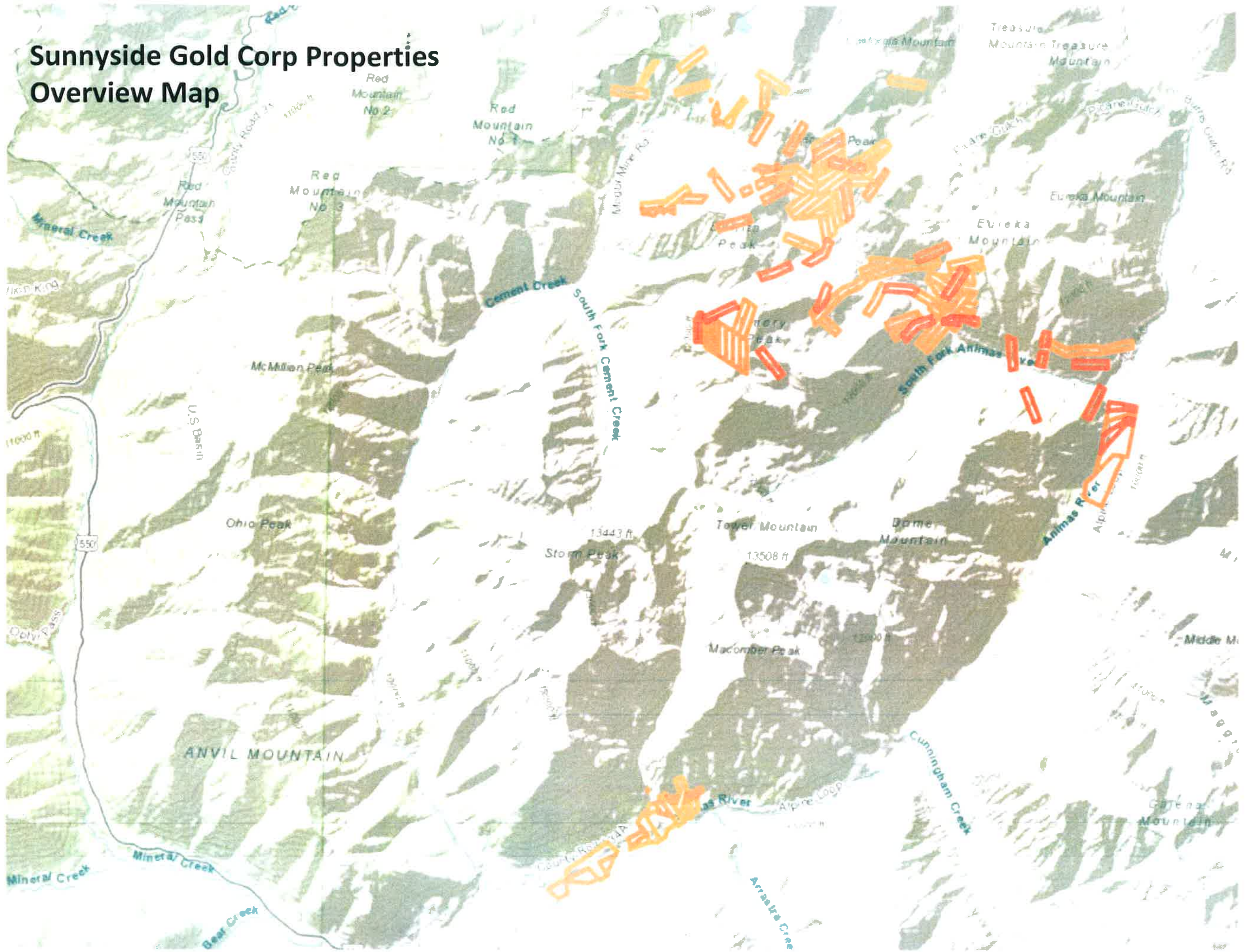


Sunnyside Gold Corp Properties Overview Map



