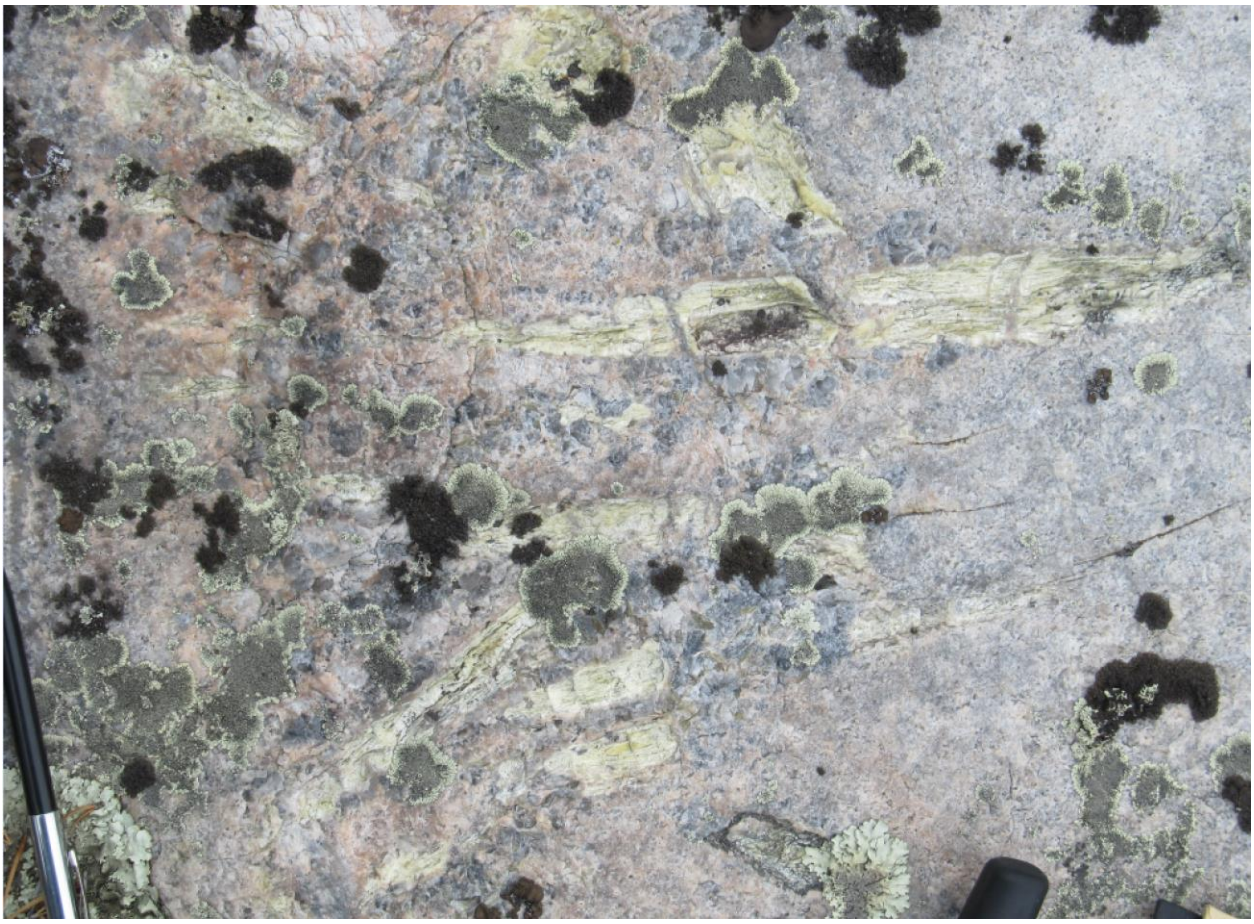
TECHNICAL GEOLOGICAL REPORT: INGRAHAM TRAIL LITHIUM PROPERTY, NORTHWEST TERRITORIES FOR ROADMAN INVESTMENTS CORP.



Pale green spodumene crystals in pegmatite – Ingraham Trail Lithium Property

Claim is located within NTS 85I05 map sheet

NAD83 UTM zone 12N: 365,500 to 368,500E; 6,931,700 to 6,932,850N

CLAIMS CM-1 (M10246), PANCHO#1 (F76075), AND PANCHO#2 (F7076)

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DATE: *September 12, 2019*

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1.0 SUMMARY

The Ingraham Trail Lithium Property is an early stage exploration property hosting spodumene pegmatite dykes. It is located 40 kms east of Yellowknife and owned by Roadman Investment Corp. The Ingraham Trail Lithium Property comprises 3 adjacent claims covering 132 hectares, located 40 kms east of Yellowknife and abuts the Ingraham Trail Highway. The three claims comprising the Ingraham Trail Lithium Property are PANCHO#1 (F76075), PANCHO#2 (F76076) and CM-1 (M10246). The exploration target is spodumene pegmatite cutting Archean turbidites, which are known to carry lithium in the Yellowknife pegmatite region. Prospecting, mapping and sampling was completed on the Ingraham Trail Lithium Property. Claim CM-1 was examined by author in September, 2016, when he traced a steeply dipping, coarse spodumene pegmatite dyke for more than 730 m. This dyke strikes southeast (135°) and is steeply dipping (near vertical). Three grab samples collected collected during the 2016 traverse returned an average of 1.37% Li_2O (1.65% Li_2O, 1.29% Li_2O and 1.17% Li_2O respectively). No independent site visit was completed for the technical report filed in October, 2018 on the Ingraham Lithium Property due to snow cover. This technical report provides the required independent personal inspection, which was completed in August, 2019. Sample results were returned from the laboratory on September, 11, 2019 as data verification.

No drilling, nor mineral resource estimate has been completed on the Ingraham Trail Lithium Property due to the early stage of exploration.

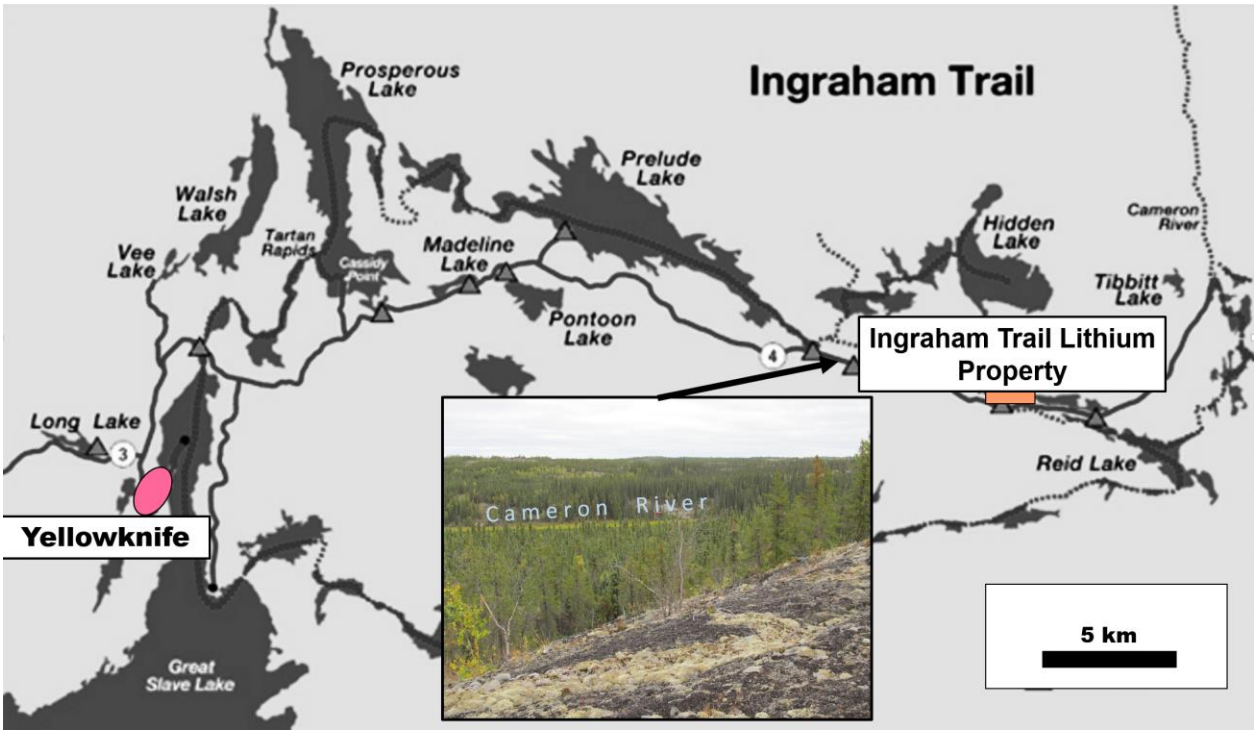
The October 2018 technical report was intended to describe the exploration potential of the Ingraham Trail Lithium Property to assist the TSX Venture Exchange' in its review of

