

The Valorem property is located in the Cariboo Mining Division in British Columbia, Canada. The property is composed of three separate groups of claims (herein called Western, Central and Eastern Claims; see Figure 2). The Cariboo Mining Division is centered around three historic mining communities of Wells, Barkerville and Stanley. The northern boundary of the Central group of claims is immediately adjacent to the Barkerville Gold Mines Ltd.' Cariboo Gold Project that hosts an orogenic gold deposit with measured and indicated resources at 2.4 M oz Au (13.2 million tonnes grading 5.6 g/t Au) and inferred resources at 1.9 M oz Au (12 million tonnes grading 5.0 g/t Au).

The project was recently acquired by Osisko Gold Royalties Ltd. In 2019. The company hopes to receive regulatory approval this year and begin construction in 2022 with mine operations to begin in 2024. The project has a 16-year mine life. The Cariboo Gold Project is located within the territory (the Lhtako Dene Nation) have traditionally used and occupied.

Quesnel is the closest town and is approximately 45 aerial-kilometers to the west of the Central group of claims of the Valorem property, through Highway 26 (Barkerville Highway). The property is also approximately 740 kilometers by road northeast from Vancouver, a major international hub in British Columbia.

The Cariboo Gold District in east-central British Columbia is one of BC's most productive placer gold camps, having yielded an estimated 80 to 96 tonnes (2.5 to 3 million ounces) of placer gold (roughly half of BC's total historical gold production) since its discovery in the mid-1800s. Gold-bearing quartz veins and pyritic replacement deposits in metamorphic rocks of the Barkerville sub-terrane, in the Wells-Barkerville area were located soon after the discovery of placer-gold in the area, and have produced approximately 38.3 tonnes (1.2 million ounces) of gold since that time.

The majority of documented lode gold deposits in the Cariboo gold district (see Figure 1) occur in a northwest-trending belt hosted by Downey succession (part of the Snowshoe Group) rocks along the eastern margin of the Barkerville sub-terrane – part of the Kootenay Terrane of the Omineca Belt. This mineralized corridor extends from the Island Mountain area west of the town of Wells, to the Cunningham Creek area north of Cariboo Lake. Clusters of gold mineralization also occur in the central part of the Barkerville sub-terrane, including veins of the past producing Midas mine.

Gold mineralization in the Cariboo district is mostly in quartz-carbonate-pyrite veins that cross-cut ductile fabrics of the metasedimentary host rocks. Approximately one-third of historic production was from pyritic replacement-style ore, occurring as elongate, manto-like bodies of generally massive, fine-grained pyrite with quartz-carbonate gangue. Replacement-style ore is typical of the Island Mountain area, and of the Bonanza Ledge zone, Barkerville Mountain.

1. Access and Topography

Access to the claims is via the Barkerville Road (Highway 26) from Quesnel for approximately 29 kilometers and the Swift River Forest Road (No 1300). The Swift River Forestry Road is an all-weather, secondary road, on it are branching logging roads which are all determined by signs at each bifurcation with the main road.

The claims lie on part of an undulating plateau with elevation from 900 meters in the western claim reaching up to 1550 meters and 1680 meters in the Eastern and Central claims respectively. Narrow, often deeply-cut canyon-like valleys contain many tens of meters of Quaternary sediments. Bedrock outcrop is obscured in lower elevations while elevations above

1700 meters in other areas are drift-free as a result of late glacial mass wasting. Quaternary sequences are preferentially preserved along the valley floor.

