

WINDSOR COURT HOLDINGS INC.

Summary Report

on the

COPPER ROAD PROPERTY

Nanaimo M.D.

N.T.S. 92K/03W

November 04, 1991  
Vancouver, B.C.

Sookochoff Consultants Inc.  
Laurence Sookochoff, P.Eng.

Windsor Court Holdings Inc.

TABLE OF CONTENTS

	Page
INTRODUCTION -----	1.
SUMMARY & CONCLUSIONS -----	1.
PROPERTY -----	3.
LOCATION AND ACCESS -----	3.
WATER AND POWER -----	4.
HISTORY -----	4.
GEOLOGY AND MINERALIZATION -----	5.
Regional Geology -----	5.
Property Geology -----	6.
Mineralization -----	7.
RECOMMENDED EXPLORATION AND DEVELOPMENT PROGRAM ----	7.
ESTIMATED COST OF RECOMMENDED PROGRAM -----	8.
CERTIFICATE -----	9.
BIBLIOGRAPHY -----	10.

	ILLUSTRATIONS	Page
Figure 1	Location Map	2.
Figure 2	Claim Map	3.
Figure 3	Geology Map	6.

Windsor Court Holdings Inc.

Summary Report  
on the  
Copper Road Property

---

INTRODUCTION

At the request of the Directors of Windsor Court Holdings Inc., the writer prepared the following summary report on the Copper Road Property with a view to exploration on this past producer to possibly delineate additional economic mineral zones.

The information for this report was obtained from publications as cited under the Bibliography section of this report. A property examination was not performed.

SUMMARY & CONCLUSIONS

The Copper Road claims, which is located on Quadra Island, and accessible by ferry from Campbell River on Vancouver Island, contain a mineral bearing structure from which mining up to 1969 produced 5,220 tons of ore resulting in 23 ounces of gold, 2,802 ounces of silver and 402,848 pounds of copper.

The mineral zones are hosted by a shear zone up to nine metres wide hosted by volcanics of the Karmutsen Formation and consist of quartz and copper sulphides to variable degrees. A 1983 report by H. Wahl on a reserve calculation on the Copper Road property indicated 60,000 tons of +2% copper. The reserves were based on exploration results which included diamond drill holes. Wahl reports that the potential of the shear to a depth of 500 feet indicates two "ore" shoots, but the down-dip potential of what may be a feeder zone has not been defined.

It is concluded that the Copper Road deposit contains two drill indicated mineralized lenses which are indicated to contain 60,000 tons of potentially economic mineralization. If sufficient reserves are developed below the 500 foot, where there is an indicated potential, an underground exploration and development program could be justified.

An exploration program to locate a prime target area to diamond drill test for extended mineralization to depth is warranted.

