NI 43-101 TECHNICAL REPORT
on the
LAC CHAVIGNY PROJECT, ABITIBI, QUÉBEC

For

CULLINAN METALS CORP.

Prepared by:
Martin Demers, P. Geo
OGQ Membership Number 770

Minroc Management Limited
2857 Sherwood Heights Drive, Unit 2
Oakville ON L6J 7J9

Effective Date: 8th November 2021

Certificate of Qualification

I, Martin Demers P. Geo (ogq#770), is capable to certify that:

1. I am registered under the name Modelor enr. and my place of business is located at 69 rue Pierre, Val d'Or, J9P 4L8.
2. I graduated from Université du Québec à Montréal in 1996 with a degree in geology.
3. I am member in good standing of the Ordre des géologues du Quebec (ogq) with the licence #770, and of the Engineers Geoscientist New-Brunswick with the licence number L5980.
4. My relevant experience was built by fulfilling different positions with Aurizon Mines and Hecla Mining from 1997 to 2015. I am leading a consulting business focusing on field geology, geophysics data processing and mineral potential evaluation since 2016.
5. I am a “Qualified Person” for the purposes of NI 43-101.
6. I have overseen and am responsible for all sections of the Technical Report: "NI-43-101 Technical Report on the Lac Chavigny Project, Abitibi, Québec for Cullinan Metals Corp.“ and completed a site visit to the Lac Chavigny property on March 27th 2021.
7. I am independent of the issuer in accordance with section 1.5 of National Instrument 43-101 respecting standards of disclosure for mineral projects ("NI 43-101"); I am neither registered nor as Issuer employee, shareholder, or beneficiary of any commercial transactions in relation to the issuers.
8. I am independent, as described in Section 1.5 of NI 43-101, of the Lac Chavigny Property, Cullinan Resources Corp. and Dorval Exploration, I have had no prior involvement with the Lac Chavigny Property prior to the preparation of this Report.
9. As of Nov. 8th , 2021, to the best of my knowledge, information and belief, the Technical Report contained all the scientific and technical information that is required to be disclosed to make the report not misleading.

Effective Date: 08th Nov 2021

"Martin Demers" (sealed)

Martin Demers P.Geo (ogq #770) November 8th 2021

TABLE OF CONTENTS

LIST OF FIGURES:

LIST OF TABLES:

Note: All UTMs are in NAD83 zone 17U. All northings are against true/geodetic north.
Costs are in Canadian Dollars unless otherwise specified

1.0 SUMMARY

1.1 General

Minroc Management Limited (Minroc) has been retained by Cullinan Resources Corp. (Cullinan) to complete a National Instrument 43-101 Technical Report (NI 43-101) pertaining to the Lac Chavigny Property (the Property). The purpose of this report is to disclose all material technical information pertaining to the Lac Chavigny Property, in accordance with section 4.2 of NI 43-101. The report is to be used in support of raising capital to advance the exploration and development of the Project.

The Lac Chavigny Property is situated in the Abitibi region of Québec, 50 km northeast of Rouyn-Noranda, and 7 km west of the small town of Taschereau. The Property consists of fourteen (14) “CDC” Claims registered to Dorval Exploration Inc, with a combined area of 756.99 Ha.

Cullinan Metals Corp. is a corporation existing under the laws of British Columbia and is headquartered at 2200-885 West Georgia St, Vancouver, British Columbia, Canada. Through a sale agreement dated 28th February, 2021, Cullinan has the option to acquire a 100% interest in the Lac Chavigny Property from the present claim holder, Dorval Exploration Inc.

Under the terms of the agreement, Cullinan can acquire a 100% interest by paying Dorval a $25,000 deposit within five days upon signing of the agreement: a further $25,000 and 200,000 shares on the Effective Date, and further transfers of $100,000 and 500,000 shares eighteen months after the Effective Date. Cullinan must also spend two tranches of $75,000 and $200,000 on exploration or other expenditure on the Lac Chavigny Property within 18 and 28 months of the Effective Date, respectively. Dorval will retain an NSR royalty of 1% on future production from the Property. Cullinan has the option to purchase half of this royalty for $1,000,000 at any time (Romano & Ferguson, 2021).

The Property can be accessed using gravel roads and trails off of paved provincial and municipal roads which run a few hundred metres outside the boundary on the north and south sides of the Property. The Property lies within NTS sheet 32D10. The collar of the most notable historic drillhole on the Property, “PC-88-4” is located at 663,763mE, 5,389,557mN, UTM NAD83 zone 17U.

The Property overlies the southern portion of the Abitibi subprovince of the Canadian Shield and is chiefly underlain by northwest-striking sequences of mafic to felsic metavolcanics of the Figuery and Hunter Mine Groups, bisected by the Macamic Fault, a regional-scale deformation zone which manifests on the Property as a band of deformation and chlorite, carbonate and sericite alteration several hundred metres wide.

The Property is at an early stage of exploration. Most historic exploration on the Property was completed by Exploration Orbite in the 1980s-1990s and included a variety of reconnaissance geophysical and geochemical surveys, surface mapping and six drillholes. The Property hosts gold mineralization, known from intervals from two historic drillholes,

reported as 1.069 g/t Au over 0.3 m, and 1.47 g/t Au over 1.5 m. Elevated Cu values are known from surface sampling.

There are no current mineral Resources or Reserves on the Project as defined in the Definition Standards on Mineral Resources and Mineral Reserves published by the Canadian Institute of Mines, Minerals and Petroleum (CIM) or any equivalent international code.

While the Property is relatively unexplored, the author believes that it has the potential to host both gold and base metals type mineralization.

1.2 Recommendations

The author recommends a two-phase exploration program, presented in this Report. The first phase consists of a property-wide heliborne magnetic and resistivity survey, and an interpretation of these results alongside a review of historic data.

This is to be followed by a ground exploration program, with a property-wide reconnaissance coverage and more targeted sampling in key areas guided by the relative wealth of historic data, including the Macamic deformation corridor and the granodiorite body in the northwest of the Property. Phase 2 exploration targets will be fine-tuned based on the results of Phase 1.

2.0 INTRODUCTION

Minroc Management Ltd (Minroc) has been retained by Cullinan Metals Corp. (Cullinan) to complete a National Instrument 43-101 Technical Report (NI 43-101) pertaining to the Lac Chavigny Property (the Property). The Property overlies the southern portion of the Abitibi subprovince of the Canadian Shield and is chiefly underlain by northwest-striking sequences of mafic to felsic metavolcanics of the Figuery and Hunter Mine Groups, bisected by the Macamic Fault, a regional-scale deformation zone which manifests on the Property as a band of deformation and chlorite, carbonate and sericite alteration several hundred metres wide.

The purpose of this report is to disclose all material technical information pertaining to the Lac Chavigny Property, in accordance with section 4.2 of NI 43-101. The report is to be used in support of raising capital to advance the exploration and development of the Project.

The Lac Chavigny Property is situated in the Abitibi region of Québec, 50 km northeast of Rouyn-Noranda, and 7 km west of the small town of Taschereau. The Property consists of fourteen (14) designated Claims registered to Dorval Exploration Inc, with a combined area of 756.99 Ha.

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The Property was visited by Martin Demers, P. Geo, on the 27th March 2021. The Property can be accessed year-round using bush roads and trails which connect the Property with the regional road network. Paved municipal roads lie 100 m from the southern property boundary and there is a provincial highway 300 m from the northern boundary. The Property lies within NTS sheet 32D10. The collar of the most notable historic drillhole on the Property, “PC-88-4” is located at 663,763mE, 5,389,557mN, UTM NAD83 zone 17U.

The Property is at an early stage of exploration. Most historic exploration on the Property was completed by Exploration Orbite in the 1980s-1990s and included a variety of reconnaissance geophysical and geochemical surveys, surface mapping and six drillholes. The Property hosts gold mineralization, known from intervals from two historic drillholes, reported as 1.069 g/t Au over 0.3 m, and 1.47 g/t Au over 1.5 m. Elevated Cu values are known from surface sampling.

While the Property is relatively unexplored, the author believes that it has the potential to host both gold and base metals type mineralization.

The Property is an early-stage exploration property. There are no current mineral Resources or Reserves on the Project as defined in the Definition Standards on Mineral Resources and Mineral Reserves published by the Canadian Institute of Mines, Minerals and Petroleum (CIM) or any equivalent international code.

2.1 Notes on Issuer

Cullinan Metals Corp. is a corporation existing under the laws of British Columbia and is headquartered at 2200-885 West Georgia St, Vancouver, British Columbia, Canada. Through a sale agreement dated 28th February, 2021, Cullinan has the option to acquire a 100% interest in the Lac Chavigny Property from the present claim holder, Dorval Exploration Inc.

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and $200,000 on exploration or other expenditure on the Lac Chavigny Property within 18 and 28 months of the Effective Date, respectively. Dorval will retain an NSR royalty of 1% on future production from the Property. Cullinan has the option to purchase half of this royalty for $1,000,000 at any time (Romano & Ferguson, 2021).

2.2 Terms of Reference

The following list presents the terms of reference used in this report.

Table 1 Terms of Reference

Abbreviation or term	Definition
°	Degrees (angle)
°C	Degrees Celsius (temperature)
Ag	Silver (chemical symbol)
Au	Gold (chemical symbol)
CDC	Claim Designé sur Carte (Québec mining claim type)
CIM	Canadian institute of Mining, Minerals and Petroleum
CN	Canadian National (rail operator)
Cu	Copper (chemical symbol)
DDH	Diamond Drillhole
EM	Electromagnetic (geophysical conductivity survey)
g/t	Grams per tonne (concentration)
Ga	Billion years (Giga-annum, age)
GESTIM	Gestion des titres miniers (Québec claim staking online portal)
Ha	Hectare (area)
IP	Induced Polarization (geophysical survey technique)
JORC	Joint Ore Reserves Committee (Australian mineral resource reporting code)
JV	Joint Venture
kg	Kilogram (weight)
km	Kilometre (distance)
km²	Square kilometre (area)
Kt	Kilotonne (thousand tonnes, weight)
m	Metre (distance)
MERN	Ministere d'Environnement et Ressources Naturelles (Québec ministry)
mm	Millimetre (distance)
NI 43-101	National Instrument 43-101 (Canadian mineral resource reporting code)
NSR	Net Smelter Return (type of royalty)
NSV	No Significant Values

Oz	Ounce (weight)
ogq	Ordre des géologue du Québec
P. Geo	Professional Geoscientist (as accredited in Canada)
Pb	Lead (chemical symbol)
po	Pyrrhotite (iron sulphide mineral)
py	Pyrite (iron sulphide mineral)
QA/QC	Quality Assurance and Quality Control
SEDAR	System for Electronic Document Analysis and Retrieval (Canadian securities document filing system)
SIGEOM	Système d'information géominière (Québec online geoscience and exploration data repository)
t	Tonne (weight)
UTM	Universal Transverse Mercator (coordinate reference system)
VLF	Very Low Frequency (electromagnetic survey method)
VMS	Volcanogenic Massive Sulphide (base metal deposit type)
Zn	Zinc (chemical symbol)

2.3 Sources of Information

This report was written based upon documents and data, both public and private, provided by the Issuer, as well as publicly available reports and data accessed via SEDAR, SIGEOM and GESTIM, as listed in the References. The author has reviewed all data provided by the Issuer and believe that it is sufficiently accurate for the purposes of this Technical Report.

2.4 Personal Inspection

The Property was visited by Martin Demers, P. Geo of Minroc Management, on the 27th March 2021. The Property was visited by road on both its northern and southern sides. A number of outcrops were visited. Possible historic drill pads were identified but no historic drill collars were found. No samples were taken. See Item 12.1 for more information.

3.0 RELIANCE ON OTHER EXPERTS

The author has not relied upon the opinion of non-qualified persons with regards to any geoscientific matter in the preparation of this Technical Report. The opinions expressed in this Report are those of the author and are based upon their review of the available data as described in Item 2.3.

The author has not investigated the ownership or otherwise legal or tax status of the mineral tenure and are not qualified to do so; with respect to information regarding ownership, permits, licenses, environmental concerns, and the option agreement between Cullinan and Dorval, as outlined in Item 4.3 of this Report, the author has relied on the option agreement between Cullinan and Dorval, provided by Cullinan, and information presented by the Québec MERN via SIGEOM, GESTIM and in the Québec Mining Act.

4.0 PROPERTY DESCRIPTION AND LOCATION

4.1 Area

The Lac Chavigny Property has a total area of 756.99 Ha (7.56 km^2) and forms one contiguous block

4.2 Location

The Lac Chavigny Property is situated in the Abitibi region of Québec, 50 km northeast of Rouyn-Noranda, and 7 km west of the small town of Taschereau. The Property lies within NTS sheet 32D10 in the township of Privat. The collar of the most notable historic drillhole on the Property, “PC-88-4” is located at 663,763mE, 5,389,557mN, UTM NAD83 zone 17U. The property is also included in the MRC of Abitibi, region of Abitibi-Temiscamingue.

4.3 Description of Mineral Tenure

The Property consists of fourteen (14) designated mining titles or "CDC" Claims registered to Dorval Exploration Inc, with a combined area of 756.99 Ha (7.56 km^2). Through a sale agreement dated February 28th, 2021, Cullinan Metals Corp has the option to acquire a 100% interest in the Lac Chavigny Property from the present claim holder, Dorval Exploration Inc. This is dependent upon Cullinan paying Dorval a $25,000 deposit on signing of the agreement; a further $25,000 and 200,000 shares on the Effective Date, and a further transfer of $100,000 and 500,000 shares 18 months following the Effective Date. Cullinan must also spend two tranches of $75,000 and $500,000 on exploration or other expenditure on the Lac Chavigny Property within 18 and 28 months of the Effective Date, respectively. Dorval will retain a gross over-riding royalty of 1% on future production from the Property (Romano and Ferguson, 2021).