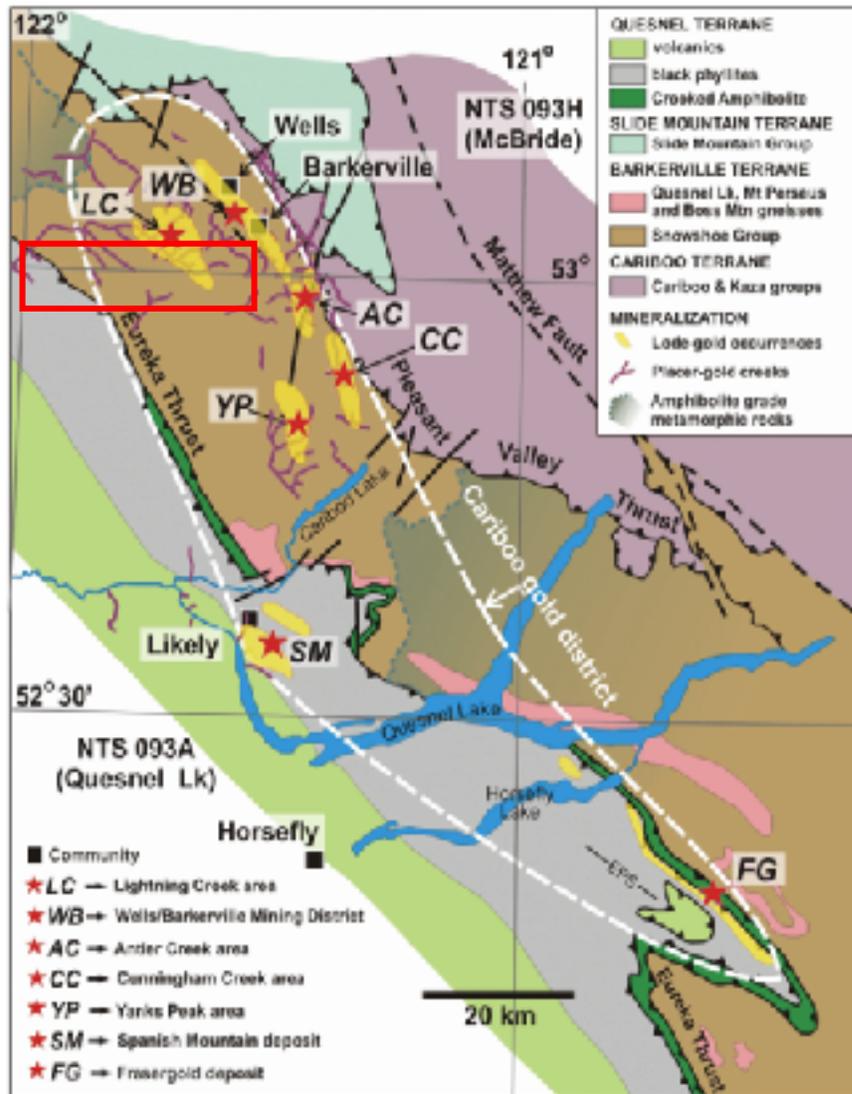


Figure 1. Regional geological setting of the Cariboo Gold District, east-central British Columbia, showing principal terranes and major lithological packages. Areas of known lode-gold occurrences are shaded in yellow, and placer-gold producing creeks are indicated by thick purple lines. Principal known gold-producing areas in the Barkerville Terrane are in areas of greenschist-grade metamorphism and do not extend into amphibolite-grade domains. The Valorem property claims are in the Lightning Creek and Barkerville areas approximately represented by a red rectangle.