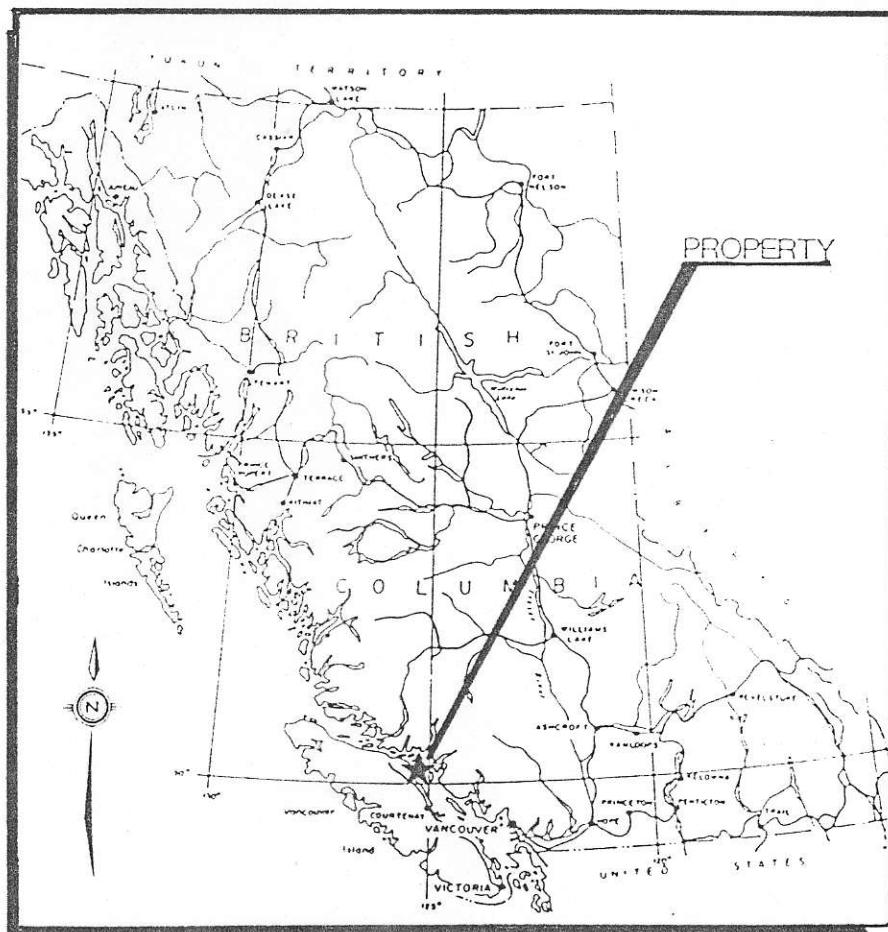


Figure 1. Location Map

PROPERTY

The property consists of four contiguous two-post claims. Particulars are as follows:

<u>Claim Name</u>	<u>Tenure No.</u>	<u>Expiry Date</u>
Copper Road No.1 - No.4	305474 - 305477	October 18, 1992

Any legal aspects regarding the Copper Road mineral claims is beyond the scope of this report.

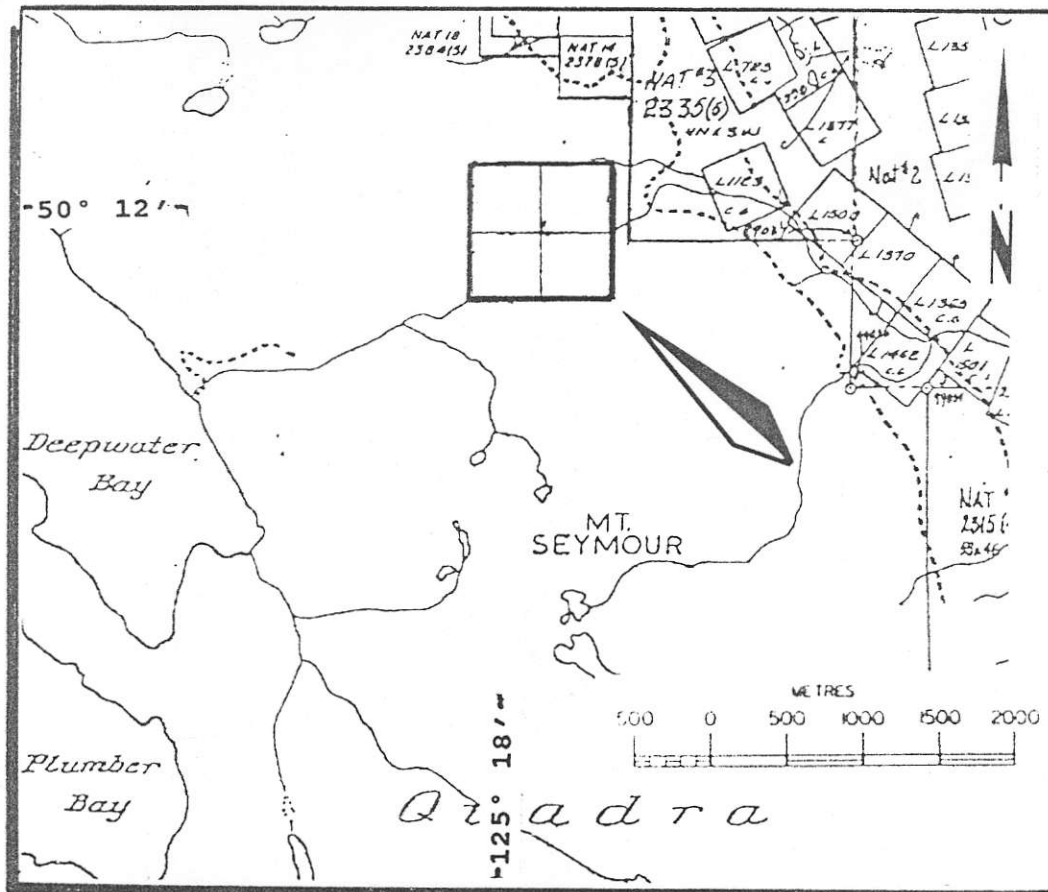


Figure 2. Claim Map  
(Department of Mines & Petroleum Resources)