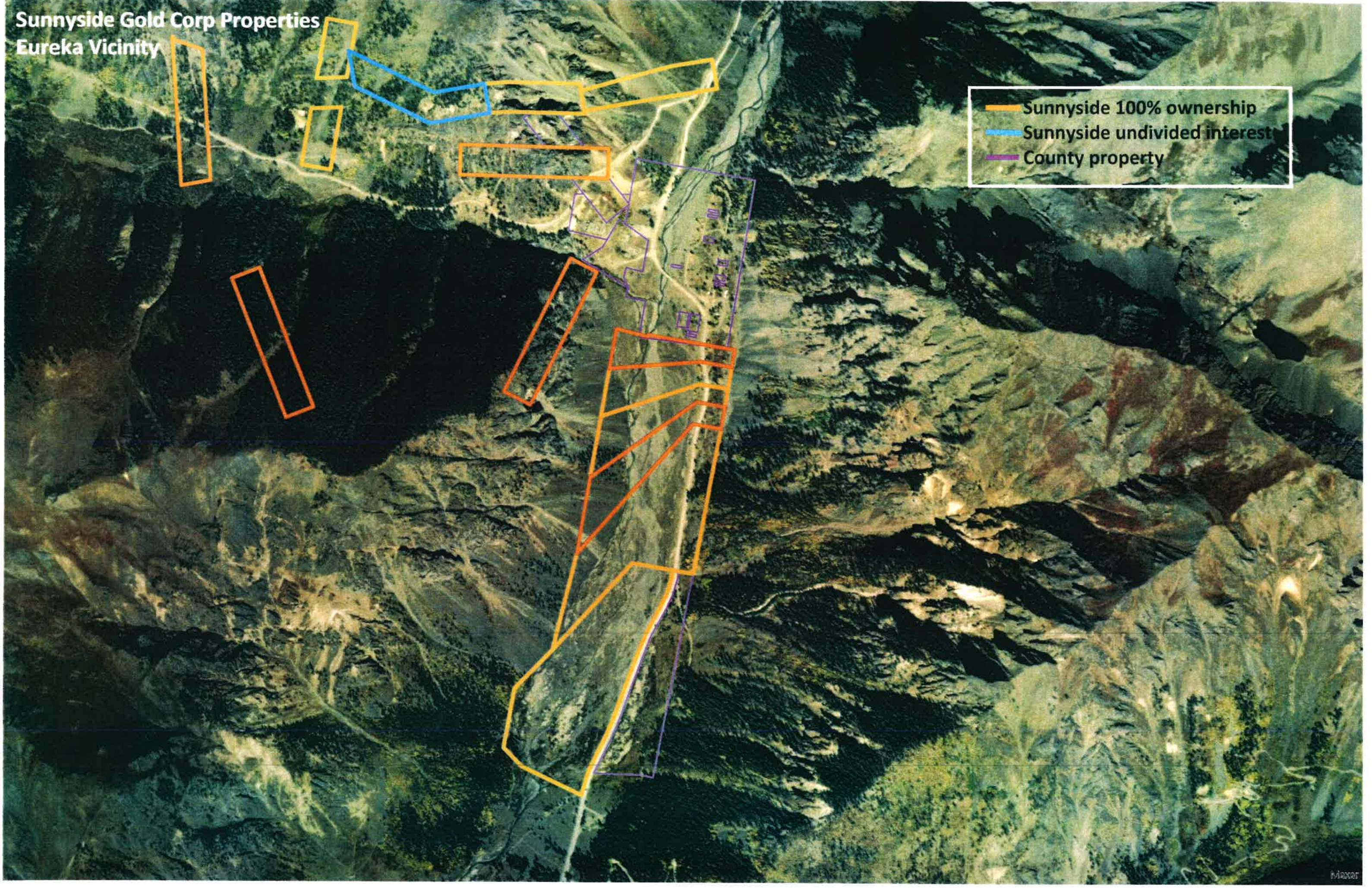
**Sunnyside Gold Corp Properties
Tailings Ponds Vicinity**

