne magnetic-electromagnetic survey over the property to determine whether magnetic anomalies and coincident conductors exist in the area. Such coinciding anomalies may be caused by semi-massive or massive sulfide mineralization. The results of the survey indicated several magnetic and electromagnetic anomalies. Anomalies in two areas, the claims in Carpenter Township and the claims in Potts Township, were selected for further review based on their magnetic and EM signature. The purpose of the additional review was to determine the depth, geometry and strength of the conductive response. The modelling results indicate that three conductive features at depths of 70 m to 106 m may exist in Carpenter Township claim group. Nine conductive features at depths of 10 m to 200 m may occur in the Potts Township claim group. The conductors in Potts Township appear to be more coherent and consistent and are therefore a higher priority than the conductors on Carpenter Township.

Based on the geological setting of the area, the historic exploration and the 2018 airborne EM survey completed on the Nicobat properties, the QPs conclude that testing the modelled conductors in Potts Township for the presence of massive sulfide mineralization is warranted.

The QPs are not aware of any significant risks or uncertainties that could reasonably be expected to affect the reliability or confidence in the exploration information. No economic outcomes are projected from the data at this early stage of exploration. There are no reasonably foreseeable impacts of potential risks and uncertainties on the project's potential viability given the early stage of exploration.

18.0 RECOMMENDATIONS

The airborne electromagnetic survey delineated two areas where modelling of the conductive response was warranted. The modelled plates are interpreted to be drill targets; the QPs recommend testing the higher priority target in Potts Township in a reconnaissance drilling program to determine whether the geophysical anomalies are caused by massive sulfide mineralization, e.g., Ni-Cu-PGE or Zn sulfide.

Four diamond drill holes totalling 690 m are recommended to test the target (Table 18-1, Figure 18-1).

It is recommended that an appropriate QA/QC program be implemented during the drilling program to maintain chain of custody and quality control on every aspect of the work to comply with best

practices. A downhole deviation survey tool that is unaffected by magnetic interference from highly magnetic rocks should be used.

A cost estimate for the recommended exploration is shown in Table 18-2.

Table 18-1: Details for recommended drill holes.

Hole ID	Easting	Northing	Depth (m)	Azimuth (°)	Dip (°)
OL1	436253	5408835	200	80	-60
OL2	436449	5408632	170	260	-70
OL3	436437	5408456	150	280	-60
OL4	436450	5408263	170	90	-60
			690		

Table 18-2: Estimated cost of recommended exploration program.

Item	Unit	No of Units	Cost/Unit	Total Cost
Diamond Drilling	meter	700	$130	$91,000
Drilling Program Execution (Geologist, vehicles, accommodation, meals, etc.)	each			$30,000
Assaying	sample	200	$40	$8,000
Reporting				$5,000
TOTAL				**$134,000**

