The Issuer shall have the exercised the Option and shall have acquired a 100% interest in and to the Nit Nat Property upon the Issuer making the cash payment of \$14,800 as set out in subparagraph i) above; the issuance of 200,000 the shares in the capital of the Issuer as set out in subparagraphs iii) (b), (c), (f), (h) and (j) above and by having incurred cumulative Exploration Expenditures of \$500,000 in accordance with subparagraph (iii) (i) set out above, at a time when the Issuer is not in default under the Option Agreement.

In the Option Agreement, "Exploration Expenditures" means all costs and expenses incurred by the Issuer on or in connection with the exploration and development of the Nit Nat Property and shall include all monies required to maintain the Nit Nat Property in good standing in accordance with the laws of the Province of British Columbia.

It is a term of the Option Agreement that upon the Issuer having exercised the option, C.R.C. shall be entitled to receive 2.0% of net smelter returns (the "Royalty"). The Issuer, at any time upon 30 days' notice to C.R.C., has the right to purchase all of the Royalty for the sum of \$2,000,000, up to 50% of which may be paid, at the election of C.R.C., by the allotment and issuance to C.R.C. of shares in the capital stock of the Issuer at a deemed value per share based on the market value.

Following the exercise of the option, C.R.C. shall deliver to the Issuer recordable bills of sale or other applicable conveyancing documentation sufficient to the effect the transfer of a 100% interest in and to the Nit Nat Property to the Issuer.

The Option Agreement shall terminate upon the Issuer giving 60 days' notice to C.R.C., or upon the occurrence of any one of the following events:

- (a) failure of C.R.C. to receive any one of the cash payments as set out in the Option Agreement; or
- (b) failure of the Issuer to incur Exploration Expenditures or before the last date for the incurrence of such as set out in the Option Agreement.

C.R.C. Explorations Limited and Promin Explorations Limited, both controlled by Craig Payne, are at arm's length to the Issuer.

Description of the Nit Nat Property

The Company commissioned a report entitled "Report on the Nit Nat Property - Victoria and Alberni Mining Divisions, Nitinat Area, British Columbia" dated November 8, 1991 (the "Report"). The Report, prepared by Dr. Peter A. Christopher, P.Eng., is summarized below. This information is provided for the convenience of the reader and reference should be made to the Report for more detailed information. The Report summarizes the results of the 1990 field program and provides recommendations for further success contingent exploration. The complete text of the Report, including large scale maps, may be examined during normal business hours at the head office of the Issuer and is available for inspection at the Registered Office of the Issuer located at 2550 - 555 West Hastings Street, Vancouver, British Columbia, V6B 4N5 during normal business hours while the primary distribution of the securities offered hereunder is in progress and for a period of thirty (30) thereafter.

Location

The Nit Nat Property is located in the Victoria and Alberni Mining Divisions, south central Vancouver Island, British Columbia. The property straddles the Nitinat River approximately 105 kilometres northwest of the City of Victoria.

Topography & Vegetation

Elevations range from about 60 metres to over 280 metres. The property is moderately sloped except where limestone and volcanic rocks form bluffs. Vegetation is typical west coast rain forest.

Property

The property, consisting of 41 claims units in four metric claims, covers about 1,025 hectares. Pertinent claim data is summarized below:

<u>Name</u>	Record #	<u>Units</u>	Shape	Record Date_	Expiry	
BDC 3	2488(2)	20	5Nx4W	23-2-90	Feb. 23/93	
Parker 3	4060(4)	5	5Sx1W	10-4-90	Apr. 10/93	
Tuck 3	4059(̀4)́	10	5Ex2N	10-4-90	Apr. 10/93	
Granite 3	4061(́4)	6	2Sx3E	10-4-90	Apr. 10/93	

In the event the Issuer is unable to complete and file Stage I of the proposed work program by February 23, 1993, the Issuer intends to pay the sum of 2,000 (20 units x 100/unit) as cash in lieu to extend the BCD 3 claim for a further period of one year. In the worst case scenario, a total of 3,000 will be paid on all four claims comprising the Nit Nat Property. Funds for the cash in lieu payment, if required, will be advanced to the Issuer by a director of the Issuer.

History

The original discovery of gold mineralization in the area of the property appears to have been made by prospector Wally Deans who made several copper and gold discoveries in the area. Over the past 20 years, Mr. Deans periodically staked claims in the immediate area and programs of geochemical sampling, geophysical surveying and geological mapping were carried out over that period by a number of companies.