Water intake

Silverton Lakes
Campground



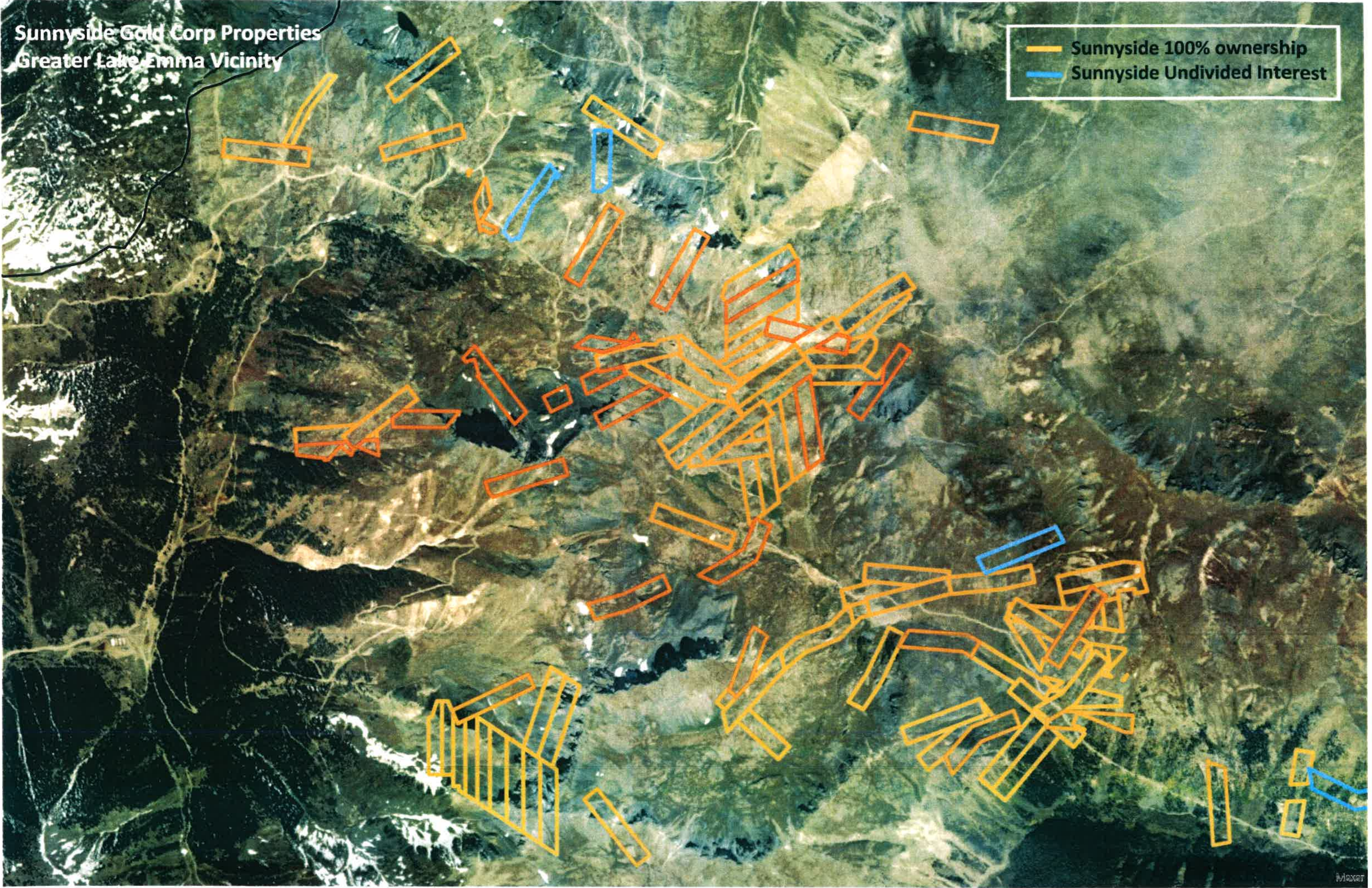
**Sunnyside Gold Corp Properties
Eureka Vicinity**



- Sunnyside 100% ownership
- Sunnyside undivided interest
- County property

**Sunnyside Gold Corp Properties
Greater Lake Emma Vicinity**

— Sunnyside 100% ownership
— Sunnyside Undivided Interest



Sunnyside Gold Corporation - Property List
Based Upon Tax Assessor Records and 2021 Tax Assessment Information
Effective 3-2-2022