Table 2 Claim Details

Claim	Date Staked	Date Due	Area Ha	Work Req'd	Holder	Notes
2532023	2019-02-26	2022-02-25	56.91	$1200	Dorval Exploration Inc.	
2532024	2019-02-26	2022-02-25	56.91	$1200	Dorval Exploration Inc.	Location of DDH PC-88-4 and PC1-94-12
2532025	2019-02-26	2022-02-25	32.16	$1200	Dorval Exploration Inc.	
2532026	2019-02-26	2022-02-25	56.9	$1200	Dorval Exploration Inc.	
2532027	2019-02-26	2022-02-25	56.9	$1200	Dorval Exploration Inc.	
2532028	2019-02-26	2022-02-25	56.9	$1200	Dorval Exploration Inc.	
2532029	2019-02-26	2022-02-25	56.9	$1200	Dorval Exploration Inc.	
2532030	2019-02-26	2022-02-25	56.9	$1200	Dorval Exploration Inc.	Location of surface Cu occurrence
2532031	2019-02-26	2022-02-25	42.06	$1200	Dorval Exploration Inc.	
2532032	2019-02-26	2022-02-25	56.89	$1200	Dorval Exploration Inc.	
2532033	2019-02-26	2022-02-25	56.89	$1200	Dorval Exploration Inc.	
2532034	2019-02-26	2022-02-25	56.89	$1200	Dorval Exploration Inc.	
2532035	2019-02-26	2022-02-25	56.89	$1200	Dorval Exploration Inc.	
2532036	2019-02-26	2022-02-25	56.89	$1200	Dorval Exploration Inc.	

4.4 Nature of Issuer's Title

In Québec, Mineral Claims confer upon the holder the exclusive right to explore for all mineral substances excluding petroleum, gas, brine, and surficial deposits such as sand, gravel and clay. A Mineral Claim does not confer any surface rights save for access for the purpose of exploration in accordance with the Québec Mining Act. Mineral Claims endure for two years and can be renewed at the anniversary date following the filing of reports of exploration work meeting the required value for assessment credits or making an in-lieu payment of twice the required assessment credit value.

A Mining Lease must first be acquired prior to the commencement of mining. Application for a Mining Lease must be accompanied by a feasibility study, a rehabilitation and restoration plan, detailed parcel surveys, and prior assessment of the proposed project according to the Environment Quality Act, submitted to the MERN.

Information regarding expiration date and required exploration expenditure are provided in Table 2 in Item 4.3, subject to the note regarding recent COVID-19 legislation also provided above.

For further information, the reader is directed to review the Québec Mining Act, available on the MERN website, mern.gouv.gc.ca

4.5 Royalties

As stated under Item 2.1, Dorval will retain an NSR royalty of 1% on future production from the Property. Cullinan has the option to purchase half of this royalty for $1,000,000 at any time (Romano & Ferguson, 2021).

Aside from the NSR royalty mentioned above, to the best of the author's knowledge, there are no other royalties, back-in rights, payments, or other agreements or encumbrances which would affect the Issuer's title upon the Property or ability to perform work upon it.

4.6 Environmental liabilities

To the best of the author's knowledge, there are no environmental liabilities which would affect the Issuer's title upon the Property or ability to perform work upon it. It has to be mentioned that the property is crossed by a network of ATV trails and is used as hunting ground shacks and associated miradors scattered over the property area. Varied objects could be present on the field tires, drums etc.

4.7 Permits Required

The author believes that the most invasive near-term exploration on the Property would involve diamond drilling or trenching. Either activity may require the cutting of trees for access routes, drill pads or trenching areas. A permit from the MERN in consultation with Abitibiwinni First Nation is required prior to beginning this work.

4.8 Other Factors

The Property lies within an agreement area between the Province and the Abitibiwinni First Nation of Amos, Québec for the permitting of exploration work (agreement 44320). It is recommended that Cullinan communicate any exploration plans with the Pikogan Nation with respect to this agreement, particularly vis a vis impacts to hunting and other traditional activities.

The southwestern Property boundary, and the trail which provides access to the southern part of the Property, both lie close to a municipal cemetery. This does not impinge on exploration in any of the key areas of the Property. The Author advises that Cullinan try to minimize disturbance in the areas adjacent to the cemetery.

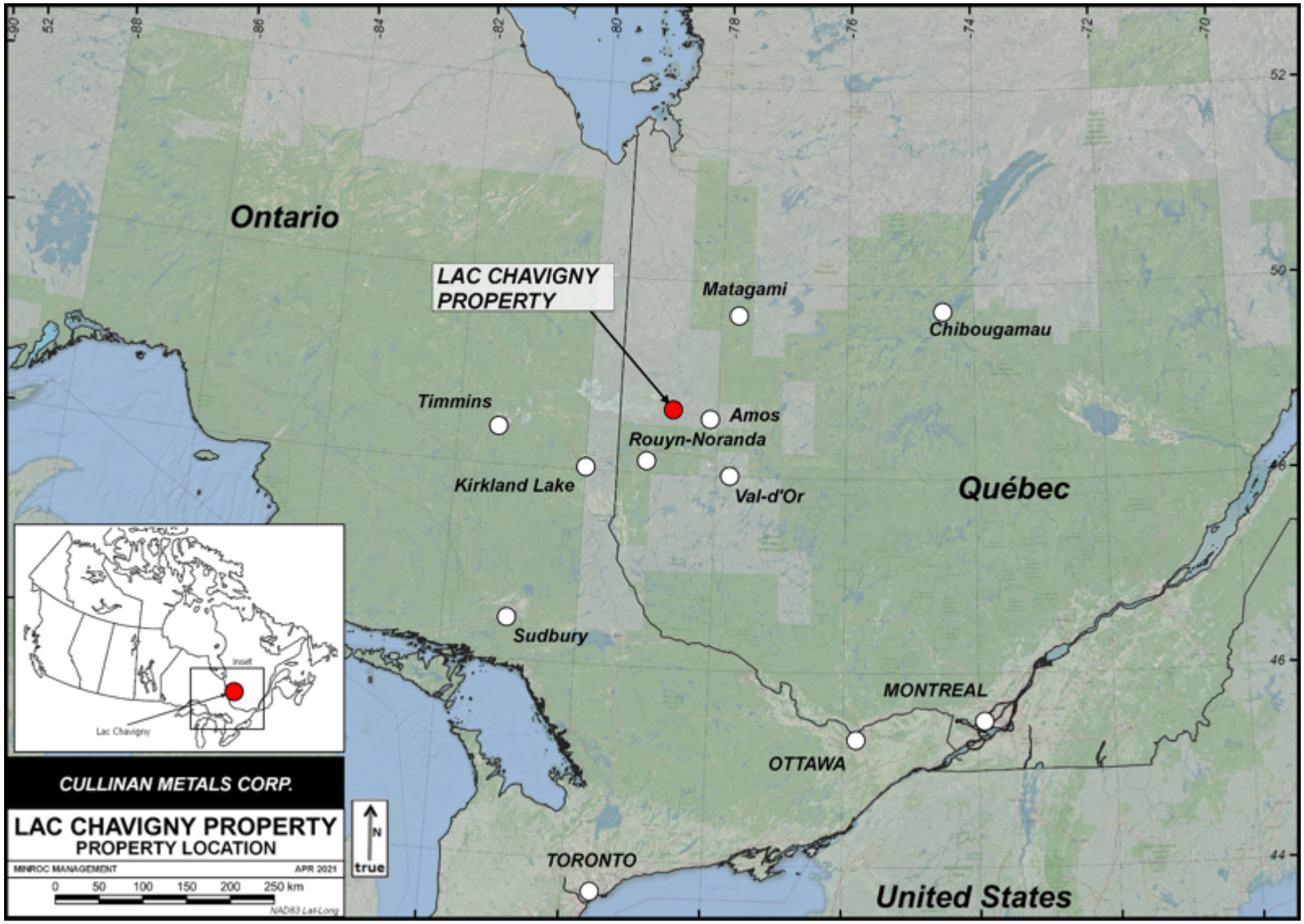

Figure 1 Property Location

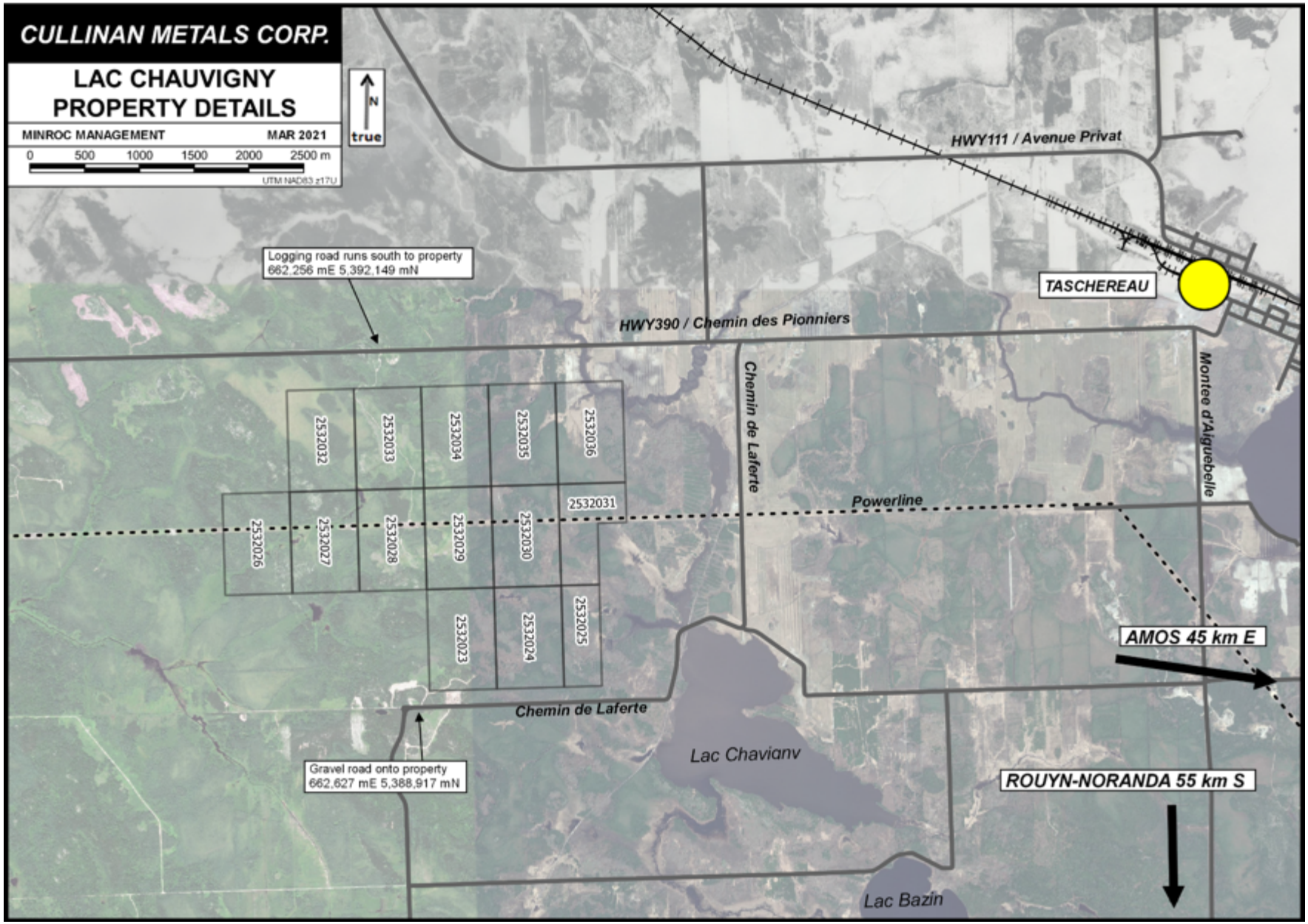

Figure 2 Property Detail and Access

5.0 ACCESSIBILITY, CLIMATE, LOCAL RESOURCES, INFRASTRUCTURE & PHYSIOGRAPHY

5.1 Topography, Elevation and Vegetation

The Lac Chavigny Property terrain is hummocky with numerous creeks, small ponds and wetland areas, typical of a height of land territory. There are several areas of outcrop along a ridge in the northwest of the property. Elevation does not vary more than 10 metres across the property, with an average of about 320 m above sea level. Vegetation consists of thick stands of spruce and fir, with smaller growth in the west of the property where there has been recent forestry activity. A small area (about 15 Ha) in the northeast corner of the Property is covered by agricultural land use marking the elevation of the James Bay lowland clay belt in this area.

The Property is drained by a number of small streams which flow either into the Rivière Lois to the south, or the Rivière Bellefeuille to the north. Both rivers flow northwestwards into Lac Macamic, one of the largest regional lakes, which itself drains into James Bay via Lake Abitibi.

Drillhole data suggests an overburden thickness in the order of 2-10 m. Drillholes are focused along the Macamic Fault trend where there is occasional outcrop and overburden is thinner. Overburden is likely to be thicker in the northeastern and southwestern parts of the Property.

5.2 Accessibility

The nearest paved roads are paved provincial highway 390 (Chemin des Pionniers) and the paved local road Chemin de Laferté which run east-west, a few hundred metres to the north and south of the Property respectively. Both roads connect to the nearest settlement of Taschereau and provide access to Highways 111 and 101, which provide access to the larger towns of Amos and Rouyn-Noranda (about 50 km east and south, respectively). These towns in turn can be accessed by road from the rest of Canada. Rouyn-Noranda possesses a regional airport which can be reached by air from Montréal, Québec City and elsewhere.