Work Programs

Tycoon Ventures Limited retained Promin Explorations Limited to complete an initial geological, geochemical and geophysical exploration program during April and May of 1990 and retained Peter Christopher & Associates to prepare an engineering report on the property.

Geological mapping and prospecting were carried out and soils were collected at 25 metre intervals along grid lines spaced at 100 metre intervals. Samples were analyzed for 30 element ICP with gold analysis by atomic absorption. A magnetometer and VLF-EM survey were conducted over a total of approximately 27 line kilometres. Dr. Christopher confirmed the property location, sampled old workings and examined the geological setting of the prospect.

Regional Geology

The Nit Nat property is situated in the Insular Tectonic Belt which is mainly underlain by Paleozoic and Mesozoic volcanics and related sedimentary rocks. Triassic rocks of the Vancouver Group are predominant in the local area.

Regional tectonic analyses show a major north-south oriented fault zone which truncates and displaces Vancouver Group rocks. The property is bisected by a northwest-southeast trending zone called the Tuck Lake Fault Zone. This zone appears to separate Karmutsen basalt and Quatsino limestone to the west from Bonanza Group volcanic rocks to the east.

Property Geology

Geological mapping shows the property to be underlain to the west of the Tusk Lake Fault Zone by northwest trending Vancouver Group rocks with volcanic rocks of the Karmutsen Formation and limestones of the Quatsino Formation distinguished as map units. Volcanic flows, tuffs and breccias that occur east of the fault zone have been correlated with the Jurassic Bonanza Group.

Mineralization and Alteration

Chloritization and epidotization is common in the Karmutsen and Bonanza volcanics. Calcite and quartz veining occurs in structurally controlled zones and forms stockwork or breccia zones. Stockwork zones often contain disseminated pyrite with lesser chalcopyrite and pyrrhotite. Breccia zones are strongly silicified and pyrite, pyrrhotite, miner chalcopyrite and traces of galena and sphalerite were identified.

The Tuck Lake Fault Zone contains little outcrop with angular float boulders providing the best indication of bedrock. Some of these rocks carry up to 12% disseminated pyrite, pyrrhotite, trace chalcopyrite and hematite.

Breccia zone style mineralization occurs in four areas which were mapped and sampled during the 1990 field program. These zones were the main target of previous exploration programs (W.G. Stevenson, P.Eng, 1983 and Peter A. Christopher, 1984) with assays of up to 0.572 oz Au/ton from a 6" chip sample collected by W.G. Stevenson.

During the 1990 program (Craig Payne), eleven samples collected from area 1 contained up to 240 ppb gold (grab 22) and 7,827 ppm copper (dump sample #27). Five samples collected from area 2, with float sample 36 returning 1,805 ppm copper, 15,956 ppm lead, 49,991 ppm zince and 10,100 ppb gold. Twelve samples were collected from area 3 with chip samples 44 and 45 returning a weighted average of 6,872 ppb over 1.4 metres with sample 44 containing 11,500 ppb over 60 centimeters. Five chip samples were collected from area 4 with samples 46 to 48 returning a weighted average of 1,741 ppb gold over 1.1 meters and sample 48 containing 4,570 ppb gold over 20 centimeters.

The Tuck Lake Fault Zone is occupied by locally silicified and calcareous volcanic rocks. Pyrite, pyrrhotite and hematite are disseminated throughout the zone. Samples yield analyses of up to 3,280 ppb gold and 1,296 ppm zinc.

The following table summarizes significant samples from the Nit Nat Property.