Parcel/Tax ID	Claims or Sites Included in Parcel	Acreage	Appraised Value for Property Tax Purposes	Assessed Value	Actual Property Tax
#47730190030005	EUREKA TOWNSITE LOT 5 ACCORDING TO THE RECORDED BOUNDARY ADJUSTMENT THEREOF FILED FOR RECORD SEPTEMBER 30, 2011 AS RECEPTION #148168	17.700000	\$ 38,850.00	\$ 11,267.00	\$ 383.16
#47730190030006	EUREKA TOWNSITE LOT 6 ACCORDING TO THE RECORDED BOUNDARY ADJUSTMENT THEREOF FILED FOR RECORD SEPTEMBER 30, 2011 AS RECEPTION #148168	13.800000	\$ 36,900.00	\$ 10,701.00	\$ 363.90
#47730190050004	CASHIER LODE - MS 134 (UND 9/10 INT IN 10.5 ACRES), CENTENNIAL - MS 16635, NASBY - MS 2508, ROVING RANGER LODE - MS 151 A, TAGNER - MS 16804, WHITE STAR - MS 14368	51.341000	\$ 51,341.00	\$ 14,889.00	\$ 506.32
#47730300020001	EUREKA TOWNSITE LOT 1 ACCORDING TO THE RECORDED BOUNDARY ADJUSTMENT THEREOF FILED FOR RECORD SEPTEMBER 30, 2011 AS RECEPTION #148168	41.650000	\$ 71,650.00	\$ 20,779.00	\$ 706.62
#47730300020002	EUREKA TOWNSITE LOT 2 ACCORDING TO THE RECORDED BOUNDARY ADJUSTMENT THEREOF FILED FOR RECORD SEPTEMBER 30, 2011 AS RECEPTION #148168	93.360000	\$ 86,120.00	\$ 24,975.00	\$ 849.30
#47730300020003	EUREKA TOWNSITE LOT 3 ACCORDING TO THE RECORDED BOUNDARY ADJUSTMENT THEREOF FILED FOR RECORD SEPTEMBER 30, 2011 #148168	23.840000	\$ 66,920.00	\$ 19,407.00	\$ 659.96
#47730300020004	EUREKA TOWNSITE LOT 4 ACCORDING TO THE RECORDED BOUNDARY ADJUSTMENT THEREOF FILED FOR RECORD SEPTEMBER 30, 2011 #148168	19.320000	\$ 64,660.00	\$ 18,751.00	\$ 637.66
#47750090050001	CASHIER - MS 442, ORIENTAL - MS 566, PRIDE OF THE ALPS - MS 572	25.280000	\$ 22,373.00	\$ 6,488.00	\$ 220.64
#47750100050003	EMMA - MS 2273, LULU CARROLL - MS 873, MOTHER GOOSE - MS 17234, MOULTRIE LODE - MS 173, PAYMASTER - MS 1301, PONY - MS 2336 (UND 2/3 INT IN 8.10 ACRES)	42.492000	\$ 37,606.00	\$ 10,905.00	\$ 370.84
#47750100050031	MIDNIGHT - MS 5616	8.000000	\$ 7,080.00	\$ 2,053.00	\$ 69.82
#47750100050051	TAGGART - MS 2338 (UND 1/3 INT IN 7.22 ACRES)	2.406670	\$ 2,129.00	\$ 617.00	\$ 20.98
#47750110050002	PALOS - MS 18732, PALOS #1 - MS 18732, PALOS #2 - MS 18732, SUNNYSIDE #2 - MS 20003, SUNNYSIDE EXT - MS 1180, TERRY - MS 17986, MASTODON - MS 216, NO NAME - MS 2272, CROWN JEWEL - MS 20003, DOCTOR - MS 2093 A, ESMARALDA - MS 16165, GOLD PRINCE - MS 20003	89.173000	\$ 78,918.00	\$ 22,886.00	\$ 778.26
#47750110050022	FEARLESS - MS 17011	9.740000	\$ 8,620.00	\$ 2,500.00	\$ 85.02
#47750130050001	MUSKEGON - MS 1394, RARUS - MS 1401, NANTUCKET - MS 6954 (UND 5/12 INT IN 10.28 ACRES), DENVER - MS 1403, ALMA - MS 1708, CHARLTON - MS 1706	43.923300	\$ 43,923.00	\$ 12,739.00	\$ 433.20
#47750130050003	CLIMAX #3 - MS 19474, TIP TOP - MS 18108, TIP TIP #2 - MS 19474, TIP TOP #3 - MS 19474	26.105000	\$ 26,105.00	\$ 7,570.00	\$ 257.44
#47750140050002	REPUBLIC - MS 12724, RUBY - MS 18020, SHOSHONE - MS 17201, SILVER BOW - MS 18020, SUNNYSIDE - MS 438, SUNNYSIDE ANNEX - MS 16668, THUNDERBERG - MS 1395, WEDGE - MS 18160, ANACONDA - MS 18020, BAVARIAN - MS 1396, BRIGGS - MS 8400, BUTTE CITY - MS 18020, CLIMAX - MS 12723, CLIPPER - MS 1689, HERMAN - MS 1397, HIDDEN TREASURE EXT - MS 20003, LAKE - MS 2027, LAST CHANCE - MS 17901, LITTLE MARY - MS 2038, METROPOLIS - MS 1398, PEARL - MS 5975, QUAIL - MS 20003, RAYMOND - MS 18020	194.921000	\$ 179,498.00	\$ 52,057.00	\$ 1,770.26
#47750150050001	GEORGE WASHINGTON - MS 2028, GRAND VIEW - MS 17202, MOUNTAIN SHEEP - MS 17432, OREGON - MS 17233	35.658000	\$ 33,564.00	\$ 9,733.00	\$ 330.98
#47750150050002	HONECK - MS 16200, SILVER KING - MS 1857	17.431000	\$ 17,431.00	\$ 5,055.00	\$ 171.90
#47750150050011	PAYMASTER - MS 18080, WATERLOO - MS 17429	18.900000	\$ 18,900.00	\$ 5,481.00	\$ 186.40
#47750160050006	EMMA #1 - MS 17538, EMMA #2 - MS 17538, SMUGGLER - MS 1758	24.259000	\$ 24,259.00	\$ 7,035.00	\$ 239.24