the valuation of an amalgamation transaction involving Hard Rock Lithium and reporting issuer Urban Select Capital Corporation, which has been completed (subsequently changed its name to Roadman Investments Corp.).

2.0 INTRODUCTION

The Ingraham Trail Lithium Property (the "Property") is an early stage exploration project hosting spodumene pegmatite dykes, and located 40 kms east of Yellowknife (Fig. 1). Hard Rock Lithium Corp ("Hard Rock Lithium" or "the Company") is the Property owner, and requested the author in October 2018 to prepare this technical report describing the geology and exploration potential of the Property to the standards of Canadian National Instrument 43-101, in order to assist the TSX venture exchange in its review of an amalgamation transaction involving issuer Urban Select Capital Corporation (transaction completed February, 2019; Urban Select subsequently changed its name to Roadman Investments Corp.). The Property comprises 3 adjacent claims covering a total of 132 hectares: PANCHO#1 (F76075), PANCHO#2 (F76076) and CM-1 (M10246).

Figure 1: Location map.



The claims abut the Ingraham Trail Highway, and extend 700 m to the north to the Cameron River. The claims occur within the Yellowknife pegmatite region, where spodumene pegmatites that carry lithium are locally known. The target of exploration on the Property is spodumene pegmatite, which typically occurs in dykes within metasedimentary rocks near granitic intrusions.

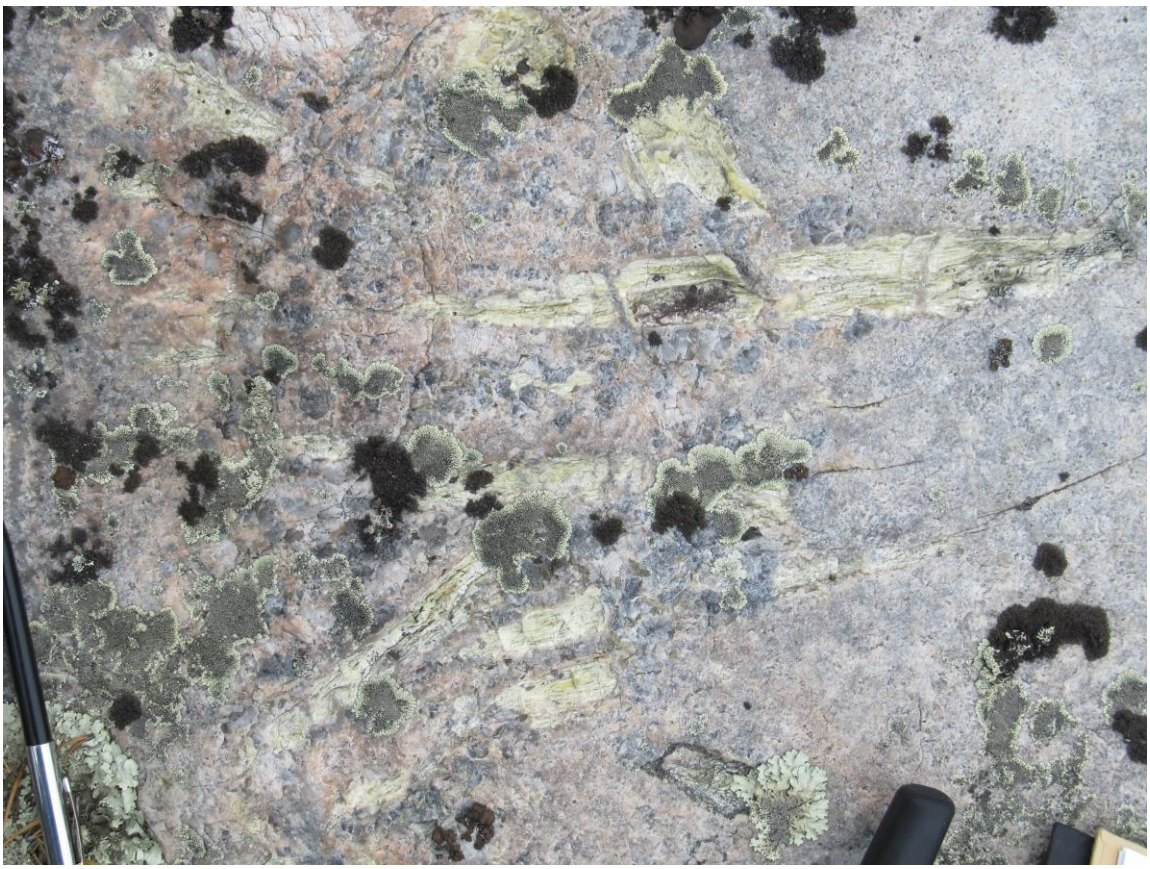
Field work on PANCHO#1 and PANCHO#2 claims was conducted by Vern A. Emary between July 30 and August 7th, 2016, reporting three potential spodumene occurrences. Field work on claim CM-1 was conducted by the author on September 2, 2016. This field work traced a significant coarse spodumene pegmatite dyke for more than 730 m long and as much as 9 m wide striking southeast (135°). The dyke is steeply dipping, and situated in contact with metasediments. Field observations indicate the dyke contains coarse spodumene crystals locally in excess of 10 cm in length, typically oriented perpendicular to the dyke walls (Fig 2). Three hand samples collected during mapping confirm lithium mineralization: 1.65% Li_2O, 1.29% Li_2O and 1.17% Li_2O (average 1.37% Li_2O).

The author sold his interest in claim CM-1 to Hard Rock Lithium in January, 2018, retaining no remaining interest of any type. Thus the author is independent of Hard Rock Lithium, as well as Roadman Investments Corp. (formerly Urban Select Capital Corp). Snow cover conditions made a site visit unproductive as of the original date of the report; thus the author completed his independent personal inspection in the summer of 2019 (August 15 and 16). The personal inspection verified the occurrence of the major spodumene pegmatite dyke on claim CM-1, and as well as several smaller other occurrences of spodumene pegmatite. Sample results from this site visit are

presented in the Data Verification section later. No other field work since 2018 was evident.

This report is based on published geology, historical assessment reports (available from the NWT government) and prospecting and mapping during the author's site visit in 2016. The prospecting, mapping, sampling and analytical results work described herein was submitted for assessment work extending tenure on the claims to at least 2026 (Cookenboo, 2017).

