

Technical Report on the Dixie Flats-Northstar Gold Exploration Property

Elko County, Nevada



Prepared for:

Showcase Minerals, Inc

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1.0 SUMMARY

The Dixie Flats-Northstar Property (“The Property” or “Dixie Flats” where label space is limited) is located on the pediment along the east side of the Piñon Mountains, 21 air-miles south of the City of Elko in northeast Nevada. The Property is comprised of 236 total unpatented mineral claims on Federal land administered by the US Bureau of Land Management (“BLM”), with claims spread across 11 blocks of claims that abut each other at the corners in a checker-board pattern (Fig. 4.1-1).

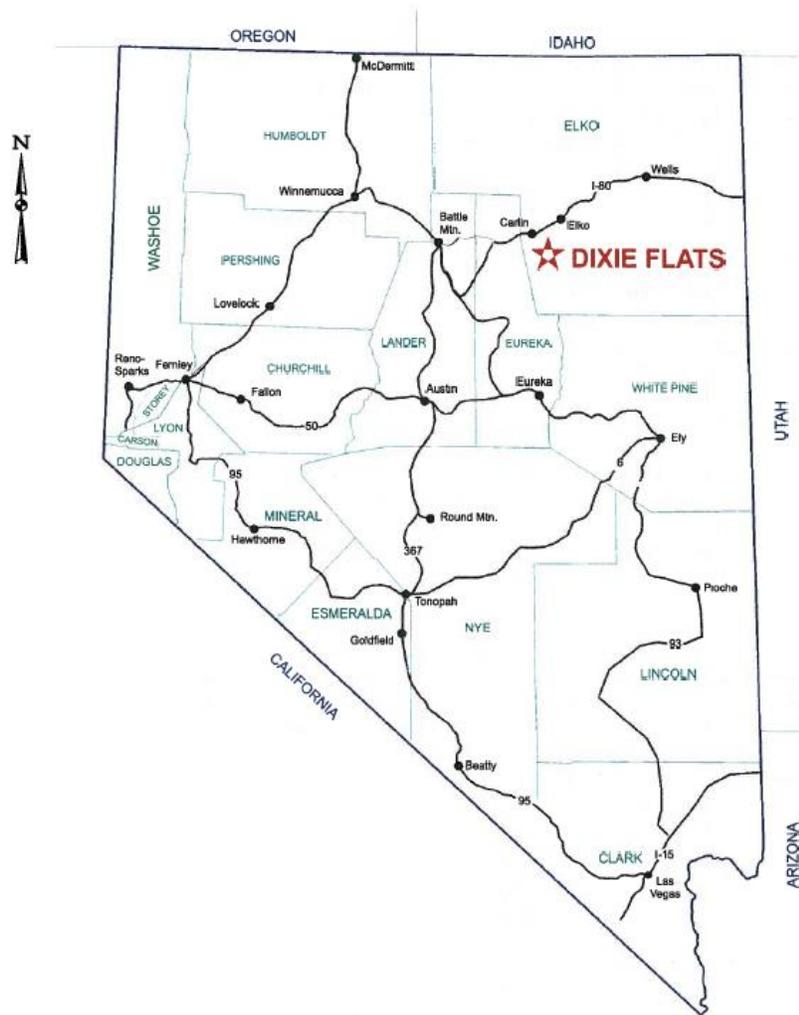


Figure 1- 1: General location map of Nevada with Dixie Flats-Northstar Property shown in red

The core claims of the Dixie Flats-Northstar Property were originally staked by Carl Pescio (“Pescio”) in the early 1990s, with additions and subtractions of private land mineral rights and additional BLM mineral claims by various owners and lessors since. The current claim block was acquired by Contact Gold in 2015 from the asset sale following the declaration of bankruptcy by Allied Nevada Gold, who had purchased the entirety of the Pescio Group Nevada mineral property package in 2006.

The mineral claims comprising the Dixie Flats-Northstar Property are held in the name of Clover Nevada II, LLC (“Clover”), a wholly owned subsidiary of Contact Gold (“Contact”; TSX-V: C.V), and have been optioned to Rangefront Consulting, LLC (“Rangefront”), whom has sub-optioned the Property to Showcase Minerals, Inc. (“Showcase”), a British Columbia-based company. The option and the sub-option grant Showcase the right to acquire a 100% undivided beneficial interest in the Property by making escalating annual payments totaling US\$10,000 in cash and 100,000 shares to Rangefront, and payments to Clover Nevada II, LLC of US\$500,000 in cash, and shares totaling 5% of the outstanding shares of Showcase when the final payment is made. The claims are subject to a 2-4% net smelter royalty payable to the Pescio Group (via Pescio-owned subsidiary Royalty Consolidation Company, LLC, current legal holders of the royalty rights), with no current clause for buy-downs.

The Dixie Flats-Northstar Property is in arid high-desert of the Great Basin, with sparse sage, salt and rabbit brush and a variety of grasses, with no tree cover or surface water on the Property. The Property covers flat to gently rolling terrain incised by shallow drainages, with flat ground suitable for construction of mine infrastructure and processing facilities if exploration results warrant such work. Local precipitation of 11 inches rain equivalent comes mostly as snow during winter storms, with snow and mud potentially impeding exploration or mining operations for short periods in winter months. Local climate is favorable for year-round exploration and mining. Elko and Carlin, NV are both a short drive from the Property, with a full suite of mining supplies and services and a skilled workforce available.

Northeastern Nevada is a part of the Basin and Range geologic province, which is characterized by parallel, north-northeast trending mountain ranges separated by flat, elongate valley basins which dominate the landscape. These mountain ranges were formed by extension and rotation of crustal blocks along a series of deep-seated normal faults along range fronts. Crustal blocks comprising the ranges have been uplifted by isostatic rebound from the thinned crust floating higher on the underlying hot and ductile mantle (Lister and Davis, 1989). Most of Nevada lies within the Great Basin, where all drainages terminate in closed basins and none of the precipitation flows to the ocean.

East-central Nevada is largely underlain by Paleozoic-aged carbonate, shale and quartzite units deposited near the western margin of the North American Continental Plate. A westward-thickening wedge of sediments was deposited along the continental margin during the Paleozoic era, in which the eastern facies tended to be siltier and carbonate-rich platform-shelf and slope deposits, while the western facies were primarily fine-grained siliciclastic sediments of deeper basin environments. Eastward-verging compressional tectonics beginning in the late Paleozoic broke slabs of deeper-water, upper-plate, western-facies rocks and moved them a substantial distance to the east as thrust sheets where they now overly coeval lower-plate, eastern-facies carbonate rocks. Highlands formed during this compressional event shed sediments into a foreland basin to the east, which now comprise the coarsening upward sequence of the overlap assemblage rocks in eastern Nevada (Spalding, 2018).

The Property lies on the southwest margin of the central Carlin Trend, a northwest-trending belt of sediment-hosted gold deposits that makes up the greatest geographic concentration of gold deposits in North America, with reported production of more than 92.5 million ounces of gold since 1961 (Muntean, 2019). The Dixie Flats-Northstar Property is underlain by rocks known to host gold

mineralization on the Carlin Trend, and surface sampling has shown anomalous gold, silver, arsenic, antimony and mercury levels in rock, soil and biogeochemical samples from the Property, which is a characteristic geochemical signature of Carlin-Type gold deposits.

Dixie Flats-Northstar is three miles south of Newmont Mining Company's Emigrant Springs Mine, which finished production in 2018, and 4.5 miles southeast of the past producing Rain Mine. Both of these deposits are hosted in dissolution breccia zones at the contact between the Webb mudstone, the basal unit of the overlap assemblage, and the underlying Devils Gate limestone. Prior exploration on the Dixie Flats-Northstar Property has been focused on delineating this contact at depth, and discovering possible extensions to the NW and N-S structures that control mineralization at the Rain and Emigrant Mines.

The Property lies on the eastern edge of the historic Bullion Mining District, which produced silver, zinc, lead and copper from replacement deposits in limestone from small underground mines from 1869 to 1918. Gold Standard Ventures ("GSV") is currently conducting exploration and resource delineation at the Bullion Deposit 1.5 miles to the west of the Property, the Dark Star Deposit 1.5 miles south of the southwest end of the Dixie Flats-Northstar claim block, and the Pinion Deposit ~6 miles to the southwest. The southwest portion of the Dixie Flats-Northstar claim block was formerly treated as a separate project by Contact Gold, named North Star, and was staked on the projection of the Dark-Star-Emigrant Springs structural corridor.

The reader is cautioned that proximity to the above-mentioned mines and exploration properties does not indicate that stratigraphic horizons and structures known to control mineralization on these properties are present on the Dixie Flats-Northstar Property or continue across it at depth. There is no guarantee that further exploration on the Dixie Flats-Northstar Property will discover mineralization similar to any of the surrounding properties, they are mentioned for reference only.

The exploration targets at Dixie Flats-Northstar are analogous to stratigraphic units, regional structures and mineralization styles reported at nearby mines and exploration projects. Because Dixie Flats-Northstar is on the pediment of the Piñon Mountains in a broad, flat valley (hence the name), there is significant basin-fill alluvial cover, as well as post-mineral Tertiary volcanic cover across much of the Property. None of the targeted host rocks or regional structures are exposed at surface; exploration is limited to drilling, sediment and biogeochemical sampling, and geophysical surveying.

The Property has been leased or optioned by a number of companies since first being staked. Cordex Exploration optioned the Property from Pescio in 1995, conducted closed source audio-magneto telluric (CSAMT) surveys across the claim block, and drilled 10 reverse-circulation (RC) drill holes ranging in depth from 645-960 ft (DX-1 through DX-10). Four of these holes hit the targeted Webb mudstone-Devils Gate limestone contact, with oxidation and silicification encountered at the contact in three of the holes. Two of these holes had gold mineralization, DX-5 and DX-6, with a best result of 0.012 opt Au from 730-760 ft in DX-5. Cordex subsequently dropped the claims. BHP Minerals staked ground south of the Cordex holdings in 1996, and in 1997 acquired the Cordex claims from Pescio (Cherrywell, 2006).

BHP conducted additional geophysical surveys and surface sampling over the current Property. Results from the geophysical surveys indicate a southern extension of the N-S Emigrant Fault running through

the Dixie Flats-Northstar Property, as well as a NW structure parallel to the Rain Fault system. Surface sampling shows anomalous gold and Carlin-type arsenic-mercury-antimony trace element anomalies following the same general trends. BHP drilled seven RC holes in 1996 and 1997 from 440-950 ft deep, with four of the holes reaching the Webb-Devils Gate contact. Brecciation, silicification and oxidation were encountered in three of the holes, with a best intercept of 15-165 ppb gold from 815-865 ft in D97-1, which was drilled to offset mineralization in DX-5 and DX-6. BHP dropped all of their claims in the area following this drilling (Cherrywell, 2006).

Dixie Flats-Northstar and portions thereof have been optioned and leased to a number of companies since 1996. These groups geologically mapped the claims and the surrounding area, compiled data from surrounding properties, and conducted additional surface sampling. Contact Gold acquired the Property in 2015, compiled prior data on the Property into a GIS dataset, collected additional surface samples, and drilled one RC hole on the southern portion of the Property in 2020.

Showcase Minerals commissioned a 2D seismic survey in the central portion of the Property in April, 2022. Telemark Energy Services of Boulder, Colorado collected survey data with an impact source along six survey lines. Interpretation of these surveys outlined a number of small reverse faults, fault bounded grabens, and an anticline in a reflector layer interpreted as the top of the Devils Gate limestone.

The stratigraphic exploration target for Carlin-Type gold mineralization on the Dixie Flats-Northstar Property at the Webb-Devils Gate contact has been shown to exist at permissibly shallow depths for exploration drilling and potential mining (entirely dependent on advanced future exploration success). Geophysical surveys have indicated that regional structures which control gold mineralization at other gold mines and exploration properties in the surrounding area continue through the Property under post-mineral volcanic and alluvial cover (Wright, 2017). Patterns of trace-element geochemistry from surface sampling support the geophysical interpretation of structural trends at depth. These factors are the basis on which the Author derives their professional opinion that the Dixie Flats-Northstar Property has merit as an early-stage exploration property for Carlin-Type gold mineralization.

The Author visited Dixie Flats-Northstar on April 24, 2021 to verify location, access, infrastructure and surficial geology. As nearly the entirety of the Property is under post-mineral volcanic or basin-fill alluvial cover, and no chips from historic drilling that penetrated target areas was available for review, little geology of relevance to targeting was available to examine. Drill sites were visited but were all reclaimed and no collars were located except the Contact Gold 2020 drill hole.

A next round of exploration work is recommended, with a first step comprising full compilation and digitization of all exploration data. Geophysical surveys, regional geologic mapping and historic drilling data should be imported into 3D modeling software to create surface models of major structures and lithologic contacts. Intersections between N-S striking, Emigrant Springs Fault-parallel structures and W-NW striking, Rain Fault parallel structures should be identified. Geologic modeling of the regional stratigraphy should be done to predict the depth of the Devils Gate limestone at these intersection zones, which would be the exploration target for hosting Carlin-type gold mineralization. Depth and potential sizes of these targets should be assessed, and the targets ranked and prioritized accordingly.

The next step of exploration work should consist of induced polarization chargeability and resistivity (IP) surveys and soil sampling on tight spaced grids over structural intersection targets identified in the first stage data compilation and 3D modeling. IP surveys can identify disseminated sulfide mineralization at depth, and would help enhance 3D structural and lithologic models. Soil sampling would be used to identify structural projections under cover, and zonation of anomalous Carlin-Type geochemistry, if present. Data from this second stage should be used to update geologic models, and create models or contours of geochemistry and IP survey anomalies. A budget of US\$125,000 is recommended for this recommended exploration program.

Following completion of the suggested exploration work, detailed exploration targets should be identified, ideally at intersections between N-S and W-NW structures with strong overlying Carlin-Type geochemical anomalies. If results from recommended exploration are encouraging, a drill program should be planned to test the Webb-Devils Gate contact beneath any structural intersection/geochemical anomaly targets that are generated by this work. The scope and cost of any drilling is speculative at this point and beyond the scope of this report.

2.0 INTRODUCTION

Showcase Minerals commissioned Sam Bourque, and Independent Consulting Economic Geologist (QP, AIPG CPG#11775), to prepare a Canadian National Instrument 43-101 (NI 43-101) compliant summary report on the Dixie Flats-Northstar Property in April, 2021. This report is based on the same information cited and used in that document, *Technical Report on the Dixie Flats-Northstar Gold Exploration Property*, effective June 11, 2021, and includes additional geophysical survey work and geologic interpretation completed by Showcase Minerals since the effective date of that report. The Author visited the Dixie Flats-Northstar Property on April 24, 2021 and confirmed access, location, physiography and surface geology and mineralization, all of which were found to be in-line with what has been reported in prior 43-101 reports on the Property (Cherrywell, 2006; Heyl, 2011). The Author has 14+ years of experience working at gold mines and exploration projects on the Carlin Trend and across Nevada, and many of the opinions and observations in this report are based on that experience.

This report is based largely on exploration data that has been provided to the Author by Rangefront Consulting, LLC, 43-101 compliant reports on adjacent properties, and publicly available data on regional geology, mines and exploration properties. The Author considers the Dixie Flats-Northstar Property an early-stage exploration project, with Carlin-Type gold exploration targets, supported by surficial mapping and sampling, geophysical surveys and regional geologic associations.

This report is intended to provide a summary of the following:

- Property location, ownership, option agreements, permitting, access and legacy liabilities
- Historic exploration on the Property
- Regional and local geology
- Characteristics of Au mineralization encountered and expected in drilling, grades and thickness of drill intercepts, and description of the deposit type and exploration model
- Exploration Targets
- Recommended future exploration plans

2.1 UNITS OF MEASURE AND DEFINITIONS

As Showcase Minerals, Inc. is a Canadian based company, all future exploration data will be presented in metric units with imperial units listed afterwards in parentheses. Because exploration and mining in the Dixie Flats-Northstar area and the Carlin Trend as a whole has always been conducted using imperial measurements, historic data will be presented in the units in which they were recorded. Any conversions between units are basic linear (feet to meters), area (acres to hectares) or assay (troy ounce per ton to grams/tonne) conversions and require no further explanation. Common unit conversions are listed below in Table 2-1.1. US dollars (US\$) are the only currency used throughout the report.

Table 2.1- 1: Conversion factors between common units used in this report

1 gram = 0.0322 troy ounce	1 pound = 0.454 kilograms
1 troy ounce = 31.104 grams	1 inch = 2.54 centimeters
1 ton = 2000 pounds	1 foot = 0.3048 meters
1 tonne = 1000 kilograms	1 meter = 39.37 inches = 3.281 feet
1 gram/tonne = 1ppm = 1000ppb	1 mile = 1.609 kilometers
1 troy ounce/ton = 34.29 grams/tonne	1 acre = 0.4047 hectares
1 gram/tonne = 0.0292 troy ounces/ton	1 sq mile = 2.59 square kilometers
1 kilogram = 32.151 troy ounces = 2.205 pounds	1 hectare = 10,000 square meters = 2.471 acres

This report contains repeated references, shortened to abbreviations and acronyms, to regulatory agencies, units of measurements, and mining terminology that will be obscure to a layman unfamiliar with the mining industry. Table 2-1.2 is provided below for clarification when an abbreviation or acronym is used in the text of this report.