Sunnyside Gold Corporation - Property List
Based Upon Tax Assessor Records and 2021 Tax Assessment Information
Effective 3-2-2022

Parcel/Tax ID	Claims or Sites Included in Parcel	Acreage	Appraised Value for Property Tax Purposes	Assessed Value	Actual Property Tax
#47750220050003	AMA - MS 18849, BLUE HEEL - MS 18849, DOVER - MS 1690, GOLD PEAK - MS 16393, JOE - MS 18849, MILANO - MS 16393, RED - MS 18849, ROCK - MS 18849, ROSA - MS 18849, ROSSO - MS 18849, ROUENA O - MS 16393, TREASURE - MS 18849, YANKEE BOY - MS 18849	113.439000	\$ 113,439.00	\$ 32,898.00	\$ 1,118.74
#47750230050001	BEAUBREC - MS 1709	10.330000	\$ 10,330.00	\$ 2,996.00	\$ 101.88
#47750230050002	A D SEARL - MS 1714, DANEBURG - MS 1780, HILDERBRAND - MS 1707, KNICKERBOCKER - MS 1717, UNDERWOOD - MS 1719	44.270000	\$ 44,270.00	\$ 12,839.00	\$ 436.60
#47750240050001	BLUCHER - MS 1400, EIGHTY NINE - MS 16997, ESTEY - MS 13189, LIZZIE NORRIS - MS 1702, GRAND - MS 2573, GRAND PRIZE - MS 1701, GREAT EASTERN - MS 1691, NEW YORK - MS 8399, WELLINGTON - MS 16997, SUNBEAM - MS 1419	89.193000	\$ 89,193.00	\$ 25,868.00	\$ 879.68
#48290090010033	BEND PLACER - MS 11596, C H MILL SITE - MS 20594. FORMERLY PART OF SCHEDULE 48290090010031	22.730000	\$ 47,729.00	\$ 13,842.00	\$ 470.72
#48290090010039	SUNNYSIDE GOLD CORPORATION - PERINO BOUNDARY ADJUSTMENT PARCEL C, RECORDED AS RECEPTION NO. 151146, IN SUSPENDED T41N R7W. FORMERLY PART OF ANN HARRIS PLACER - MS 11596 AND FORMER PARCEL BB, RECORDED AS RECEPTION NO. 186140. FORMERLY PART OF SCHEDULES 48290090010003 AND 48290090010036. METES AND BOUNDS OMITTED.	32.830000	\$ 101,569.00	\$ 29,455.00	\$ 1,001.66
#48290090010041	SUNNYSIDE GOLD CORPORATION - PERINO BOUNDARY ADJUSTMENT PARCEL E, RECORDED AS RECEPTION NO. 151146, IN SUSPENDED T41N R7W. FORMERLY PORTIONS OF M D THATCHER - MS 17699 AND POLAR STAR MILL SITE - MS 7608. FORMERLY PART OF SCHEDULE 48290090010031 AND 48290090010032. METES AND BOUNDS OMITTED.	5.910000	\$ 67,884.00	\$ 19,686.00	\$ 669.44
#48290090010042	SUNNYSIDE GOLD CORPORATION - PERINO BOUNDARY ADJUSTMENT PARCEL F, RECORDED AS RECEPTION NO. 151146, IN SUSPENDED T41N R7W. FORMERLY PART OF PETER PLACER - MS 11596, AND SMALL PORTIONS OF M D THATCHER - MS 17699 AND BLM TRACT 41. FORMERLY PART OF SCHEDULE 48290090010031 AND 48290090010032. METES AND BOUNDS OMITTED.	12.660000	\$ 57,599.00	\$ 16,704.00	\$ 568.04
#48290090010043	BLAIR PLACER - MS 841, GOLD - MS 14012, JEANNETTE ROUX PLACER MS 11596 MINERAL RIGHTS ONLY, RIVERSIDE (PART) - MS 8801, H V B MILL SITE - MS 20594 B. FORMERLY PART OF SCHEDULE 48290090010003	38.141000	\$ 144,008.00	\$ 41,673.00	\$ 1,420.20
#48290090010044	TRACTS 42, 43, 44, 45, AND PARCEL DD IN T41N R7W	10.330000	\$ 9,331.00	\$ 2,706.00	\$ 92.02
#48290100010006	BUENA VISTA - MS 14012, M B MILLSITE - MS 20595 B, N N MILLSITE - MS 20595 B, T H W M S TRACT A - MS 20595 B, T H W M S TRACT B - MS 20595 B	23.432000	\$ 20,477.00	\$ 5,938.00	\$ 201.94
TOTALS FOR CONSENT DECREE PROPERTIES * **		1202.564970	\$ 1,622,676.00	\$ 470,493.00	\$ 16,002.82