Figure 2: Coarse spodumene crystals (light green) from pegmatite traced on claim CM-1.



3.0 RELIANCE ON OTHER EXPERTS

No disclaimer because of reliance on other experts is required or included in this report.

4.0 PROPERTY DESCRIPTION AND LOCATION

The Ingraham Trail Lithium Property is located 40 kms east of Yellowknife comprising 3 claims that cover a total of 137 hectares. CM-1 claim is the westernmost of three contiguous claims comprising the Ingraham Trail Lithium Property (Table 1). Claim CM-1 issue date was September 15, 2016 and the next anniversary date is September 16, 2026. The other two claims are PANCHO#1 and PANCHO#2. PANCHO#1 and PANCHO#2 issue dates were June 16, 2016 and the next anniversary dates are June 17, 2026. The Property is on Crown Land and legally accessible without additional permits.

The $10,208 in assessment work submitted was accepted by the Mining Recorder's Office, and keeping the claims in good standing until at least 2026, with excess work remaining after that time in values between $1250 and $1543 for each of the three claims that can be used upon conversion to a Mining Lease.

Table 1: Claims data

REGION	NTS Sheet	Claim Name	Claim Number	Status	Issue Date	Anniversary Date	Area (Ha)	Title Holder(s) (Name, # and %)
NWT	85I5/12	CM 1	M10246	Active	September 16, 2016	September 16, 2026	37	Jody Dahrouge (100%)
NWT	85I/12	PANCHO# 1	F 76075	Active	June 17, 2016	June 17, 2026	50	Vern A. Emary (100%)
NWT	85I/12	PANCHO# 2	F 76076	Active	June 17, 2016	June 17, 2026	45	Vern A. Emary (100%)

Terms of Ownership

The Ingraham Trail Property is 100% owned by Roadman Investments Corp. Roadman Investments Corp. (formerly Urban Select Capital Corp.) bought 100% interest in the CM-1 claim from the author (held in trust by claims registered 100% owner Jody

Dahrouge), and 100% interest in the PANCHO#1 and the PANCHO#2 claims from Vern A Emary on January 22, 2018. No royalties or back-in rights exist. The registered claims holders on the NWT online mineral claims database hold the titles in trust for the actual 100% owner Roadman Investments Corp.

The Transaction

Former claims holder Hard Rock Lithium entered into an acquisition agreement with Urban Select Capital Corporation ("Urban Select") under the terms of which Hard Rock would amalgamate with a new wholly owned subsidiary of Urban Select ("Roadman Capital Investments Corp."). To complete this transaction, Hard Rock deposited $70,000 with Urban Select, which is refundable upon closing at least $500,000 in financing, and agreed to provide an independent technical report as requested by the exchange. That required report was provided, but without a current independent personal inspection due to snow cover conditions. This report remedies that deficiency. Hard Rock shareholders listed in Schedule 3.2 of the agreement received 21,000,000 shares of Urban Select in exchange for their shares. Urban Select changed its name to Roadman Investments Corp.

Northwest Territories Mineral Rights

Minerals claims in the NWT are physically staked with corner and boundary posts to cover a maximum of 1250 hectares. Exploration work is required to be completed and reported to the Mining Recorder's Office in Yellowknife in the form of assessment work reports as detailed in Schedule 2 of the Mining Regulations of the Northwest Territories Lands Act (amended June, 2018). The annual work requirement is $10 per hectare for the first two years, and $5 per hectare per year thereafter. Work that was done during

the two years before the claim was recorded is deemed to be work done on the claim during the first two year period. Work filed in excess of the requirement can be held to cover future requirements. Claims may be grouped up to 5,000 hectares in regards to distribution of work. A mineral claim can be converted to a Lease with a 21 year term, renewable for another 21 years when work reaches a total of $25 per hectare, or when greater than $100,000 of ore has been extracted.

Mineral claims in the Northwest Territories can be held for up to 10 years from the recording date, upon fulfillment of the prescribed exploration work requirements of at least $5 per hectare per year, and proper and accepted reporting of such expenditures. Before the end of the 10th year of the claim, a mining lease must be applied for and surveyed. The work requirement then rises to $25 per hectare per year, in addition to rent of $2.50 per hectare for the first 21 year period ($5.00 rent per hectare thereafter). The NWT is currently offering an assessment work incentive. Retroactive to April 1, 2015 and for two years (until March 31, 2017), the credit or value of filed work will be increased by 50% when recorded.

After submission of an assessment report with sufficient expenditures to keep the claims in good standing, there may be a period of time waiting for review of the report. If less than the submitted amount of work cost is accepted by the Mining Recorder's office, a redeemable cash bond may be submitted to cover any shortfall. Such bonds can be redeemed by completing approved work expenditures in an amount exceeding the bond plus the next year's annual work requirement. A more extensive summary of the Northwest territories Mining Regulations can be found in the "Guide to the new

Nunavut Mining Regulations and the Northwest Territories Mining Regulations" available on government website:

https://www.aadnc-aandc.gc.ca

Further details on mineral tenure regulations are available from the Northwest Territories Mining Regulations (SOR/2014-68) available on website:

http://laws-lois.justice.gc.ca

The Northwest Territories royalty payable (NWT Royalty) on production ranges from 5% value of output between $10,000 and $5 million, up to 14% for value of output over $45 million, should production be established sometime in the future.

The Tlicho approved a land settlement agreement covering the central Slave Craton, including the Property, gaining certain rights and confirming the validity of existing property rights and the primacy of the laws of Canada. The Property is within the Tłı̨chǫ traditional use area within the North Slave region of the government of the NWT Resources Management office. Specific land use permits are not required for all Phase 1 activities including channel sampling and prospecting, because activities do not meet threshold requirements. Threshold requirements will be exceeded and permits required for future work programs including drilling and large surface samples.

There are no current environmental liabilities known or apparent to the author on any of the tenures, nor are other significant factors and risks known to author that may affect access, title, or the right or ability to perform work on the Property. No previous mining activities have occurred on the properties, thus no liabilities from mining or waste

disposal from mining might exist. No permits are required for Phase 1 of the proposed exploration program.

5.0 ACCESSIBLITY, CLIMATE, LOCAL RESOURCES, INFRASTRUCTURE AND PHYSIOGRAPHY

Access to the Property is by the paved all-weather Ingraham Trail Highway 4, 40 kms east from Yellowknife. The claims are adjacent north of the highway and the mapped and sampled spodumene dyke on claim CM-1 is 50 to 100 m from the highway. The Ingraham Trail Highway is maintained year-round and runs along the southern boundary of the Property.

The Property covers low-lying rolling topography between 200 to 220 m elevation above sea level, sloping down towards the north to the Cameron River (Fig. 3). The claims include outcrop, low-lying vegetation and sparse boreal forest.