Table 2.1- 2: Definitions for abbreviations and acronyms in this report

m	Meters
km	Kilometer
k	Kilogram
g	Gram
ft, '	Feet
opt	Troy Ounces per Short Ton
g/t	Grams per tonne
BLM	United States Bureau of Land Management
DH	Drill Hole
RC	Reverse Circulation Drilling
Ma	Mega annum = Million years old
NI 43-101	Canadian Nation Instrument 43-101
Fa/AA	Fire Assay with Atomic Absorption finish, analytical technique for gold analysis
AAS	Atomic Absorption Spectroscopy, analytical technique for multi-element analysis
ICP	Inductively Coupled Plasma, an analytical technique
ISO	International Standards Organization
NSR	Net Smelter Royalty
NAD83	North American Map Datum 1983
NMC#	Nevada Mining Claim Number
USGS	United States Geologic Survey
NVBMG	Nevada Bureau of Mines and Geology
QAQC	Quality Assurance/Quality Control procedures to ensure assay accuracy
ppb	Parts per billion
ppm	Parts per million

3.0 RELIANCE ON OTHER EXPERTS

The Author is solely responsible for all of the information contained in this report pertaining to property location, geology, history, mineralization, exploration, drilling, sampling, access and local infrastructure. This report is based on all information known to the Author as of September 2, 2022, which has been checked and verified against all other available sources of data. Much of the historic exploration data was provided by Clover Nevada II, LLC via Rangefront Consulting, LLC.

Current claim status was verified as held in the name of Clover Nevada II, LLC with a Bureau of Land Management on-line claim status search. The property sub-option agreement between Showcase Minerals, Inc. ("Showcase") and Rangefront Consulting, LLC ("Rangefront"), and the underlying option agreement between Rangefront and Clover Nevada II LLC ("Clover") were reviewed and found to have no obvious errors, omissions, or misrepresentations that are apparent to a layman. The reader is cautioned that the Author is not qualified to provide a legal opinion on the land status or property agreement of the Dixie Flats-Northstar Property, and has relied on information provided by Rangefront for these sections.

4.0 PROPERTY LOCATION AND DESCRIPTION

4.1 PROPERTY LOCATION

The Dixie Flats-Northstar Property is located approximately 21 air miles south-southeast of the town of Elko in Elko County, NV (Fig. 4.1-1 below). Elko is the largest town in northeast Nevada, roughly halfway between Salt Lake City and Reno on I-80. The Property comprises approximately 1671 hectares (4129 acres) of unpatented lode mining claims with a rough central location of 590700 east, 4490700 north in NAD83 UTM zone 11 N coordinates. The claims are in a checkerboard pattern of 11 discontinuous blocks, with interior land privately owned by local ranchers (Fig. 4.1-1 below)

4.2 OWNERSHIP HISTORY

The claims comprising the current Dixie Flats-Northstar Property have been staked in incremental blocks by various operators since the early 1990s. The core claims were staked by Carl Pescio of Elko, NV, in 1994, with additions to the claim package by subsequent lessors and optionees, including BHP in 1995, Mexivada Gold Corp from 2002-2004, Spartan Gold, Ltd. in 2011, and Contact Gold from 2015-2020.

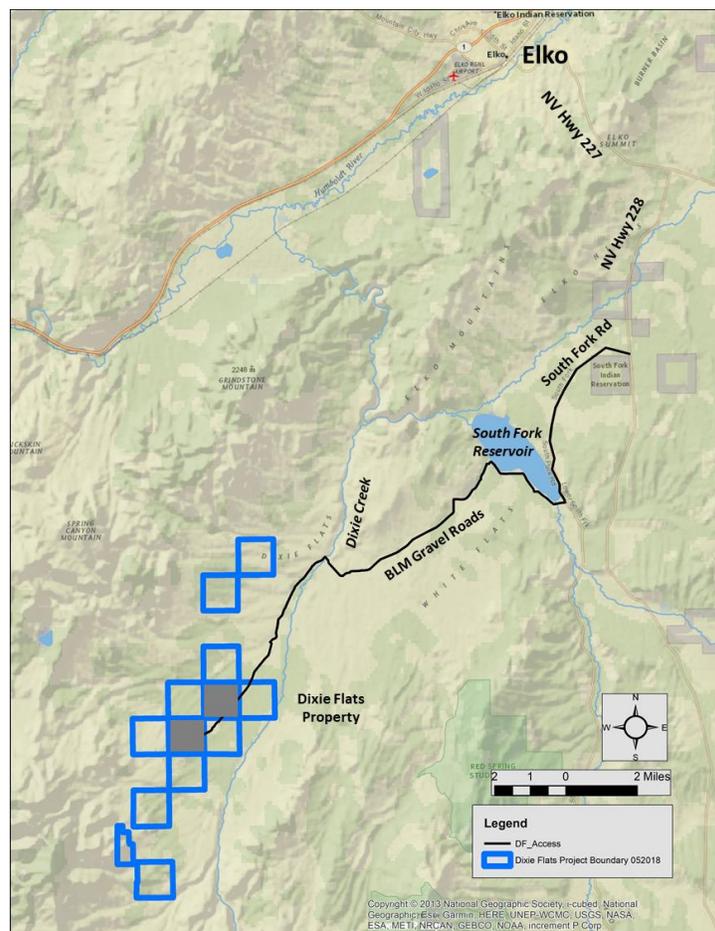


Figure 4.1- 1: Dixie Flats-Northstar location and access map. Private land shown in gray is not a part of Property

4.3 CURRENT OWNERSHIP

The Dixie Flats-Northstar claims are currently held under the name Clover Nevada II, LLC, which is wholly owned by Contact Gold. Rangefront Consulting, LLC (“Rangefront”) entered into a sole and exclusive option agreement to acquire 100% interest in the Dixie Flats-Northstar Claims from Contact in January, 2021, subject to a 2-4% NSR to Royalty Consolidation Company, LLC, wholly owned by the Pescio Group. Rangefront subsequently entered into a sub-option agreement with Showcase Minerals Inc. (“Showcase”), a British Columbia based corporation, whereby Showcase can acquire the 100% undivided interest in the Property from Rangefront. These option agreements are detailed below in Section 4.4.

The surface rights at Dixie Flats-Northstar are entirely controlled by the United States Bureau of Land Management (BLM). Access across the Property is by open public roads, but any disturbance would require permitting and bonding with the BLM.

4.4 PROPERTY AGREEMENTS

The option agreement between Clover Nevada II, LLC and Rangefront Consulting, LLC (“the Rangefront Option”), and the sub-option agreement between Rangefront and Showcase Minerals, Inc (the “Showcase sub-option”) covering the Dixie Flats-Northstar Property also includes two other mineral exploration properties, the adjacent North Star Property (now included in Dixie Flats-Northstar Project by Showcase Minerals) and the Woodruff Property, located ~11 miles to the northwest (collectively “the Properties”). The Woodruff Property will be covered in a separate technical report, but the option agreement will be presented in its entirety here, as there is no separation of the payments amongst the properties in the documentation of the deals. All dollar figures are in US\$.

Rangefront Option

Clover granted to Rangefront the sole and exclusive right and suboption to acquire a 100% undivided right, title and interest in and to the Properties (the "Option"), subject to the underlying NSRs, by performing the acts and issuing the shares described below:

Cash Payments:

Amount of Payment	Due Date of Payment
\$20,000, plus reimbursement of claims fees of \$31,417	The Execution Date (paid)
\$5,000	Forthwith upon execution of this Mineral Property Option Amending Agreement
\$10,000	Second anniversary of the Execution Date
\$50,000	Third anniversary of the Execution Date
\$75,000	Annually on each of the four through the eighth anniversaries of the Execution Date with the eighth anniversary payment being the final payment (the “Earn-in Date”)

Share Payments:

Number of Shares	Date of Issuance	Voluntary Hold Period
The greater of 200,000 shares and the number of shares equal to 2% of the Trading Sub-Optionee's issued and outstanding common shares on the date that its shares commence trading on a recognized stock exchange (the "Listing Date")	The Listing Date	Clover shall not sell or dispose of these shares for a minimum of two years from the date of issuance
The greater of 300,000 shares and the number of shares equal to 2% of the Trading Sub-Optionee's issued and outstanding common shares on the date of issuance, including all shares that the Trading Sub-Optionee has previously issued to Clover	First anniversary of the Listing Date	Clover shall not sell or dispose of these shares for a minimum of two years from the date of issuance
The greater of 350,000 shares and the number of shares equal to 2% of the Trading Sub-Optionee's issued and outstanding common shares on the date of issuance, including all shares that the Trading Sub-Optionee has previously issued to Clover	Second anniversary of the Listing Date	Clover shall not sell or dispose of these shares for a minimum of one year from the date of issuance
The greater of 350,000 shares and the number of shares equal to 3% of the Trading Sub-Optionee's issued and outstanding common shares on the date of issuance, including all shares that the Trading Sub-Optionee has previously issued to Clover	Third anniversary of the Listing Date	Clover shall not sell or dispose of these shares for a minimum of one year from the date of issuance
The greater of 400,000 shares and the number of shares equal to 3% of the Trading Sub-Optionee's issued and outstanding common shares on the date of issuance, including all shares that the Trading Sub-Optionee has previously issued to Clover	Fourth anniversary of the Listing Date	Clover shall not sell or dispose of these shares for a minimum of one year from the date of issuance
The number of shares equal to 5% of the Trading Sub-Optionee's issued and outstanding common shares on the date of issuance, including all shares that the Trading Sub-Optionee has previously issued to Clover	The Earn-In Date	None

Rangefront is essentially acting as the broker for the Showcase sub-option, and will be the operator for any exploration work conducted on the Dixie Flats-Northstar Property until the sub-option is exercised.

Showcase Sub-Option

The cash and share payment obligations due to Clover from Rangefront under the Option described above have been wholly transferred to Showcase Minerals under the Showcase-Rangefront Suboption. Showcase will also complete the following payments to Rangefront

In order to keep the Sub-option granted to Showcase in respect of the Properties in good standing and in force and effect, Showcase shall be obligated to the following payments:

1. US\$10,000 cash to Rangefront upon execution of the agreement.
2. Issue 100,000 common shares in its capital to Rangefront upon execution of the agreement.
3. Pay claim maintenance fees as dictated in the Clover Option.

Notwithstanding the obligations of Showcase, once Showcase has (1) paid \$10,000 to Rangefront and an aggregate of \$500,000 to Clover; and (2) issued 100,000 shares to Rangefront and an aggregate number of shares to Clover that is equal to 5% of the number of Showcase's issued and outstanding shares at the date of the final share issuance to Clover, Showcase shall have exercised the Suboption and thereby earned a 100% interest in the Property, subject to the underlying NSRs.

Upon the exercise of the Suboption, Showcase, or its permitted successor or assignee as owner of the Dixie Claims, shall convey, grant and pay to Clover or its designee a 0.25% net smelter royalty on the Dixie Claims and shall deliver a fully executed and acknowledged royalty deed with royalty agreement, to evidence Clover's ownership of the Royalty in respect of all mineral products produced from the Property.

The Suboption shall terminate if Showcase fails to make the required cash payments or the required share issuances within the time periods specified. If Showcase is found to be in default of any requirement of the Suboption Agreement, Rangefront shall give written notice to Showcase specifying the default and Showcase shall not lose any rights granted under this Agreement, unless within 30 days after the giving of notice of default by Rangefront, Showcase has failed to take reasonable steps to cure the default by the appropriate action. If the Suboption is terminated, Showcase shall have no interest in or to the Property, and the cash payments and share made under this Agreement shall be non-refundable by Rangefront or Clover to Showcase for which Showcase shall have no recourse. If United States Bureau of Land Management annual claim maintenance fees will become due with respect to the Property at any time within 60 days or less from the date of termination or the date of transfer, Showcase shall pay to Clover the amount of such claim maintenance fees.

At such time as Showcase has made the required cash payments and share issuances detailed above, within the time periods specified therein, then the Suboption shall be deemed to have been exercised by Showcase, and Showcase shall have thereby, without any further act, acquired a 100% interest in and to the Properties, subject to the underlying NSRs due to Royalty Consolidation Company, LLC. Upon the

exercise of the Suboption, Rangefront shall forthwith provide Showcase with such documents as Showcase and its counsel shall require to register its due interest in respect of the Property. Until the Suboption is exercised, Showcase shall provide Rangefront and Clover with all exploration data it receives with respect to the Property, including all technical reports.

Should Showcase, in its sole discretion, determine that any part of the Property no longer warrants further exploration and development, then Showcase may abandon such interests without affecting its rights or obligations under the Agreement, so long as Showcase provides Rangefront with 30 days' notice of its intention to do so after which such interests shall cease to be part of the Property.

Rangefront will be the operator of the Property until the Suboption is either exercised or terminated. Rangefront may resign as the operator upon which Showcase may appoint a new party in its place, subject to the consent of Rangefront and Clover, which consent shall not be unreasonably withheld. The Operator shall have full right, power and authority to do everything necessary or desirable in connection with the exploration and development of the Properties.

Until the Suboption is exercised, this is an option only and except as specifically provided otherwise, nothing herein contained shall be construed as obligating Showcase to do any acts or make any payments hereunder and any acts or payments made hereunder shall not be construed as obligating Showcase to do any further acts or make any further payments.

4.5 MINERAL TENURE

The Dixie Flats-Northstar Property comprises 236 BLM unpatented lode mineral claims in 11 discontinuous blocks in a checkerboard pattern, with a total area of 1671 hectares (4129 acres). These claims are entirely on lands controlled by the BLM, with surface rights on the ground between the claim blocks owned by Tomera Ranches, Inc., a local ranching company.

Ownership of the unpatented mining claims is in the name of the locator, subject to the paramount title of the United States of America, under the administration of the BLM. Under the Mining Law of 1872, which governs the location of unpatented mining claims on federal lands, the locator has the right to explore, develop, and mine minerals on unpatented mining claims without payments of production royalties to the U.S. government, subject to the surface management regulation of the BLM.

To maintain unpatented mineral claims in good standing, a "Notice of Intent to Hold" form along with payment of US\$165 per claim must be filed with the BLM office in the county in which the claim is located prior to September 1 every year. The BLM Notice and a \$12.00/claim fee plus a \$10 recording fee must also be submitted to the Elko County Recorder's Office prior to November 1 every year. The required payments for 2022–2023 were made to the BLM, the "Notice of Intent to Hold" form has been submitted, and the claim fees have been filed with the Elko County Recorder's Office. By making the maintenance fee and the federal fee requirements for each unpatented claim, the unpatented claims comprising the Dixie Flats-Northstar Property are in good standing for the assessment year ending at noon, September 1, 2023. Annual holding costs (not including option agreement payments) for the Dixie Flats-Northstar claims is US\$41,782.

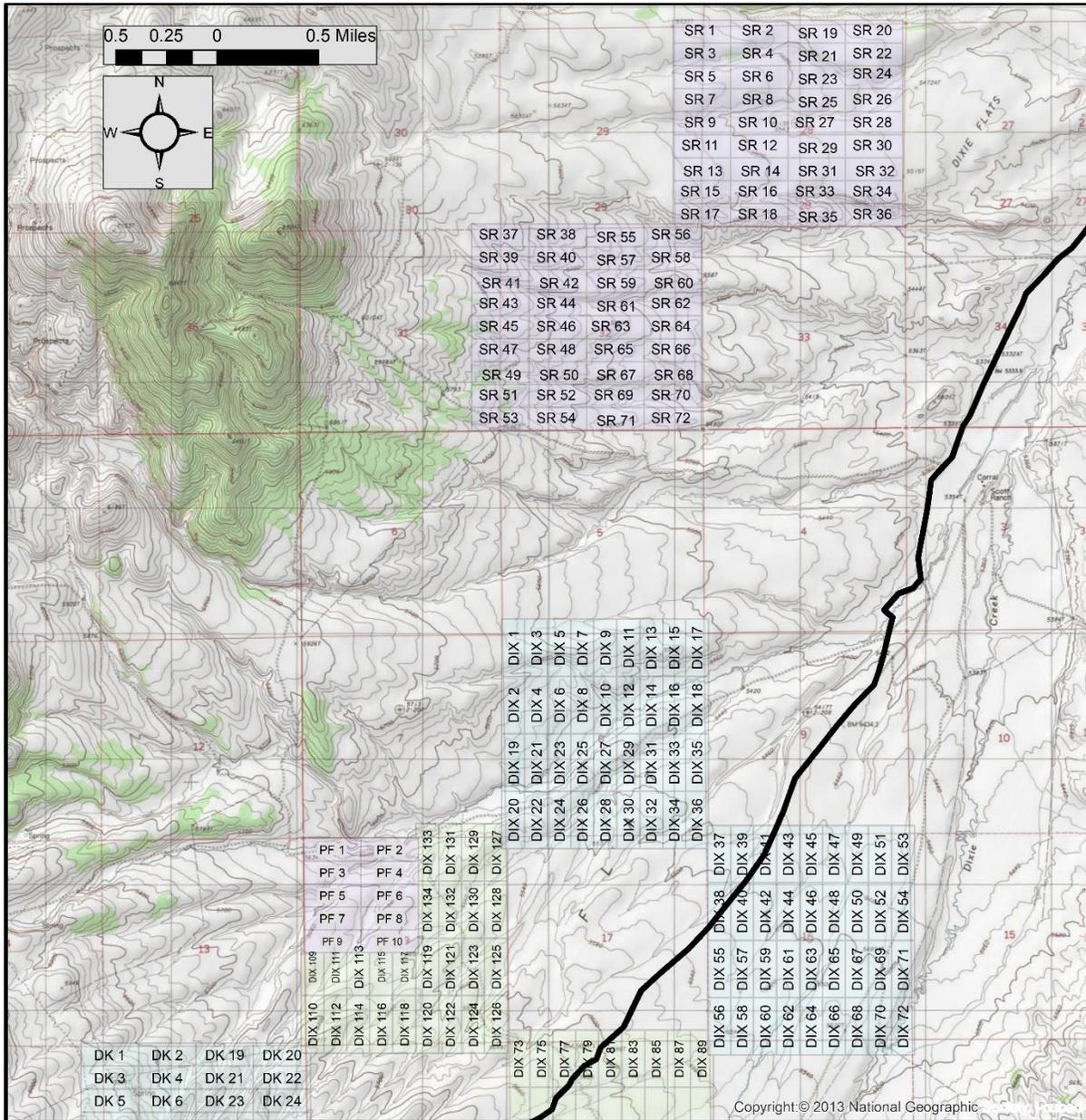


Figure 4.5- 1: Map of individual claims on northern half of Dixie Flats-Northstar Property. Refer to Fig. 4.1-1 for general location