* Above totals exclude numbers for Parcel #4829171030005 (house and corresponding lot in Silverton, located at 1751 Mineral Street), which is not covered by the consent decree, and will not be included in the notice pursuant to the consent decree.

** In addition, the Tax Assessor's website includes an entry identified under Parcel #30141 for personal property or improvements apparently owned by Sunnyside Gold Corporation at the Shenandoah-Dives/Mayflower Mill with an appraised value for property tax purposes of \$36,593, an assessed value of \$10,610, and a 2020 property tax amount of \$357. No corresponding land parcel is identified for this entry, so it is not included with any of the above totals.

LETTER OF INTENT BETWEEN SGC AND SAN JUAN COUNTY

September ___, 2022

This Letter of Intent (“LOI”) confirms the understanding between San Juan County (“County”) and Sunnyside Gold Corporation (“SGC”) (together the “Parties”) regarding the potential acquisition by the County of SGC’s rights to the properties, patented mining claims and sites identified in the attached **Exhibit A** (“Properties”), on the terms set forth in this letter, and other terms mutually agreeable to the Parties. SGC and the County recognize that this potential transaction will require further documentation and approvals, including a definitive agreement to be negotiated by the Parties (“Transaction Agreement”). By signing this letter, the Parties are evidencing their present intention to proceed in mutual good faith and diligence toward such a potential transaction (“Potential Transaction”).

The closing of the Potential Transaction would occur as soon as reasonably practical. At closing, SGC would quitclaim and release all its right, title and interest in the Properties, the County would execute any and all documents necessary to assume ownership of and responsibility for the Properties, and the County would comply with, and be bound by, the provisions of Section XII of the Consent Decree applicable to the Properties. The Parties acknowledge that the County is relying on its own due diligence with respect to the Properties and any related rights and responsibilities. To that end, the County has retained Terracon to conduct a Phase I Environmental Assessment (“Phase I”) at a cost of \$34,200. Only the County is a party to that engagement, not SGC. The County agrees to use its best efforts to have the Phase I completed in the fall of 2022, or as soon as is reasonably possible, and the County shall promptly provide SGC with a copy of the Phase I report. If the Potential Transaction closes, SGC will donate \$25,000 to the County to partially reimburse the County for the Phase I cost. In the event the County withdraws from the Potential Transaction, or fails to meet its obligations under the Transaction Agreement to close the Potential Transaction, the County will pay all of the Phase I cost without any donation from SGC. In the event SGC withdraws from the Potential Transaction, or fails to meet its obligations under the Transaction Agreement to close the Potential Transaction, SGC will donate \$34,200 to the County to reimburse the County for the Phase I cost. If the Parties are unable, despite good faith negotiations, to reach agreement on a Transaction Agreement, SGC will donate \$17,100 to the County to partially reimburse the County for the Phase I cost.

In consideration of the time and expense that the County is prepared to invest in the Potential Transaction, SGC agrees that from the execution of this LOI until 60 days after the date the County receives the Phase I report from Terracon, SGC will not solicit, negotiate, or enter into any other agreement with respect to the acquisition of the Properties, provided however, that in no event shall such exclusivity period extend past July 31, 2023. This LOI will terminate upon execution of the Transaction Agreement, mutual agreement of the Parties, or expiration of the exclusivity period.