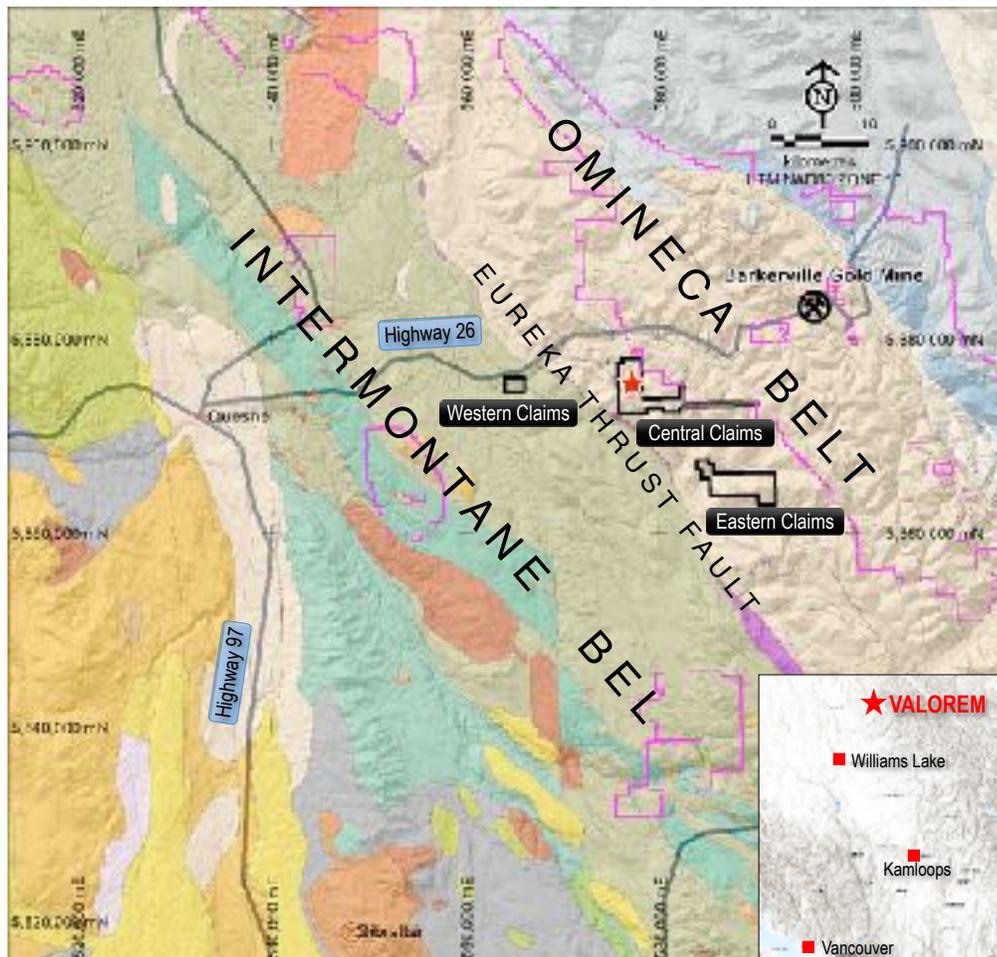


Figure 2. Location of the three groups of claims of the Valorem property (in black) and the Barkerville Gold Mines claims (in pink) overlain on the regional geology showing the two belts. (Inset) Major cities and Project area shown.

The Cariboo gold district (CGD) in east-central British Columbia (BC; Figure 1) is one of BC's most productive placer-gold camps, having yielded an estimated 80 to 96 tonnes (2.5 to 3 million ounces) of placer-gold (roughly half of BC's total historical placer-gold production) since its discovery in the mid-1800s (e.g., Levson and Giles, 1993). Gold-bearing quartz vein systems and pyritic replacement deposits in metamorphic rocks of the Barkerville terrane, in the Wells-Barkerville area (Figure 1), were located soon after the discovery of placer-gold in the area, and have produced approximately 38.3 tonnes (1.2 million ounces) of gold since that time. At present, lode-gold exploration in the CGD focuses on both the Wells-Barkerville area.

The Cariboo Gold District has been well-endowed by placer gold deposits. Placer gold deposits of the Quesnel Highland region, including the former rich producers of the Barkerville camp, have accounted for a large proportion of British Columbia's alluvial gold production. With the exception of a few producers in the Wingdam area, which are underlain by Upper Triassic sediments correlative with the Nicola Group, almost all the deposits are underlain by the Upper Proterozoic to Lower Paleozoic Snowshoe Group. These predominantly metasedimentary rocks have been metamorphosed to greenschist facies.

In 1861, Gold was discovered in Lightning Creek which initiated a flurry of activity in the Stanley area and resulted in the discovery of many new prospects. Placer gold deposits in the region are generally found in relatively young Pleistocene gravels. The morphology and mineral associations of the gold suggests that it was derived locally, the most obvious sources are the numerous auriferous veins in the Downey succession of the Snowshoe Group.

Data from the Cariboo mining district indicate that supergene leaching of gold dispersed within massive sulphides by Tertiary deep weathering followed by Cenozoic erosion is the most likely explanation for the occurrence of coarse gold nuggets in Quaternary sediments – with primary deposition occurring prior to Pleistocene glaciation. In many instances, Pleistocene glaciation removed and re-worked many areas of gold-bearing gravels which has resulted in a number of placer gold deposits in the area.

Among the three groups of claims, work has been conducted in the Western and Central claims.

Western Claims

The Western claim is a small portion of what has been called the JOJO property (Assessment Report 21296) and is centered around the confluence of the Lightning and Mostique Creeks just north of Yeates Lake. An access road from Highway 26 bisects this area. A gravel road can be followed down into the Lightning Creek valley in a southern direction for approximately 2.5 km to reach a historical excavation site.

Drilling and placer mining operations were conducted in this area in 1969-1974. Several exploration and drilling campaigns in the JOJO property were again conducted between 1992-1997 by Gallery Resources Ltd. with a plan to mine the 362,000 tonnes of ore delineated. 19 RC holes were drilled in 1997 in the JOJO property with the deepest hole at 67.10 meters and a total meterage of 475.80 meters. In 1998, they completed reclamation of the Hannador pit, part of its large lease holdings on Lightning Creek.