LOCATION AND ACCESS

The property is generally located on Quadra Island which is within three kilometres off the east coast of Vancouver Island and is accessible by a 15 minute ferry trip to Quathiaska Cove on Quadra Island from Campbell River. An 18 kilometre road extends to Granite Bay whereupon the route turns west to Deepwater Bay for one kilometre then north along a logging road to the claims.

#### WATER AND POWER

Sufficient water for all phases of the exploration and development program should be available from water course covered or peripheral to the claim group.

Diesel-electric power would initially be required for exploration and development.

#### HISTORY

The history of the property is reported as follows:

1961: Golden Contact Mines drilled eight shallow holes totalling 948 feet. The holes were drilled around the shaft area.

1963: Optioned by Anaconda. Drilled 11,740 feet indicating reserves of 115,000 tons of 2.8% Cu and 0.5oz Ag/ton.

1962-1969: Lease mined by Robert J. Bennet who sank a 100 foot shaft and shipped a total of 5,064 DST to Britannia. The shipments graded 3.66% Cu, 0.51 oz Ag/ton and 0.008 oz Au/ton (Wahl 1983).

1953-1968: Total production (Mindep Files) of 5,220 Imperial tons resulting in 23 ounces gold, 2,802 ounces silver and 402,848 pounds of copper.

1970: Optioned by Western Mines who conducted geological, geochemical and geophysical surveys and drilled eight surface core holes for 4,737 feet.

1981: H. Wahl, P.Eng., estimated 60,000 tons of +2% Cu subject to confirmation by drilling and underground exploration. Wahl also reports that a higher grade extension could be included.

## GEOLOGY AND MINERALIZATION

### Regional Geology

The Copper Road Property area is within the Insular Belt which is the westernmost major tectonic subdivision of the Canadian Cordillera. According to Muller (1979), the Insular Belt (Island Mountains) contains a middle Paleozoic and a Jurassic volcanic-plutonic complex, both apparently underlain by gneiss-migmatite terranes and overlain respectively by Permo-Pennsylvanian and Cretaceous clastic sediments. A thick shield of Upper Triassic basalt (Karmutsen Formation) overlain by carbonate-clastic sediments separates these two in space and time.

The area is dominated by the Karmutsen Formation of the Vancouver Group which is intruded by the Island Intrusions. The Karmutsen, as described by Muller (1977) is:

"...composed of tholeiitic volcanic rocks, up to 6,000 m thick and underlying a large part of the island. In Carlisle's (1974) standard section the formation is composed of a lower member, about 2,600 m thick, of pillow lava; a middle member, about 800 m thick, of pillow breccia and aquagene tuff; and an upper member, about 2,900 m thick, of massive flows with minor interbedded pillow lava, breccia and sedimentary layers. Except in contact zones with granitic intrusions the volcanics exhibit low-grade metamorphism up to prehnite-pumpellyite grade..."

The Island Intrusions as batholiths and stocks of granitoid rocks ranging from quartz diorite (potash feldspar less than 10% of total feldspar; quartz 5-20%) to granite (potash feldspar more than 1/3 of total feldspar; quartz more than 20%). They underlie about one quarter of the island's surface and intrude Sicker, Vancouver and Bonanza Group rocks (Muller 1977). The southeastern limit of the Bedwell Batholith, part of the Island Intrusives, is covered in part by the property and extends northeasterly for 70 kilometres.

The structure of the island is almost entirely dominated by steep faults. Only the flysch-type Pennsylvanian and Jura-Cretaceous sediments and associated thin-bedded tuffs show isoclinal shear folding. Faulting and rifting probably occurred during the outflow of Karmutsen lavas in Late Triassic time, establishing the northerly and westerly directed fault systems affecting Sicker and Vancouver Group rocks (Muller 1977).