A forestry road runs into the north of the property from Highway 390, while a number of gravel tracks and trails run into the south of the property from the Chemin de Laferté. A powerline corridor runs east-west through the centre of the property; the forestry road crosses this 50 metres wide corridor and this can be used to gain access to much of the remainder of the property by ATV.

5.3 Proximity to Infrastructure

Taschereau is an agricultural community of about 1,000 population, and is home to a number of small contractors, as are the other small nearby towns of Amos and La Sarre which are located 50 km eastward and 35 km westward of the property respectively. The major regional towns of Amos (population ~20,000), Rouyn-Noranda (population ~40,000) and, further afield, Val-d'Or (population ~30,000) are all home to active mines or significant advance exploration projects. The local economies, businesses, and workforces of all three towns have a significant focus on mining. Local businesses and workers are accustomed to exploration projects.

A CN rail line runs through Taschereau, about 4 km from the Property in the northeast. This line links La Sarre in the northwest to the Montreal-Québec corridor in the south of the province and provides links to Val-d'Or and Rouyn-Noranda via Senneterre (Transports Québec 2020).

Water for exploration purposes (e.g. drilling) is readily available from creeks on the Property in the summer months and possibly in the winter. Electrical power could be acquired from the Hydro-Québec power transmission line which runs along the northern edge of the property following road 390.

The Property is at too early a stage of exploration and development to discuss suitability for mills, tailings facilities, etc. The Property is likely to be sufficiently large to accommodate mining infrastructure. The tenure must be upgraded to a Mining Lease prior to any mining operations.

5.4 Climate

The Property has a humid continental climate close to subarctic (Köppen Dfb/Dfc). Average daily temperatures are -18.2° C in January, 16.9° C in July and an annual average of 0.7° C. Snowfall peaks in December with an average of 55 cm and a per annum snowfall of 246.5 cm. Annual total precipitation is 889.8 mm with the most rainfall in September.

Given the relative ease of access to the Property, the climate is unlikely to pose significant limits on exploration aside from winter trail maintenance. The brief freeze and thaw periods at the start and end of winter may be best avoided.

6.0 HISTORY

6.1 *Prior Ownership*

The Lac Chavigny Property was map-staked in 2019 by Dorval Exploration Inc. The land was previously unstaked for a number of years. In the mid 2010s, part of the current Property formed part of a large claim group following the Macamic Fault, held by Lakeside Minerals Inc. Exploration Orbite held a similarly sized land package in the 1980s and 90s which included most of the current Property.

6.2 *Discussion of Work*

6.2.1 Early Exploration

Regional-scale academic surveys commenced in the early 20th century with an eye towards economic geology. Exploration in the region gathered pace in the 1920s with the discovery of the Lyndhurst copper deposit (about 15 km southwest of Lac Chavigny), which was mined briefly in the 1950s. A 1948 report by the regional geologist (Robinson 1948) documents the earliest well recorded exploration activity on the Pinnacle Gold Mines property. This property covered an area larger than the current Property and was staked following the discovery of a

gold mineralization in the Macamic Fault by Trojan Gold Mines, east of Lac Bazin (about 5 km southeast of the current Property). Pinnacle completed ten DDH totalling 4,474 ft in 1945. The two DDH within the present Property (here designated PGM-7 and PGM-8) did not encounter mineralization. Later authors place these two DDH in the south of the current Property but the precise location does not seem to be known. Several other Pinnacle DDH, beyond the current Property, encountered modest gold mineralization, including PGM-6 which gave $5.25 over 0.5 ft (appx. 5.19 g/t Au over 0.15 m; Pinnacle 1945), about 200 m SE of the current Property, and PGM-1203 which gave "$4.20 across 2½ ft" (appx. 3.5 g/t Au over 0.75 m) beneath Lac Chavigny, about 900 m SE of the current Property (Robinson 1948). Disseminated chalcopyrite was noted in the PGM-6 interval. The PGM-6 interval is presented as 4.11 g/t Au over 0.76 m in Pelletier (1988). This DDH interval is listed as the "Lac Chavigny-Ouest" gold occurrence in SIGEOM.

Robinson mentions that in 1948 the Pinnacle property is already inactive, and that the 1945 exploration program had been poorly documented. There are some discrepancies between descriptions of the same drillholes in the two documents (Pinnacle 1945, Robinson 1948). It appears that from this time until the 1980s little if any exploration activity occurred within the present Property.

The Québec Department of Natural Resources completed a geologic map of Privat Township in 1974 (Eakins 1974). In the Property region this shows the approximate locations of the Pinnacle drillholes as well as a few strands of outcrop amongst what is generally a low-lying marshy terrain.

6.2.2 Exploration from the 1980s onwards

A large property spanning the township was acquired by Exploration Orbite in 1984 which they referred to as the Privat project. This encompassed most of the present Property (excluding the northeastern area underlain by Bellefeuille intrusives) as well as other gold occurrences in the township along almost 30 km of strike of the Macamic Fault.

Several generations of work were completed across the property from 1984 to 1994 including magnetic, resistivity and IP surveys, soil surveys, several phases of geologic mapping, and numerous drill programs. As their projects progressed Orbite came to focus on the area east of Lac Bazin. Several exploration programs were dedicated entirely to this area and are not presented in Table 3. However, two holes from Orbite's 1988 drill program were within the Lac Chavigny property, PC-88-3 and PC-88-4. These were drilled to follow up on a soil sample which returned 203 ppm Cu from atop the Macamic Fault, in the south-centre of the present Property.

The assays from the Orbite 1988 drill program (Pelletier, Y,1988) said program are not discussed in that report nor presented in the original drill logs. It appears that the report was filed prior to receipt of the assay results. Relevant to the property, this affects drillholes PC-88-3 and PC-88-4. Later Orbite reports (e.g. Simoneau 1990, Pelletier 1994) discuss the results and present a mineralized interval in DDH PC-88-4. This drillhole interval therefore cannot be traced back to the original assay certificates. This does not necessarily imply that the results described in later Orbite reports are unreliable, as the assays may simply not have

been appended to any filed report. This is not an issue with DDH PCI-94-12, where the gold-mineralized assay is presented in the log and can be seen in the assay certificate. Although later Orbite reports (e.g. Pelletier 1994) state that a narrow gold-mineralized interval was encountered by PC-88-4, of 1,470 ppb Au over 1.5 m, hosted by quartz-chlorite-tourmaline veining within mudstones Trace chalcopyrite is mentioned by Pelletier in this DDH interval.

Cameco had an Option on the Orbite property in 1990-1992 (Pelletier 1992). Orbite's focus returned to the Lac Chavigny area in the 1990s with an IP survey, surface mapping and sampling, and two DDH on the current Lac Chavigny property. Sampling of outcrops close to the PC-88-4 collar did not yield any notable gold values although modestly elevated Cu was returned (up to 164 ppm Cu; see Figure 4).

Other surface work by Orbite in this same program returned an elevated Cu value of 7,904 ppm Cu from schistose andesites (sample 317325), as well as the discovery of the "Tousim-9101" gold occurrence, about 400 m NW of the current Property. Here, sheared granodiorite yielded grab sample values up to 10.2 g/t Au (sample 317333; Simoneau 1991). As with elsewhere in the area, gold mineralization is associated with chalcopyrite. Drilling follow-up returned, amongst others, a value of 4.33 g/t Au over 0.7 m in DDH PBI-91-4; (Pelletier 1992). This drillhole is difficult to accurately locate due to the quality of available maps, but both the collar and the mineralized interval may be a short distance (within 100 metres) within the Property.

Two drillholes from the Tousim program (PBI-94-09 and 94-11) were entirely within the Lac Chavigny property. No notable assay values were returned, though neither hole were sampled in detail. The log for PBI-94-11 mentions quartz veining and chalcopyrite over a 40 m interval within granodiorite, but this interval was not sampled (Pelletier 1994; see Figure 5).

While no notable gold values were returned from surface sampling within the Property, Orbite maps suggest that surface sampling was minimal with no samples taken from several large outcrop areas.

Orbite's 1994 program followed up on the Tousim-9101 area and several targets within the present Property. One DDH (PCI-94-12) was drilled 500 m northwest of PC-88-4 along strike of the same volcanic sequence. One narrow gold interval was returned of 1,069 ppb Au over 0.3 m, alongside other narrow intervals of elevated Au (293 ppb over 0.97 m, 174 ppb over 0.67 m); all on contacts of metre-scale pyritic granodiorite dykes hosted within the sheared mafic volcanics of the Macamic Fault. Two DDH were drilled to test IP anomalies in the approximate area of the surface Cu occurrence (PCI-94-13 and 19). These encountered a mix of intermediate-felsic volcanics, greywacke type sediments and porphyry sills. Tuffaceous horizons within the volcanics were silicified and carried lenses and beds of mixed sulphides (pyrite-pyrrhotite). Gold values were low but elevated (up to 178 ppb Au in PCI-94-13); sulphidic zones were assayed for Cu, Zn and Ag though few elevated values were reported (Pelletier 1994).

Exploration Boreale acquired parts of the Orbite property in the 1990s. Boreale completed two drillholes on the west shore of Lac Chavigny in an attempt to replicate Pinnacle DDH PGM-6.

No notable gold values were returned. This work was outside the current Property but was within 500 m of the southeast boundary (Tremblay 1998). A third drillhole tested an Orbite IP target in the northeast of the current Property (PR-98-03). This hole encountered gabbro sills interfingered with slivers of volcanics and sediments, representing the edge of the Bellefeuille gabbro complex.

Lakeside Minerals Corp rebuilt much of the former Orbite claim group in the 2000s and completed a review of historic exploration data and completed a reconnaissance prospecting program in 2011. One grab sample of mafic volcanics was taken from the current Lac Chavigny property (close to the PC-88-4 collar); no notable values were returned. Lakeside appear to have dropped the claims in the Lac Chavigny area following this and focused on the Lac Bazin area.

Table 3 Partial List of Historic Work at the Lac Chavigny Property

Company	Year	Work Completed	Details	Ref 1	SIGEOM
Pinnacle Gold Mines	1945	DDH	Five DDH logs	Pinnacle Gold Mines 1945	GM 00058
Pinnacle Gold Mines	1948	DDH	Eight DDH logs	Robinson 1948	GM 13265
QC DNR	1974	Geologic mapping	Privat Township mapping	Eakins 1974	DP 222
SOQUEM	1983	Mag, EM, IP surveys	Covers northern part of present Property	Hubert 1984	GM 40943
Orbite	1985	Mag, EM survey	Covers much of current Property	Turcotte 1985	GM 42536
Orbite	1986	Soil survey	Modest Cu anomaly (203 ppm)	Pelletier 1986	GM 45701
Orbite	1988	DDH	8 DDH totalling 280 m. Two (PC-88-3 and 4) within current Property, to test Cu soil anomaly	Pelletier 1988	GM 48130
Orbite	1990	Geologic mapping	Prospecting program across large property; some detailed work on current Property near PC-88-4 collar	Simoneau 1990	GM 50306
Orbite	1991	Geologic mapping, DDH	Mostly outside current Property. Some overlap in NW close to Tousim-9101 Au occurrence	Simoneau 1991, Pelletier 1992	GM 51706, GM 51708
Orbite	1994	IP survey, DDH, geologic mapping	IP covers much of current Property. Six DDH on property (two cross boundary)	Pelletier 1994	GM 53098
Boréale	1998	DDH	One DDH (132 m) in NE of Property	Tremblay 1988	GM 56159
Lakeside Minerals	2011	Reconnaissance prospecting, historic data review	One grab sample taken of mafic volcanics on current Property. NSV	Mai 2011	GM 66144

Table 4 Historic Drillholes on the Lac Chavigny Property

Company	Year	DDH	Dip °	Az °	Length m	Details	Ref	SIGEOM
Pinnacle GM	1945	PGM-7	-45	340	76.2	NSV	Robinson 1948, Pinnacle Gold Mines 1945	GM 00058, GM 13265
Pinnacle GM	1945	PGM-8	-45	340	76.8	NSV	Robinson 1948, Pinnacle Gold Mines 1945	GM 00058, GM 13265
Orbite	1988	PC-88-3	-45	20	152.4	NSV	Pelletier 1988	GM 48130
Orbite	1988	PC-88-4	-45	20	186.5	1.47g/t Au over 1.5m	Pelletier 1988	GM 48130
Orbite	1994	PBI-94-09	-45	198	106.1	NSV	Pelletier 1994	GM 53098
Orbite	1994	PBI-94-11	-45	200	212.8	NSV	Pelletier 1994	GM 53098
Orbite	1994	PCI-94-12	-45	200	292.24	1.07g/t Au over 0.3m	Pelletier 1994	GM 53098
Orbite	1994	PCI-94-13	-45	20	276.15	NSV	Pelletier 1994	GM 53098
Orbite	1994	PCI-94-19	-45	222	157.28	NSV	Pelletier 1994	GM 53098
Orbite	1994	PB-94-21	-45	20	148.1	NSV	Pelletier 1994	GM 53098
Boréale	1998	PR-98-03	-50	47	132	NSV	Tremblay 1998	GM 56159