To facilitate the Potential Transaction, SGC agrees to provide the County with non-privileged title-related materials on the Properties within 30 days after this LOI is signed, recognizing that doing so does not affect that the County is relying on its own due diligence with respect to the Properties.

The Parties agree that this LOI is non-binding, and it shall be construed only as a letter of intent summarizing the discussions between the Parties, and that the respective rights and obligations of the Parties remain to be defined further through the Transaction Agreement and other final transaction documents.

By signing below, each party confirms such party’s understanding to this LOI as of the date set forth above.

San Juan County

By: _____

Its: _____

Sunnyside Gold Corporation

By: _____

Its: _____

Exhibit A

The Following Properties are Located in Township 42 North, Range 6 West,
Township 42 North, Range 7 West, and Township 41 North, Range 7 West, N.M.P.M.

Property Tax Parcel ID	Description/Claim Name and Mineral Survey No.
#47730190030005	EUREKA TOWNSITE LOT 5 ACCORDING TO THE RECORDED BOUNDARY ADJUSTMENT THEREOF FILED FOR RECORD SEPTEMBER 30, 2011 AS RECEPTION #148168
#47730190030006	EUREKA TOWNSITE LOT 6 ACCORDING TO THE RECORDED BOUNDARY ADJUSTMENT THEREOF FILED FOR RECORD SEPTEMBER 30, 2011 AS RECEPTION #148168
#47730190050004	CASHIER LODGE - MS 134 (UND 9/10 INT IN 10.5 ACRES), CENTENNIAL - MS 16635, NASBY - MS 2508, ROVING RANGER LODGE - MS 151 A, TAGNER - MS 16804, WHITE STAR - MS 14368
#47730300020001	EUREKA TOWNSITE LOT 1 ACCORDING TO THE RECORDED BOUNDARY ADJUSTMENT THEREOF FILED FOR RECORD SEPTEMBER 30, 2011 AS RECEPTION #148168
#47730300020002	EUREKA TOWNSITE LOT 2 ACCORDING TO THE RECORDED BOUNDARY ADJUSTMENT THEREOF FILED FOR RECORD SEPTEMBER 30, 2011 AS RECEPTION #148168
#47730300020003	EUREKA TOWNSITE LOT 3 ACCORDING TO THE RECORDED BOUNDARY ADJUSTMENT THEREOF FILED FOR RECORD SEPTEMBER 30, 2011 #148168
#47730300020004	EUREKA TOWNSITE LOT 4 ACCORDING TO THE RECORDED BOUNDARY ADJUSTMENT THEREOF FILED FOR RECORD SEPTEMBER 30, 2011 #148168
#47750090050001	CASHIER - MS 442, ORIENTAL - MS 566, PRIDE OF THE ALPS - MS 572
#47750100050003	EMMA - MS 2273, LULU CARROLL - MS 873, MOTHER GOOSE - MS 17234, MOULTRIE LODGE - MS 173, PAYMASTER - MS 1301, PONY - MS 2336 (UND 2/3 INT IN 8.10 ACRES)
#47750100050031	MIDNIGHT - MS 5616
#47750100050051	TAGGART - MS 2338 (UND 1/3 INT IN 7.22 ACRES)