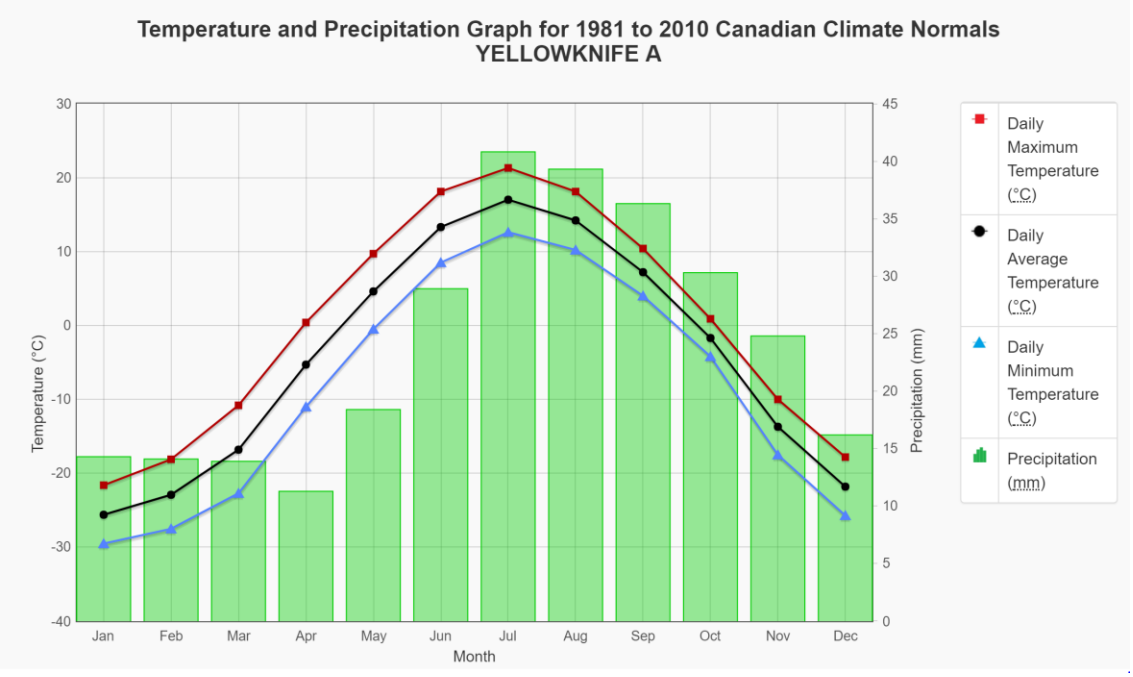
Figure 3: Cameron River at bright green vegetation, looking northwest from the CM-1 claim.

Yellowknife is the capital and largest population center of the Northwest Territories, it is located about a 45 minute drive from the Property along the paved Ingraham Trail

Highway, and about half an hour away by helicopter. Power for the early stage work as recommended in Phase 1 is expected to be provided by generator and vehicle engines. Most mineral exploration services are offered in Yellowknife, which is connected by highway to Edmonton Alberta, and has scheduled jet air flights to various cities across Canada. Yellowknife also provides a potential source of experienced exploration development and mining personnel. Freight railroad extends north to Enterprise NWT, south of Great Slave Lake and 443 km south by paved highway from Yellowknife.

The climate is boreal sub-arctic, characterized by very cold winters and cool summers (Fig. 4). Winter snow accumulates to more than 20 cm depth by late November, and typically persists on the ground until sometime in late April. Winter temperatures average below -15°C for December through March. Summer temperatures reach an average of nearly 15°C in July and August.

Figure 4: Average precipitation, sunshine and temperatures at Yellowknife.



http://climate.weather.gc.ca/climate_normals

The operating season imposes some limitations on field work, due to its sub-arctic character. Detailed mapping and channel sampling is best done in snow free conditions (typically May through October). However, drilling can be done throughout the year, and may be preferable during the winter, which allows dragging the drill rig on skids and use of snow machines to ease access.

No mining has occurred on the Property, but the low-lying, rolling topography and adjacent highway access should prove sufficient for any operations, processing plants and tailings storage that might be required following future exploration efforts.

6.0 HISTORY

Pegmatites in the Yellowknife region were first identified and described by Joliffe (1944). Exploration work on the pegmatites near the Ingraham Trail highway has been documented since 1955, focused mainly to the north and northeast of the Property (Morrison, 1978). Blast sites were observed at several locations within spodumene pegmatite on claim CM-1 during field work, indicating that at least some work was completed in the past, although documentation has not been recovered by the author.

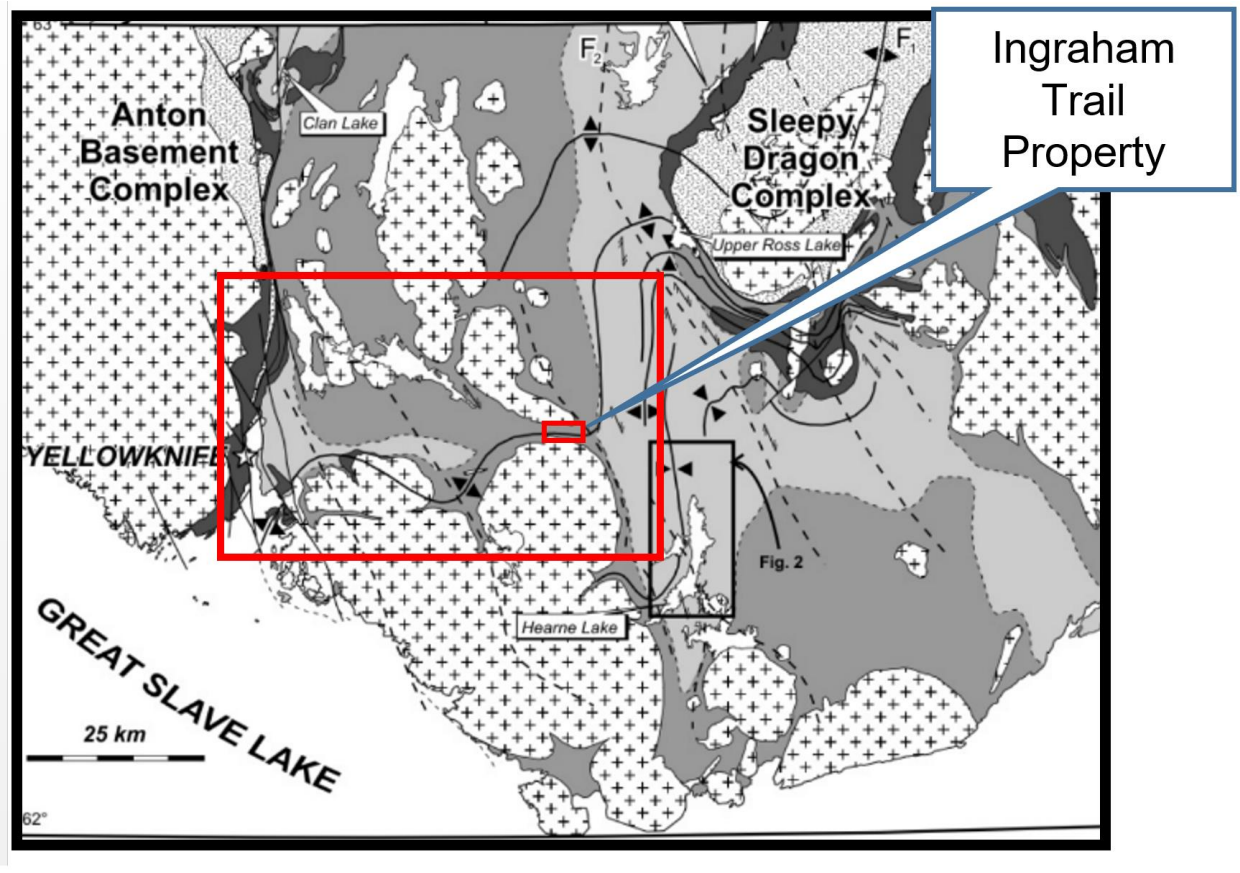
The PANCHO#1 and PANCHO#2 claims were prospected for spodumene pegmatites and subject to a 227 kg (500 pound) bulk sample for metallurgical purposes in the 1980s (Stacey, 1981; Lakefield Research of Canada, 1981). The prospecting identified spodumene pegmatite, and the metallurgical tests showed that flotation could produce a high quality spodumene concentrate of 6.0% Li_2O. Maps from Stacey (1981) show the position and extents of spodumene pegmatite dykes and intrusions on the Property (see Geological Setting and Mineralization heading later).