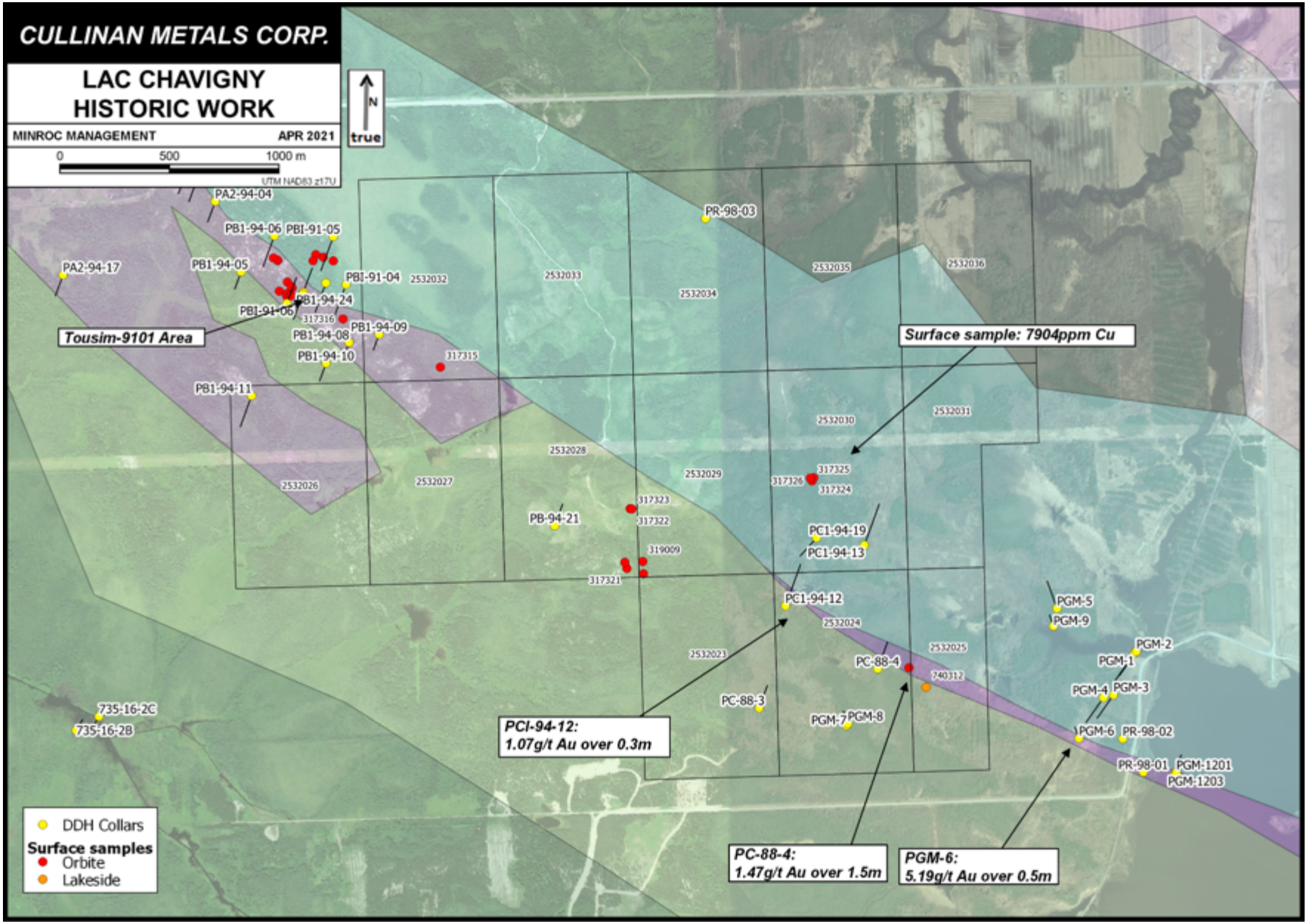

Figure 3 Work History at Lac Chavigny. Orbite mapping and geophysical programs (listed in Table 3) covered most of the Property discounting the northeast area (appx. Claims 2532035-6) which are almost unexplored.

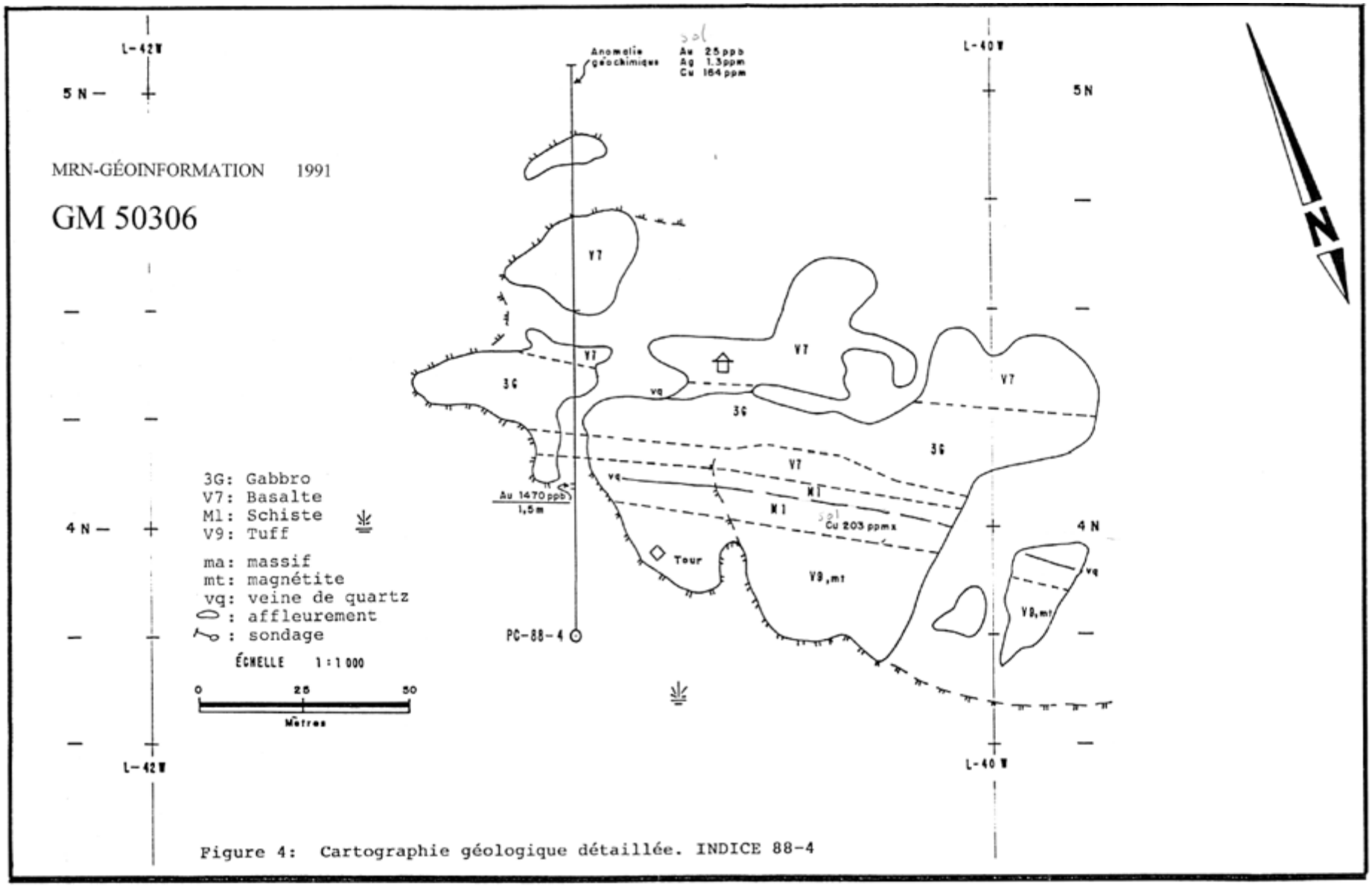

Figure 4: Cartographie géologique détaillée. INDICE 88-4

Figure 4 Orbite Explorations map of PC-88-4 gold occurrence (from Simoneau 1990), located in Claim 2532024 in the south of the Property.

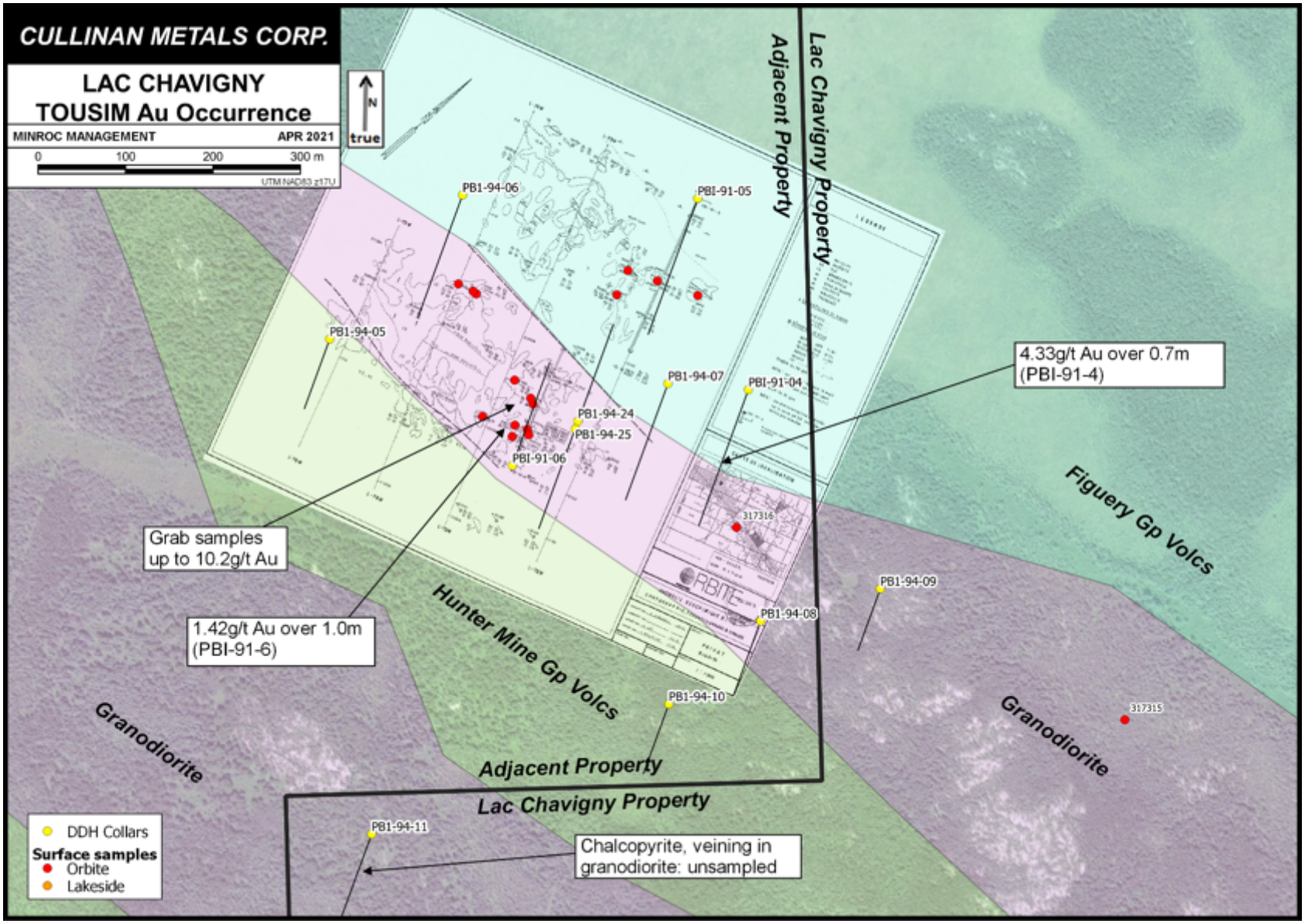

Figure 5 Area of the Tousim-9101 Au Occurrence, showing Au mineralization outside the Lac Chavigny Property. The key granodiorite unit continues onto the Lac Chavigny Property where in one instance it hosts known but unsampled chalcopyrite. Historic work map for Tousim area from Pelletier (1992)

6.3 Resources, Reserves and Production

The Lac Chavigny Property is at a “grassroots” stage of exploration. There are no current mineral Resources or Reserves on the Project as defined in the Definition Standards on Mineral Resources and Mineral Reserves published by the Canadian Institute of Mines, Minerals and Petroleum (CIM) or any equivalent international code, nor has there been any past production from the Property.

7.0 GEOLOGICAL SETTING AND MINERALIZATION

7.1 Regional and Local Geology

The Lac Chavigny Property lies within the northern portion of the Abitibi Subprovince, part of the Superior Province, the core of the North-American craton. The Abitibi Subprovince consists, broadly, of a greenstone belts of late Archean-age, composed of mafic to felsic volcanics and sedimentary units, into which are intruded volumetrically significant syn-volcanic to late granitoid bodies. The Abitibi subprovince is divided into Northern and Southern Volcanic Zones by the Destor-Porcupine deformation zone based on geochronological data.

Mafic and ultramafic intrusives, and chemical sediments (iron formations) are commonly interlayered with volcanic edifices. Stratigraphic units generally oriented east-west with subvertical dip, are separated by crustal-scale deformation zones. The metamorphic grade is generally inside the lower greenschist environment, but increasing to the upper greenschist in the vicinity of syn-tectonic granodiorite-tonalite batholiths.

The Lac Chavigny Property lies within the Northern Volcanic Zone. The Macamic Fault, a regional-scale deformation zone, dips subvertically and strikes northwesterly through the property area. This structure has both brittle and ductile relationships with its adjacent units depending on rheology; the deformation corridor itself can be several kilometres wide (Labbé 1994). The Macamic Fault separates the Figuery Group (northeast) from the Hunter Mine Group (southwest). Both groups consist of mafic-intermediate volcanic sequences and gabbro sills. The northwest-striking volcanic package is sandwiched between granodioritic batholiths: the Poularies and Colombourg granodiorites to the southwest, and the Taschereau, Launay and Guyenne monzonites and tonalites to the northeast (the latter of which underlie the Taschereau area).

The Hunter Mine Group is folded along a ~60° axis to form the Lac Abitibi anticline. All of the aforementioned units and structures are crossed and slightly offset by a number of small, younger faults with a 60° strike, as well as Proterozoic diabase dykes with a similar attitude.