#47750110050002	PALOS - MS 18732, PALOS #1 - MS 18732, PALOS #2 - MS 18732, SUNNYSIDE #2 - MS 20003, SUNNYSIDE EXT - MS 1180, TERRY - MS 17986, MASTODON - MS 216, NO NAME - MS 2272, CROWN JEWEL - MS 20003, DOCTOR - MS 2093 A, ESMARALDA - MS 16165, GOLD PRINCE - MS 20003
#47750110050022	FEARLESS - MS 17011
#47750130050001	MUSKEGON - MS 1394, RARUS - MS 1401, NANTUCKET - MS 6954 (UND 5/12 INT IN 10.28 ACRES), DENVER - MS 1403, ALMA - MS 1708, CHARLTON - MS 1706
#47750130050003	CLIMAX #3 - MS 19474, TIP TOP - MS 18108, TIP TOP #2 - MS 19474, TIP TOP #3 - MS 19474
#47750140050002	REPUBLIC - MS 12724, RUBY - MS 18020, SHOSHONE - MS 17201, SILVER BOW - MS 18020, SUNNYSIDE - MS 438, SUNNYSIDE ANNEX - MS 16668, THUNDERBERG - MS 1395, WEDGE - MS 18160, ANACONDA - MS 18020, BAVARIAN - MS 1396, BRIGGS - MS 8400, BUTTE CITY - MS 18020, CLIMAX - MS 12723, CLIPPER - MS 1689, HERMAN - MS 1397, HIDDEN TREASURE EXT - MS 20003, LAKE - MS 2027, LAST CHANCE - MS 17901, LITTLE MARY - MS 2038, METROPOLIS - MS 1398, PEARL - MS 5975, QUAIL - MS 20003, RAYMOND - MS 18020
#47750150050001	GEORGE WASHINGTON - MS 2028, GRAND VIEW - MS 17202, MOUNTAIN SHEEP - MS 17432, OREGON - MS 17233
#47750150050002	HONECK - MS 16200, SILVER KING - MS 1857
#47750150050011	PAYMASTER - MS 18080, WATERLOO - MS 17429
#47750160050006	EMMA #1 - MS 17538, EMMA #2 - MS 17538, SMUGGLER - MS 1758
#47750220050003	AMA - MS 18849, BLUE HEEL - MS 18849, DOVER - MS 1690, GOLD PEAK - MS 16393, JOE - MS 18849, MILANO - MS 16393, RED - MS 18849, ROCK - MS 18849, ROSA - MS 18849, ROSSO - MS 18849, ROUENA O - MS 16393, TREASURE - MS 18849, YANKEE BOY - MS 18849
#47750230050001	BEAUBREC - MS 1709
#47750230050002	A D SEARL - MS 1714, DANEBURG - MS 1780, HILDERBRAND - MS 1707, KNICKERBOCKER - MS 1717, UNDERWOOD - MS 1719
#47750240050001	BLUCHER - MS 1400, EIGHTY NINE - MS

	16997, ESTEY - MS 13189, LIZZIE NORRIS - MS 1702, GRAND - MS 2573, GRAND PRIZE - MS 1701, GREAT EASTERN - MS 1691, NEW YORK - MS 8399, WELLINGTON - MS 16997, SUNBEAM - MS 1419
#48290090010033	BEND PLACER - MS 11596, C H MILL SITE - MS 20594. FORMERLY PART OF SCHEDULE 48290090010031
#48290090010039	SUNNYSIDE GOLD CORPORATION - PERINO BOUNDARY ADJUSTMENT PARCEL C, RECORDED AS RECEPTION NO. 151146, IN SUSPENDED T41N R7W. FORMERLY PART OF ANN HARRIS PLACER - MS 11596 AND FORMER PARCEL BB, RECORDED AS RECEPTION NO. 186140. FORMERLY PART OF SCHEDULES 48290090010003 AND 48290090010036.
#48290090010041	SUNNYSIDE GOLD CORPORATION - PERINO BOUNDARY ADJUSTMENT PARCEL E, RECORDED AS RECEPTION NO. 151146, IN SUSPENDED T41N R7W. FORMERLY PORTIONS OF M D THATCHER - MS 17699 AND POLAR STAR MILL SITE - MS 7608. FORMERLY PART OF SCHEDULE 48290090010031 AND 48290090010032.
#48290090010042	SUNNYSIDE GOLD CORPORATION - PERINO BOUNDARY ADJUSTMENT PACEL F, RECORDED AS RECEPTION NO. 151146, IN SUSPENDED T41N R7W. FORMERLY PART OF PETER PLACER - MS 11596, AND SMALL PORTIONS OF M D THATCHER - MS 17699 AND BLM TRACT 41. FORMERLY PART OF SCHEDULE 48290090010031 AND 48290090010032.
#48290090010043	BLAIR PLACER - MS 841, GOLD -MS 14012, JEANNETTE ROUX PLACER MS 11596 MINERAL RIGHTS ONLY, RIVERSIDE (PART) - MS 8801, H V B MILL SITE - MS 20594 B. FORMERLY PART OF SCHEDULE 48290090010003
#48290090010044	TRACTS 42, 43, 44, 45, AND PARCEL DD IN T41N R7W
#48290100010006	BUENA VISTA - MS 14012, M B MILLSITE - MS 20595 B, N N MILLSITE - MS 20595 B, T H W M S TRACT A - MS 20595 B, T H W M S TRACT B - MS 20595 B