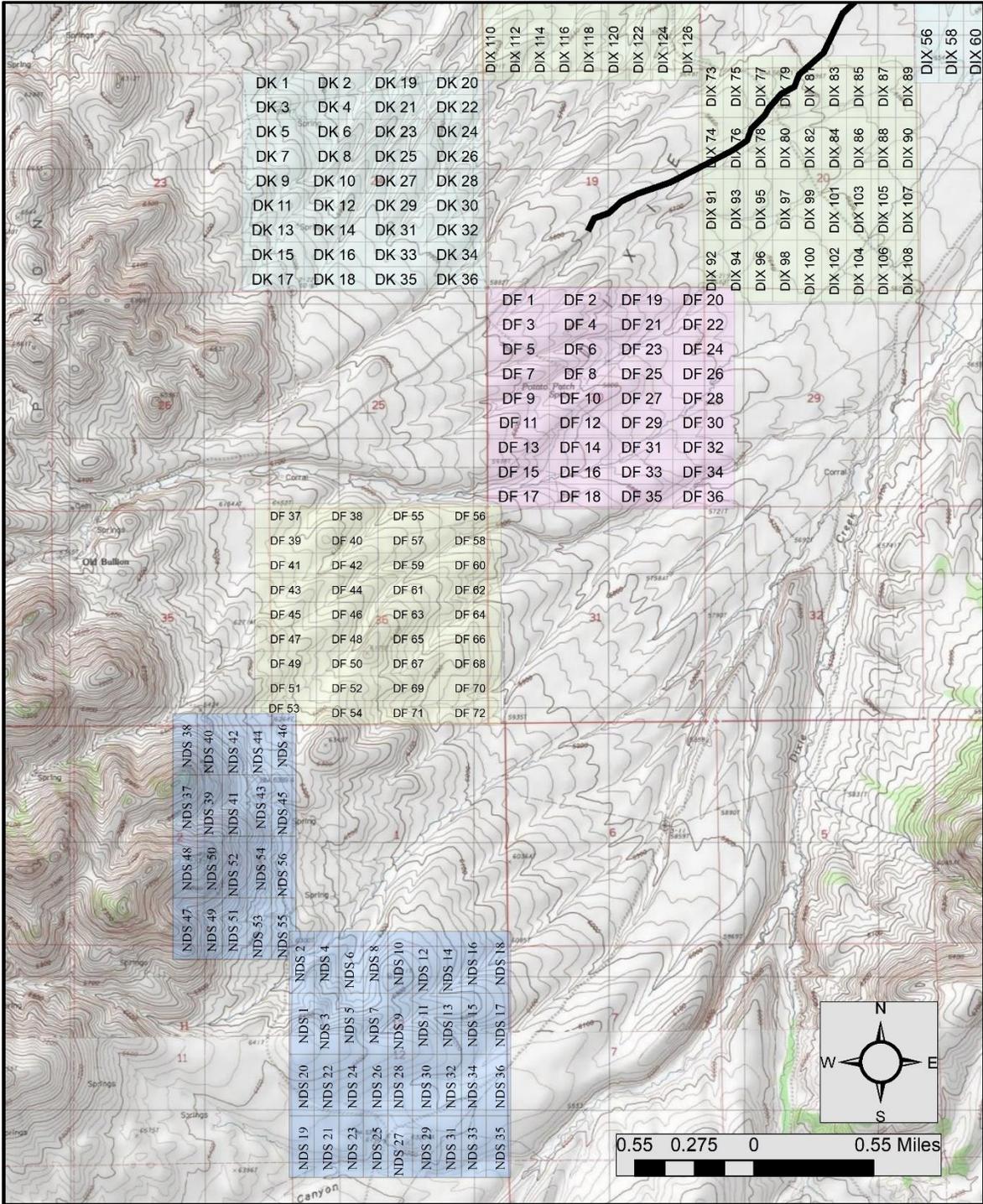


Figure 4.5- 2: Map of individual claims on southern half of Dixie Flats-Northstar Property. Refer to Fig. 4.1-1 for general location

Table 4.5- 1: Details for all claims comprising Dixie Flats-Northstar Property

Name	BLM Serial Number	Location Date	Filed with BLM	BLM Listed Owner	BLM lead file
DIX 1	NMC1179342	9/1/2018	10/1/2018	CLOVER NEVADA II LLC	NMC1179342
DIX 2	NMC1179343	9/1/2018	10/1/2018	CLOVER NEVADA II LLC	NMC1179342
DIX 3	NMC1179344	9/1/2018	10/1/2018	CLOVER NEVADA II LLC	NMC1179342
DIX 4	NMC1179345	9/1/2018	10/1/2018	CLOVER NEVADA II LLC	NMC1179342
DIX 5	NMC1179346	9/1/2018	10/1/2018	CLOVER NEVADA II LLC	NMC1179342
DIX 6	NMC1179347	9/1/2018	10/1/2018	CLOVER NEVADA II LLC	NMC1179342
DIX 7	NMC1179348	9/1/2018	10/1/2018	CLOVER NEVADA II LLC	NMC1179342
DIX 8	NMC1179349	9/1/2018	10/1/2018	CLOVER NEVADA II LLC	NMC1179342
DIX 9	NMC1179350	9/1/2018	10/1/2018	CLOVER NEVADA II LLC	NMC1179342
DIX 10	NMC1179351	9/1/2018	10/1/2018	CLOVER NEVADA II LLC	NMC1179342
DIX 11	NMC1179352	9/1/2018	10/1/2018	CLOVER NEVADA II LLC	NMC1179342
DIX 12	NMC1179353	9/1/2018	10/1/2018	CLOVER NEVADA II LLC	NMC1179342
DIX 13	NMC1179354	9/1/2018	10/1/2018	CLOVER NEVADA II LLC	NMC1179342
DIX 14	NMC1179355	9/1/2018	10/1/2018	CLOVER NEVADA II LLC	NMC1179342
DIX 15	NMC1179356	9/1/2018	10/1/2018	CLOVER NEVADA II LLC	NMC1179342
DIX 16	NMC1179357	9/1/2018	10/1/2018	CLOVER NEVADA II LLC	NMC1179342
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DIX 26	NMC1179367	9/1/2018	10/1/2018	CLOVER NEVADA II LLC	NMC1179342
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DIX 112	NMC 732321	11/05/95	01/29/96	CLOVER NEVADA II LLC	NMC 732282
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DIX 115	NMC 732324	11/05/95	01/29/96	CLOVER NEVADA II LLC	NMC 732282
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NDS 24	NMC 930259	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236
NDS 25	NMC 930260	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236
NDS 26	NMC 930261	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236

NDS 27	NMC 930262	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236
NDS 28	NMC 930263	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236
NDS 29	NMC 930264	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236
NDS 30	NMC 930265	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236
NDS 31	NMC 930266	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236
NDS 32	NMC 930267	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236
NDS 33	NMC 930268	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236
NDS 34	NMC 930269	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236
NDS 35	NMC 930270	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236
NDS 36	NMC 930271	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236
NDS 37	NMC 930272	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236
NDS 38	NMC 930273	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236
NDS 39	NMC 1182513	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC1182513
NDS 40	NMC 1182514	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC1182513
NDS 41	NMC 1182515	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC1182513
NDS 42	NMC 1182516	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC1182513
NDS 43	NMC 930278	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236
NDS 44	NMC 1182517	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC1182513
NDS 45	NMC 930280	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236
NDS 46	NMC 930281	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236
NDS 47	NMC 930282	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236
NDS 48	NMC 930283	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236
NDS 49	NMC 930284	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236
NDS 50	NMC 930285	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236
NDS 51	NMC 930286	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236
NDS 52	NMC 930287	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236
NDS 53	NMC 930288	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236
NDS 54	NMC 930289	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236
NDS 55	NMC 930290	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236
NDS 56	NMC 930291	4/6/2006	7/7/2006	CLOVER NEVADA II LLC	NMC930236

4.6 ENVIRONMENTAL REGULATIONS

Any significant land disturbance or drilling on unpatented mineral claims falls under United States National Environmental Protection Act (NEPA) regulations. The Dixie Flats-Northstar claims are under the jurisdiction of the US Bureau of Land Management, who administer all permitting, reclamation and environmental requirements. Reclamation bonding is required on the unpatented claims before any disturbance can be made.

There are no known environmental liabilities to which the Dixie Flats-Northstar Property is subject and no other significant factors and risks known to the Author that may affect access, title, or the right or ability to perform work on the Property. There is limited plant cover and animal life on the Property aside from grazing operations. As such, permitting future exploration and mining operations would be relatively easy, with a clear path to approval under current environmental, mining and reclamation regulations and requirements.

4.7 ROYALTIES

The Dixie Flats-Northstar Property is subject to net smelter royalties (NSR) on any future mineral production from the Property, payable to Royalty Consolidation Company, LLC, wholly owned by the Pescio Group. A 2% NSR covers all of the claims except the NDS series claims, which are subject to a 4% NSR, and the PF 1-10 claims which are subject to a 0.5% NSR, all due to the Pescio Group. Upon completion and exercising of the Sub-option, Showcase Minerals will also owe a 0.25% NSR royalty due to Clover Nevada II, LLC, in addition to the Pescio NSR.

4.8 PERMITTING

Normal field exploration such as mapping, sampling and geophysical surveys can be conducted on the Dixie Flats-Northstar Property without any permits required. Should drilling be contemplated within the claims, where the US Bureau of Land Management (BLM) is the surface rights holder, a Notice of Intent (NOI) Permit will be required to be submitted and approved prior to the commencement of such a program. The NOI permit allows for up to five acres of disturbance at one time, including drill pads and access roads, is valid for one year, and can be renewed if obligations are met by the permit holder. The Company would be required to post a reclamation bond covering the projected cost of restoring drill sites and access to pre-disturbance conditions prior to moving any dirt. These NOI Permits are the most common type of permitting for exploration drilling on BLM and US Forest Service controlled lands in Nevada, have clear and straightforward requirements for approval and liability, and are standard procedure for mining companies exploring in the Western US.

5.0 ACCESSIBILITY, CLIMATE, LOCAL RESOURCES, INFRASTRUCTURE AND PHYSIOGRAPHY

5.1 ACCESS, LOCAL RESOURCES, AND INFRASTRUCTURE

The Dixie Flats-Northstar Property can be accessed from Elko by taking NV State Highway 227 southeast for approximately 7 miles, then heading south on NV State Highway 228 to South Fork Road. A series of paved and gravel roads cut through the neighborhood on the south shore of South Fork Reservoir for

roughly three miles, then gravel BLM roads continue to the southwest for approximately nine miles to the Property (see map in Fig. 4.1-1). Gravel BLM and ranch roads traverse most of the Property.

Highway 227 and 228 are maintained by the State of Nevada, are regularly used to haul heavy equipment to area mines, and are plowed through winter months. Roads in South Fork neighborhoods see occasional plowing during rare heavy snowfall. Gravel BLM roads are occasionally maintained by the BLM and area ranchers, but may be inaccessible for a few days following winter storms. The main BLM road is well constructed on an elevated gravel bed, but the surrounding Property could be inaccessible for short periods in the winter and spring due to mud and snow.

Elko is a major supply center for mines on the Carlin Trend and has active railroad sidings. All specialized mining supplies and equipment and a modern, skilled mining workforce can be procured in Elko. The proximity of Dixie Flats-Northstar to Elko is optimal for availability and lead-times for the most modern exploration and mining tools available in the US. A high-voltage power line runs just north of the Property, with a substation for a connection to the Emigrant Springs Mine to the north. No infrastructure or buildings exist on the Property, and no surface water is available for exploration work. Water and dirt work services for drilling and other exploration can generally be procured from surrounding ranchers, who have assisted prior drill programs in the area.

5.2 PHYSIOGRAPHY

The Dixie Flats-Northstar Property is located on the east flank of the Piñon Mountain Range and lies in the north-central region of the Great Basin, a section of the Basin and Range geologic province characterized by elongated, closed basins between steep, parallel N-NE trending mountain ranges.

The property is mostly very flat ground cut by small ephemeral drainages, with low hills rising along the western side of the claims, and elevation ranging from 5,400 ft-6,200 ft. Vegetation is typical to the Great Basin region and consists of sagebrush, salt brush, and rabbitbrush and a variety of small grasses, with sparse pinyon-juniper tree cover on north facing slopes at higher elevations. Abundant flat ground exists on the Property for construction of exploration or mining infrastructure.

Very little perennial surface water can be found in the Great Basin outside of the highest reaches of major streams and isolated springs. Dixie Creek is a major drainage of the Piñon Mountains which runs N-S just to the east of Dixie Flats-Northstar, cutting the edge of the eastern-most claims. Dixie Creek has occasional large flows during snowmelt, and frequently has running water through the spring. This Creek is dry most of the year, with no fish or significant riparian ecosystem developed.

5.3 CLIMATE

The Property is situated in the northern Great Basin, a high desert with dry, hot summers and cold winters with moderate snowfall. Average rainfall is ~11 inches water-equivalent per year, with the bulk of precipitation falling as snow during winter storms from December to March and the remainder coming in spring and early summer rainstorms. Snowfall generally melts within a few days. January is the coldest month with an average temperature of 22°F and average lows of 16°F; July and August are extremely dry months with average temperatures of 75°F and average highs of 90°F.

Winter temperatures are regularly below freezing for weeks at a time, and summer temperatures can exceed 100°F. Snow and mud can impede access to the Property for short periods following storms. The area climate is good for year-round mining and exploration operations, as evidenced by numerous active mine operations in northern Nevada operating around the clock, year-round.

6.0 PROPERTY OWNERSHIP AND EXPLORATION HISTORY

The first exploration work in the Dixie Flats-Northstar area appears to be drilling by Franco-Nevada in 1984. No information other than collar locations is known for this drilling, and these have been reclaimed and are not identifiable in the field. Cominco apparently had a block of claims in the area, and reportedly conducted a drill program in 1989, of which only collar locations are known as well. Both of these drill programs were on the edge of and to the north of the current claim group, closer to the current Emigrant Springs Mine along the same structural trend. No hard data is available for these drill programs or any other work done by Franco-Nevada or Cominco.

The Dixie Flats-Northstar Property has been leased by a number of companies since the first claims were staked by Pescio in 1994. These companies added and dropped additional claims over the years, and leased parcels of private ground between the BLM claims for some of the exploration programs. Most of these companies collected surface geochemistry samples, a number of geophysical surveys were conducted, and the Property was drilled by Cordex Exploration and BHP Minerals, with one hole drilled by Contact Gold. All exploration efforts have been focused on targets analogous to the Rain and Emigrant Springs deposits, looking for Carlin-Type gold mineral mineralization hosted in collapse breccias at the contact between the Webb mudstone and the underlying Devils Gate limestone (Cherrywell, 2006).

Data for these prior exploration programs were compiled by Contact Gold, passed on to Showcase and made available to the Author for this report. Original documentation for most of the sampling and drilling is not available for review, so this summary of prior exploration work is entirely based on prior reports and the Contact Gold data compilation. Most of the exploration work was conducted prior to the implementation of NI 43-101 standards, and without original documentation on QA, security and assay procedures, none of the drilling or surface sampling could be included in a 43-101 compliant mineral resource estimate. The exploration was done by reputable companies, and the work appears to have been done to current industry standards at the time. The Author is of the opinion that the data and interpretations in these prior reports and exploration summaries is suitable for use for exploration targeting on the Dixie Flats-Northstar Property. The exploration work will be summarized by Company below.

6.1 CORDEX AND BHP DRILLING

Cordex Exploration leased the Property from the Pescio Group in 1995. They conducted CSAMT surveys which reportedly delineated the Webb-Devils Gate contact at depth and highlighted offsets of this contact that appear to be southern extensions of the N-S Emigrant Springs Fault zone, and NW structures that are parallel to the Rain Fault. Cordex drilled 10 reverse-circulation (RC) drill holes on the Property (DX-1 to DX-10) targeting intersections between these faults with the Webb-Devils Gate

contact, collecting samples of the chips on five-foot intervals. DX-1, 2, 3, 4 and 5 were drilled on the current claim block; DX-6, 7, 8, 9 and 10 were drilled on claims to the north of the current Dixie Flats-Northstar claim block, locations for these holes are shown below in Figure 6.1-1. These holes ranged from 645-960 ft in total depth, with the Webb-Devils Gate contact intersected in four of the ten holes, and alteration consisting of oxidation, silicification and brecciation observed in three of the holes. Only two holes intersected significant intervals of mineralization, with 30 ft of 373 ppb gold (0.012 opt/Au) from 730-760 ft in DX-5 and 55 ft of 10-290 ppb gold from 815-870 ft in DX-6 (DX-6 is to the north of the Dixie Flats-Northstar Property). Cordex dropped the option agreement following this drill program (Cherrywell, 2006).