About 10 km south of the Property, the Macamic Fault is truncated by the Lyndhurst Fault, an east-west deformation zone enclosing the Hunter Group in a wedge marked by a distinctive north-east folding.

7.2 Property Geology

The exact details of the Lac Chavigny Property geology are limited by the paucity of drilling and the lack of outcrop in large areas of the property, but the broad picture can be described as follows:

The Macamic deformation zone traverses through the south-centre of the Property with an azimuth of about 120°. It is marked by a sharp change in magnetic gradient in provincial airborne magnetic data. In drill core it is visible as a “banded schist” (see PC-88-3 log) with ankerite, chlorite and sericite alteration (Pelletier 1988). To the northeast of the Macamic deformation zone lie Figuery Group basalt-andesite flows and andesite-dacite volcanoclastics which are rarely exposed within the Property.

A sill of peridotite is shown within the Figuery Group in SIGEOM data underneath Lac Chavigny; magnetic data and a drillhole intercept in PC-88-4 appear to show that this unit strikes onto the Property although it is not exposed on surface.

About 70 Ha in the northeast corner of the Property is underlain by a gabbro body called the Bellefeuille pluton; this is in the Rivière Bellefeuille valley and there is no exposure on the Property.

The Hunter Mine Group, to the southwest of the Macamic fault, is well exposed in places and consists of basaltic to andesitic flows and dacite-rhyolite tuffs and breccias, with minor mudstones, greywackes and intercalated metre-scale veins and sills of feldspar porphyry. A late offsetting fault runs at about 60° through the northern part of the Property. This fault is marked by a topographic low and a seasonal pond. On the northwest side of this fault, the Hunter Mine Group hosts a granodiorite body which is bounded by the Macamic Fault on its northeast flank, and extends into the Hunter Mine Group about 1 km. It is this body which hosts the “Tousim-9101” gold occurrence beyond the property boundary.

7.3 Mineralization

The known gold mineralization on the property (see Table 5) appears typical of that found in the region, with a close association with deformation, quartz veining, competency contrasts, sulphide mineralization and chlorite and sericite alteration. Most gold occurrences close to the Macamic Fault appear to show a particularly strong association with chalcopyrite. Drillhole intervals tend to be narrow, absent a notable “halo” of lower-grade assays. This may suggest a significant coarse gold component to the mineralization although this has not reliably been noted in the area, except perhaps at Soleil Levant (Pelletier 1992). At the same location it is noted that gold values do not strongly correlate with the presence of pyrite.

Little information is available regarding the elevated copper value from Orbite sample 317325; this may represent an orogenic style of mineralization controlled by deformation or may represent primary remobilized volcanogenic mineralization within the Figuery Group volcanics. Sulphide mineralization comparable to the latter was seen in nearby drillholes (Pelletier 1994) but these did not replicate the mineralization and may not have encountered the same structure. Pelletier (1992) notes that the surface occurrence lies close to IP and conductivity anomalies.

The true thicknesses, lateral extent or grade continuity of the mineralized structures on the Lac Chavigny property are not known. Insufficient exploration has taken place to adequately determine the geometrical characteristics of any mineralized zones.

Table 5 Known Mineralization on the Lac Chavigny Property

DDH/ sample	Au g/t	Cu ppm	Width m	Host	Ref 1	SIGEOM
PBI-94-12	1.069		0.3	Contact of sheared, sericitised volcanics and granite dyke	Pelletier 1994	GM 53098
PC-88-4	1.47		1.5	qz-chl-tour-cpy veins in mudstone	Simoneau 1990	GM 50306
317325		7904		Schisted int volcs	Simoneau 1991	GM 51706

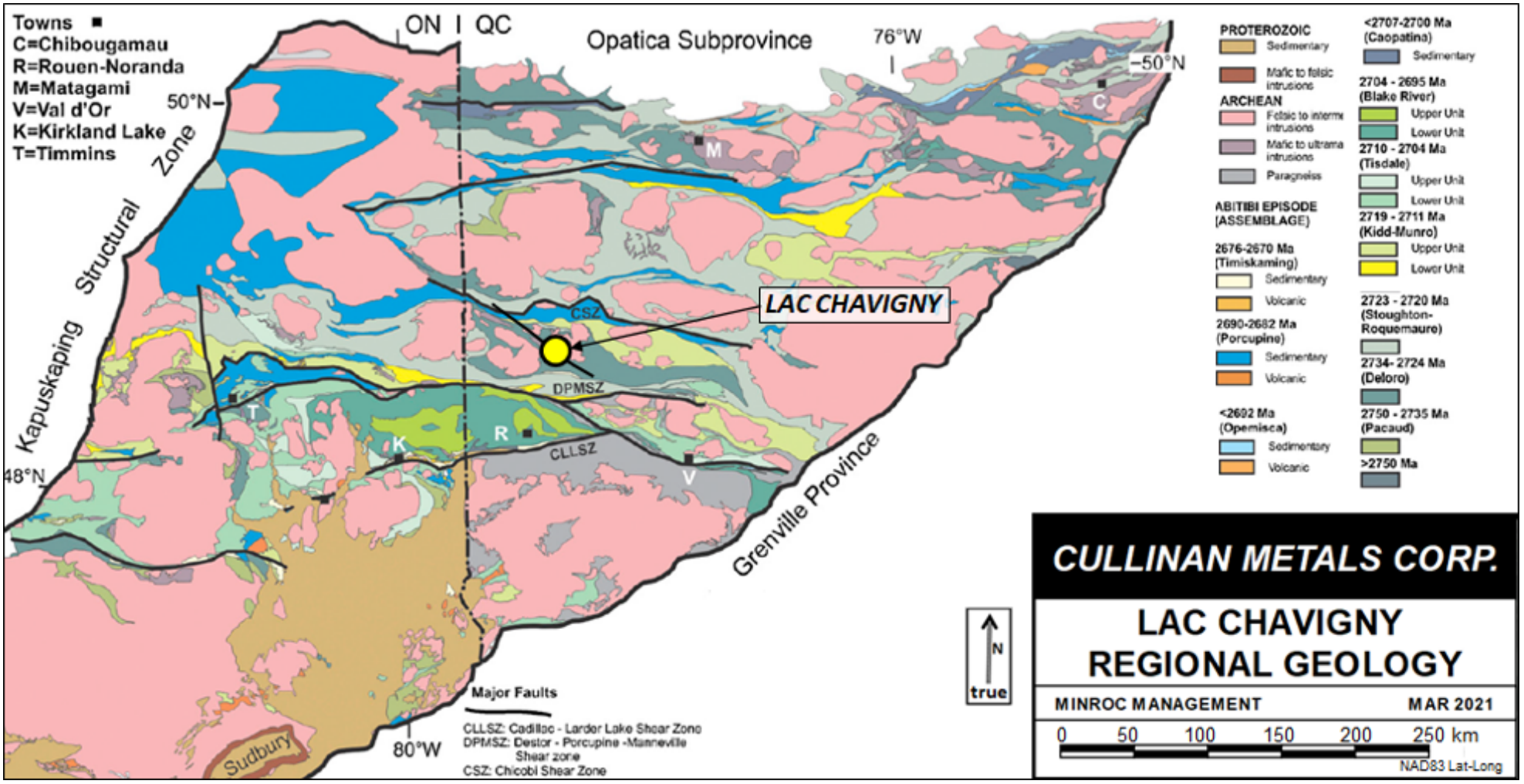

Figure 6 Regional Geology of the Lac Chavigny Property, showing location of the property within the Abitibi Subprovince. Based on Thurston et al (2008)

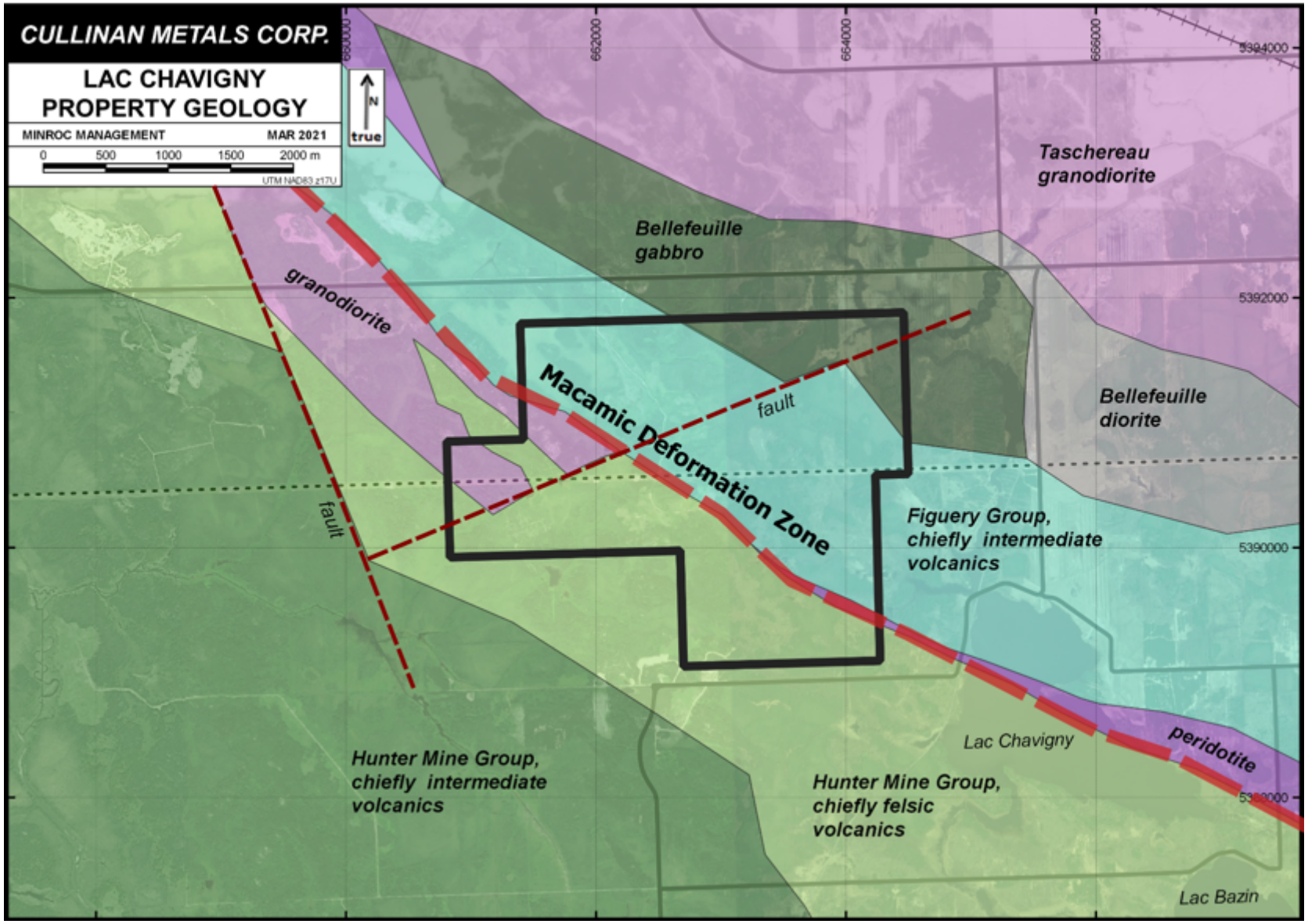

Figure 7 Lac Chavigny Property Geology. Based on Eakins 1974, Pelletier 1986, Simoneau 1991

8.0 DEPOSIT TYPES

The Lac Chavigny Property has the potential to host orogenic gold and base metal (VMS) mineralization:

8.1 Orogenic Gold

Orogenic gold, or greenstone-hosted gold deposits generally consist of a system of auriferous quartz-carbonate veins, which have a strong spatial association with crustal-scale shear zones with mixed brittle-ductile expression. Further, there is commonly an association with second-order fault structures, sedimentary unconformity, locally including iron formations. Minor intrusions such as porphyritic intermediate dykes and alkaline magmatic events.

Orogenic gold deposits are particularly common in Archean-age greenstone belts. The shear zone is generally theorized to act as a pathway for hydrothermal fluids. These fluids are then emplaced as veins in dilated portions of ductile-deformed units, in brecciated portions of more brittle units, and/or on the contacts of units which may act as chemical traps, such as iron formations. Orogenic gold deposits can have highly complex geometries due to continued tectonic activity on the shear zone after the emplacement of the mineralized veins.

In the Abitibi, gold mineralization frequently manifests as a mix of coarse and fine refractory gold, associated with sulphides, most commonly pyrite, chalcopyrite and arsenopyrite. Commonly associated alteration minerals include chlorite, sericite and carbonates.

The Abitibi belt is home to many world-class orogenic gold deposits including Macassa at Kirkland Lake, Ontario; Dome and Hollinger at Timmins, Ontario and Sigma-Lamaque at Val-d'Or, Québec.

8.2 Volcanogenic Massive Sulphide (VMS)

VMS deposits typically consist of semi massive to massive lenses of sulphide, constrained by stratigraphy and spatially associated with vein stockworks and distinctive alteration patterns, including zones of carbonate, chlorite, silica, sericite and potassic alteration. VMS deposits are widely understood to be formed by hydrothermal activity in marine environments with extensional tectonic settings and are frequently found in Archean greenstone belts hosted by felsic volcanic edifices within wider mafic-felsic volcanic cycles. Major sulphides present include pyrite, pyrrhotite, chalcopyrite and sphalerite, within the lenses, chalcopyrite is typically present within the stockwork "pipe" or "feeder zone". These types of deposits are significant economic sources of zinc, copper, silver and locally gold.