Spodumene pegmatite dykes have been described at Bighill Lake 15 kms to the west (Morrison, 1978), as well as Hidden Lake and the Shorty Dyke (Senkiw, 1987; and 92 Resources news release December 5, 2017) 5 kms to the north-northeast.

7.0 GEOLOGICAL SETTING AND MINERALIZATION

The Ingraham Trail Lithium Property is located within the southern Slave Craton, which is a thick Archean block dominated by turbidite and volcanic sequences subsequently intruded by Late Archean granitoids (Padgham and Fyson, 1986). The Property is situated southwest of the Sleepy Dragon Complex, and east of the Anton Basement Complex (Fig. 5).

Figure 5: Burwash Formation supracrustal metasediments between the Anton Basement Complex to the west, the Sleepy Dragon Complex to the northeast, and the Defeat Lake Suite to the south (after Ferguson *et al*., 2005).



The ancient turbidite sequences are metamorphosed, with higher grades of metamorphism occurring adjacent to the granitoids and lower metamorphic grades

away from the intruding heat sources. The Archean turbidites and associated volcanics in the southern Slave Craton belong to the Burwash Formation (2660 to 2680 Ma.; Ferguson *et al*., 2005).

Local and Property Geology

The Property occurs within psammitic to pelitic schists of the Burwash Formation (Aba – amphibolite grade), which was intruded by the Defeat Plutonic Suite to the south, and the relatively younger Prosperous Granites to the north (Fig. 6). Gneissic foliation is mapped as striking southeast across the Property (Fig. 6). A spodumene pegmatite dyke trending at azimuth 135° was traced more than 700 m by the author on claim CM-1, as detailed later under the Exploration Heading. Other spodumene pegmatite dykes are known throughout the Yellowknife pegmatite region, including near Hidden Lake, Bighill Lake and Prelude Lake (Lasmanis, 1978; Fig. 6).

The Slave Craton has been intruded by multiple large-scale dyke swarms from the early to mid-Proterozoic (LeCheminant *et al*., 1995). Most notable is the northwest-trending Mackenzie dyke swarm (1.27 Ga), which is the largest known on Earth, extending 500 km wide and 3,000 km long across most of Canada and penetrating the entire Slave craton. A Mackenzie dyke is inferred to strike northwest across the PANCHO#2 claim, but has not been verified in the field.

Spodumene pegmatite mineralization has been mapped on the Property historically, and by the author in September, 2016 (Fig. 7; Stacey, 1981, Cookenboo, 2017). Maps of spodumene pegmatite outcrops on claims CM-1 and PANCHO#1 were fit onto satellite imagery by the author. A coarse spodumene mineralized pegmatite dyke

extends more 730 m on strike at azimuth 135° with an apparently near vertical dip and measures 9 m wide in some exposures, and thins to less than two m in others. Exposures are erratic and incomplete, and thickness is difficult to determine in most places. Where contacts are visible the dyke is seen to have intruded metasediments. This spodumene examined in some detail during the author's site visit, as discussed under the Exploration heading later. This dyke is visible as a white linear feature on satellite images, ad was confirmed during the author's visit (Fig. 7). Vertical extents are unknown as no drilling has occurred on the Property.

Figure 6: Geology of the southern Slave Craton, showing Burwash Formation turbidites (green) intruded by younger Archean granitoids, including the Prosperous Granite (red) near the Property

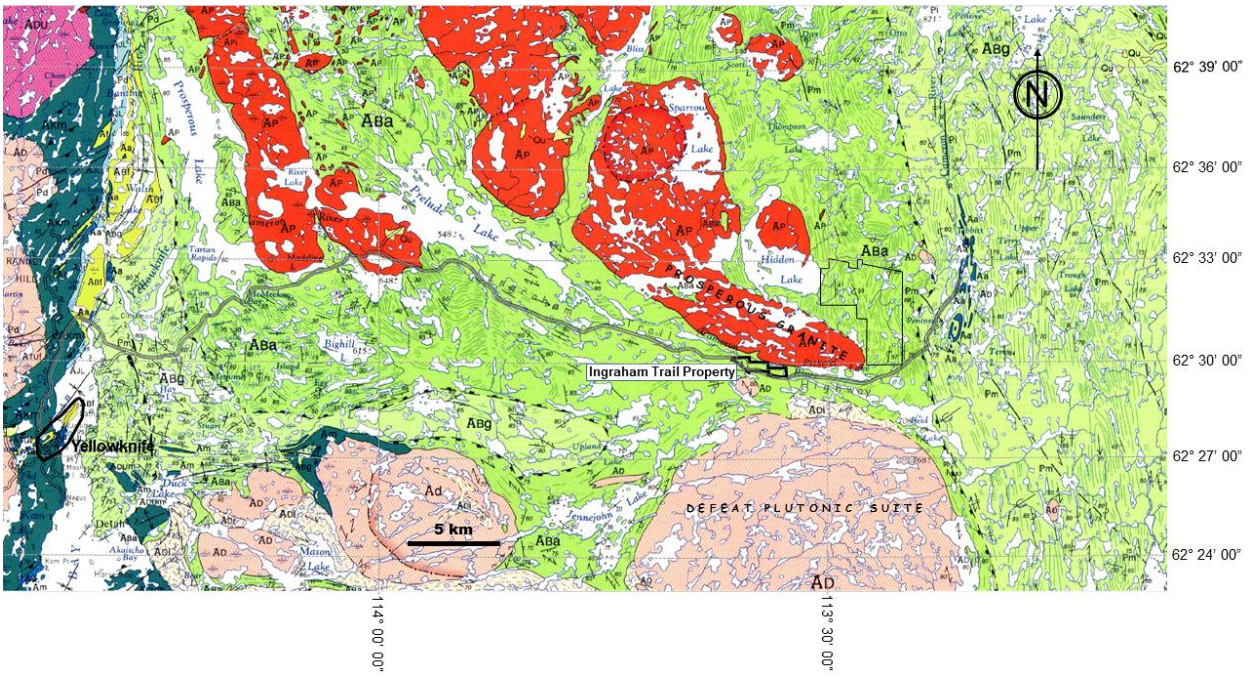
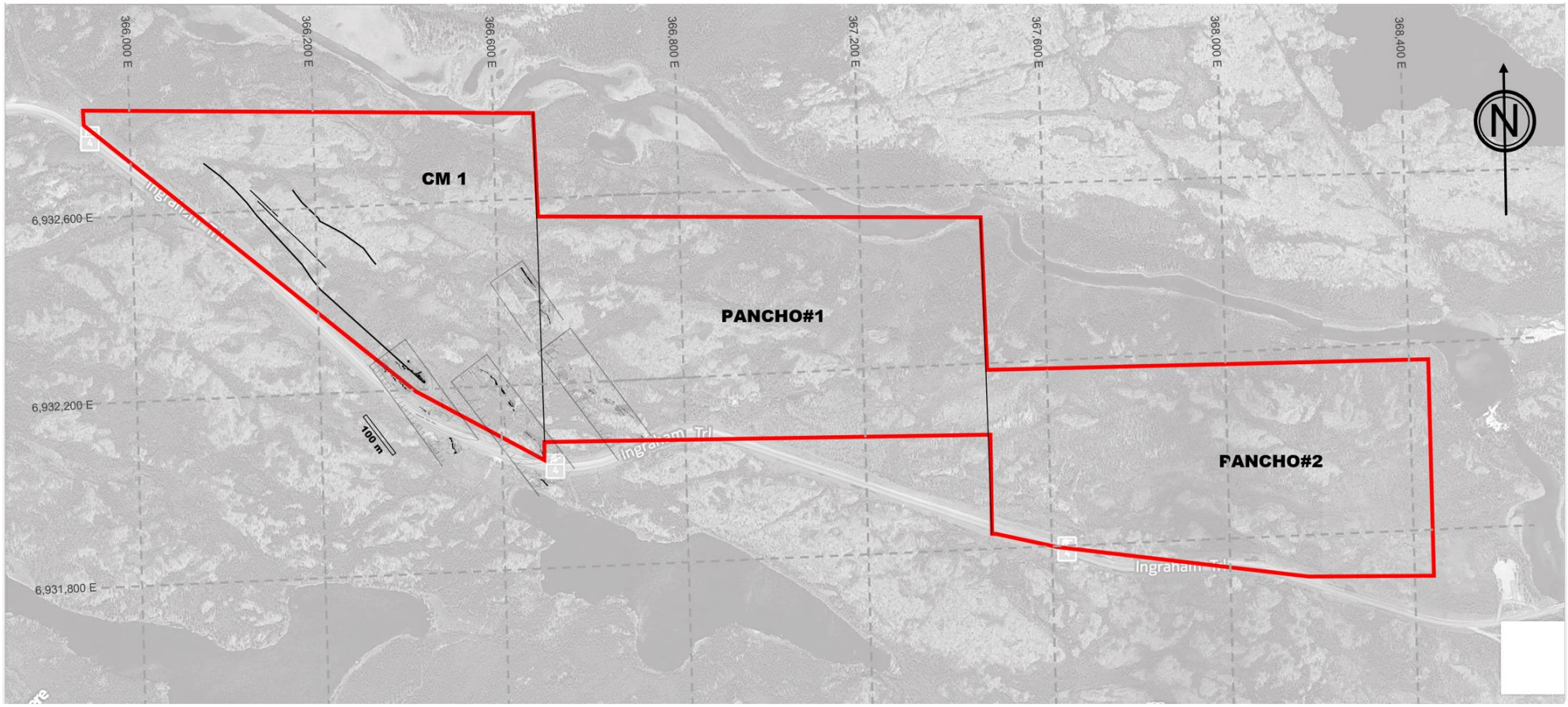