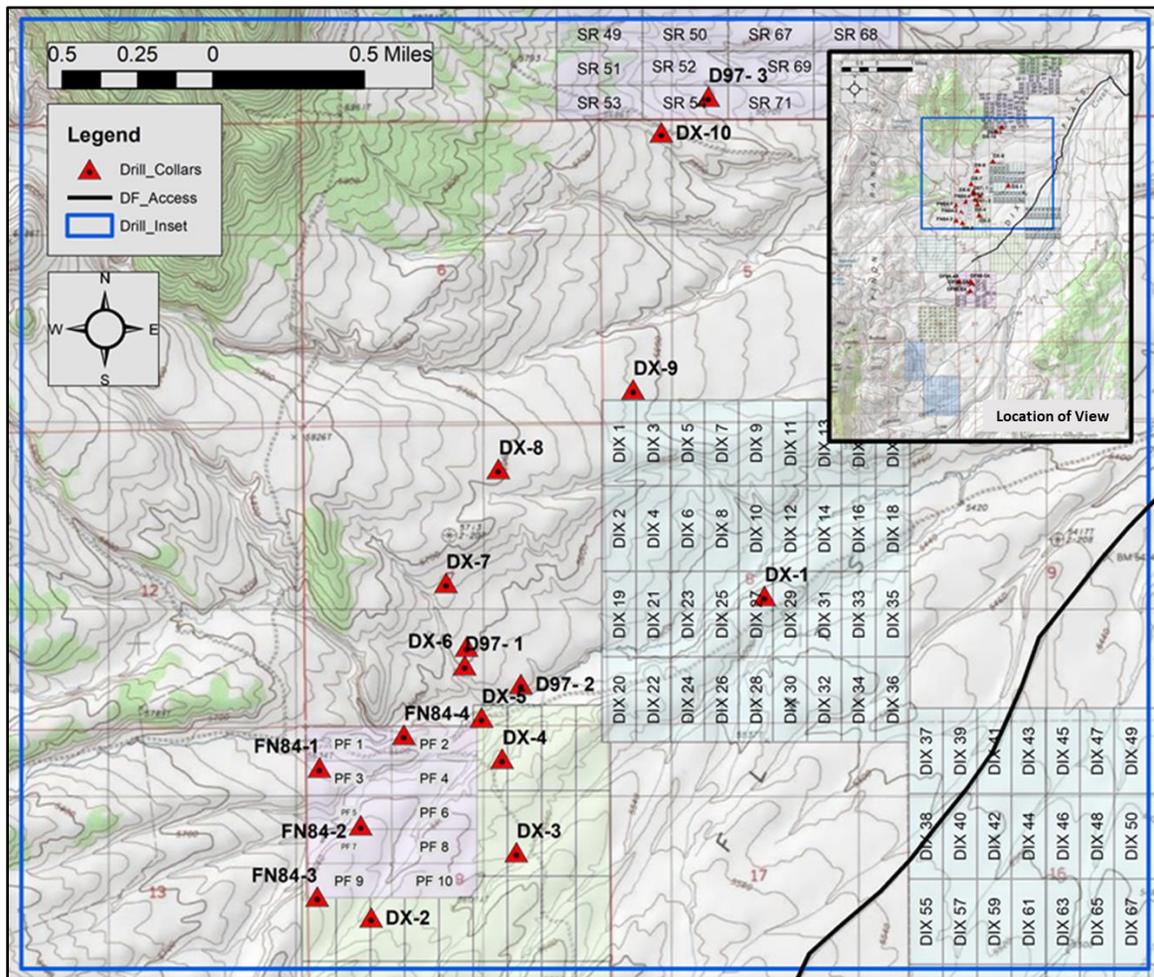


Figure 6.1- 1: Locations of Cordex and BHP drill collars in northern portion of Dixie Flats-Northstar Property

BHP Minerals staked claims south of the Cordex property in 1995, and leased the Dixie Flats-Northstar claims from Pescio in 1996. They conducted additional CSAMT surveys, further delineating the Webb-Devils-Gate contact, the Emigrant Fault zone, and Rain-parallel NW faults. BHP drilled seven total RC holes in 1996 and 1997, targeting the Webb-Devils Gate contact under post-mineral volcanic and alluvial cover. Four of the holes cut the intended contact, with brecciation, oxidation and silicification logged in three of the holes. The only notable mineralization in this drilling was 15-165 ppb gold from 815-865 ft

in D97-1, which was planned to offset mineralization in Cordex drill holes DX-5 and 6 (Cherrywell, 2006). BHP dropped all their claims in the area following this drill program.

Spartan Gold Corp, partnered with Mexivada Gold, optioned parts of the current claim block from the Pescio Group in 2000, staked additional claims, and worked the project under the name Poker Flats. From 2002-2011, Mexivada geologically mapped the Property, collected rock-chip, soil, biogeochemical and soil gas samples, and conducted gravity and ground-magnetic geophysical surveys (Heyl, 2011). Mexivada apparently dropped all interest in the Property in 2012, details of this are unknown, and full records of this work are unavailable for review by the Author.

6.2 CONTACT GOLD

In 2006, Allied Nevada Gold Corp., a spin-off of Vista Gold Corp., purchased all of the mineral rights of the Pescio Group. Allied Nevada declared bankruptcy in 2015, and Contact Gold purchased the bulk of the exploration assets of Allied at bankruptcy auction. Contact compiled prior data on the Property into a GIS dataset and collected additional surface samples, with anomalous gold values shown in Figure 6-2 below. Gravity and CSAMT Surveys were conducted across the Property, and an interpretive study of all Property geophysical data was commissioned (Wright, 2017, Figs. 6.2-1, -2, -3, -4, -5 and -6 below). All of this was incorporated with exploration concepts identified at adjacent properties to add to the geologic and structural interpretation (Spalding, 2018).

Contact Gold broke the current claim block into two projects: the Dixie Flats-Northstar Project in the north, and North Star Project on the southern-most claim block. Contact focused on the North Star Project after the discovery of the near surface Dark Star oxide gold deposit 1.5 miles south of the claims by Gold Standard Ventures in 2015 (Contact Gold Corporate Presentation, 2018). Analysis of geophysical data showed that a major N-S structural corridor traverses the entire North Star claim block, continues through the Dixie Flats-Northstar Claims, and appears to coincide with the southern projection of the Emigrant Springs Fault zone under cover to the south of the Emigrant Springs Mine.

Gravity and CSAMT surveys were conducted by Zonge Geosciences of Reno, NV in November, 2017. The data were processed using the following procedures, from Wright, 2017:

“Zonge Geosciences provided averaged and edit files, along with station survey information for each line as standard Zonge AVG and STN files. These data were processed with Zonge’s SCS2D two-dimensional, smooth model CSAMT inversion software version 3.40i. A variable cell size ranging from 25x50m to 25X70 m was selected to better refine data fits. Prior to additional processing all inverted resistivities were converted to logarithms base ten. Gridding with a kriging algorithm using approximately five-meter spacing was implemented. The grids were then masked to the topography, line limits and a depth extent of approximately 400 to 500 m. Finally, the inverted sections were colored and contoured. Contour interval on all plots is 0.10 log ohm-m and embedded in the color image. The resistivity color bar for all sectional products is shown below”

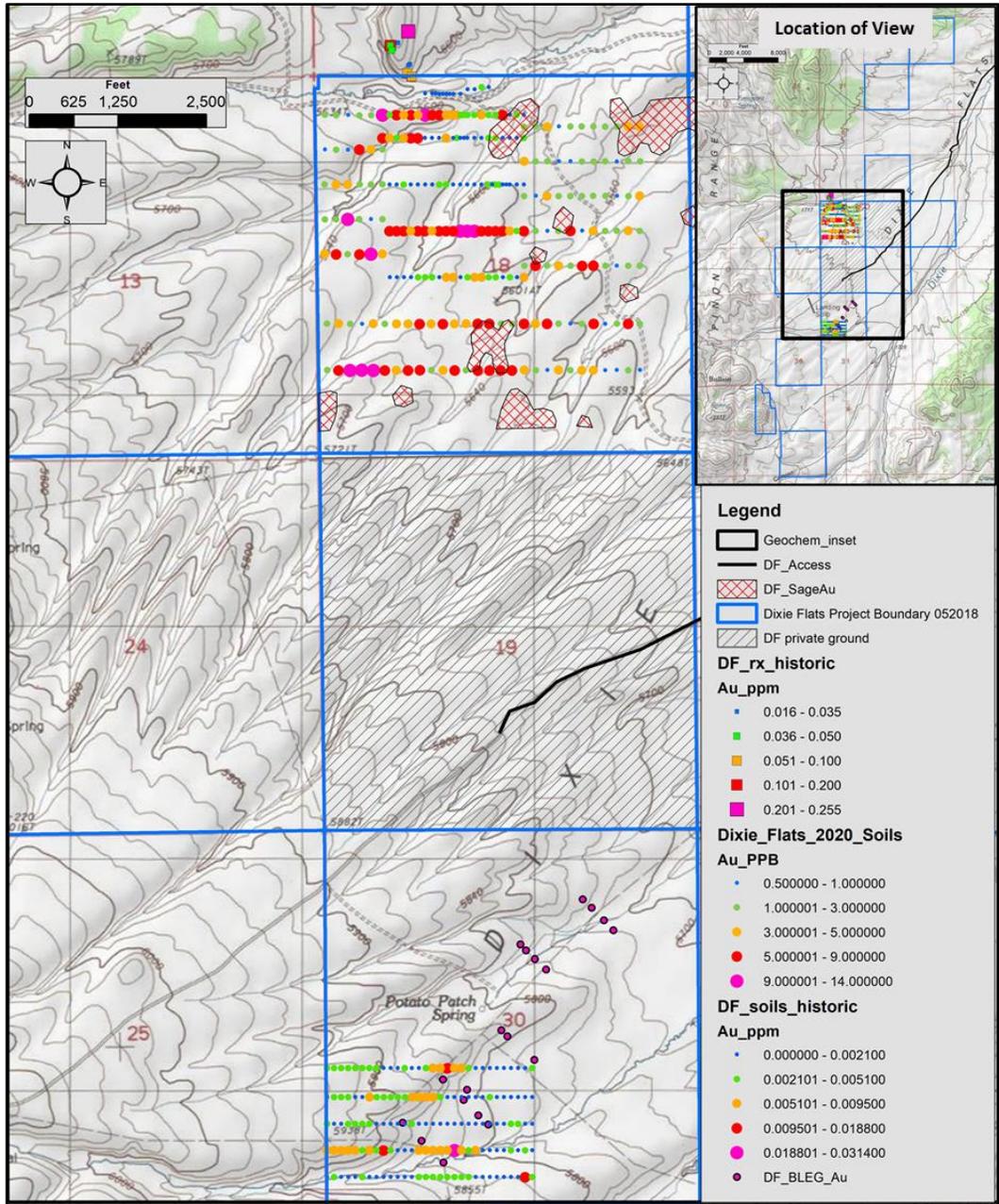


Figure 6.2- 1: Surface sampling results in central portion of Dixie Flats-Northstar Property

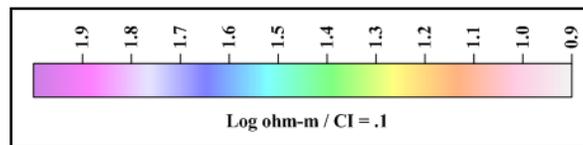


Figure 6.2- 2: Scale for inverted resistivity sections shown in Figures 6.2-5 and 6.2-6 below

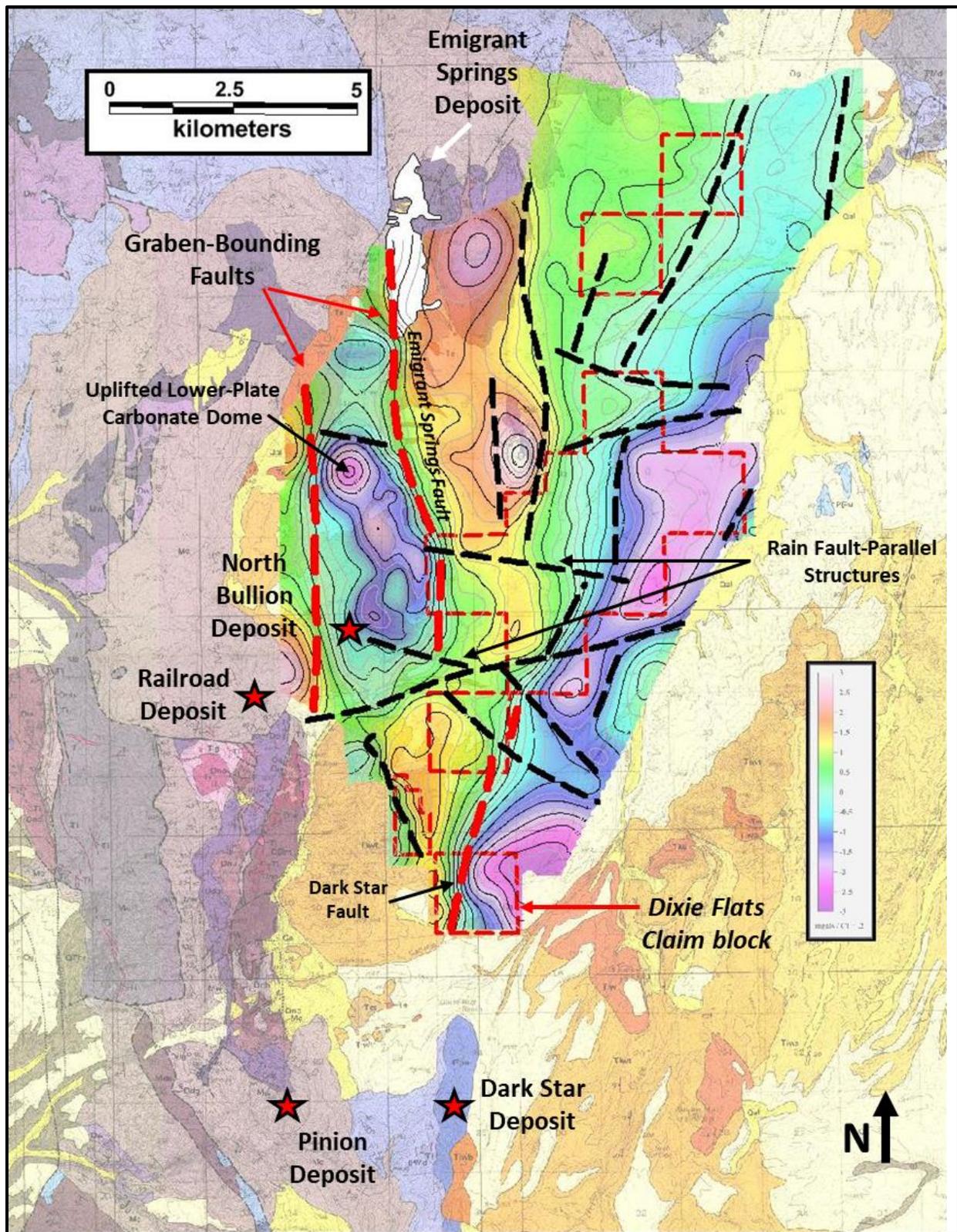


Figure 6.2- 3: Residual gravity data with interpreted structures on USGS Carlin-Piñon Range geology base (Modified from Wright, 2017).

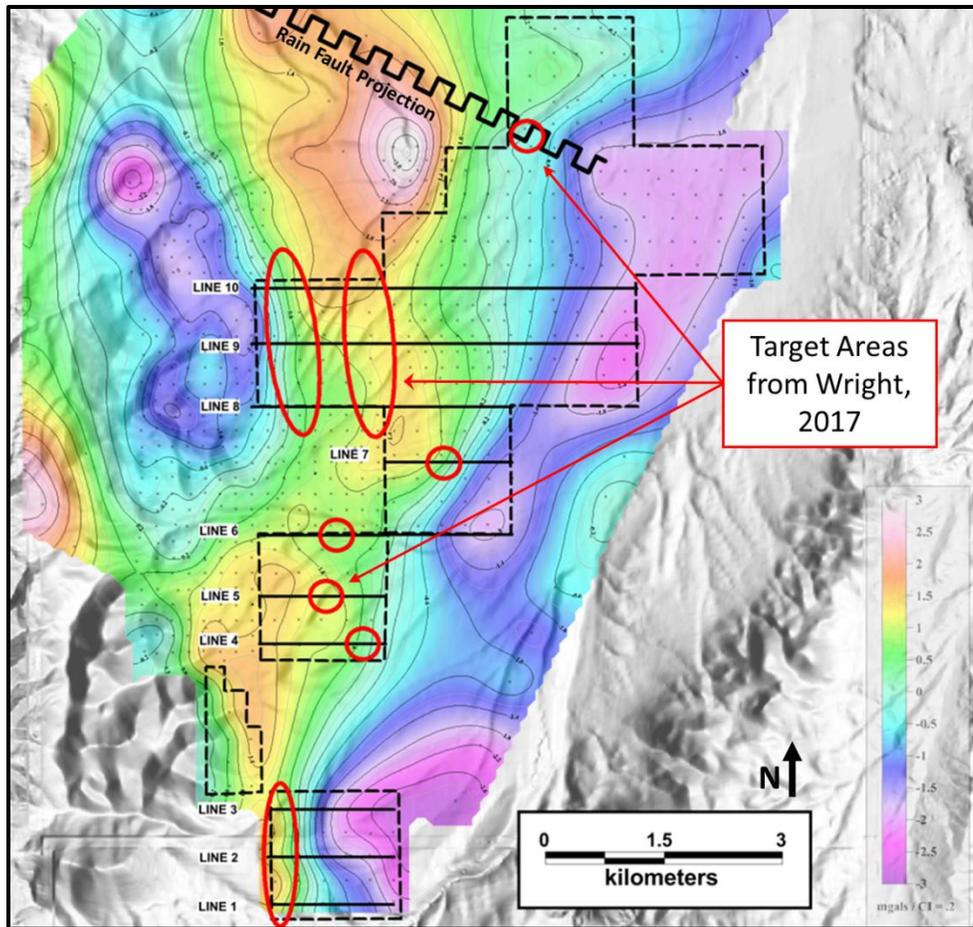


Figure 6.2- 4: Residual Gravity survey results with target areas highlighted. Note locations of survey lines for reference to CSAMT sections shown below in Figs. 6.2-4 and 5. (Modified from Wright, 2017)

