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SUMMARY REPORT ON GEOLOGY AND GEOCHEMISTRY OF EL CAPITAN PROPERTY

Capitan and Spaniard Claims

Vancouver Island, B.C.
Victoria Mining Division
NTS 92C/16E; 48°57'N Lat., 124°13'W Long.

for

DAYTON DEVELOPMENTS CORPORATION

February 27, 1987

by
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SUMMARY

Geological exploration including mapping, prospecting, rock sampling, soil sampling and minor silt sampling on the El Capitan property (Capitan and Spaniard claims) in the Victoria Mining Division, was carried out by MPH Consulting Limited in October, 1986.

The property is underlain by rocks of the Paleozoic Sicker Group, Triassic Karmutsen Formation and Jurassic Island Intrusions.

Mineralization in the form of pyrite in variable amounts is common in most rock types. Copper occurs mainly as chalcopyrite with minor bornite and malachite, within quartz veins and in shear zones crosscutting the Karmutsen Formation. Anomalous gold, silver and arsenic are commonly associated with copper mineralization.

Quartz veins and shear zones crosscutting the Karmutsen Formation were sampled in the area of the old El Capitan workings. A chalcopyrite-bearing quartz vein ("QVIW") yielded 0.69 g/t (0.020 oz/ton) Au, 32.9 g/t (0.96 g/t) Ag, and 10.88% Cu (sample 467). Gossanous, malachite and goethite stained tailings from the Adit No. 1 shear zone returned concentrations of 80.90 g/t (2.360 oz/ton) Au, 45.9 g/t (1.34 oz/ton) Ag and 10.32% Cu (sample 969) and 62.40 g/t (1.820 oz/ton) Au, 39.1 g/t (1.14 oz/ton) Ag, 1.34% Cu (sample 970) when assayed.

A quartz vein within quartz diorite has returned up to 200 ppb Au and 532 ppm Cu (sample 457B).

Felsic volcaniclastic rocks of the Sicker Group returned up to 50 ppb Au, 1.8 ppm Ag, 1089 ppm Cu and 32 ppm Pb (samples 477, 479). These samples were collected from a sequence of rusty bedded tuffs with a fine network of pyrite veinlets and disseminated pyrite.

Sedimentary rocks within the Sicker Group contain from 2-5% finely disseminated pyrite, and local pyrite mainly on fracture surfaces. Samples collected yielded concentrations of up to 30 ppb Au from chert/cherty tuff (625 ppb Au from 1985 sample); 470 ppm Cu from cherty argillite; and >1% Mn, >1% P and 6950 ppm Ba from a brown earthy lens within siltstone. Cherty units also contain up to 2160 ppm Ba.

Soil sampling (5.125 line kilometres; 25 m intervals, 199 samples) over the Spaniard claim (Grid A) and Capitan claim (Grid B) has outlined some anomalous areas mainly in the central portion of Grid A. Grid A, underlain predominantly by chert and cherty tuff of the Myra Formation, returned concentrations of up to 50 ppb Au, 1.4 ppm Ag, 182 ppm Cu, 64 ppm Pb, 176 ppm Zn, 7080 ppm Mn and 440 ppm Ba.

Grid B, underlain by Sicker Group layered sedimentary and volcaniclastic rocks and Karmutsen Formation basalt, returned concentrations of up to 90 ppb Au, 1.2 ppm Ag, 2141 ppm Cu, 136 ppm Pb, 202 ppm Zn. The southeastern extent of Grid B is apparently favourable and warrants further examination. Silt samples (6) taken in the Grid B area returned up to 276 ppm Cu, 3736 ppm Mn and 352 ppm Zn.

Results obtained from 1986 and previous work over both claims are encouraging and confirm this area as being a favourable environment for massive sulphide type deposits and quartz vein/shear zone associated copper, silver and gold. Further work is therefore recommended in three phases: Phase I, consisting of geological mapping and sampling, soil sampling, trenching, and a preliminary IP survey, at an estimated cost of $60,000; Phase II, consisting of diamond drilling in El Capitan adit area, and possibly grid areas, and geophysical surveys including IP, at an estimated cost of $100,000; and Phase III, consisting of a diamond drilling program, at an estimated cost of $200,000.