Sample #	<u>Type</u>	Length	Cu	<u>PPM</u> <u>Zn</u>	<u>PPB</u> <u>Au</u>
		Christopher (1	984) Sample	es	
PC9074-1	Chip	50 cm	207	76	314
PC9074-2	Chip	80 cm.	7	38	227
PC9074-3	Chip	80 cm.	18	62	98
PC9074-4	Chip	200cm	52	46	396
		Payne (1990) Sam	pes > 100 pj	pb Au	
17	Grab		25	83	101
22	Grab		5178	72	240
24	Grab		3764	56	134
27	Grab		7827	36	210
32	Chip	15 cm.	56	98	390
33	Grab		24	122	240
34	Chip	25 cm.	1747	45	1750
36	Grab		1805	49991	10100
37	Chip	20 cm.	183	446	6610
38	Chip	10 cm.	18	56	980
39	Chip	30 cm.	47	69	350
41	Chip	40 cm.	10	29	1640
42	Chip	40 cm.	288	14	103
43	Chip	20 cm.	11	67	130
44	Chip	60 cm.	10	22	11500
45	Chip	80 cm.	10	45	3400
46	Chip	50 cm.	99	81	850
47	Chip	40 cm.	247	49	1440
48	Chip	20 cm.	160	43	4570
49	Chip	30 cm.	13	87	620
50	Chip	60 cm.	39	131	760
51	Chip	60 cm.	6	38	800
52	Grab		42	79	450
53	Grab		8	39	123
54	Grab		2095	61	2180
55	Grab		9210	63	370
56	Grab		2704	59	720
57	Grab		50	51	5120
58	Grab		1733	22	28900
59	Grab		17	60	7660
60	Grab		289	79	5030
61	Grab		65	105	250
63	Chip	30 cm.	233	56	98 0
7 0	Grab		14	14	300
72	Grab		6	100	3230
95	Grab		5	1	360
116	Grab		61	84	130

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Geochemical Survey

A total of 1203 soil samples were collected. Samples were analyzed for 30 element ICP and gold by atomic absorption. Results for gold, silver, arsenic, zinc and molybdenum are summarized below.

Gold

Gold values varied from the lower detection limit of 1 ppb to 540 ppb with 78 values between 21 ppb and 60 ppb considered to be anomalous and 23 values of more than 61 ppb considered highly anomalous. Three gold anomalies have significant lateral extent and one extends for 1,700 metres with widths ranging from 25 to 100 metres. This anomaly is coincident with a magnet low and with rock samples which yielded anomalous gold values. Other gold anomalies occur coincident with some of the arsenic, zinc and silver anomalies.

<u>Silver</u>

Silver values varied from the lower detection limit of 0.1 ppm to 7.8 ppm with 8 anomalous values between 1 and 2 ppm and 13 highly anomalous values of more than 2 ppm. One anomaly extends for a length of 900 metres and is coincident with a VLF-EM anomaly and with anomalous zinc, arsenic and molybdenum soil values.

<u>Arsenic</u>

Arsenic values varied from 2 ppm to 236 ppm with 49 values of more than 30 ppm considered anomalous and 21 values of more than 71 ppm considered highly anomalous. Arsenic values are considered to be of interest because of the common association of arsenic and gold mineralization. One 700 metre long arsenic anomaly is coincident with or subparallel to anomalous zinc, molybdenum and silver values in soils with a VLF-EM anomaly. A second arsenic anomaly extends for 500 metres and is coincident with or parallel to anomalous copper, mobydenum zinc and gold values.

Zinc

Zinc values varied from 21 ppm to 1693 ppm with 49 values of more than 250 ppm considered anomalous and 29 values of more than 451 ppm considered highly anomalous. One 950 metre long anomaly parallels a geophysical anomaly and is coincident with anomalous silver, molybdenum and arsenic values. A second zinc anomaly is 500 metres in length and up to 75 metres wide. This anomaly is coincident with anomalous copper, arsenic, molybdenum and gold values.

Molybdenum

Molybdenum values range from 1 ppm to 89 ppm with 19 values of 20 ppm or more considered anomalous and 8 values of more than 41 ppm considered highly anomalous. Anomalous molybdenum values are coincident with anomalous zinc, arsenic and silver values.

Geophysical Survey

A total of about 27 line kilometres of VLF-EM and magnetic surveying was completed over the 1990 grid area. The survey identified a number of anomalies of three main types.

- 1. Magnetic lows associated with moderate to strong VLF-EM anomalies.
- 2. Magnetic highs in the area of the volcanic-limestone contact.
- 3. Weak to moderate VLF-EM anomalies parallel to subparallel to fault or contact zones.

The 1990 field program conducted on the Nit Nat Property has outlined three types of mineralization targets; the Tuck Lake Fault Zone, intercalated volcanic/limestone contact; and the quartz/carbonate breccia zones.

The Tuck Lake Fault Zone combines a favourable geological environment with strong gold geochemical response, a magnetic low and a moderate strength VLF-EM anomaly. Anomalous gold values in soils between 20 ppb and 540 ppb extend for 1700 meters along the fault zone to the northern edge of the grid. Grab rock samples from the zone contained up to 3280 ppb. Anomalous gold in soils, magnetics and VLF-EM are open to the north and grid extension is required for further anomaly definition. Since gold content of rock samples appear to vary with sulfide content, an induced polarization survey is recommended to evaluate the sulphide content of the zone.