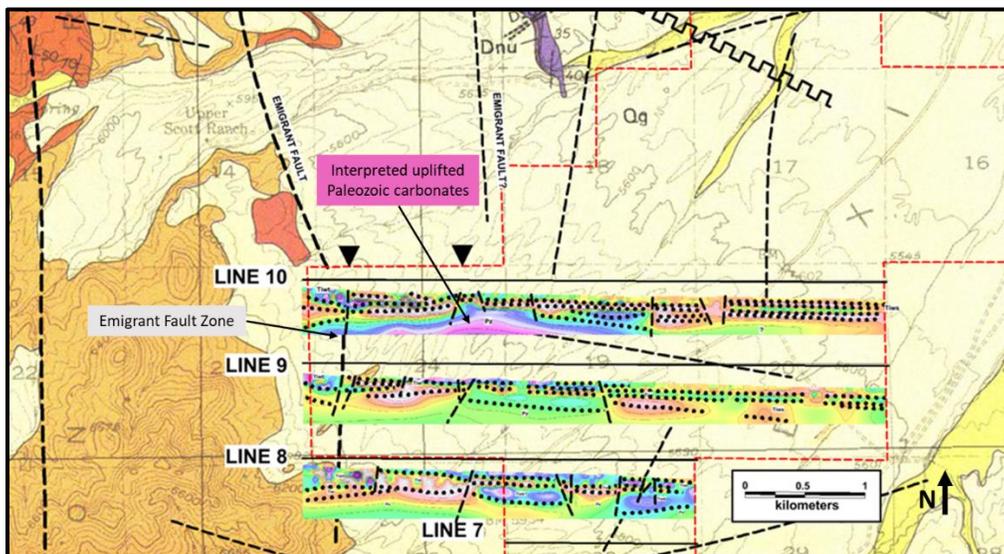


Figure 6.2- 5: Northern CSAMT inverted resistivity sections 8-10 showing Emigrant Fault zone and uplifted horst of Paleozoic carbonates (Modified from Wright, 2017. See Fig. 6.2-3 for CSAMT scale)

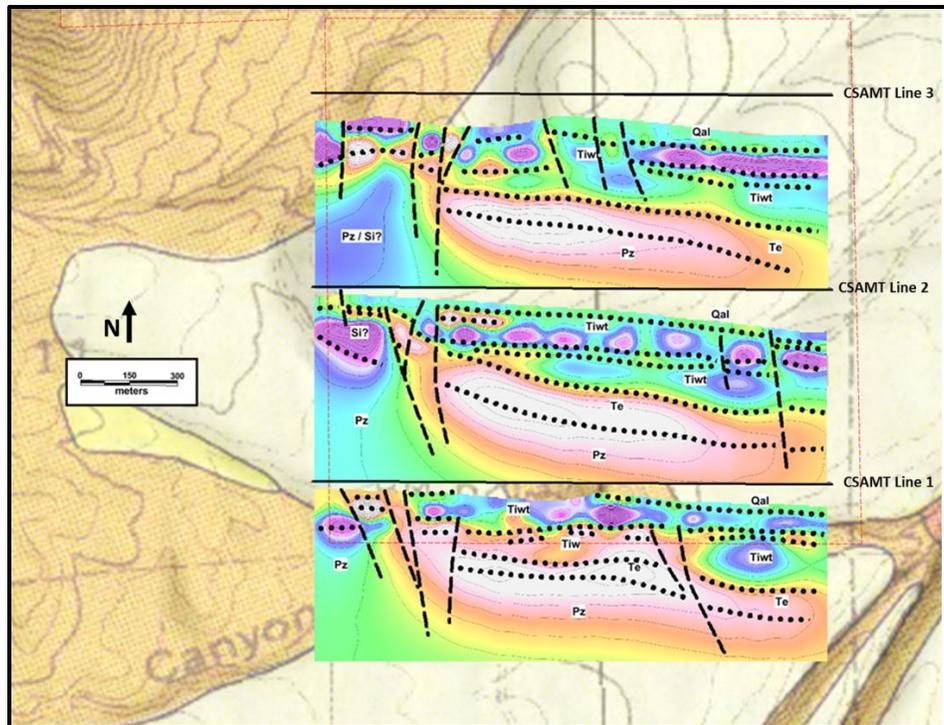


Figure 6.2- 6: Southern CSAMT survey inverted resistivity sections 1-3. (Modified from Wright, 2017. See Fig. 6.2-3 for CSAMT scale)

Contact drilled one RC hole in 2020 targeting the intersection of this structural corridor with the top of the Devils Gate limestone, which hosts gold mineralization at both the Emigrant Springs and the Dark Star deposits (Dufrense and Nicholls, 2017). This hole was drilled to a depth of 700 ft and remained in post-mineral tertiary volcanic tuff the entire length. Selected intervals of this hole were composited to 10 and 20 ft sections and assayed, with a high value of 16 ppb gold from 10-20 ft. No additional exploration work was conducted by Contact on either project following drilling of this hole.

7.0 GEOLOGY AND MINERALIZATION

7.1 REGIONAL GEOLOGY

The most prominent geologic feature across central and eastern Nevada is parallel, north-northeast trending mountain ranges separated by flat, elongate valley basins which dominate the landscape. This region is the heart of the Basin and Range geologic province; these mountain ranges were formed by crustal extension and rotation along a series of deep-seated normal faults along the range fronts and in eastern Nevada are largely comprised of tilted Paleozoic sedimentary rocks representing shallow marine to coastal depositional environments. These crustal blocks have been uplifted by isostatic rebound from the thinned crust floating higher on the underlying hot and ductile mantle, with edges of these tilted and uplifted blocks comprising the current mountain crests (Lister and Davis, 1989).

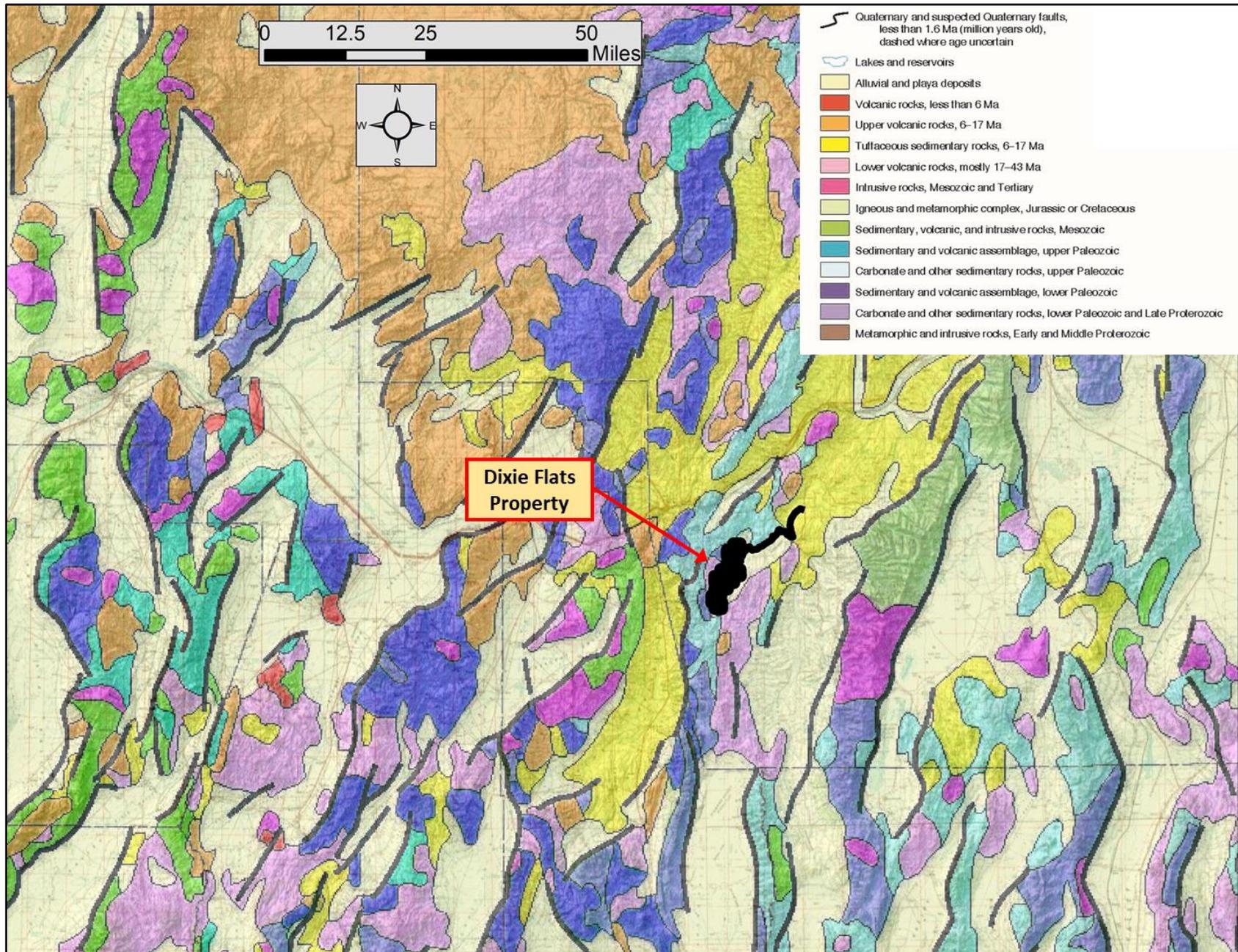


Figure 7.1- 1: Regional geologic map of northern Nevada, modified from NVBMG, 2021

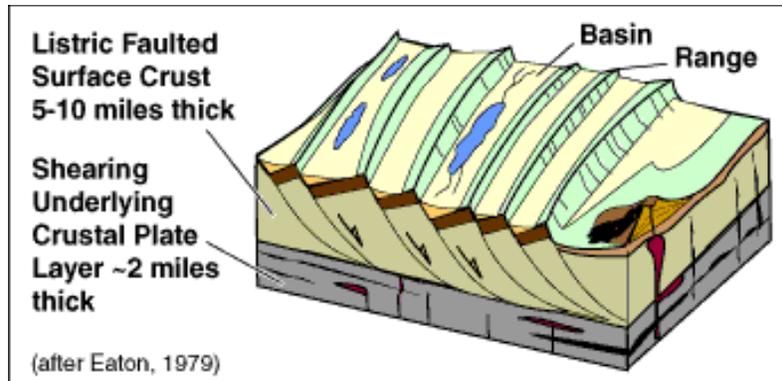


Figure 7.1- 2: Schematic representation of Basin and Range geology and landforms (Lister and Davis, 1989)

Lithology

East-central Nevada is largely underlain by Paleozoic aged carbonate, shale and quartzite units deposited near the western margin of the North American Continental Plate. The Dixie Flats-Northstar Property is situated in the south-central Carlin Trend, a northwest-southeast aligned belt of sedimentary rock-hosted gold deposits in the Basin and Range geologic province of western North America. The area of what is now known as the greater Carlin Trend was within the passive, marine continental margin during early and middle Paleozoic time, which is the age of the oldest rocks observed in the area (Smith and Ketner, 1978).

A westward-thickening wedge of sediments was deposited along the continental margin during the Paleozoic era, in which the eastern facies tended to be siltier and carbonate-rich carbonate platform and slope margin deposits, while the western facies were primarily fine-grained siliceous sediments of deeper basin environments. The Carlin Trend is proximal to the shelf-slope break, although the position of this break was not static over time (Spalding, 2018). Starting in the early Eocene period, roughly 43 Ma, widespread felsic to intermediate composition igneous activity began in northeast Nevada. This belt of intermediate-felsic magmatism moved to the southwest with continental plate drift and was active until ~34 Ma, coinciding with the estimated timing of gold mineralization on the Carlin Trend and the Battle Mt.-Eureka Trend of gold deposits further to west (Henry and Ressel, 2000).

Structure

The earliest major structural event recorded in the geology of northeast Nevada is east-verging folding and thrust faulting of the Antler Orogeny during the late Devonian and early Mississippian periods. Compressional tectonic forces emanating from the active continental plate boundary to the west broke large sheets of deep water, siliciclastic oceanic sediments (the Upper Plate or Allochthonous assemblage), moving the sheets many miles to the east along the shallow-dipping Roberts Mountain Thrust Fault ("RMT"), where they now unconformably overlie contemporaneous shallow-water limestones and siltstones (Lower Plate or Autochthonous assemblage).

Uplift from the Antler Orogeny is the source material for later rock units such as the Mississippian Chainman shale and Diamond Peak formations, which are part of the Overlap assemblage. Carlin-type gold deposits in northern Nevada are most commonly hosted in silty limestones and calcareous shales of the Lower Plate carbonate assemblage, with mines concentrated in structurally prepared rocks around exposed windows through the RMT.

The rock package across central Nevada was later affected by the extensional Jurassic Elko Orogeny, and the Sonoma Orogeny during the Triassic period caused additional compressional folding and uplift, with the Golconda Thrust Fault emplacing another tectonic slab of deep-water oceanic sediments and volcanic rocks over the shallow water and coastal sediments of the Overlap assemblage in central Nevada (Henry and Ressel, 2000).

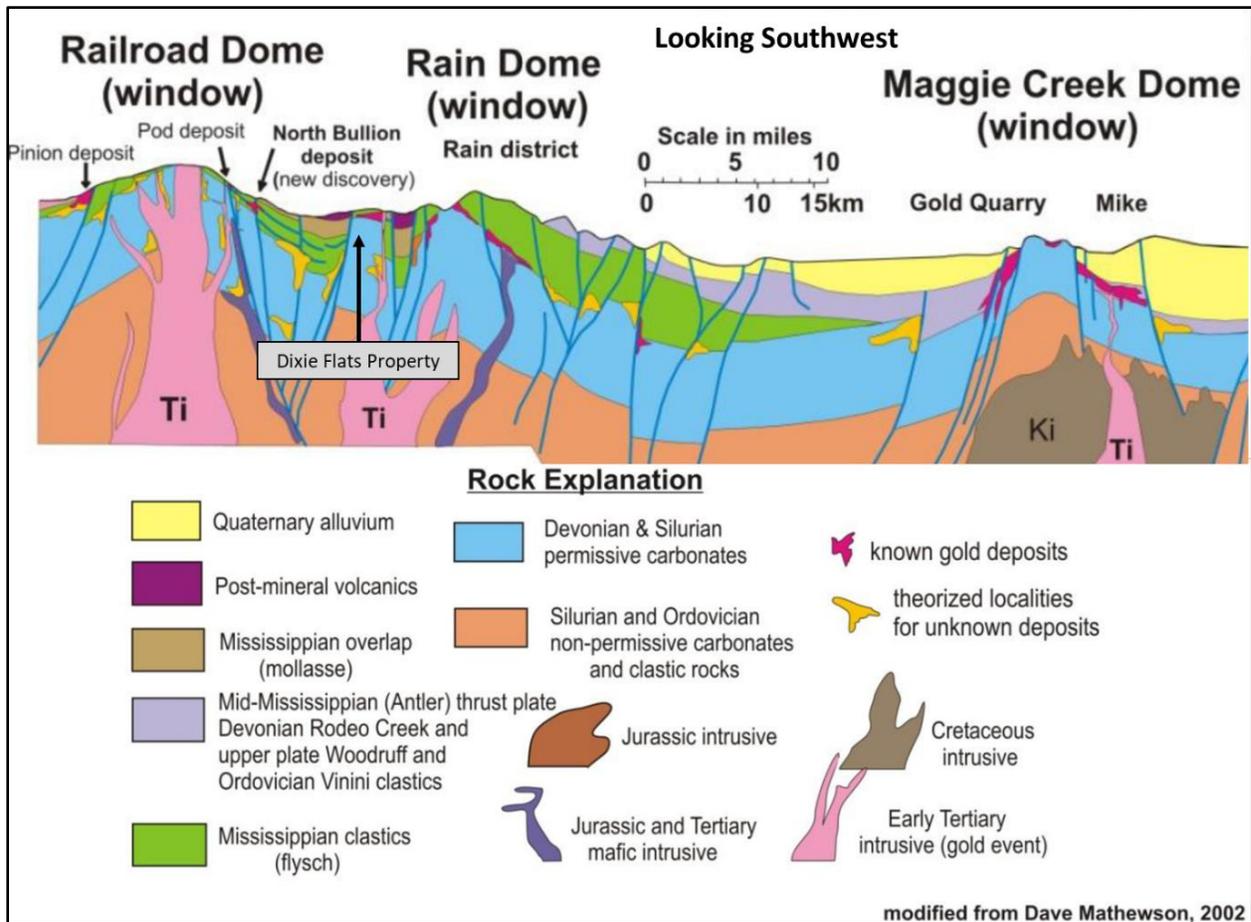


Figure 7.1- 3: Schematic cross-section of Paleozoic lower-plate carbonate windows along central Carlin Trend. Dixie Flats-Northstar rough location shown above shallow uplifted horst block of carbonate units. Modified from Dufrense, 2017

Basin and Range tectonism is thought to have resulted from a flattening of the Pacific Oceanic Plate subducting under the North American Continental Plate in the Miocene epoch, ~23Ma (Lister and Davis, 1989). This resulted in a kink in the subducting Pacific Plate, which caused extensional deformation in the overlying continental crust between the kink and the Plate margin to the west. In zones of maximum extension, rocks from the lower crust and upper mantle, from below the detachment faults, are uplifted and exposed through lithostatic rebound of the thinned crust floating higher on the semi-ductile mantle. The mountain ranges formed by the uplifted basement rocks are referred to as Metamorphic Core Complexes; a classic example of this is the Ruby Mountain Range immediately to the east of the Property.