### Property Geology

According to the Minfile Report on the Copper Road, the claims are underlain by dark green to green andesitic lavas of the Upper Triassic Karmutsen Formation, Vancouver Group. Amygdaloidal areas contain zeolite and epidote, and in one place hematite and chalcopyrite filled amygdules.

Wahl (1983) reports that in the east, the volcanics are in fault contact with the younger Triassic Quatsino Formation, a well crystallized bluish limestone with occasional white recrystallized zones.

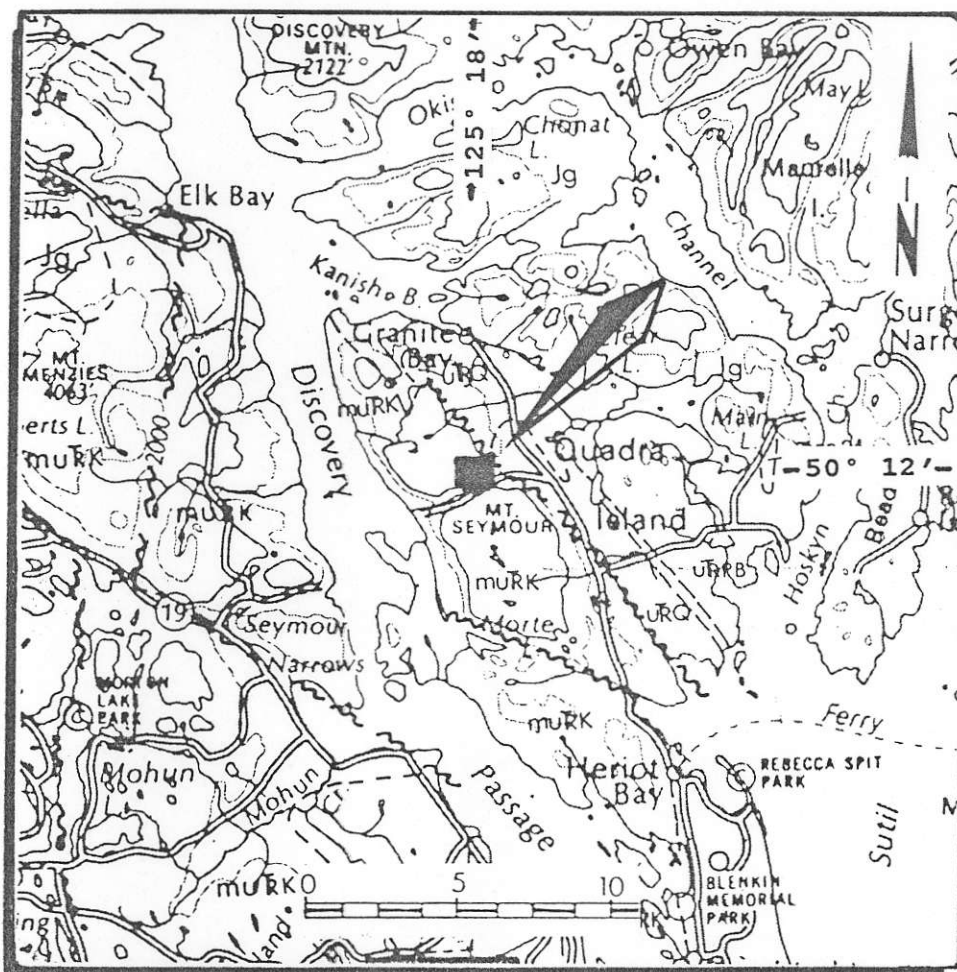
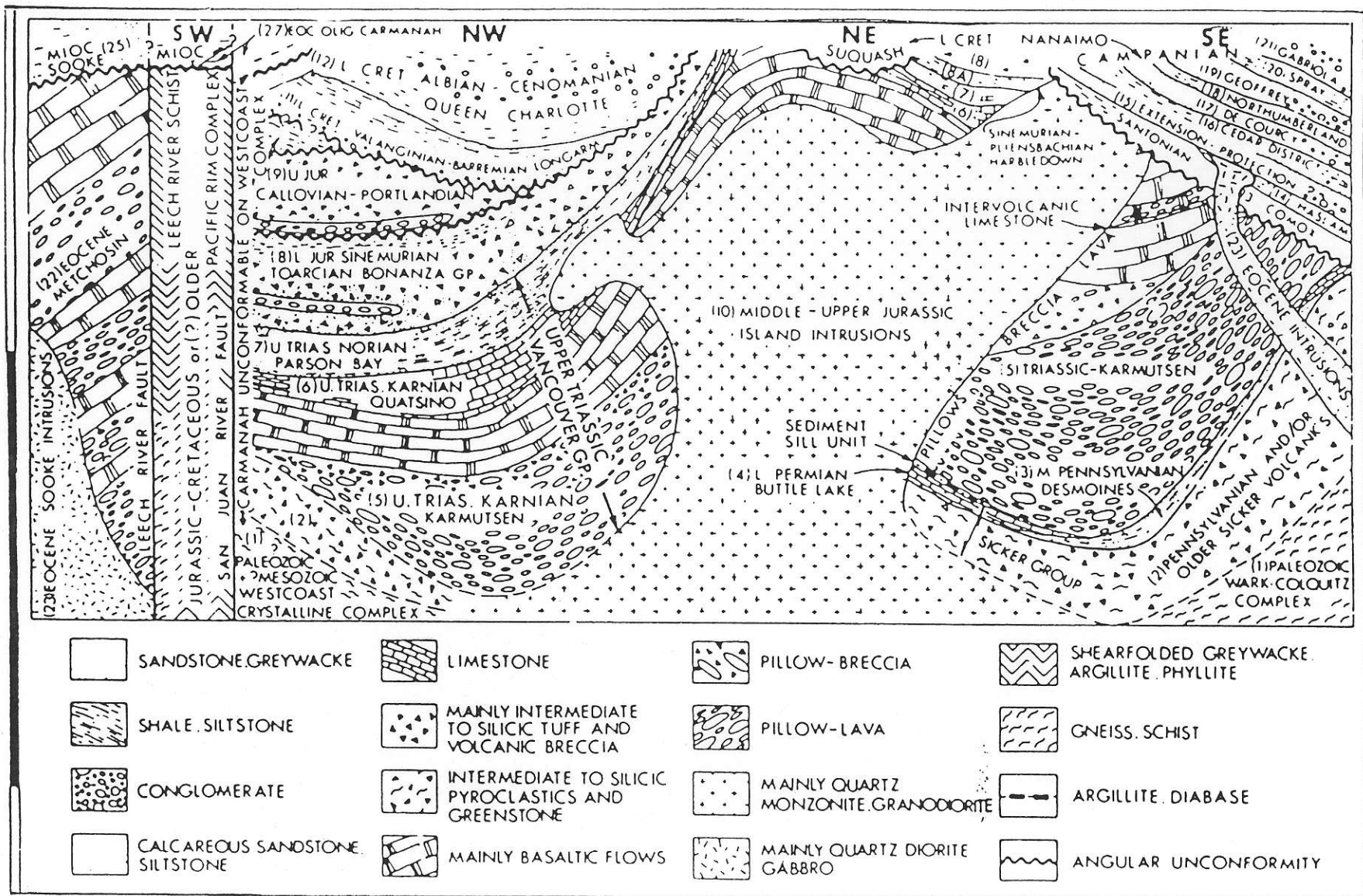