Significant examples of VMS deposits from the Abitibi belt are found at Rouyn-Noranda and Matagami, Québec. "Gold-rich VMS" deposits form a distinct subclass, an example being Agnico-Eagle's LaRonde in Cadillac, Québec. Nearby examples include the former Hunter and Lyndhurst copper mines, both within 25 km of the Property.

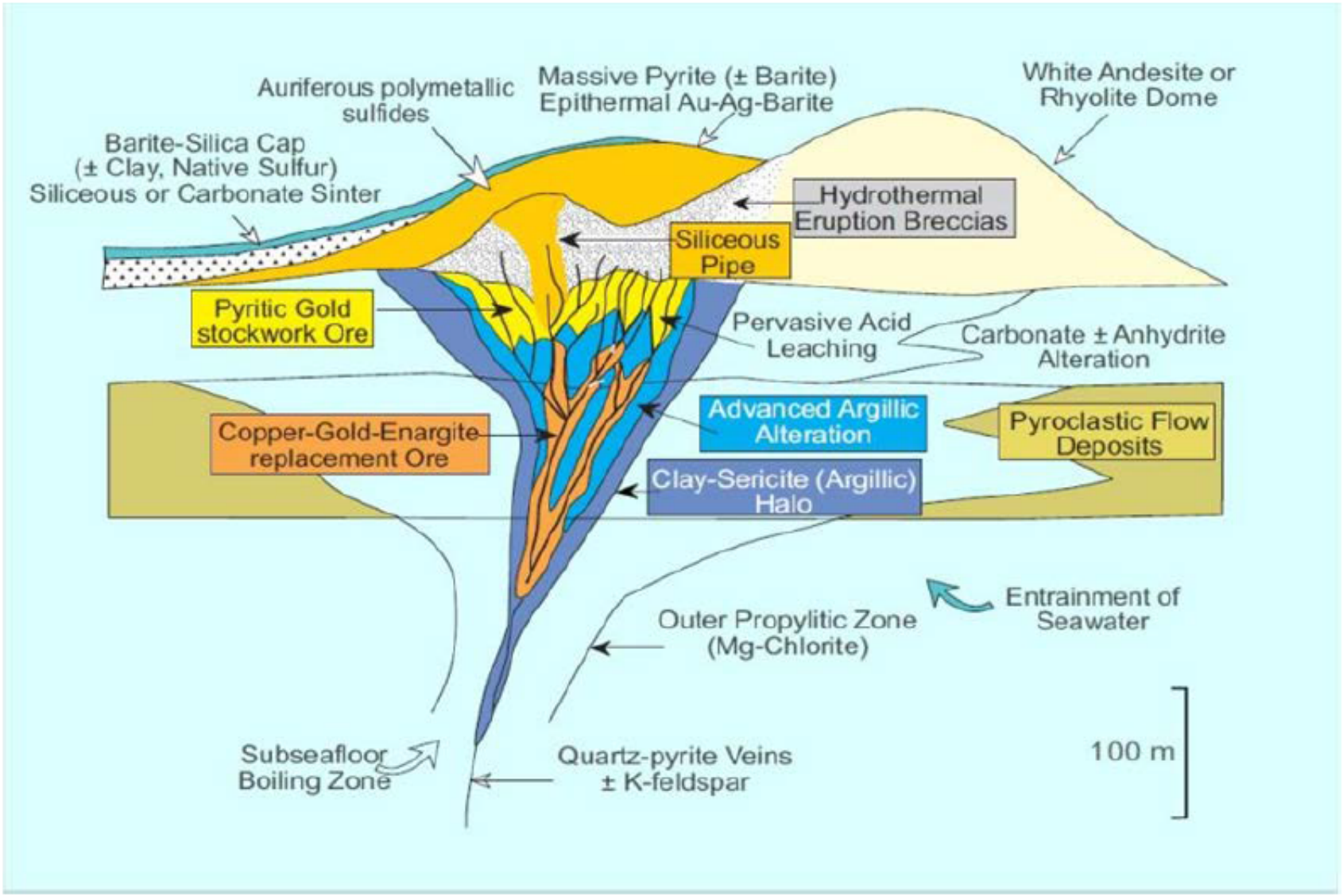

Figure 8 Generalized Diagram of a VMS Deposit, Showing Ore Zones and Alteration Halos, from Hannington et al, 1999.

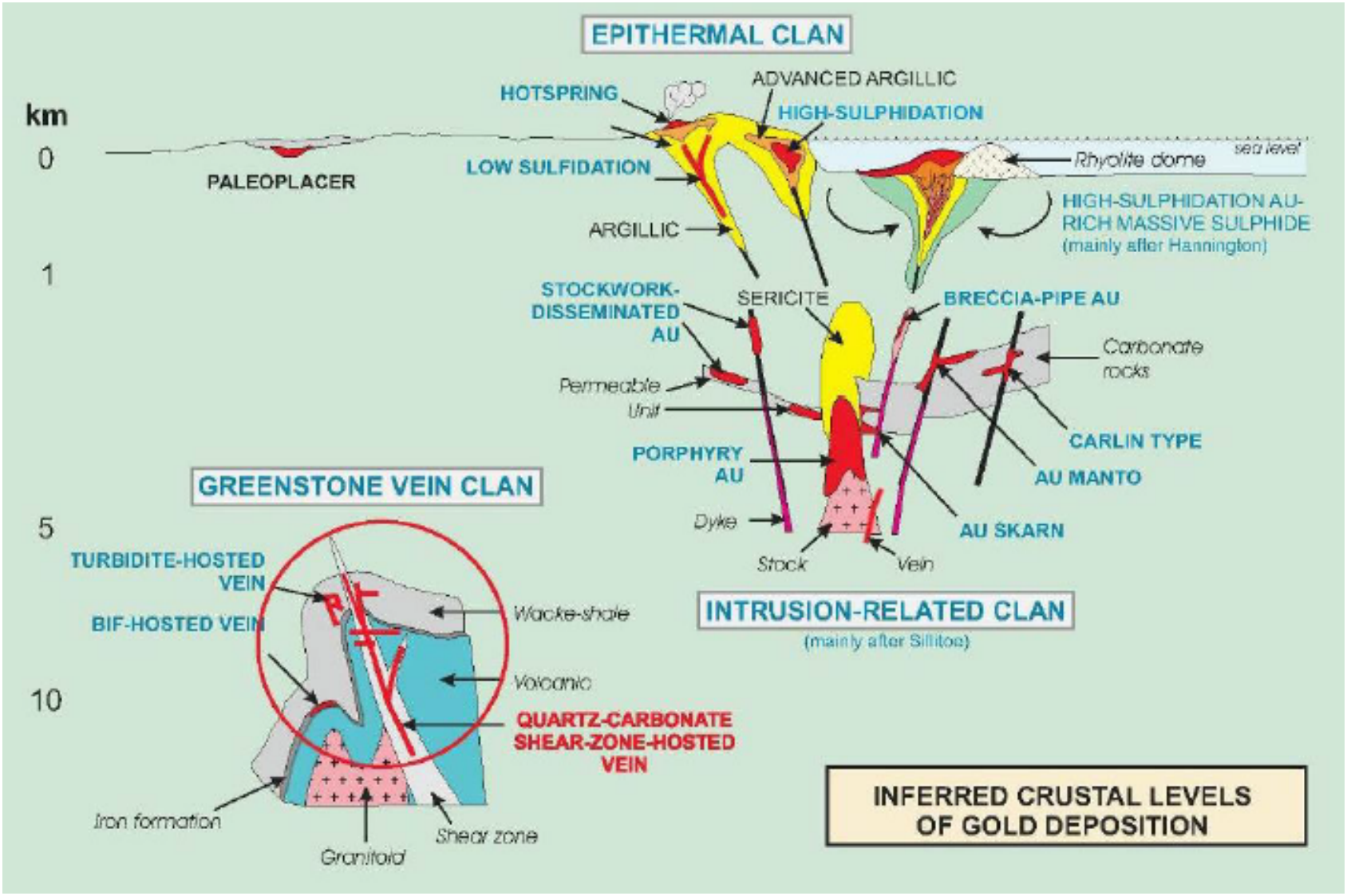

Figure 9 Styles of Lode Gold Deposits, Including the Orogenic "Greenstone" Type, from Dube et al 2001

9.0 EXPLORATION

9.1 Rationale, Personnel and Logistics

An initial IP survey on the Lac Chavigny property was carried out between October 31st and November 8th 2020 on behalf of Dorval by Exploration Facilitation Unlimited Inc. (EFU).

The survey utilized a GDD Tx III transmitter and GDD GRx8 receiver, both manufactured by GDD Instrumentation of Québec City, Québec. The survey was completed along seven lines with 100 m spacing and a north-south orientation in the southeast and central parts of the Property, totalling 5.9 line km. The original intent was to cover the entire Property, but unfavourable ground conditions were encountered due to the onset of winter, highly variable overburden and the presence of significant areas of wetland. In effect, the survey covers the area within a few hundred metres of the PC-88-4 drillhole.

The survey utilized a pole-dipole array, with eight dipole separations and an electrode spacing of 25 m. The transmitter produces a squarewave current, in this case set at a 0.25 Hz frequency. The voltage in the two-second “on” and “off” phases of the current was recorded at each of the electrodes by the GRx8 receiver, repeatedly in 80 ms time increments.

Chargeability and apparent resistivity datasets, averaged over each of the twenty 80 ms survey windows, were obtained from the survey. These were presented and interpreted by Jean Hubert, P. Eng, independent consulting geophysicist. Hubert drafted resistivity and chargeability surface plots and pseudosections (Hubert 2021).

9.2 Results and Interpretation

The available data shows a broad trend of elevated chargeability and resistivity, roughly aligning with the inferred trend of the Macamic Fault and with a surface width of about 150 m. Lines 1400 and 1600 stretch the furthest north (i.e. deepest into the Figuery Group volcanics) and reveal another structure with elevated chargeability and considerably higher resistivity, with a relatively sharp contact. This lines up with IP and resistivity trends from Orbite’s work (Simoneau 1991) and may represent the horizon of intermediate-felsic volcanics within the Figuery Group with disseminated sulphides, as seen by two 1994 DDH. Two zones of higher chargeability appear to outline the strike of the Macamic Fault – one across four survey lines starting just east of the PC-88-4 collar, and another showing up on a single line (1100) midway between the PC-88-4 and PCI-94-12 collars. The survey was not completed on the adjacent lines on either side; the extent of this anomaly is not known.

Hubert picked twelve chargeability anomalies from the data, though he comments that seven of these appear to correspond to known areas of outcrop or historic stripping/trenching and are likely to be controlled by overburden contrasts.

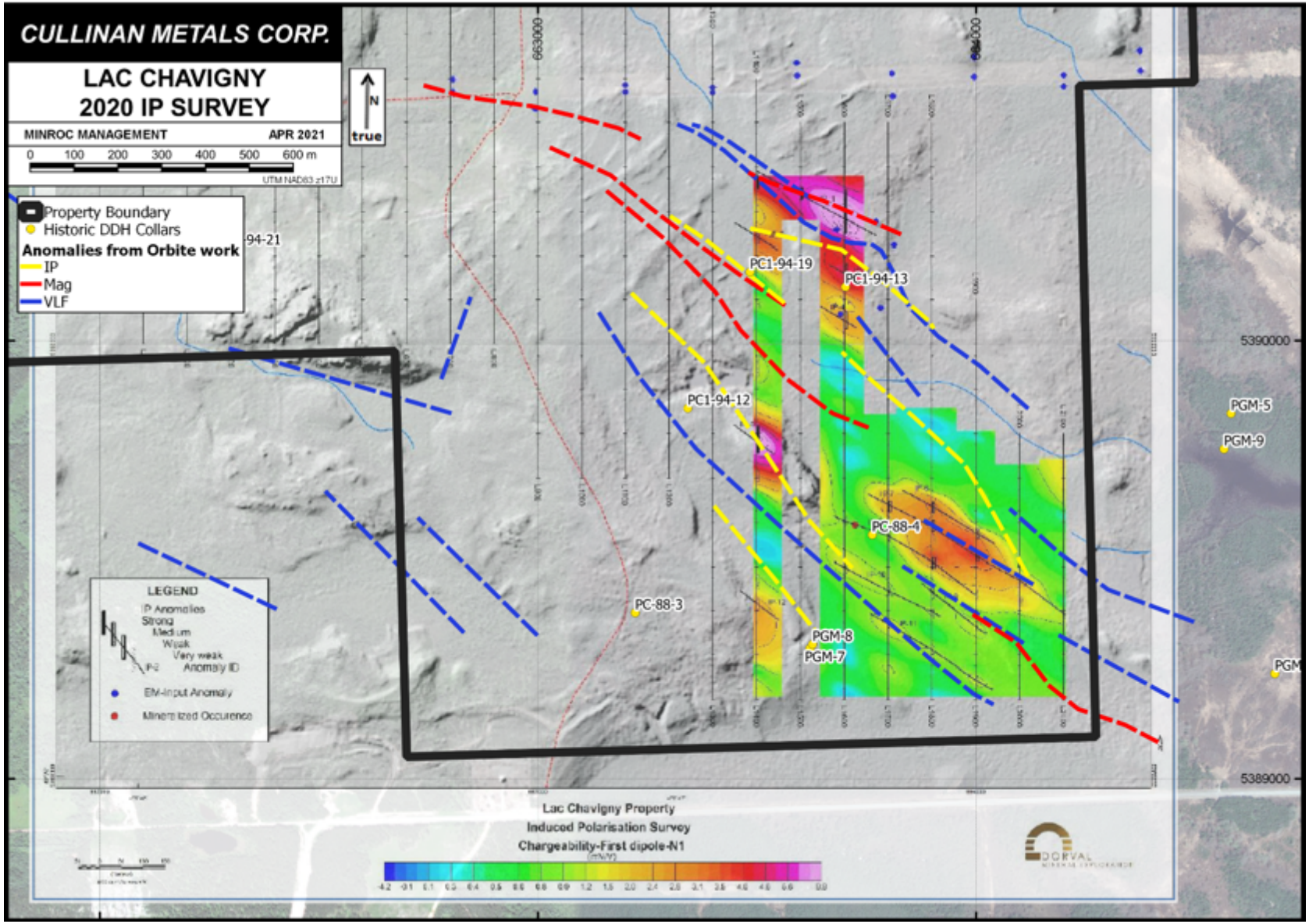

Figure 10 2020 IP survey, coverage and results. Data from Hubert (2021). Historic geophysical anomalies from Simoneau (1990, 1991)

10.0 DRILLING

No drilling has taken place on the Lac Chavigny Property since 1994. Historic drillholes within and near the Property are tabulated in Section 6.2.