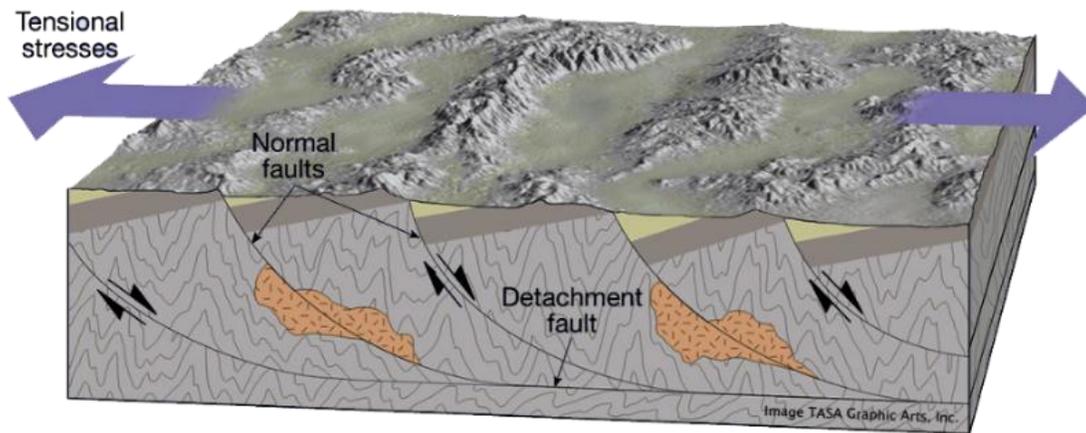


Figure 7.1- 4: Diagram of Basin and Range crustal extension, not to scale (Basin and Range Geology website, 2021)

Movement along steep range-bounding normal faults is relatively recent, with most movement occurring from 8-15 million years ago (Ma), and slight movement continuing to the present. These faults have dictated most of the current topography, rock exposure and drainage patterns across Nevada, western Utah and southern Idaho. Most of Nevada and western Utah is within the Great Basin geologic province, where extreme crustal extension and uplift has created closed, internal drainage basins, and no precipitation or runoff reaches the ocean.

7.2 LOCAL AND PROPERTY GEOLOGY

Dixie Flats-Northstar lies in a large, flat topographic depression with thick, unconsolidated valley fill and alluvial cover, hence the name. Limited rock outcrop exists on the Property, and what does is largely Tertiary aged post-mineral volcanic cover. The following lithology descriptions include rocks that are known to underly the Property at depth from drilling and regional geologic inferences. Units are described from Youngest to oldest. Rock descriptions are taken from USGS geologic map of the Carlin-Piñon Range Area (Smith and Ketner, 1978)

Lithology-Stratigraphy

Quaternary Cover: unconsolidated sand, silt, mud and stream gravels covering most of the property. Thick, braided deposits of coarse gravels and cobbles occupy active and extinct branches of Dixie Creek along the eastern side of Property. Some playa mud and silt deposits exist on flats between incised drainages.

Tertiary Volcanics:

Intermediate to mafic volcanic flows and ash-fall tuffs with interbedded volcanoclastic sediments, flanking the uplifted dome of Paleozoic rocks exposed at the core of the Piñon Range to the west.

Mississippian Chainman shale: Gray, brown and black shale and fine-grained sandstone with minor lenses of conglomerate, limestone and calcareous sandstone beds. Thin-bedded, slope-forming, 1600-2500 ft thick. Diagnostic silicic mud-crack clasts (personal experience). Conformable contact with underlying Webb formation.

Mississippian Webb formation: basal formation of Overlap Sequence. Gray siliceous mudstone with black to gray, tan weathering limestone lenses near the top. 0-800 ft thick.

Devonian Devils Gate limestone: upper unit of lower-plate eastern carbonate assemblage. Medium to thick bedded sparry and micritic limestone. Fossiliferous beds common, local beds of distinct sandy limestone. Light, gray, cliff-forming, 800-840 ft thick.

Devonian Nevada formation: fine to medium grained, gray and brown crystalline dolomite, saccharoidal texture, laminated to thick bedded. White dolomite veins and zebra-textured dolomite recrystallization common near upper contact with Devils Gate limestone.

Devonian Lone Mountain dolomite: upper member is alternating brown and gray, thick bedded dolomite, lower member is massive gray dolomite.

Ordovician Hanson Creek formation: Thin to thick-bedded black and gray dolomite. Top of formation is dolomitic and limy siltstone, silty limestone, and very fine-grained sandstone.

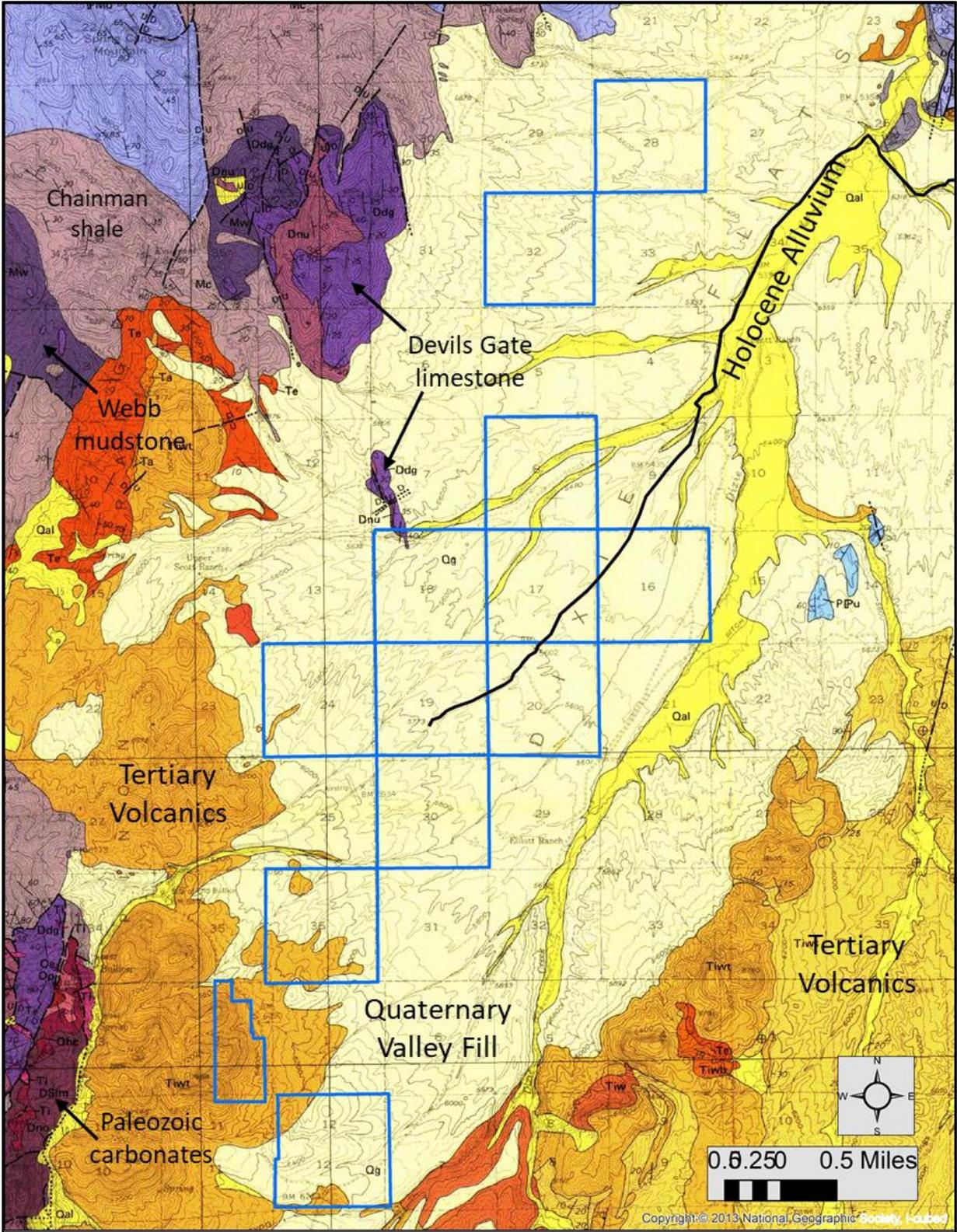


Figure 7.2- 1: Surficial geology of Dixie Flats-Northstar Property, claim outline in blue. Modified from Smith and Ketner, 1978

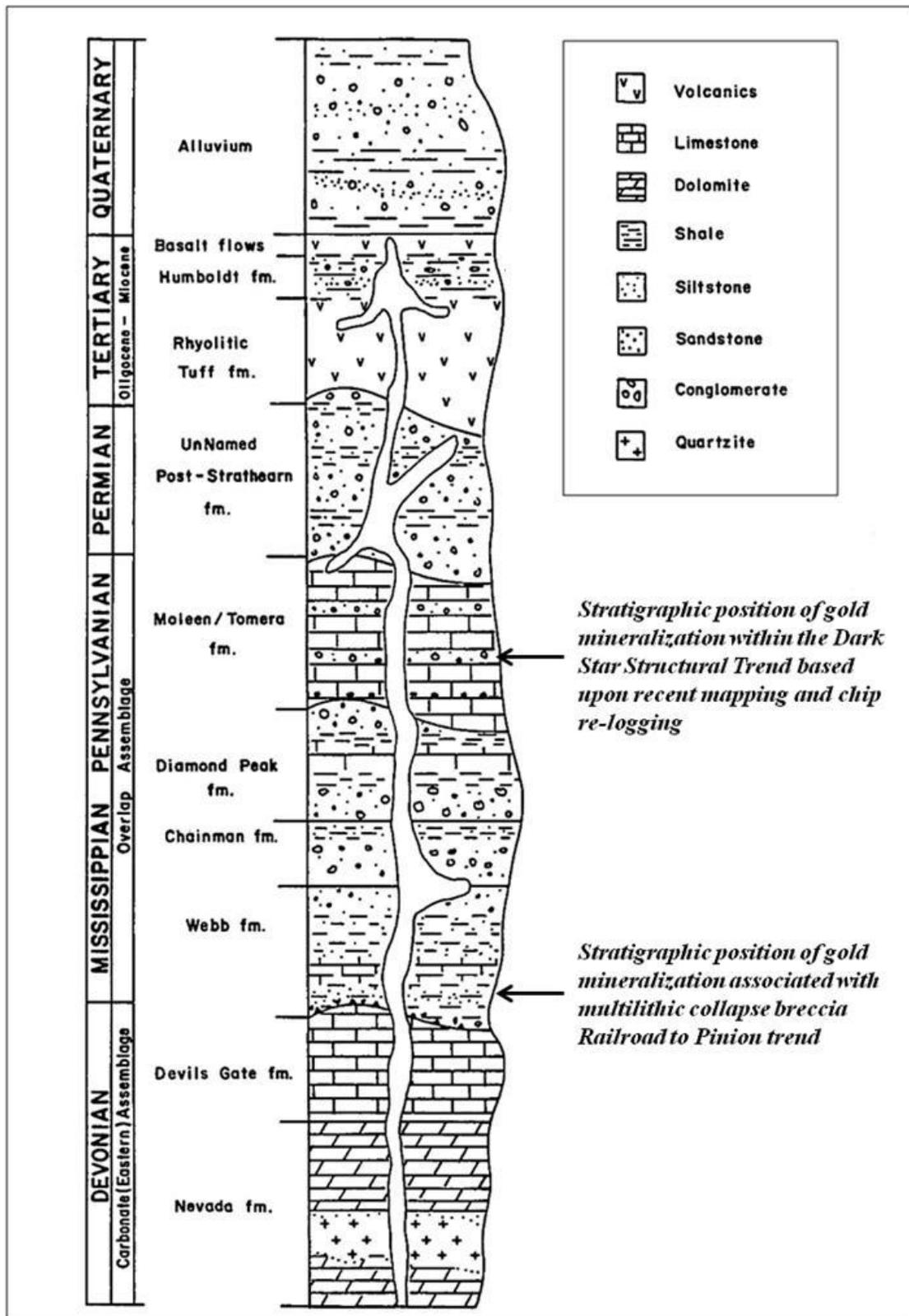


Figure 7.2- 2: Stratigraphic section of Piñon Range and Dixie Flats-Northstar area (From Dufrense, 2017)

7.3 MINERALIZATION AND ALTERATION

Mineralization

No mineralization is exposed on the Dixie Flats-Northstar Property other than anomalous gold and trace elements in soil, rock and sagebrush samples. No samples from any of the historic drilling are available for examination. The Property is early exploration stage, and exploration targets are based on extrapolation of surface samples and geophysical surveys on the Property, and geologic trends from surrounding mines and exploration properties. Strike lengths, thicknesses and vertical extent of any mineralization present on the Property are unknown, and cannot be accurately assessed with current data.

Exploration models on the Dixie Flats-Northstar claims are targeting Carlin-type gold mineralization similar to that reported at the nearby Rain and Emigrant Springs Mines and the Dark Star, North Bullion and Railroad deposits, all of which have similarities in mineralization suites and paragenesis. Gold in all of these deposits is largely found as microscopic impurities in arsenian rims on very fine-grained sooty pyrite grains. All production from the Rain and Emigrant Springs Mines was from oxidized ores, and the bulk of the published resources at the above listed deposits are oxidized as well (Ressel, *et al*, 2015).

Primary hypogene sooty pyrite at surrounding deposits is found disseminated in decalcified calcareous siltstones, silty limestones and multi-lithic breccias at contacts between calcareous and siliceous sedimentary units, in strongly silicified jasperoid bodies along major structures and contacts, and as a component of matrix in breccias. Silver, silica and barite are strongly associated with gold mineralization. A signature arsenic-antimony-mercury-thallium trace element mineral suite is common at these and other Carlin-Type gold deposits (Cline, *et al*, 2000).

Alteration

Minor localized clay zones in post-mineral felsic volcanic units appear to be syngenetic deuteric alteration (personal observation). Cordex and BHP reported brecciation, silicification, barite and oxidation at the targeted Webb-Devils Gate contact. This follows alteration patterns reported at the Rain Mine (Ressel *et al*, 2015), and at the North Bullion, Railroad and Dark Star deposits (Dufrense, 2017).

Typical alteration at these and other Carlin-Type gold deposits has a rough zonation away from feeder structures to hydrothermal fluids. Decalcification of carbonate units proximal to the feeder structures leads to formation of dissolution breccias. Calcite is forced away from the feeder by this decalcification, depositing in an outer distal halo of calcite veins and breccia matrix. Carbonate units are dolomitized inboard of the calcite halo, and sedimentary units are moderately to strongly silicified with disseminated sooty sulfides in a core zone proximal to the feeder structures (Hofstra and Cline, 2000). Strong argillic alteration of felsic Eocene-aged intrusive rocks associated with these faults is common (Henry and Ressel, 2000).

8.0 DEPOSIT TYPE

Exploration targets on the Dixie Flats-Northstar Property are all for Carlin-Type gold mineralization, named for the Carlin Trend in north-central Nevada, a NW-striking belt of sediment-hosted gold deposits with similar structural and mineralogical characteristics. These deposits are located around windows of lower-plate Paleozoic carbonate rocks exposed through thrust sheets of upper-plate, deep-water siliciclastic sediments, first described in the work of Dr. Ralph Roberts in 1961. The Carlin Trend runs from gold exploration projects near Ely, NV (personal experience) in the south to the Dee Mine 25 miles northwest of Carlin in a belt roughly 30 miles wide and at least 95 miles long, with reported production to date of over 92.5 ounces of gold (Muntean, 2019). These deposits are characterized by gold (+/-silver) mineralization in preferably dirty carbonate host rocks, with disseminated mineralization spreading laterally along contacts between carbonate and siliciclastic sedimentary units, and higher-grade core silicified bodies along feeder structures (Hofstra and Cline, 2000).

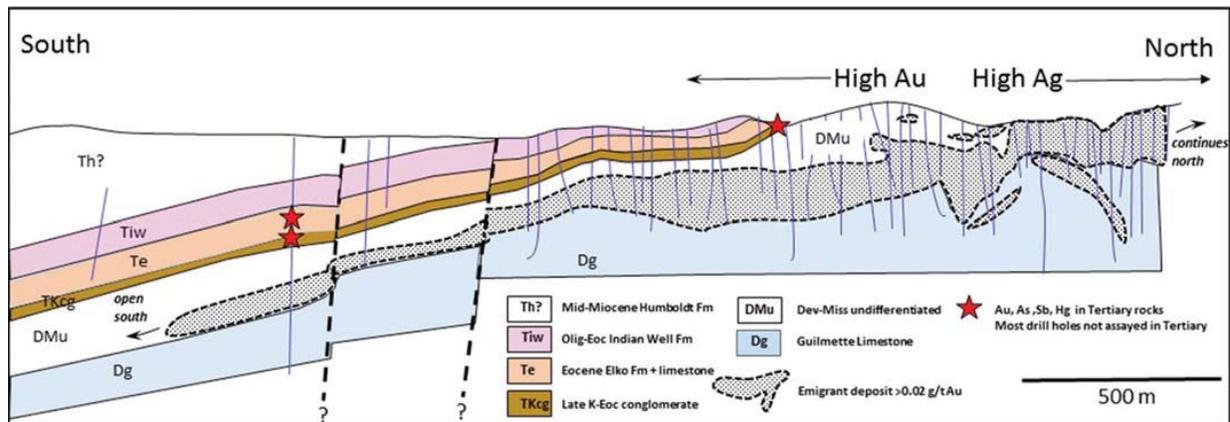


Figure 8-1: Long-Section of the southern half of the Emigrant Springs Carlin-Type gold deposit (Ressel et al, 2015)