7.0 CONCLUSIONS

1. The Capitan Group is underlain by Mesozoic and Paleozoic rocks of the Vancouver and Sicker Groups, partly intruded by Jurassic Island Intrusions.

2. The Vancouver Group comprises a thick sequence of mafic flows and amygdaloidal, and feldspar porphyritic basalts of the Karmutsen Formation. The Sicker Group includes a locally folded sequence of felsic to intermediate volcaniclastics which are interbedded with sedimentary rocks including chert, argillite, siltstone, and sandstone, and gradations between these lithologies. This sequence may be correlative to the Myra Formation which hosts Westmin's stratabound, volcanogenic, massive sulphide deposits near Buttle Lake.

3. Manganese-rich chert interbedded with tuffs of the Myra Formation on the Spaniard claim have returned anomalous gold from lithogeochemical analyses (up to 30 ppb Au from rocks collected in 1986, and 625 ppb Au from rocks collected in 1985).

4. Soil geochemistry on Grid A shows that this area is high to anomalous in manganese with associated anomalous gold, silver, lead and zinc (up to 50 ppb Au, 1.4 ppm Ag, 64 ppm Pb, and 176 ppm Zn), concentrated on L4+00S.

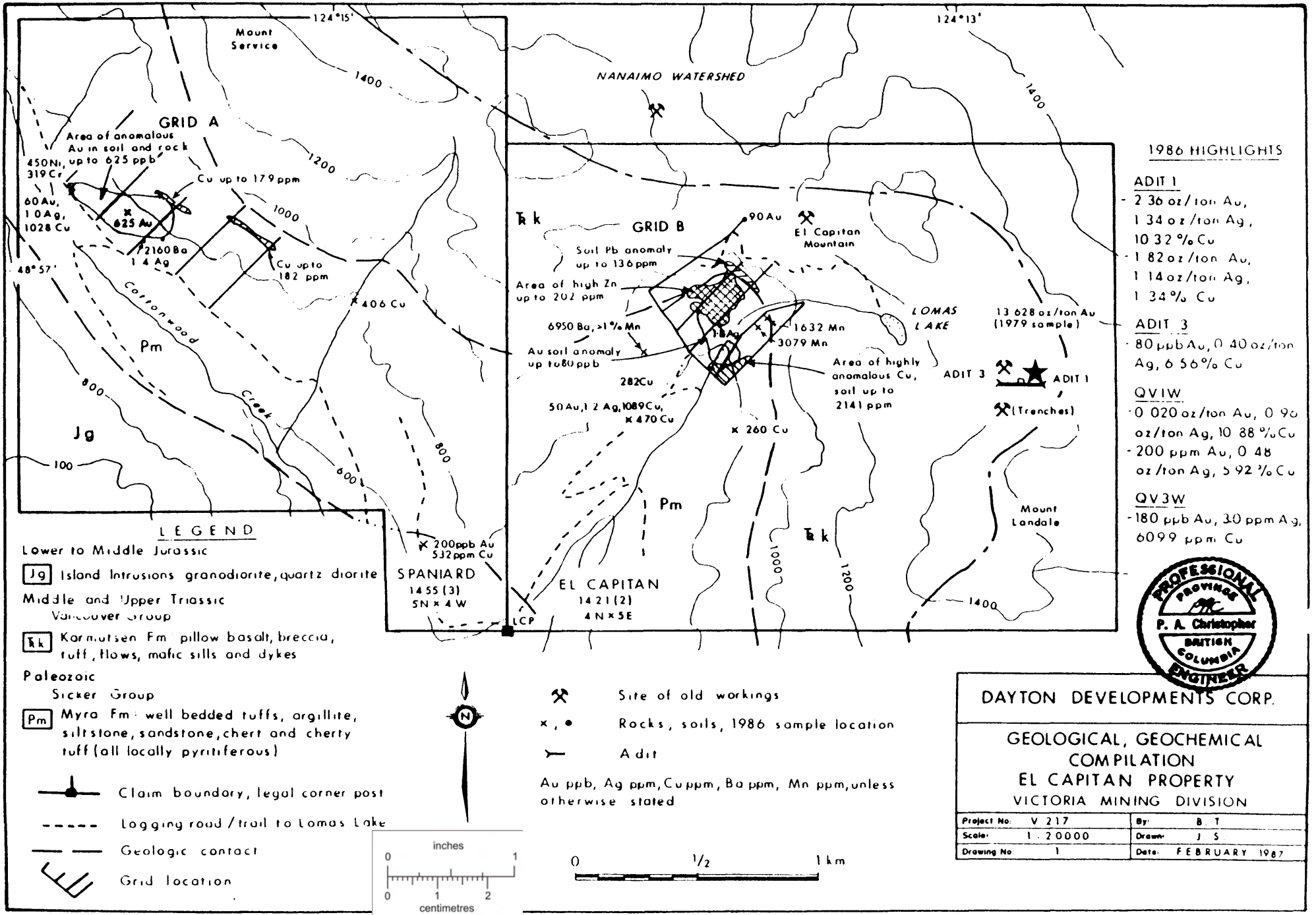
5. Quartz veins containing up to 10-15% chalcopyrite locally, trenched in 1985, were chip sampled across the width (widths generally 15-20 cm). Analyses yielded up to 0.69 g/t (0.020 oz/ton) Au, 32.9 g/t (0.96 oz/ton) Ag, and 10.88% Cu when assayed (sample 467 "QV1W"). These veins crosscut the Karmutsen Formation, and are located near the old adits in the eastern Capitan claim area.