Figure 7: Spodumene pegmatite mineralization from outcrop maps and satellite imagery, displayed on satellite image background.



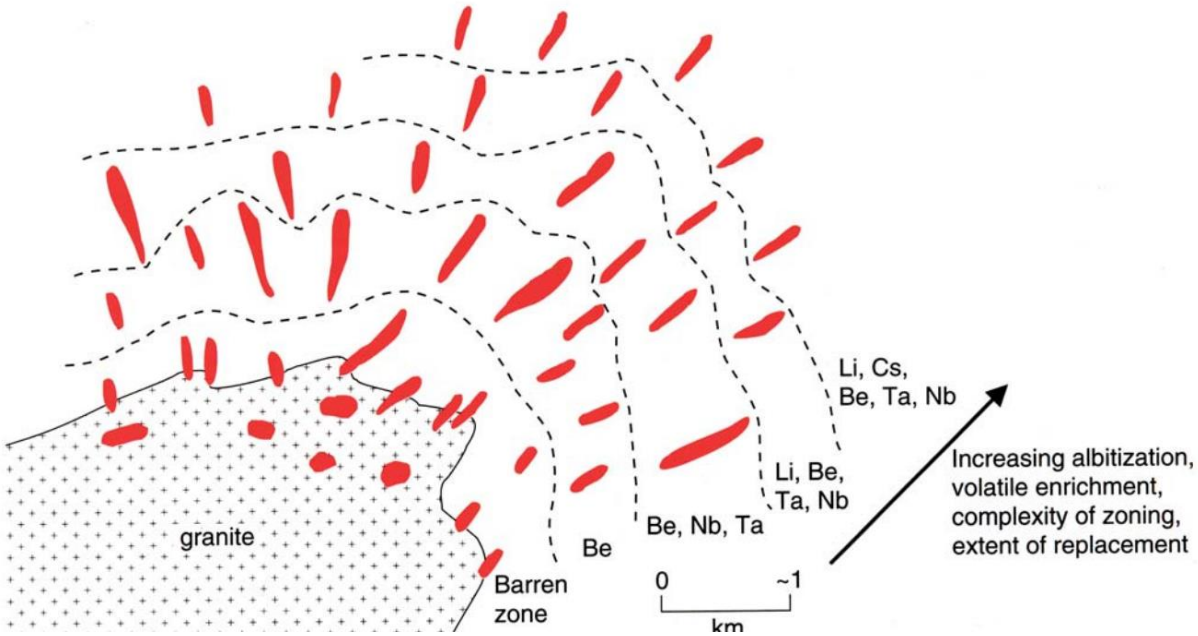
8.0 DEPOSIT TYPES

The exploration target on the Property is lithium-bearing spodumene pegmatite dykes. Such dykes are visible from aerial imagery as elongate white linear features showing through vegetation and soil (Fig. 8). The dykes are typically steeply dipping coarse-crystalline granites, composed primarily of quartz, feldspar and mica.

Figure 8: Spodumene pegmatite dyke visible from high-resolution satellite imagery.

Lithium bearing pegmatites tend to radiate from granite intrusions, with lithium enrichment occurring in an outer zone typically 2 to 3 kms from the intrusion, along with possible Be, Ta, Nb and Ca enrichment (Fig. 9; Sinclair, 1996).

Figure 9: Schematic radiating pegmatite dykes showing zones of various element enrichment. The lithium enrichment zone is 2 to 3 km from the associated granitic intrusion (Sinclair, 1996).



The source for the pegmatitic magmas are presumably either the Archaean Prosperous Granite or the Defeat Plutonic suite exposed to north and south, respectively, of the Property (Fig. 6). The pegmatites traced in the field classify as “exterior” as they are wholly outside the intruding body and fully within the invaded Archean country rock meta-turbidites (Mulligan, 1965).

9.0 EXPLORATION

Field prospecting exploration work was completed on the Ingraham Trail Lithium Property between July 30, and September 2, 2016, and is reported herein. Prospecting was accomplished using hand-held geographical positioning system (GPS), and augmented by collection of 3 grab samples, analytical results for those samples, as well as data analysis and reporting. The PANCHO#1 Claim was visited by prospector Vern A. Emery for three days (July 30, 31 and August 2). The PANCHO#2 claim was visited by prospector Emery for 4 days (August 2, 5, 6, and 7). The CM-1 claim was visited by the author on September 2nd, 2016. The purpose of this work was to identify spodumene pegmatite dyke(s) on the claims, and record their position extents, and widths where exposure permitted.

Claims staker Verm A. Emary prospected the PANCHO#1 and PANCHO#2 claims, examining outcrops and collecting 42 waypoints using a Garmin 12 hand-held GPS, with descriptions as detailed in Table 2. Three of those waypoints (A2-6, A6-14 and A6-15) were observed to have visible probable or possible spodumene (sparse to minor for A6-14 and A615). These waypoints are within the claim PANCHO#2 (Fig. 10).

The author examined claim CM-1 in September of 2016, and followed a coarse spodumene pegmatite dyke of considerable extents. This dyke extends more 730 m on strike at azimuth 135° with an apparently near vertical dip. The dyke measured from less than 2 m to 9 m wide in some exposures (indeterminate in others due to partial cover); where contacts are visible the dyke is seen to have intruded metasediments. The dyke is partially exposed and visible in high-resolution remote sensing imagery (Fig. 8: Digitalglobe Canada: *wego.here.com*). Parallel dykes also appear in the image

that have yet to be traced or sampled in the field. Continuity is undetermined due to partial cover by organics and soil.