11.0 SAMPLE PREPARATION, ANALYSIS AND SECURITY

No geochemical samples were taken from rock or soil material during the recent Dorval/EFU exploration program nor the Minroc site visit. All other results displayed must be considered historical, due to their outdated nature and the lack of documentation concerning the chain of custody of samples and QA/QC procedures as stipulated in the NI 43-101.

No information regarding QA/QC is presented in any of the Orbite assessment files at the field stage as in Pelletier (1988) drill works report. Chimitec statements describing their internal QA/QC procedures are appended to some of the assay certificates, including the testing of duplicates at least once per ten to forty samples, the use of a variety of blanks and standards, and a total QA/QC sample load of 15-20% out of each sample workorder. The certificates themselves document routine duplicate and triplicate Au fire assay, and the use of laboratory blanks and standards (in-house standards called AU100 and AU500 as well as Cu standards).

In the author's opinion it is reasonable to assume that the sample preparation and security procedures at the field level, and the assay procedures at the laboratory level, were adequate, and the dataset is sufficiently reliable for the purposes of this Technical Report.

12.0 DATA VERIFICATION

12.1 Site Visit

The Property was visited by, Martin Demers, P. Geo on the 27th March 2021. Reasonable access to the Property was confirmed. The northern half of the Property was visited via Highway 390 and a forestry road. This could be driven to the approximate centre of the Property, where it intersects a powerline corridor which provides greater access. An outcrop of carbonatized, strongly foliated and locally sheared intermediate volcanics of about 30 x 30 m dimensions was found on the powerline, corresponding to one shown on Orbite maps (Simoneau 1991). No samples were taken.

The southern part of the Property was accessed from the Chemin de Laferté. A gravel road here links with ATV trails, which appear to follow historic drill roads and/or an Orbite gridline (L46W from Simoneau, 1991). The area around the PCI-94-12 collar was visited although no collar or physical evidence of drilling was noted. No outcrops were identified in this vicinity.

12.2 Data Review

The author has reviewed the assay and technical data from the historic and 2021 exploration programs, such that is available from Dorval and publicly via SIGEOM (Examine database) and SEDAR. This included reviewing original drill logs and assay certificates, and cross-referencing documents, maps and plots from different programs and adjacent properties for agreement and to assess geospatial accuracy.

A discussion of historic assays is presented in Section 11.

It proved difficult to accurately locate the Pinnacle Gold Mines DDH; the Author could not identify any surface plans which were contemporary to the drill program. This is not considered to be a major issue since the Pinnacle DDH are few in number on the Property and no significant mineralization or other findings of note were reported in them.

Geophysical anomalies from regional government data, Orbite ground surveys and the Dorval IP survey are generally aligned and in agreement.

Based on this review the author is of the opinion that, while these historic programs pre-date modern reporting standards such as NI 43-101, these programs were nevertheless undertaken according to standards which were considered reasonable at the time of each program.

It is the author's opinion that the data pertaining to the Lac Chavigny Property is sufficiently reliable for the purposes of this Technical Report and for the purposes of planning further exploration on this early-stage Property.

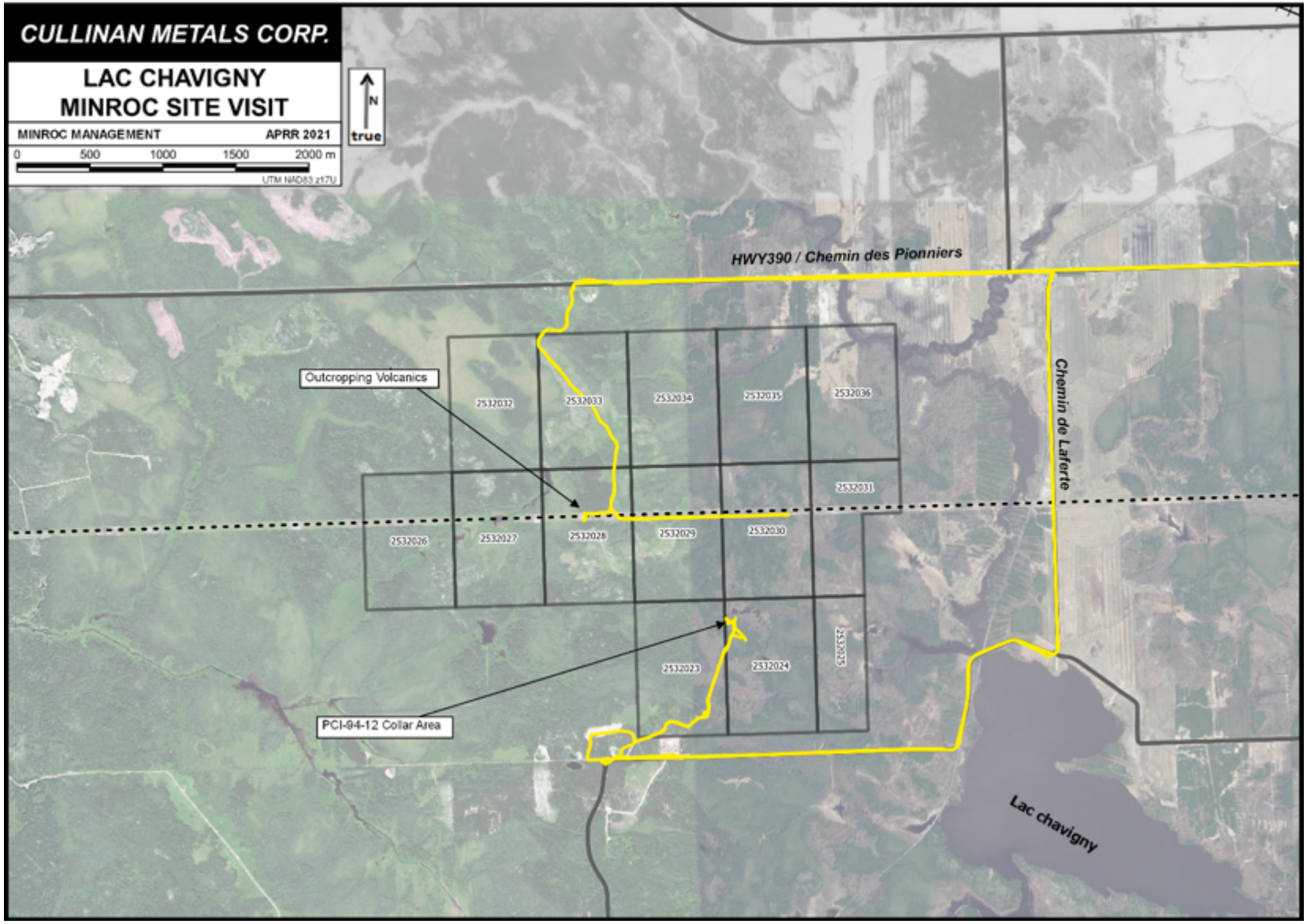

Figure 11 Minroc Site Visit. Yellow lines show travel routes, recorded by handheld GPS during site visit March 27th 2021.

13.0 MINERAL PROCESSING AND METALLURGICAL TESTING

This section is not applicable to this Technical Report.

14.0 MINERAL RESOURCE ESTIMATES

This section is not applicable to this Technical Report.

15.0 MINERAL RESERVE ESTIMATES

This section is not applicable to this Technical Report.

16.0 MINING METHODS

This section is not applicable to this Technical Report.

17.0 RECOVERY METHODS

This section is not applicable to this Technical Report.

18.0 PROJECT INFRASTRUCTURE

This section is not applicable to this Technical Report.

19.0 MARKET STUDIES AND CONTRACTS

This section is not applicable to this Technical Report.

20.0 ENVIRONMENTAL STUDIES, PERMITTING AND SOCIAL OR COMMUNITY IMPACT

This section is not applicable to this Technical Report.

21.0 CAPITAL AND OPERATING COSTS

This section is not applicable to this Technical Report.

22.0 ECONOMIC ANALYSES

This section is not applicable to this Technical Report.

23.0 ADJACENT PROPERTIES

A number of nearby claim groups cover gold occurrences, many of which lie in at least a spatial association with the Macamic deformation zone. These occurrences are, while better-explored than Lac Chavigny, still at relatively early stages of exploration. There are no notable base metals occurrences in close proximity to the Lac Chavigny property.

Note: the author is not in a position to verify any of the information given in this section regarding any adjacent properties. Information regarding adjacent properties is not necessarily indicative of the mineralization which is or may be present within the Lac Chavigny Property.

23.1 Tousim-9101: Marc Lefebvre

The Tousim-9101 mineralized zone was formerly part of the same Orbite property as much of Lac Chavigny, and was discovered as part of the Orbite work. The gold mineralization is hosted by pyrite disseminations in sheared granodiorite, adjacent to the Macamic Fault. Surface samples taken by Exploration Orbite returned assays up to 10.2 g/t Au (Simoneau 1991). Drillhole follow-up returned assay intervals including 4.33 g/t Au over 0.7 m (PBI-91-4; Pelletier 1992 & 1994). This particular interval is within approximately 100 m of the Lac Chavigny property boundary.

23.2 Launay Gold Corp

This large claim group envelops much of the Lac Chavingy property. To the immediate east, it covers the PGM-6 drillhole which gave 5.19 g/t Au over 0.15 m (Pinnacle 1945; see Section 6.2). This mineralization was hosted by quartz veins in “siliceous greenstone” carrying pyrite and chalcopyrite. A few drillholes were completed in this area by Orbite and other operators, with no notable results.

About 5 km southeast of Lac Chavigny lie the Lac Bazin gold prospects. This area was the focus of Orbite’s later exploration efforts and was referred to by Orbite and others as the “Trojan area” based on the original discoverers. Gold mineralization here was discovered in the 1940s, where pyritic quartz-carbonate stockworks are emplaced within aplites and tuffs within the Macamic deformation corridor. Mineralization is present discontinuously over about 2.5 km of strike. About eighty drillholes were completed in this area in total, from the 1940s to 2012. Gold In the “Lac Bazin-Est” area, historic drillhole intervals include 27 g/t Au over 4.6 m and 12.8 g/t Au over 1.5 m, while at “Lac Genest-Ouest”, drillhole results have included 15 g/t Au over 1.4 m (Mai 2011). Recent drilling noted the presence of tourmaline within the mineralized quartz-carbonate vein sets (Kuuskman & Hart 2014), similarly to at PC-88-4 on Lac Chavigny.

23.3 Genevieve Gauthier – Soleil Levant

This single claim, surrounded by Launay Gold ground, covers the Rising Sun gold occurrence. This, again, is known mostly from Orbite DDH which gave intervals including 5.1 g/t Au over 1.6 m (DDH PI-87-10). Surface sampling and stripping by Orbite at this location (which they termed the “87-10” showing) returned surface grab sample values up to 20.5 g/t Au (Simoneau 1991), hosted by sulphide disseminations in aplite dykes hosted by Figuery basalts. This occurrence is more removed from the Macamic Fault than the other occurrences in the region and appears to lie on the far side of the peridotite sill with respect to the Macamic Fault.