Intercalated volcanics and limestone contact zone occur west of the Tuck Lake Fault Zone where the pattern is complicated by faulting The zones are coincident with anomalous soil values for silver, zinc, arsenic and molybdenum with values up to 7.8 ppm silver, 1693 ppm zinc, 236 ppm arsenic and 89 ppm molybdenum. Gold values up to 137 ppb have been detected in the northerly extensions of the geochemical anomalies. Multi-element anomalies extend to the northern and southern grid boundaries. On the east flank of the northerly geochemical anomaly is a strong VLF-EM response that may be caused by sulphide mineralization. Magnetic highs are scattered through the contact area and should be prospected for skarn mineralization. Rock grab samples collected by Payne (1990) from the area contained up to 60,819 ppm zinc and 13,365 ppm copper.

Quartz/Carbonate breccia zones in the south-central part of the grid area have been explored by surface exploration programs in the past but have never been systematically drilled or trenched. Gold in soil anomaly 3 and a number of strongly anomalous rock samples were obtained during the 1990 program. The zone is pervasively silicified and requires rock trenching to obtain representative surface sample. Previous sampling (Christopher, 1984 and Payne, 1990) has resulted in anomalous values being obtained from similar intervals and suggests a correlation between sulfide and gold content. A magnetic low and a number of moderate to strong VLF-EM conductors pass through the quartz/carbonate breccia zone. Grab sample 058 from the area returned 28,900 ppb gold and chip samples at the west end of gold anomaly 3 returned 1.4 meters of 6,872 ppb gold (Payne, 1990). Four rock samples from the Quartz/Carbonate breccia zone collected by Christoper (1984) returned anomalous gold values from 98 ppb to 396 ppb.

Conclusions and Recommendations

The initial exploration program conducted for the Issuer on the Nit Nat Property has been successful in locating three types of mineralization which been anomalous soil geochemical, magnetic and VLF-EM response that warrants follow up with grid extension, prospecting, induce polarization (Tuck Lake Fault Zone and Quartz/Carbonate breccia zone) and trenching to define areas for drill testing.

A success contingent, staged exploration program is recommended for further evaluation of the Nit Nat Property. A Stage I program of grid extension, anomaly prospecting, induced polarization, and trenching is recommended at an estimated costs of \$90,000. Costs estimates for the proposed exploration Stage 1 program is as follows:

COST ESTIMATES

STAGE I - TRENCHING, DRILLING

Mobilization and Project Preparation		\$ 1,500
Grid Preparation		3,000
Room and Board		7,00
Transportation		3,500
VLF-EM and Magnetometer Survey		5,000
Geochemical Sampling and Analyses		15,000
Induced Polarization Survey		16,000
Trenching, Road and Site Preparation		7,00
Supervision, Mapping and Prospecting		15,000
Supplies and Expendables		1,000
Reporting		5,000
Assessment Filing		1,000
Contingency		_10,000
	Stage I Total	<u>\$ 90,000</u>

There are no known reserves of commercial ore located on the Nit Nat Property. The Issuer is conducting an exploratory search for ore only.

There are no known material underground or surface workings, plant or equipment located on the Nit Nat Property, except as disclosed herein.

Geological Service Agreement

Pursuant to a Geological Service Agreement made as of the 15th day of January, 1990, the Issuer retained the services of Promin Explorations Limited ("Promin"), of 2197 Park Crescent, Coquitlam, British Columbia to carry out and manage all exploration and development work on and in respect of the Nit Nat Property during the currency of the Option Agreement. Payment for these services is based on agreed rates. Promin is an independent contractor retained by the Issuer.





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see Fig. 8 for detail

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Note: Core boxes were weather beaten from being stored in the			
field. Some had been tipped over in the past and minor core lost.			
All boxes were found to be labelled with sometimes barely visible			
markings of hole number and footage except box #13 which had			
no readable markings (see previous "Note"). All 19 of the boxes			
that comprise hole 87-8 were logged. Some minor gaps in the core			
are presumed due to loss while in storage. Reduced core recovery			
attributable to drilling is 85% at 31.09 to 34.14 m and 90% at 76.2			
to 79.86 m. Core recovery elsewhere appears to be 100%.			

Hole no. 87-8

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