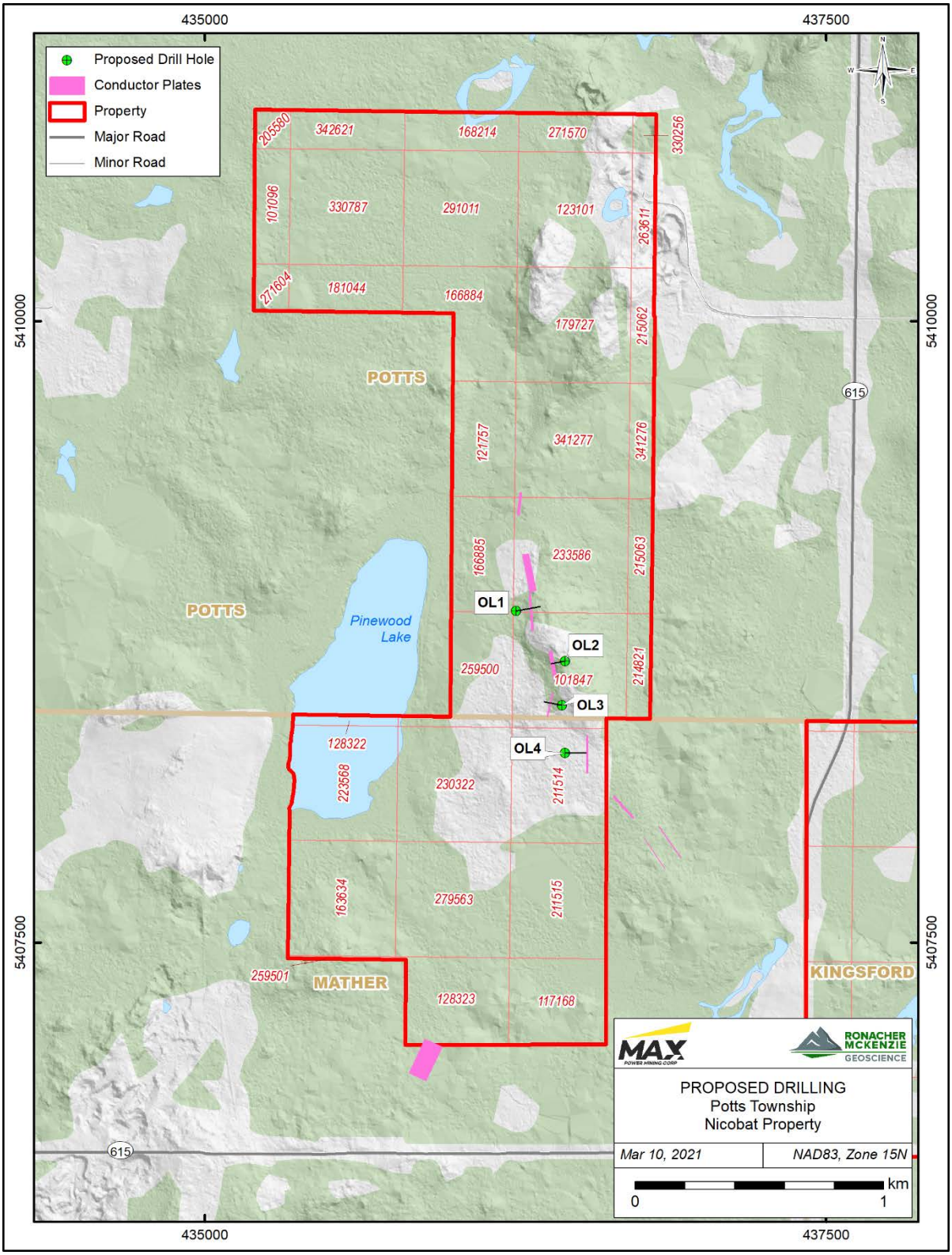

Figure 18-1: Locations of proposed drill holes in Potts Township.

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20.0 STATEMENT OF AUTHORSHIP

This report, titled "Independent Technical Report – Nicobat Project, Rainy River Area, Ontario", dated March 9, 2021, and prepared for MAX Power Mining Corporation, was completed and signed by the following authors:

"Signed and sealed"

Elisabeth Ronacher, PhD, P.Geo.
March 9, 2021
Sudbury, ON

"Signed and sealed"

Jenna McKenzie, P.Geo.
March 9, 2021
Toronto, ON

Appendix 1 – Certificates of Qualified Persons

CERTIFICATE OF QUALIFICATIONS

Elisabeth Ronacher
Ronacher McKenzie Geoscience
2140 Regent St., Unit 6
Sudbury, ON, P3E 5S8
Canada
Elisabeth.Ronacher@RMGeoscience.com
☎ 705-419-1508

I, Elisabeth Ronacher, do hereby certify that:

1. I am the Principal Geologist at Ronacher McKenzie Geoscience Inc.
2. I am responsible for all sections of the report titled "Independent Technical Report, Nicobat Project, Rainy River Area, Ontario" dated March 9, 2021, and prepared for MAX Power Mining Corporation, except Sections 9 and 12.2.
3. I hold the following academic qualifications: M.Sc. Geology (1997), University of Vienna, Vienna, Austria; Ph.D. Geology (2002), University of Alberta, Edmonton, Canada.
4. I am a member in good standing of the Association of Professional Geologists of Ontario (APGO, member # 1476), the Society of Economic Geologists (SEG) and the Society for Geology Applied to Mineral Deposits (SGA).
5. I have worked on exploration projects worldwide (including Canada, Mongolia, China, Austria) and on a variety of commodities including Au, Cu, base-metal, Cu-Ni PGE and U deposits since 1997.
6. I have read the definition of "Qualified Person" set out in the National Instrument 43-101 ("NI 43-101") and certify that by reason of my education, affiliation with a professional association (as defined in NI 43-101) and past relevant work experience, I fulfil the requirements to be a "Qualified Person" for the purposes of NI 43-101.
7. I visited the property on July 9 and 10, 2019.
8. I am independent of the issuer and the vendors as described in section 1.5 of the National Instrument 43-101.
9. I have had prior involvement with the property that is subject of this report: I completed previous technical reports on the Nicobat property.
10. I have read the National Instrument 43-101 and this report has been prepared in compliance with this Instrument.
11. That, as of the date of this technical report, to the best of my knowledge, information, and belief, the technical report contains all scientific and technical information that is required to be disclosed to make the technical report not misleading.

Dated this 9th Day of March 2021

"Signed and sealed"

_____
Elisabeth Ronacher, Ph.D., P.Geo.
Ronacher McKenzie Geoscience

CERTIFICATE OF QUALIFICATIONS

Jenna McKenzie
Ronacher McKenzie Geoscience
130 King Street West, Suite 1900
Toronto, ON M5X 1E3
Canada
Jenna.Mckenzie@RMGeoscience.com
☎ 647-378-2648

I, Jenna McKenzie, do hereby certify that:

1. I am the Principal Geophysicist at Ronacher McKenzie Geoscience Inc.
2. I am responsible for Sections 9 and 12.2 and jointly responsible for Sections 17 and 18 of the report titled "Independent Technical Report – Nicobat Project, Rainy River Area, Ontario" dated March 9, 2021, and prepared for MAX Power Mining Corporation.
3. I hold the following academic qualifications: Hons.B.Sc. Applied Physics - Geophysics (2002), University of Toronto, Toronto, Ontario.
4. I am a member in good standing of the Association of Professional Geologists of Ontario (APGO, member # 1653), the Society of Exploration Geophysicists (SEG), the Society of Exploration Geologists (SEG) and the Canadian Exploration Geophysical Society (KEGS).
5. I have worked on exploration projects worldwide (including Canada, USA, Mexico, Dominican Republic, Angola, Democratic Republic of Congo, Zambia, Republic of South Africa, Russia, Turkey and Indonesia). I have worked on porphyry-copper, gold, diamond, Ni-Cu-PGE, potash and rare-element pegmatites deposits since 2001.
6. I have read the definition of "Qualified Person" set out in the National Instrument 43-101 ("NI 43-101") and certify that by reason of my education, affiliation with a professional association (as defined in NI 43-101) and past relevant work experience, I fulfil the requirements to be a "Qualified Person" for the purposes of NI 43-101.
7. I have not visited the property.
8. I am independent of the issuer and the vendors as described in section 1.5 of the National Instrument 43-101.
9. I have had prior involvement with the property that is subject of this report: I completed previous technical reports on the Nicobat property.
10. I have read the National Instrument 43-101 and this report has been prepared in compliance with this Instrument.
11. That, as of the date of this technical report, to the best of my knowledge, information, and belief, the technical report contains all scientific and technical information that is required to be disclosed to make the technical report not misleading.

Dated this 9th Day of March, 2021

"Signed and sealed"

_____

Jenna McKenzie, P.Geo.
Ronacher McKenzie Geoscience