Twenty-four waypoints were collected by the author with hand-held GPS (model Garmin GPSMAP 64st), 23 of which are in the spodumene pegmatite dyke (Fig. 11). The waypoints mark outcrops that define spodumene (Table 3) the main dyke, as well as a parallel offset about 32 m to the north. Spodumene in the dyke is typically very coarse, light green, with the long axis of crystals commonly oriented perpendicular to the dyke walls. The dyke is intermittently exposed and locally covered by soil and vegetation. At various locations, the dyke pinches and swells, and in at least one place (waypoint PV11) appears to be offset by 32 m. Where visible the metasediment country rock contacts are vertical. Samples were collected at waypoints PV-18, PV-20 and PV-23, returning 1.65% Li_2O, 1.29% Li_2O and 1.17% Li_2O (average 1.37% Li_2O). The dyke appears to extend beneath a bog southeast from waypoint PV24.

The fieldwork is adequate to demonstrate spodumene pegmatite on the Property, and warrant prospecting to follow-up additional potential pegmatite dykes from satellite imagery and historical mapping (Stacey, 1981)

The author completed an independent personal inspection of the Property on August 15 and 16, 2019, under snow-free conditions. This site visit to confirmed previous observations and extended spodumene pegmatite occurrences. Check samples were collected at waypoints PV-20, PV-21 and PV-23 as well as a blast site in a previously unvisited spodumene pegmatite 170 m to the east (PVN-11; “Secondary dyke” Fig. 11).

Table 2: Waypoints on the PANCHO#1 and PANCHO#2 claims.

Waypoint	GPS model	Date	NAD83 Zone	UTM E	UTM N	Description
J 30	GARMIN 12	30-Jul-16	12	366810	6932512	outcrop; no pegmatites observed
J30a	GARMIN 12	30-Jul-16	12	366704	6932467	
J 30b	GARMIN 12	30-Jul-16	12	366672	6932405	outcrop; no pegmatites observed
J 30c	GARMIN 12	30-Jul-16	12	366567	6932350	sevral small quartz veins
J30d	GARMIN 12	30-Jul-16	12	366507	6932261	outcrop; no pegmatites observed
J 30e	GARMIN 12	30-Jul-16	12	366537	6932076	outcrio pegmatites observed without visible spodumene
J 31-1	GARMIN 12	31-Jul-16	12	366809	6932069	
J 31-2	GARMIN 12	31-Jul-16	12	366701	6932249	outcrop; no pegmatites observed
J 31-3	GARMIN 12	31-Jul-16	12	366903	6932351	outcrop; no pegmatites observed
A-2	GARMIN 12	2-Aug-16	12	367719	6931767	
A-1	GARMIN 12	2-Aug-16	12	367757	6931890	small 15m x 15 m outcrop: metasediments
A2-2	GARMIN 12	2-Aug-16	12	367847	6932171	small 15m x 15 m outcrop; no pegmatites observed
A2-3	GARMIN 12	2-Aug-16	12	367789	6932243	small 15m x 15 m outcrop; no pegmatites observed
A2-4	GARMIN 12	2-Aug-16	12	367715	6932074	
A2-6	GARMIN 12	2-Aug-16	12	367674	6932001	small pegmatite outcrop; small probably spodumene crystals observed
A3-7	GARMIN 12	3-Aug-16	12	367377	6931903	roadside
A3-8	GARMIN 12	3-Aug-16	12	367376	6932047	outcrop; no pegmatite observed
A3-9	GARMIN 12	3-Aug-16	12	367446	6932258	outcrop; no pegmatite observed
A5-10	GARMIN 12	5-Aug-16	12	368438	6931676	pegmatite observed a few m west of SW3F corne post for Pancho#2
A6-11	GARMIN 12	6-Aug-16	12	368380	6931698	
A6-12	GARMIN 12	6-Aug-16	12	368418	6931718	outcrop; all swamp to the north
A6-13	GARMIN 12	6-Aug-16	12	368348	6931762	
A6-14	GARMIN 12	6-Aug-16	12	368361	6931716	Pegmatite dyke 1.75 m wide, strike 340°, sparse spodumene observed (photo)
A6-15	GARMIN 12	6-Aug-16	12	368350	6931733	Pegmatite dyke 1.42 m wide, strike 350°, minor spodumene
A6-16	GARMIN 12	6-Aug-16	12	368254	6931883	Pegmatite dyke 0.90 m wide; plagioclase feldspar, quartz and muscovite; no spodumene observed
A6-17	GARMIN 12	6-Aug-16	12	368243	6931921	Pegmatite dyke 1.32 m wide strike 340° plag. feldspar, quartz and muscovite; no spodumene observed
A6-18	GARMIN 12	6-Aug-16	12	368275	6931947	outcrop north edge; quartz veins 20 to 60 cm trending 290°
a6-19	GARMIN 12	6-Aug-16	12	368155	6931994	
A6-20	GARMIN 12	6-Aug-16	12	368209	6931921	outcrop; south edge 1 m dyke plag., quartz and muscovite
A6-21	GARMIN 12	6-Aug-16	12	368161	6931967	outcrop; end of dyke at wp A620: less than 10 cms wide
A6-22	GARMIN 12	6-Aug-16	12	368096	6932024	schist with quartz veins trending 90°
A6-23	GARMIN 12	6-Aug-16	12	368162	6931841	Pegmatite dyke50 cm wide with muscovite and pink feldspar observed, trending 330°
A6-24	GARMIN 12	6-Aug-16	12	368145	6931858	Pegmatite dyke ends at contact with metasediments (photo) strike 270°
A7-25	GARMIN 12	7-Aug-16	12	368329	6932005	outcrop: metasediments
A7-26	GARMIN 12	7-Aug-16	12	368327	6932040	outcrop: metasediments trending 300°
A7-27	GARMIN 12	7-Aug-16	12	368154	6932108	outcrop: metasediments/good view of Cameron River
A7-28	GARMIN 12	7-Aug-16	12	368344	6932036	claim line ?
A7-29	GARMIN 12	7-Aug-16	12	368183	6932190	west of P-2 dyke
A7-30	GARMIN 12	7-Aug-16	12	368163	6932198	P-2 dyke sample site
INUK	GARMIN 12	7-Aug-16	12	368298	6932143	inukshuk
Survey Post	GARMIN 12	7-Aug-16	12	368300	6932223	Survey post
P-2 Dyke	GARMIN 12	7-Aug-16	12	368324	6932143	on claim line 160 m at 053° to NE1F corner post Panch#2