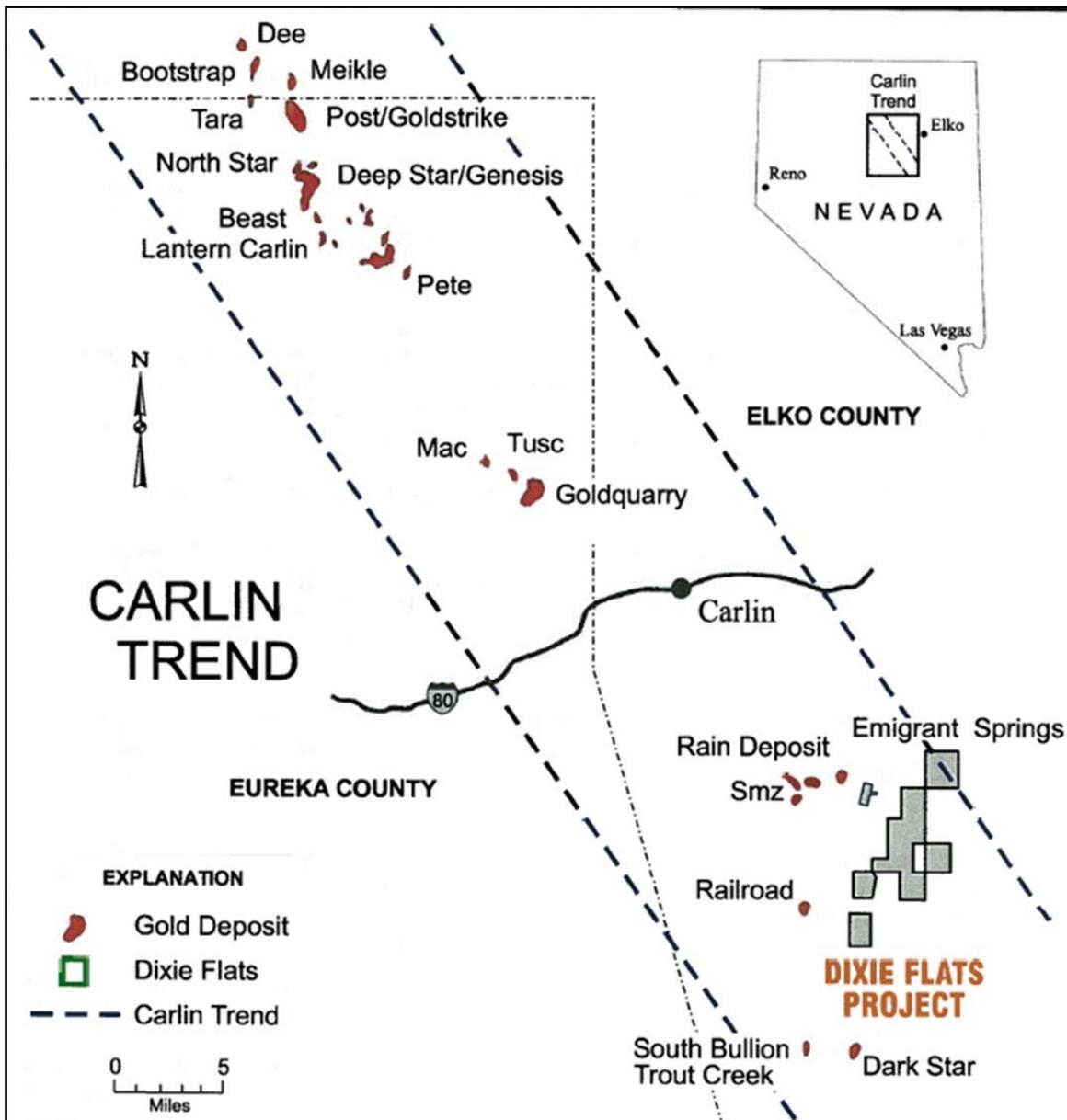


Figure 8- 2: Map showing Mines of the Northern and Central Carlin Trend, showing Dixie Flats-Northstar Property (Not exact current claim outline, schematic shown for relative position to Carlin Trend gold deposits, from Cherrywell, 2006)

Carlin-Type gold deposits are similar to other sediment hosted gold deposits in Nevada, such as those along the Battle Mountain-Eureka Trend (Cortez, Cortez Hills, Pipeline, Goldrush, Four Mile), Independence/Jerritt Canyon Trend (Saval, Smith, Murray, SSX) and Getchell Trend (Getchell, Turquoise Ridge, Twin Creeks) (Cline, et al, 2000). Nevada accounted for 83% of US gold production in 2018, and 71% in 2019, which represented 4.6% of total world gold production, with a large majority coming from sediment-hosted deposits (Muntean, 2019). These deposits have a variety of host rocks, alteration and mineralization, but share many common characteristics (Hofstra and Cline, 2000; Ressel, 2006):

- Hosted in collapse breccias and zones of decalcification along contacts between siliciclastic and carbonate sedimentary rock units
- Associated with steeply-dipping northwest, north-south, and northeast striking normal faults with significant (+500') displacement. Mineralizing hydrothermal fluids ascended along these structures and spread out laterally along carbonate-siliciclastic interfaces, with large vertical and lateral extent.
- Preferentially hosted in silty carbonate and calcareous silt and sandstone units; commonly in structurally prepared areas with folds that acted as traps to later ascending mineralizing fluids
- Close proximity to or association with Eocene-aged intrusive centers
- Microscopic gold associated with arsenic-rich pyrite, deposition commonly influenced by organic carbon and diagenetic pyrite in reduced sediments, and iron minerals in mafic lamprophyre dikes commonly associated with structures hosting later Eocene felsic dikes
- Intense decalcification followed by common silicification along feeder structures and cores of deposits, surrounded by zone of dolomitization and a distal zone of calcite veining
- Epithermal depositional temperatures under near-surface crustal pressures based on fluid inclusion studies. No strong elevational zonation limits to precious metals deposition as seen in epithermal quartz-carbonate vein deposits.
- Geochemical trace-element signature of anomalous barium-arsenic-antimony-mercury-thallium

Rock types exposed at surface on the Dixie Flats-Northstar Property, and those intercepted in limited drilling and interpreted from geophysical studies, are known to host Carlin-Type gold mineralization in the region. Structural trends shown to control gold mineralization at nearby mines and exploration properties have been interpreted to continue across the Dixie Flats-Northstar Property under post-mineral cover. Anomalous gold, silver, arsenic, antimony, barium and mercury have been detected in surface rock, soil and sagebrush sampling on the Property and surrounding claims. All of these factors strongly suggest that the exploration targets at Dixie Flats-Northstar, and any potential mineralization discovered with future exploration work, will be Carlin-Type, sediment hosted gold +/-silver mineralization.

The reader is cautioned that no economic Carlin-Type gold mineralization has been delineated on the Dixie Flats-Northstar Property, and there is no guarantee that future exploration work will result in the discovery of such. No inferences on volumes, extents or tenor are implied by the Author about mineralization on the Dixie Flats-Northstar Property based on grades or tonnages reported for surrounding mines and exploration projects mentioned in this report.

9.0 EXPLORATION

Showcase Minerals commissioned a 2D seismic survey in the central portion of the Property in April, 2022. Telemark Energy Services of Boulder, Colorado collected data along six survey lines totaling 5.97 line-miles, with locations shown below in Figure 9-1. Seismic data was collected by inducing shockwaves in the ground and measuring the speed and reflectance of the waves passing through rocks and soil to highlight contrasts that can identify faults and lithologic units. Data was collected every 45 ft along the survey lines, with 676 total stations. A Peg-40 mechanical impact device with a GTI NRU geophone was used to generate 40 kg impacts, with five pops per station. Data were recorded in two-second intervals, with a 2 ms sample rate, using a GTI NuSeis system.

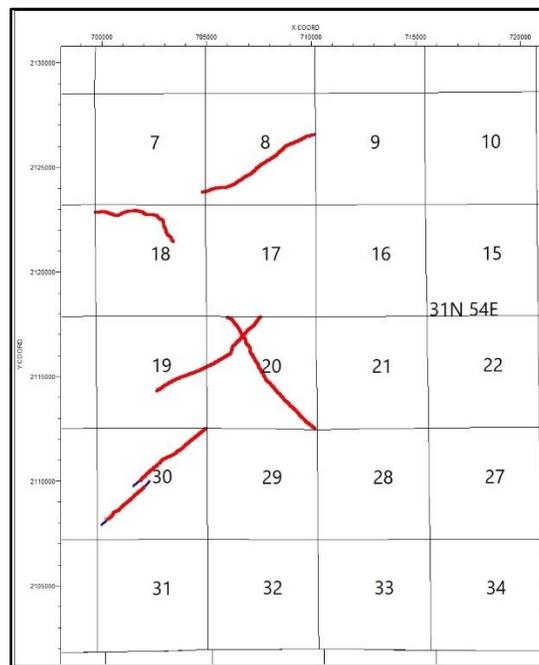


Figure 9-1: Location map for 2D seismic survey lines on Dixie Flats-Northstar Property. Section lines shown for reference, note that sections 8, 18, 19, 20 and 30 correspond to outer perimeter of Showcase claim blocks

The processed seismic data shows a reflector layer in the subsurface, variously cut and offset by steep breaks. This data was used along with prior CSAMT and gravity surveys done on the Property by prior operators (detailed in Section 6 above), and regional geologic mapping to interpret a number of small, high-angle reverse faults, normal-fault bounded grabens, and an anticline in a reflector layer interpreted as the top of the Devils Gate limestone. The plot of the survey results along section line 503 is shown below in Figure 9-2, with the reflecting marker unit interpreted as the Webb-Devils Gate limestone contact shown with a yellow line, and offsets of this unit interpreted as faults highlighted with blue lines. Results of the seismic surveys are shown below in Figure 9-3, with colors coded to stacked vertical velocity return intervals, overlaid on USGS geologic mapping (Smith and Ketner, 1978).

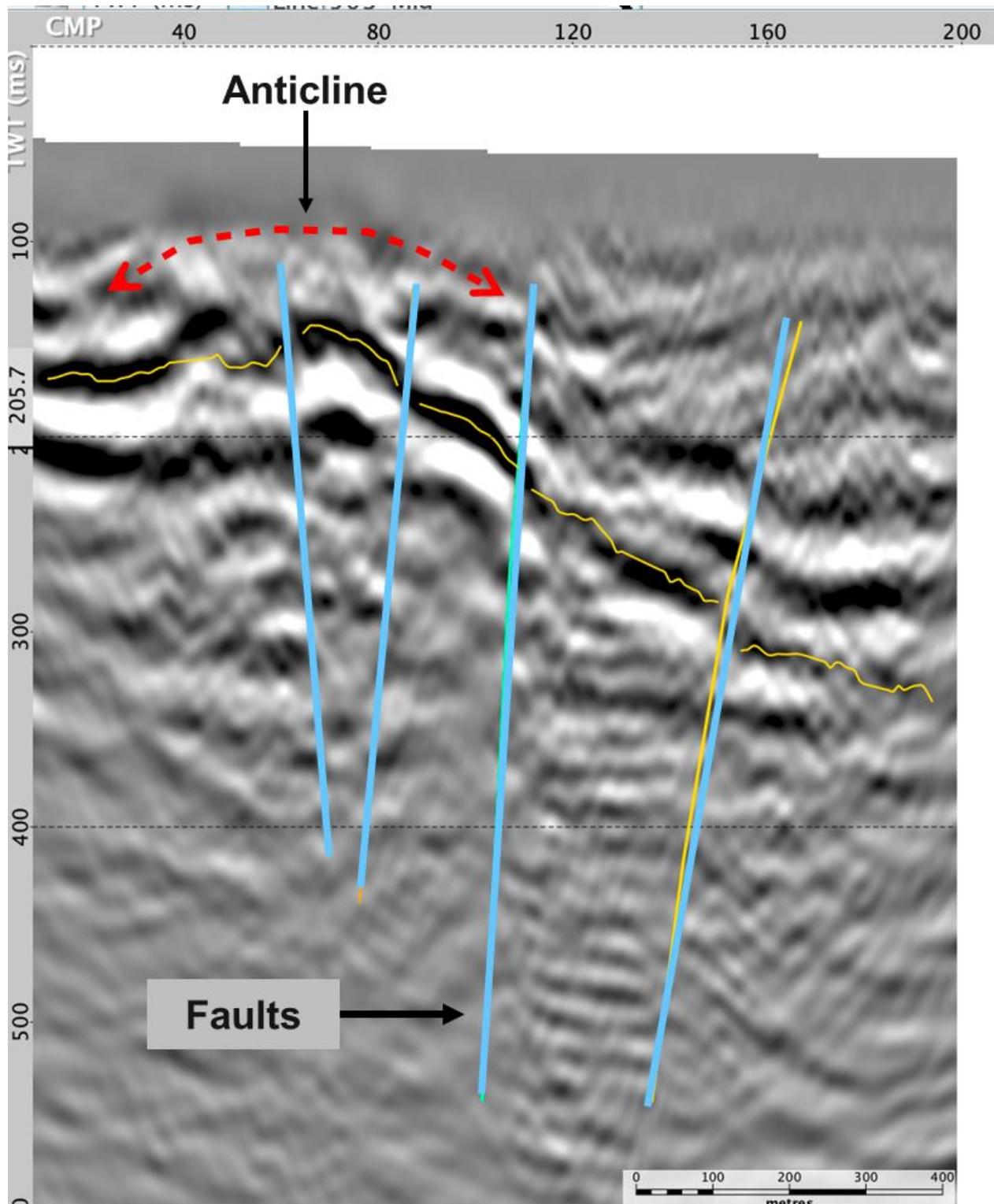


Figure 9- 2: Vertical section of velocity profiles along seismic survey line 503 (location shown in Fig. 9-3). Interpreted top of Devils Gate Limestone shown in yellow, faults in blue.

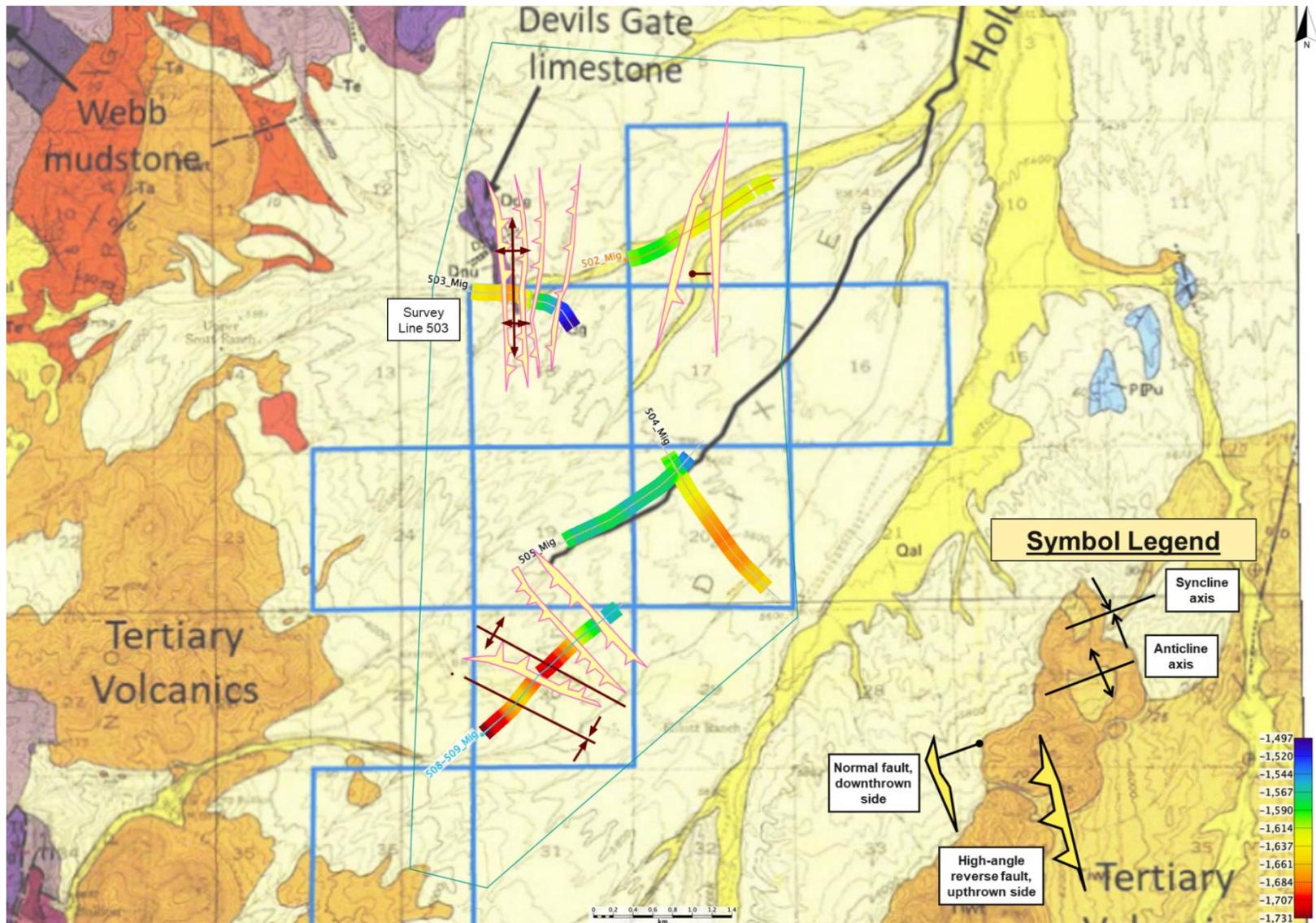


Figure 9- 3: Seismic survey lines color coded to stacked vertical return intervals, overlaid on USGS geologic mapping (Smith and Ketner, 1978). Claim block shown for reference.

10.0 DRILLING

Showcase Minerals, Inc. has not conducted any drilling on the Dixie Flats-Northstar Property. Quality assurance and security procedures for historic drilling on the Property are unknown, and original documentation is unavailable for review by the Author. Targeting, sampling and geologic logging for these drill holes appear to be in line with accepted contemporary interpretations and industry standard practices. The Author is of the opinion that prior drilling, geophysical survey and surface sampling data is acceptable for use in exploration targeting.

11.0 SAMPLE PREPARATION, ANALYSES, AND SECURITY

No samples were taken for this report as no mineralized rock outcrops are exposed on the Dixie Flats-Northstar Property, and no historical drill samples, coarse rejects or pulps are available for confirmation assays.

12.0 DATA VERIFICATION

The Author verified the location, access, surficial geology and proximity to other exploration properties during a site visit on April 24, 2021. The Author was able to easily traverse the entire claim package. As there is limited outcrop on the Property, geologic inferences to relate to drill and geophysical data and interpretations was minimal. Historic drill sites have been reclaimed, and although the position of the drill pads was evident from surface disturbance in air photos, none of the historic drill collars could be located in the field.

Property option agreements were reviewed by the Author and found to be sound with no apparent flaws or omissions. Current claim status was verified with BLM and Elko County and found to be as presented in the property agreements.