Figure 3. Geology Map  
Base Map: GSC Open File 463

A shear up to nine metres wide and 1,400 metres long contains quartz, calcite, bornite, chalcocite, chalcopyrite and native copper and malachite. The shear strikes 100 degrees and dips 80 degrees north.







## Mineralization

In the 1963 B.C. Minister of Mines Report, the mineralization is described as comprised of quartz and copper sulphides and as variable within the shear. Sulphide bearing quartz exposed at the shaft was not encountered in a drill hole to test the shear at the 200 foot level. The shear is strong, but the mineralization is only sparse bornite, chalcopyrite and native copper. At a location of an IP anomaly 1,000 feet distant, stronger mineralization reportedly occurs in the shear at depths up to 300 feet.

The report also states that native copper and, less commonly, chalcopyrite occur also as isolated grains in massive andesite. Chalcopyrite is veined by and included in bornite and chalcocite. Bornite commonly occurs as islands in chalcocite and as intergrowths.

Wahl (1983) reports that the potential of the shear to 500 feet has been fairly well defined and that two "ore" shoots referred to as the East and the West have been indicated but the downdip potential of what may be the "Feeder Zone" has not been defined. Wahl further states that this zone could represent a former flat-lying channel in flow tops, which controlled the initial mineralization and is now tipped on end, or it may mark the zone of ingress for hydrothermal quartz-sulphide solutions entering or traversing the already existent vertical shear.

## RECOMMENDED EXPLORATION AND DEVELOPMENT PROGRAM

As Induced Potential geophysics has been determined to be effective in locating mineralization within the shear zone, an initial program of an IP survey primarily over and to the east of the East Shoot and to the west along the shear zone is recommended. A pulse EM survey may also be performed over the shear zone. A second stage of diamond drilling to test the prime targets of the geophysical survey would follow.

ESTIMATED COST OF RECOMMENDED PROGRAM

Stage I

Geophysical survey	\$ 30,000.00
Engineering, supervision & associated costs	10,000.00
Reporting	<u>5,000.00</u>
	\$ 45,000.00
	-----

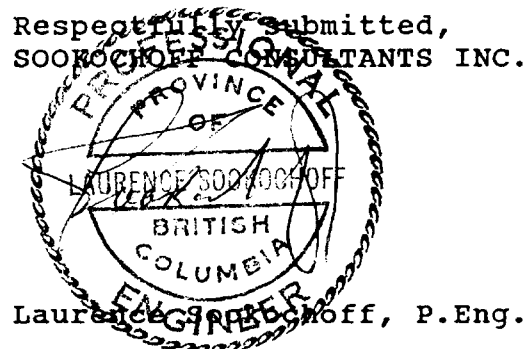
Stage II

Diamond drilling: 1,500 metres @ \$ 50.00	\$ 75,000.00
Engineering, supervision & associated costs	15,000.00
Data compilation and reporting	<u>7,500.00</u>
	\$ 97,500.00
	-----

Two stage total \$142,500.00

The second stage of the recommended program would only be initiated upon the completion of, and encouraging results from Stage I.

Respectfully submitted,  
SOOKOCHOFF CONSULTANTS INC.



Laurence Sookochoff, P.Eng.

November 04, 1991  
Vancouver, B.C.

CERTIFICATE

I, Laurence Sookochoff, of the City of Vancouver, in the Province of British Columbia, do hereby certify:

That I am a Consulting Geologist and principal of Sookochoff Consultants Inc. with offices at Suite 1027, The Standard Building, 510 West Hastings Street, Vancouver, B.C. V6B 1L8.

I further certify that:

1. I am a graduate of the University of British Columbia (1966) and hold a B.Sc. degree in Geology
2. I have been practising my profession for the past twenty-five years.
3. I am registered with the Association of Professional Engineers of British Columbia.
4. The information for this report was obtained from sources as cited under Bibliography. A personal property examination was not performed.
5. I do not have any direct or indirect interest in the property described herein nor in the securities of Windsor Court Holdings Inc.



Laurence Sookochoff, P.Eng.  
Consulting geologist.

November 04, 1991  
Vancouver, B.C.

BIBLIOGRAPHY

B.C. MINISTER OF MINES ANNUAL REPORT - 1953 -165; 1956 - A48;  
1961 - 91; 1962 - 95; 1963 - 98; 1964 - 151; 1965 - 225;  
1966 - 71; 1967 - 72; 1968 - 100.

DEPARTMENT OF ENERGY, MINES AND RESOURCES - Geophysical  
Series (Aeromagnetic) Map 8508G Osoyoos

DEPARTMENT OF MINES AND PETROLEUM RESOURCES - Mineral Titles  
Reference Map 92K/3W.

GEOLOGICAL SURVEY OF CANADA - Open File 463 Geology of  
Vancouver Island, Muller, 1977.

GEOLOGY, EXPLORATION AND MINING IN BRITISH COLUMBIA - 1969 -  
211; 1970 - 280; 1973 - 258; 1974 - 208; 1975 - E112.

GEORGE CROSS NEWS LETTER - December 07, 1972.

SOOKOCHOFF, L. - Summary Report and Exploration Results on  
the Tay Gold Property for Dalmatian Resources Ltd.  
September 1991.

Wahl, H. - Copper Road Property, March 1983, in Black Marlin  
Energy Corporation , Prospectus 13/10/83.