6. An east-west shear zone, crosscutting the Karmutsen Formation, also in the area of the old El Capitan workings, returned the highest concentrations for gold and silver. A sample of an oxidized, gossanous, copper stained rock from the tailings of the uppermost adit (Adit No. 1) (eastern side of mountain) returned 81.94 g/t (2.390 oz/ton) Au, 45.9 g/t (1.34 oz/ton) Ag, and 10.32% Cu when assayed.

7. Soil geochemistry over Grids A and B on the Spaniard and Capitan claims have confirmed previous anomalous results in these areas. Anomalous gold concentrations (up to 80 ppb) in the southeastern Grid B area appear to be related to extremely and highly anomalous copper concentrations also found in this area (up to 2141 ppm Cu).

8. Mineralization found on the property is mainly in the form of disseminated and fracture pyrite contained in most rock types, with copper mineralization apparently limited to quartz veins and shear zones. Gold and silver is associated with copper as well as manganese.

9. The 1986 field program has confirmed the potential for mineralization on the property and a new exploration program consisting of Phase I trenching, rock and soil geochemistry, and geophysics is recommended, at an estimated cost of $60,000. Phase II IP surveys and diamond drilling is recommended at an estimated cost of $100,000. Phase III diamond drilling, at an estimated cost of $200,000, is contingent on Phase II results, which is contingent on Phase I results.



1986 HIGHLIGHTS

ADIT 1
- 2.36 oz/ton Au, 1.34 oz/ton Ag, 10.32 % Cu
- 1.82 oz/ton Au, 1.14 oz/ton Ag, 1.34 % Cu

ADIT 3
- 80 ppb Au, 0.40 oz/ton Ag, 6.56 % Cu

QV1W
- 0.020 oz/ton Au, 0.96 oz/ton Ag, 10.88 % Cu
- 200 ppm Au, 0.48 oz/ton Ag, 5.92 % Cu

QV3W
- 180 ppb Au, 3.0 ppm Ag, 6099 ppm Cu

LEGEND

Lower to Middle Jurassic

Jg Island Intrusions granodiorite, quartz diorite

Middle and Upper Triassic
Vancouver Group

Tkk Karmutsen Fm: pillow basalt, breccia, tuff, flows, mafic sills and dykes

Paleozoic
Sicker Group

Pm Myra Fm: well bedded tuffs, argillite, siltstone, sandstone, chert and cherty tuff (all locally pyritiferous)

- Claim boundary, legal corner post
- Logging road / trail to Lomas Lake
- Geologic contact
- Grid location
- Site of old workings
- Rocks, soils, 1986 sample location
- Adit

Au ppb, Ag ppm, Cu ppm, Ba ppm, Mn ppm, unless otherwise stated

0 1/2 1 km

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GEOLOGICAL, GEOCHEMICAL COMPILATION
EL CAPITAN PROPERTY
VICTORIA MINING DIVISION

Project No:	V 217	By:	B. T
Scale:	1:20000	Drawn:	J. S
Drawing No:	1	Date:	FEBRUARY 1987