Prior summary reports on the Dixie Flats-Northstar Property were reviewed for this report, as were 43-101 reports filed on surrounding exploration properties. Mining figures were checked against Newmont company reports and Nevada Bureau of Mines records. Academic publications on the geology, stratigraphy and mineralization in the Piñon Mountain Range and surrounding area were reviewed and compared to exploration ideas and geologic data in company reports. No major discrepancies or disagreements of interpretations and observations were found between academic and company reports, or different generations of company reports for Dixie Flats-Northstar and adjacent properties.

13.0 MINERAL PROCESSING AND METALLURGICAL TESTING

There have been no metallurgical or mineral processing studies conducted on samples from the Dixie Flats-Northstar Property.

14.0 MINERAL RESOURCE ESTIMATES

No mineral resources have been calculated for the Dixie Flats-Northstar Property. Drill spacing is inadequate for any type of resource estimate on the Property.

23.0 ADJACENT PROPERTIES

Dixie Flats-Northstar lies just to the west of the Bullion (Railroad) Mining District, which was established in 1869. An early period of activity from 1869 to the 1880s was focused largely on outcropping, oxidized, silver-copper-lead deposits with gold credits. A later period of mining from 1905-1918, with minor activity continuing to 1956, was focused on primarily zinc ores with silver credits. Most of these deposits are replacement-type and skarn deposits in Devils Gate and Nevada formation carbonates adjacent to an Eocene granodiorite stock that cores the northern part of the Pinion Mountain Range, dated at 36.3-378 Ma (Ressel, et al, 2015)).

A local prospector exploring for barite found disseminated gold around structurally controlled jasperoids in 1979 at what would become the Rain Mine, 4.5 miles NW of Dixie Flats-Northstar, establishing the continuity of the Carlin-Trend through the area. Newmont Mining Company bought the property and the Rain Mine was put into production in 1988 as an open-pit operation mining disseminated Carlin-Type gold mineralization along the Webb mudstone-Devils Gate limestone contact. Upon the completion of open-pit mining, the Mine transitioned to an underground operation extracting high-grade gold ore hosted in silicified jasperoid bodies along the NW-striking Rain Fault. Underground mining continued until 2000, during which the high-grade NW Tess and Saddle gold deposits were discovered further to the NW along the same structural trend. Production from open-pit and underground operations at the Rain Mine totaled over 1.2 million ounces of gold, all of which was from oxidized ores (Ressel et al., 2015).

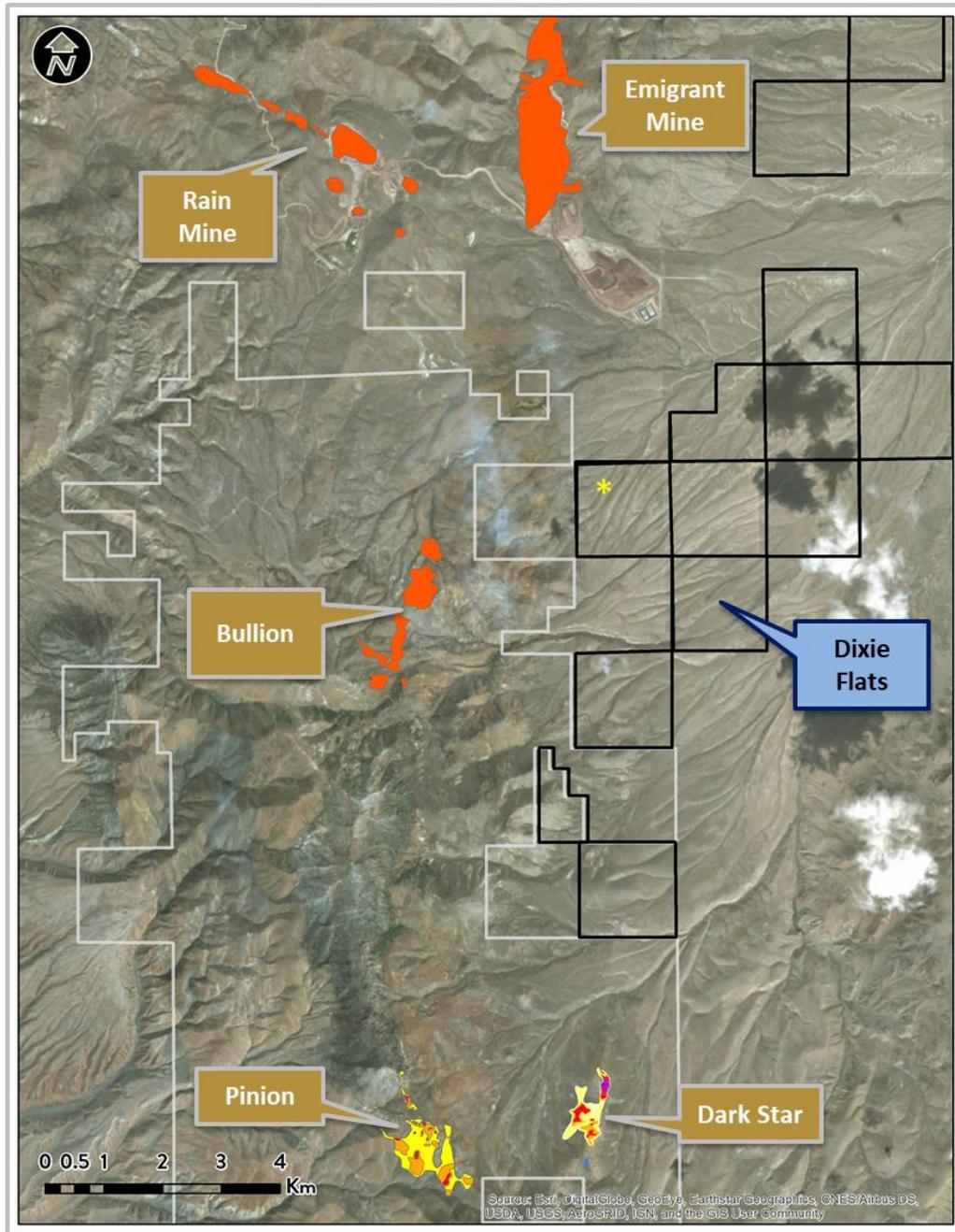


Figure 23- 1: Footprints of gold deposits adjacent to Dixie Flats-Northstar (From Contact Gold, 2018)

Exploration activity in the area increased significantly after the discovery of the Rain Deposit, and the Emigrant Springs deposit was discovered by Homestake Mining Company in the early 1980's. The deposit was eventually acquired by Newmont, and further exploration delineated a shallow, low-grade, oxidized Carlin-Type gold deposit with a pre-mining reserve of 1.22 million ounces of gold, with mineralization hosted in a multi-lithic collapse breccia at the Webb-Devils Gate contact (Dufrense, et al 2017). Newmont put the Emigrant Springs Mine into production in 2011 as an open-pit, run of mine, heap-leach operation, and mining continued until 2018, with residual heap leaching continuing to the present.

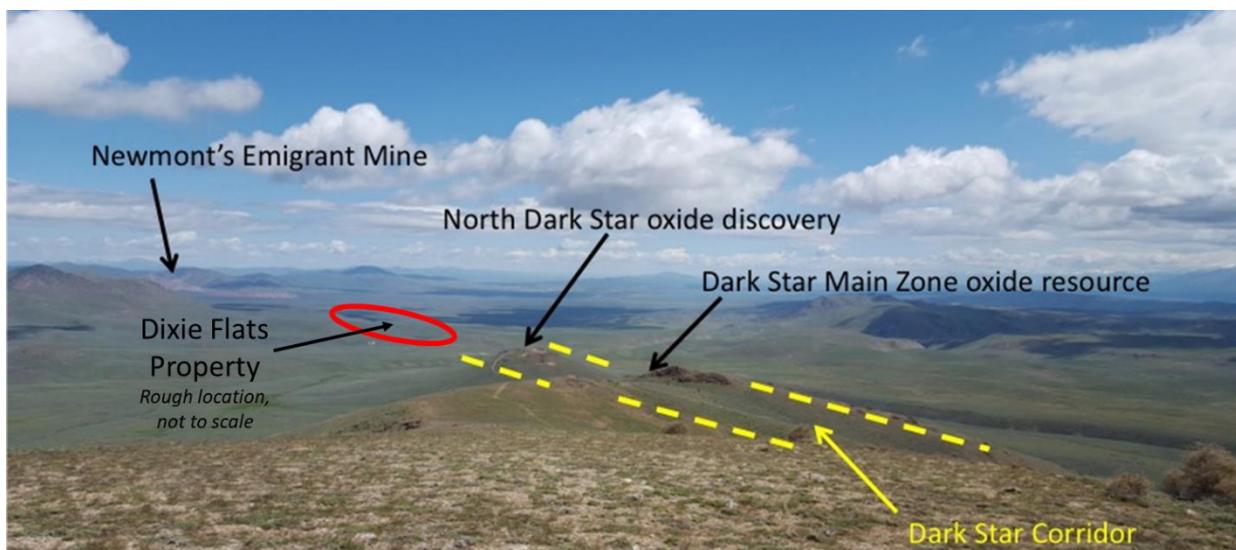


Figure 23- 2: Photo of Dark Star and Dixie Flats-Northstar Properties and Emigrant Springs Mine from Piñon Mountains, looking northeast (From GSV, 2021)

Exploration in the 1980s resulted in numerous other gold discoveries in the Piñon Mountains. These include the North Bullion Deposit immediately to the west of the Dixie Flats-Northstar Property in the Bullion/Railroad Mining District, and the Dark Star and Pinion Deposits roughly 5 miles south and 9 miles southwest of the Property. All of these deposits are now owned by Gold Standard Ventures and have published gold-silver resources (Dufrense, *et al*, 2017, 2018). The North Bullion Deposit is an advanced exploration project progressing towards a maiden resource. The Dark Star and Pinion Deposits have reached the prefeasibility study phase of development, with published reserves and resources of 5.43 million tons at 1.39 g/t Au in proven reserves and 32.72 million tons at 0.88 g/t Au of measured and indicated resources at the Dark Star Deposit, and 1.1 million tons at 0.66 g/t Au of proven reserves and 17.88 million tons at 0.63 g/t Au in measured and indicated resources at the Pinion Deposit (Gold Standard Ventures corporate filings, 2021).

24.0 OTHER RELEVANT DATA AND INFORMATION

The Author is not aware of any additional information that would meaningfully expand on what is presented in this report, and is not aware of any omissions that would inhibit the reader from a full understanding of the location, ownership, access and geology of the Dixie Flats-Northstar Property. Additional detailed information on mining history and geology of the Carlin Trend and Bullion/Railroad Mining Districts can be found on NVBMG, USGS, Newmont and GSV websites.

25.0 INTERPRETATION AND CONCLUSIONS

The Dixie Flats-Northstar Property is in close proximity to major gold mines and significant undeveloped gold resources in the central Carlin Trend. Prior exploration work has shown that lithologies and structures known to host gold mineralization on these other properties are present at the Dixie Flats-Northstar Property under post-mineral cover. Exploration targets on the Dixie Flats-Northstar Property are all analogous to the lithologies and structures reported to host the Carlin-Type gold deposits in the vicinity.

The reader is cautioned that no significant or continuous Carlin-Type gold mineralization has been identified to date on the Dixie Flats-Northstar Property, and there is no guarantee that future exploration work will identify or delineate such mineralization. As the Dixie Flats-Northstar Property is an early-stage gold exploration project, and the targets are largely speculative and interpretive, there is a risk that additional exploration expenditures will not result in the discovery of economic gold mineralization on the Property.

The Dixie Flats-Northstar claim block covers a significant portion of the projected north-south structural corridor between the Emigrant Springs and the Dark Star deposits. CSAMT and gravity surveys have shown significant offsets of rock units along normal faults within this corridor on the Property, with an uplifted block of lower-plate Paleozoic carbonates delineated by the surveys and confirmed by historic drilling. The contact between siliceous mudstones of the Webb formation and the underlying Devils Gate limestone has been intercepted with limited drilling at permissible depths on the Property for effective exploration and potential future mining if significant gold mineralization is discovered. The intersection of this contact with the Emigrant Springs-Dark Star structural corridor represents an exciting linear target zone on the Dixie Flats-Northstar Property. Specific exploration targets will be the intersection of this linear zone with northwest-striking structures parallel to the Rain Fault, which require further exploration work to refine locations and orientations. Given the proximity to numerous defined Carlin-Type gold deposits in the vicinity, and the similarity of geologic and structural conditions on the Dixie Flats-Northstar Property to those deposits, these targets, when further developed, represent a significant opportunity to test proven exploration models in an untested portion of the prolific Carlin Trend.

The proximity of Dixie Flats-Northstar to past-producing mines and identified gold resources, with continuity of the host lithologies and structural systems hosting these deposits indicated by geophysics, surface geochemistry and limited historic drilling, give the Property merit as an early-stage exploration project with potential to discover Carlin-Type gold mineralization. In the Author's professional opinion, the exploration targets at Dixie Flats-Northstar are based on sound geologic inferences and extrapolation of data, are supported by results from limited prior exploration, and are deserving of additional exploration work. As the vast majority of viable exploration properties within the Carlin Trend are currently claimed by Nevada Gold Mines and GSV, with nearly all other parcels currently optioned to junior exploration companies (personal experience), the Dixie Flats-Northstar Property is a rare opportunity to explore untested ground along strike of known gold deposits in a historically underexplored portion of the Carlin Trend.

26.0 RECOMMENDATIONS

Based on evidence of gold mineralization and projection of structures and lithologies known to host Carlin-like gold mineralization in the district, additional exploration for the Dixie Flats-Northstar Property is recommended consisting of data compilation and 3D geologic modeling, followed by additional geophysical surveys at tighter spacing to better define the depth to the Webb-Devils Gate contact under cover, and additional soil sampling to better delineate cross-structures that have offset this contact.

All drilling and geophysical data should be used with regional geology maps to construct 3D structural and lithology models. Intersections of major N-S and W-NW structures should be identified, and targets should be highlighted where these intersections cut the Webb-Devils Gate contact at depth.

Induced polarization resistivity-chargeability (IP) surveys should be run across structural intersection targets identified by 3D modeling. N-S and E-W IP survey lines should be run across these target areas at a 500 ft spacing to detect any disseminated sulfide mineralization at depth, and to collect additional geologic data to enhance structural and lithologic models.

Soil samples lines should follow the same E-W and N-S orientations as the IP survey lines, and should be run at a 300 ft line spacing and 100 ft sample spacing. Soil samples taken from in-place weathered rocks and surface projections of the Emigrant Springs and Rain Faults should be submitted for standard low-detection limit, multi-element ICP-AAS assays. Samples collected from colluvium and post-mineral volcanic cover should be submitted for mobile-metal ion assays to detect anomalous elements mobilized above buried structures.

Exact survey-line length and number of samples cannot be predicted at this point, and will be dependent on targets identified by 3D modeling; a US\$ 125,000 budget is recommended for the recommended work to cover expected costs. Following completion of this exploration program, structural models should be updated with CSAMT survey data, IP anomalies delineated, and any anomalous mineralization in surface sampling can be contoured.

Following recommended exploration work outlined above, any area with strongly anomalous Carlin-type surface geochemistry and corresponding IP response overlying intersections between N-S and W-NW faults represents a drill-ready exploration target. A budget and plans for any drilling are beyond the scope of this report.

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SIGNATURE AND DATE PAGE

This document titled "Technical Report on the Dixie Flats-Northstar Gold Exploration Property, Elko County, Nevada", prepared for Showcase Minerals, Inc., is dated and effective as of September 21, 2022. It was entirely prepared and is signed by the following Author:

(signed and sealed) *Sam Bourque* 9-30-22

Signature

Sam Bourque

Independent Consulting Geologist

AIPG CPG #11775

Dated September 21, 2022 in Garden Valley, Idaho

CERTIFICATE OF AUTHOR I, Sam Bourque, CPG, do hereby certify that:

1. I am an Independent Consulting Geologist, based out of Idaho with a business address of 111 Village Circle, Garden valley, ID 83622
2. I am responsible for the preparation and contents of the entire report titled "Technical Report on the Dixie Flats-Northstar Gold Exploration Property, Elko County, Nevada", prepared for Showcase Minerals, Inc., is dated and effective as of September 21, 2022. I have read Form 43-101F1, and have prepared this Technical Report in accordance with the requirements set out in that form.
3. I visited the Dixie Flats-Northstar Property on April 24, 2021, and personally confirmed the location, access, surficial geology and relation to surrounding properties.
4. I graduated with a Bachelor of Science degree in Geology from Northern Arizona University in 2003.
5. I have worked in the exploration and mining industry continuously for the 18 years since I received my degree. The majority of my career has been conducting exploration for precious metals deposits across the Great Basin of the Western United States. I worked as a geologist for Newmont Mining Company at the Deep Post Mine in the Northern Carlin trend from 2004-2007. During my time with Newmont, I took geologic tours of every active mine in the northern Carlin Trend with company geologists.
6. I am a Certified Professional Geologist in with the American Institute of Professional Geologists (#11775).
7. I have read the definition of "qualified person" set out in Canadian National Instrument 43-101 and certify that by reason of my education, affiliation with a professional association (as defined by NI 43-101) and past relevant work experience, I fulfill the requirements to be a "qualified person" for the purposes of NI 43-101.
8. I am independent of Showcase Mineral within the definitions set out in Section 1.5 of NI 43-101, and have had no prior involvement with the Dixie Flats-Northstar Property. I nor my Family do not own shares in Showcase Minerals, Inc., and have no business interest related to or associated with the Dixie Flats-Northstar Property or Showcase other than a normal service provider-client relationship.
9. I am not aware of any relevant information that has been omitted or misrepresented that could be construed as misleading with regards to the facts, interpretations and recommendations contained in this report. At the effective date of this report, to the best of my knowledge, this report contains all scientific, technical and historic information that is necessary to include to ensure that the report is not misleading.

(signed and sealed) *Sam Bourque 9-30-22*

Signature of Qualified Person

SAM BOURQUE CPG