Central Claims

The Central claims are located in the upper Sovereign Creek basin area. Access is via the Swift River Forestry Road No. 1300 leading from Highway 26, between Quesnel and Barkerville. Upon reaching the junction, the 1300J road is taken for 9 km until the claims are reached. Much of the claim is located on the eastern flank of the Sovereign Mountain.

Prospecting, reconnaissance work and geochemical soil and rock sampling were conducted by Trifco Minerals Ltd. from 1983 to 1986 (Assessment Reports 13567, 14582, 15565) culminating in drilling five shallow holes in 1987 (Assessment Report 16589) to follow up on anomalous values found in the geochemical surveys. Up to 210 ppb Au was present in a rock sample from the area.

The depths of these hole ranged from 15-23 feet (4.5-7 meters). The few samples taken from the core did not reflect the anomalies in the geochemical soil and rock surveys.

Eastern Claims

There has been no documented minfiles or Assessment reports in this group of claims.

2. Work Program

The main target type for the property is orogenic/lode gold. A stream sediment, soil and rock sampling and a 1:10,000-scale structural mapping campaign are proposed for the summer of 2021 (see Figure 3). Soil sampling lines and ridge/spur sampling are recommended for the central and eastern claims.

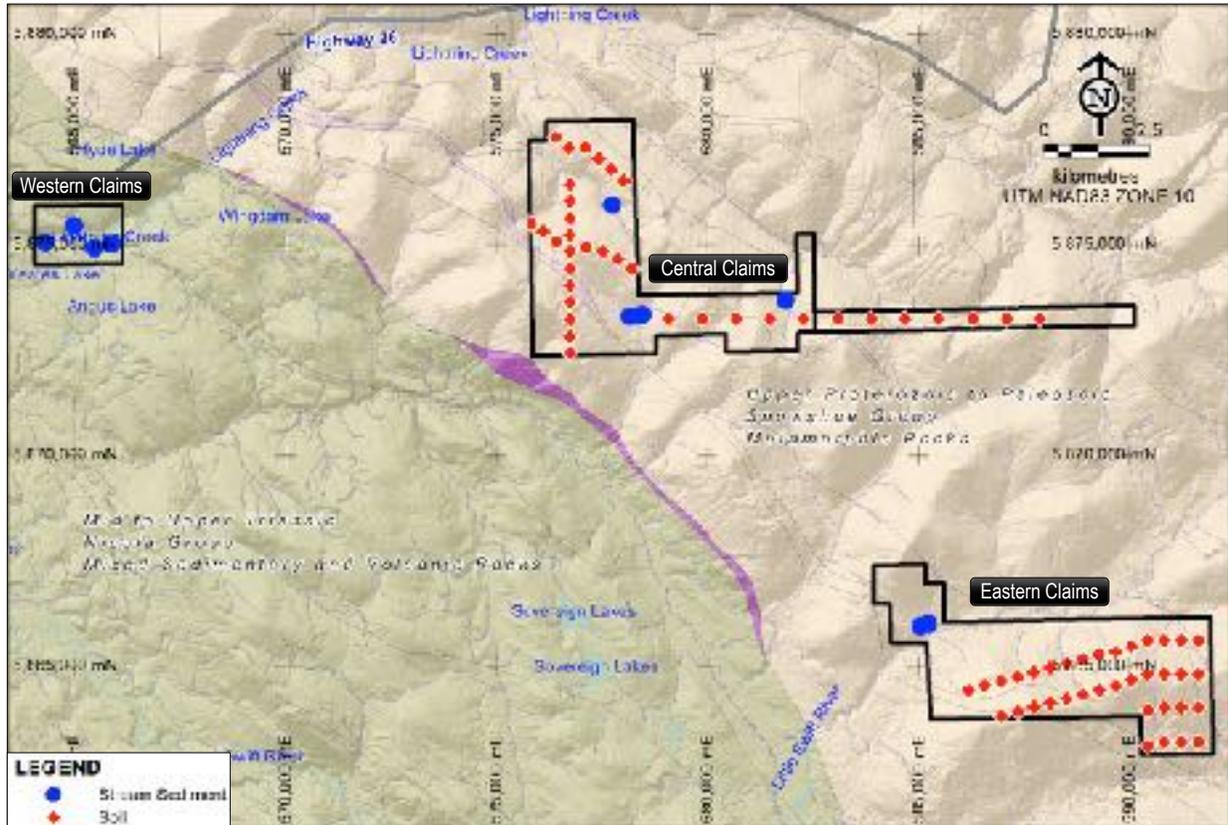


Figure 3. The three groups of claims showing proposed stream sediment and soil sampling locations with known water bodies overlain on regional geology.