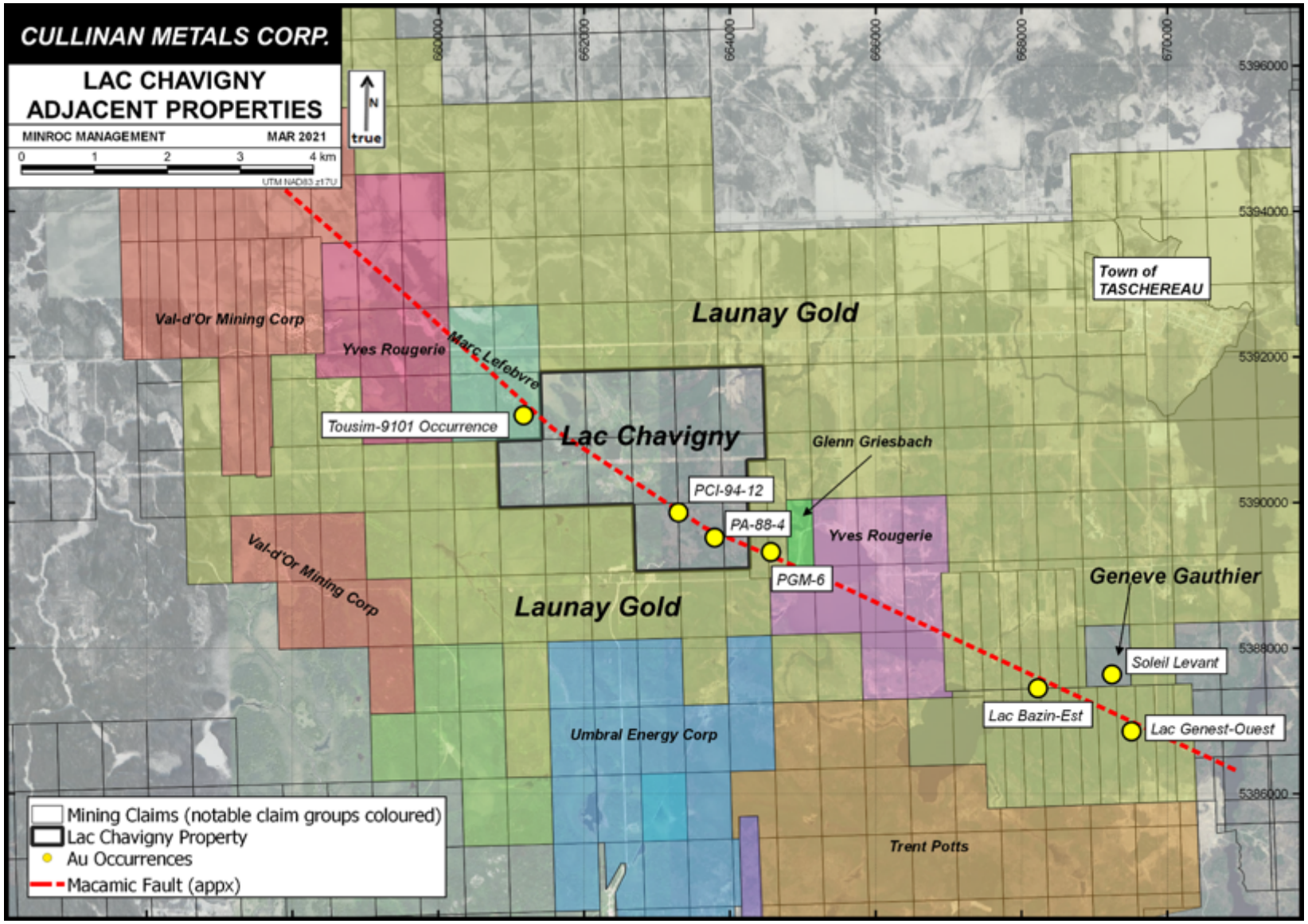

Figure 12 Adjacent Properties

24.0 OTHER RELEVANT DATA AND INFORMATION

To the author's knowledge, all relevant information has been included in the other sections of this report.

25.0 INTERPRETATION AND CONCLUSIONS

The Lac Chavigny Property is prospective for gold as well as base metal mineralization. Historical exploration results located on the property are coming essentially from holes PBI-94-12 and PC-88-4 which location was established with sufficient precision through grid lines supported by topographic features. According to the compilation of information completed within this report, mineralization intercepted, respectively of sulfide bearing schist and quartz-tourmaline vein networks, can be related to distinct IP and VLF anomalies. These results validate the use of electro-magnetic geophysical methods to identify and trace exploration targets even in areas with poor surface exposure. Mineralized occurrences show different mineralization styles with elevated copper as a possible indication of different lithological and structural contexts. The compilation of historic geophysical information combined with anomalies and associated analysis obtained by Hubert J.-H. (2021) supports this assessment indicating a stacking of chargeability anomalies associated with different magnetic signatures covering approximately 400 metres of strong north-west anisotropies identified as the Matamic deformation zone.

Geologically, the property it is situated in a favourable environment atop a regional-scale deformational structure, with a known close association with several other gold occurrences in the township. The diversity of lithologies which lie adjacent to the Macamic deformation zone on the Property provide additional potential for gold mineralization which has yet to be adequately explored. Most notable, in the Author's opinion, is the granodiorite in the northwest area of the Property which provides a favorable environment for mineralization but also, given the unusually sharp contact against an interpreted north-west fault, its projection along strike is a priority target for future exploration.

Historic gold assays both on and adjacent to the property appear to support local high grade values. It is not clear that historic assaying would have adequately captured any halo effect or more discreet mineralization associated with quartz veinlet or disseminated sulfides. This is something which should be remedied in any future exploration programs.

The base metal mineral potential on the Lac Chavigny property, and in the township, has not been defined to date. Stratigraphic, volcanic-hosted sulphide mineralization does exist on the Property in the Figuery Group volcanics, as discovered by limited drilling by Orbite, though this work did not replicate Cu values from surface sampling. Their remains potential for VMS-type Cu, Zn, Pb and/or Ag mineralization in this and other parts of the Property.

Geographically, the property is well situated, within an area with a well-established mining economy, with easy access by road to much of the Property, and ample infrastructure in the vicinity.

The Property is at a very early stage of exploration. It is relatively thinly explored, and the value of some of the historic exploration is reduced on account of incomplete data and, perhaps, inappropriate sampling techniques. Similarly, the only recent exploration effort (the EFU IP survey) was not completed and only provides partial coverage of the Property. Fortunately, there are results from gold exploration in both directions from the Property along strike which are both encouraging, more repeatable and better documented. It is on these strengths, as much as the data from within the Property, that the Author considers the Property of interest from an exploration standpoint.

Table 6 Risks and Opportunities to the Lac Chavigny Property

Risk	Potential Impact	Possible Mitigation
Poor social acceptability	Difficulty in undertaking work on the Property or enhancing its value	Maintain good relationships with the Pikogan First Nation, the local community as well as local hunters, trappers and other local stakeholders
Logistic Issues	Difficulty in accessing part of the Property due to ground conditions	Winter conditions are likely to improve access in/across wetland areas. Concentrate exploration efforts while ground is frozen
Environmental Issues	Permits to complete part or all of work programs (e.g. drilling, trenching) may be denied	Minimize potential environmental impact at all stages of exploration planning and execution (e.g. area and intensity of surface disturbance). Promoting the use of indirect exploration methods
Opportunity	**Potential Impact**	**Explanation**
Successful exploration results within a limited financial framework	Value of Property enhanced, creating transactional opportunities	Property well supported gold potential and geographic advantages will allow the Owner to progress steadily.
Successful exploration in region	Value of Property enhanced	Any discoveries by third parties on nearby projects may increase market interest in the Property

26.0 RECOMMENDATIONS

The author recommends that Cullinan complete a two stage program to advance the Property: A Phase 1 complete the geophysical footprint of the property using airborne magnetic survey paired with an EM system, possibly a VLF to assist the structural interpretation of the property. A phase 2 focusing on different areas of the property and based on ground interventions.

The exact nature of Phase 2 will depend on findings and location of targets identified from Phase 1 but the implementation of Phase 2 will not depend on any specific outcome from Phase 1.

The author recommends that Cullinan commence exploration with a Phase 1 program, consisting of the following (Figure 13):

- A heliborne geophysical survey consisting of magnetic and resistivity surveying using a VLF system. This should cover the entire Property. This should take place along ~45° gridlines, and with a line spacing of no more than 100 m, to ensure a sufficient degree of detail and a dataset appropriate to detect structures parallel to the regional strike of stratigraphy and tectonic foliation. If this survey uses a line spacing of 100 m and incorporates two tie lines (as suggested on Figure 13) then the Author suggests an estimated survey length of about 155 line km at an estimated cost of $65,000.

- An interpretation of results from the above survey, integrated with historic and regional information. The results of this interpretation should be a selection of targets suitable for ground truthing and eventually drill-testing for a Phase 2. The ground thruthing on more restrained targets in the range of 1 km^2 could consist of prospecting and trenching on sub-outcropping areas, or till or soil geochemistry on areas largely covered by overburden.

No property-scale airborne or heli-borne geophysical surveys have been completed at Lac Chavigny. Full property coverage with a modern dataset will enable geologic understanding to be improved, particularly regarding structural geology around the Tousim-9101 granodiorite, and in the areas further from the Macamic fault which are outcrop-poor and almost unexplored. Some overlap with nearby properties, particularly the Tousim-9101 area, is recommended to better allow for strike extensions to be interpreted.

This Phase 1 program will be a starting point for selecting targets for the next stages of exploration as well as fine-tuning appropriate methods to explore those targets. Following Phase 1, the Author recommends that for Phase 2 Cullinan commences the exploration program prospecting, trenching and soil/till sampling on the three targeted areas illustrated in figure 13. Estimated cost for Phase 2 is $75,000.

Historic geologic mapping by Orbite was comprehensive, though outcrops were inadequately sampled. This enables early-stage surface exploration to focus on a number of priority areas. Following this reconnaissance sweep of the Property, the Phase 2 surface program should focus on reviewing the Macamic Fault corridor around the PC-88-4 and PCI-94-12 drillholes, the Figuery Group copper occurrence, and the portions of the Tousim-9101 granodiorite which

lie on the Property. Any lithologies or structures of note should be sampled. Veining or shear structures within the granodiorite can be channel-sampled to provide greater clarity of the mineralization grades and distributions.

Any samples with known or anticipated gold mineralization should be assayed. Metallic screening method should be used to assess the gold particle size distribution and refine the sample preparation method. Routine multi-element sampling is also recommended to help to identify lithologies, alteration styles, and trace elements which may act as gold indicators.

Table 7 Recommendations

Phase	Recommendation	Item	Unit/Quantity /Rate	Cost (CAD, pre tax)
1	Airborne Geophysical Survey	Resistivity, Magnetics	155 line km	$45,000
1	Data Acquisition, Review, Compilation, Interpretation			$20,000
	Phase 1 Total Costs*			$65,000
2	Ground exploration program	Geologist and helper	2 weeks	$45,000
		Equipment rental (ATVs, diamond saw, etc)		$5,000
		Field supplies		$5,000
		Lab Analysis: Au fire assay, soil assaying, Multi-element ICP	200 samples @ ~$100 per sample	$20,000
	Phase 2 Total Costs*			$75,000

* These costs are estimates only

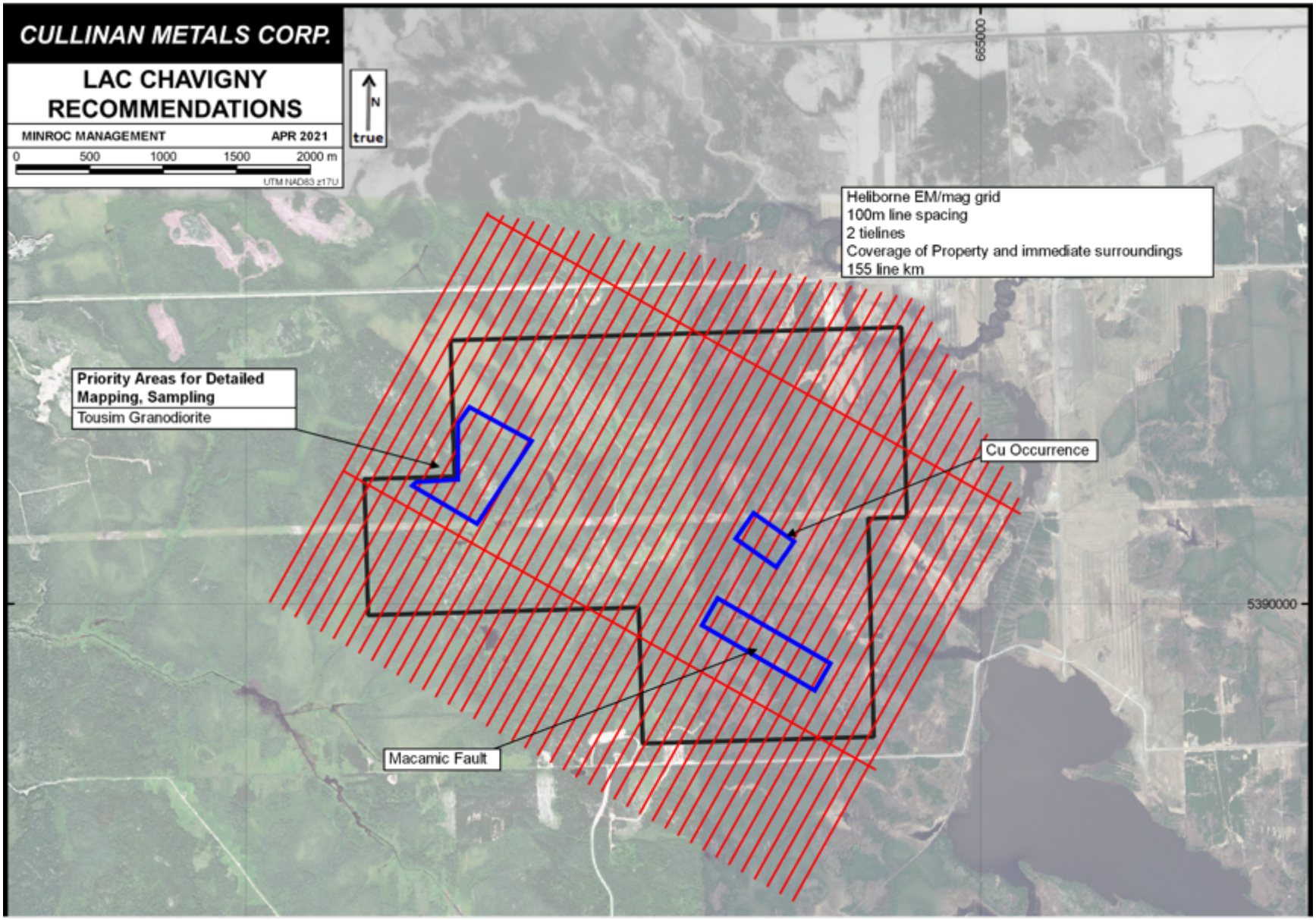

Figure 13 Map detailing the recommended Phase 1 and Phase 2 work on the Lac Chavigny Property

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28.0 APPENDICES

28.1 Photos

28.1.1 Martin Demers on outcrop in powerline corridor, centre of Lac Chavigny property.

28.1.2 View of central part of the Lac Chavigny property.