For the Western claims (see Figure 4), ground-truthing and in-depth inspection of previous pits by Gallery Resources Ltd. in the 'black phyllites' is highly warranted along Mostique and Lightning Creeks including the existing min files in the area.

Proposed soil sampling lines and ridge-spur sampling at the Central claims (see Figure 5) are mainly oriented in a N-S trend and E-W trend to cut across the main structural fabric trending NW and the NE sub-trend in the area. The soil sampling points in N-S line combined with ridge-spur sampling have a sampling interval of 400 meters while the soil sampling points in the E-W line that covers the eastern part of the claims have a sampling interval of 800 meters. Rock sampling is recommended along these lines as well as any oxidized outcrops.

At the Eastern claims (see Figure 6), a 800-meter by 400-meter grid soil sampling program is proposed. The main line is oriented along the ridge of mountain. The 1:10,000 scale structural mapping campaign is proposed to document local shears and faults that could potentially control mineralization and vein occurrences in the three claims.

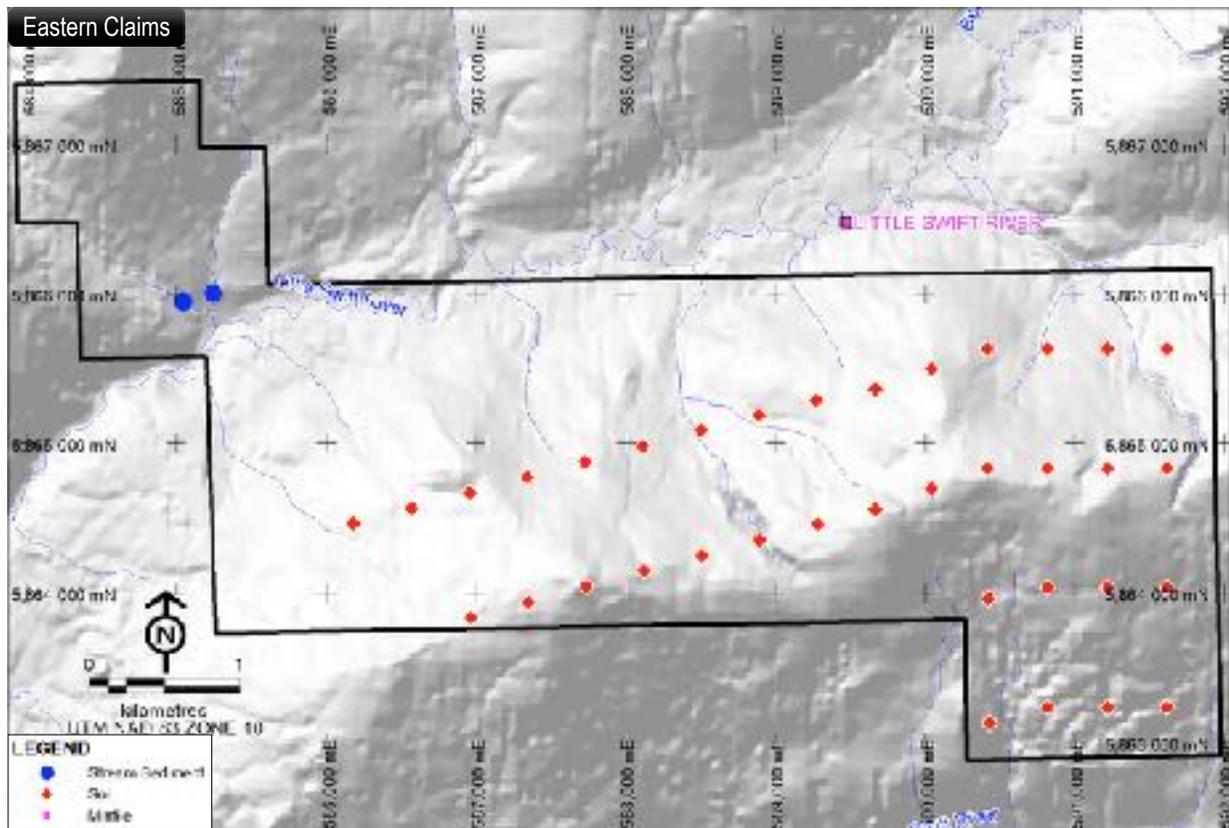


Figure 6. Eastern claim stream sediment and soil sampling locations and min files.