Figure 10: Waypoints mapped on the PANCHO#1 and PANCHO#2 claims

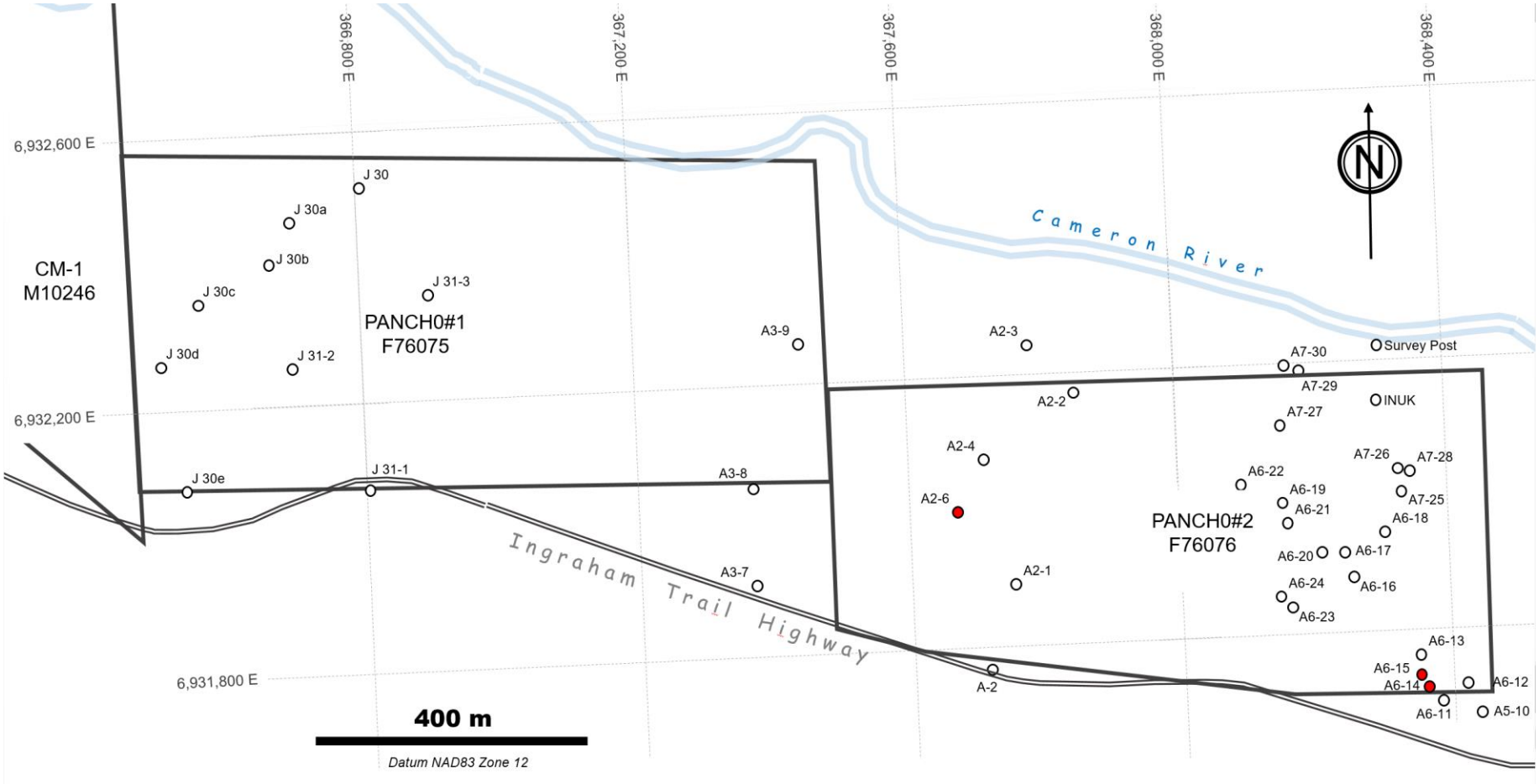
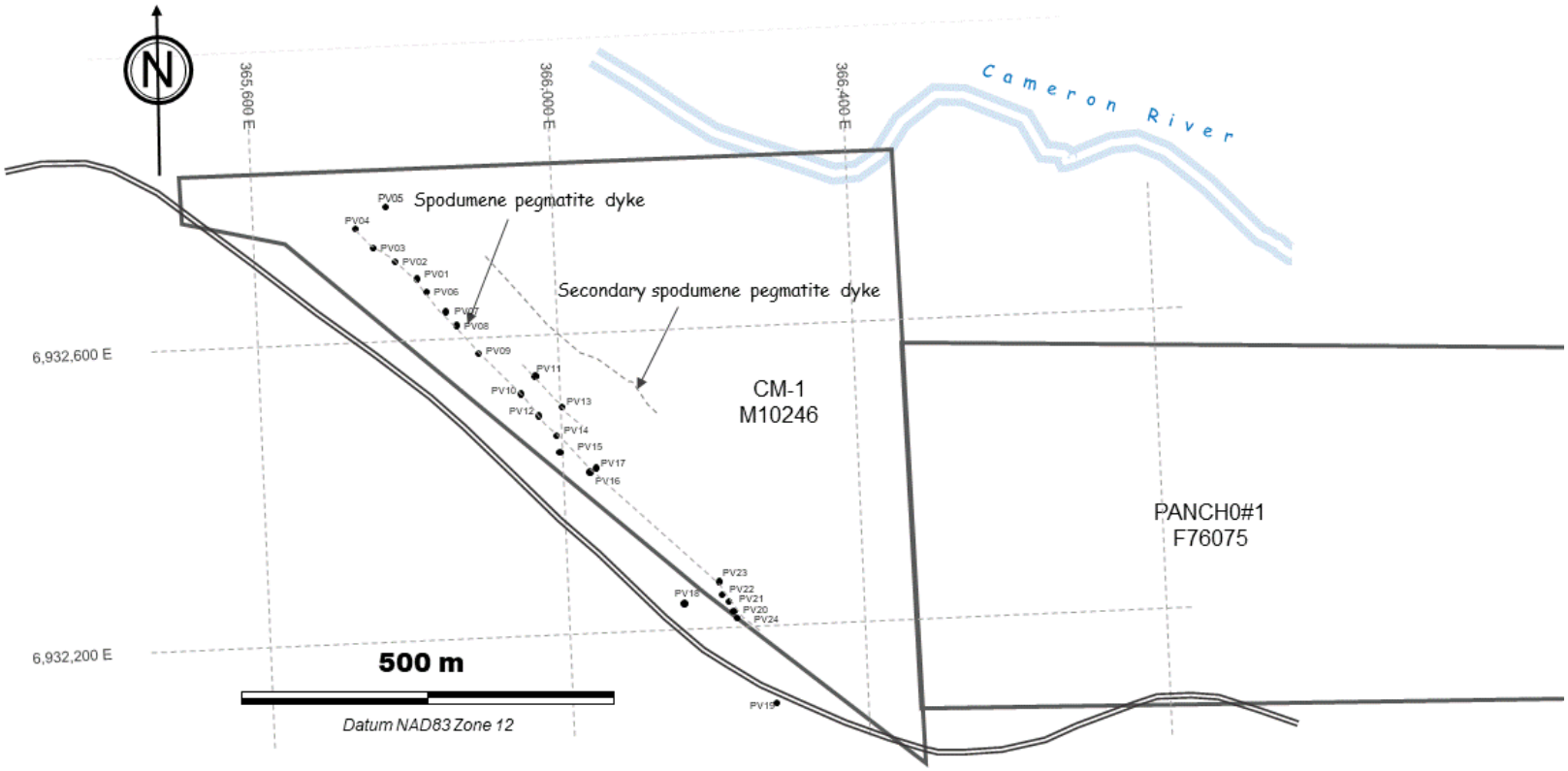


Table 3: Waypoints on claim CM-1.

Waypoint	GPS model	Date	NAD83 Zone	UTM E	UTM N	Description		Comment 2/Distance to ori
PV01	GARMIN 64st	2-Sep-16	12	365835	6932680	Spodumene to 15 cm, plagiocase, k-spar, coarsens to center		
PV02	GARMIN 64st	2-Sep-16	12	365808	6932703	Spodumene very coarse, 5m wide, with k-spar, plag and quartz.	Pinch and swells to PV03	Cominco 1980 claims post
PV03	GARMIN 64st	2-Sep-16	12	365778	6932723	Spodumene, as above. 5 m thick		
PV04	GARMIN 64st	2-Sep-16	12	365757	6932749	Spodumene decreases- still visible but less than 5%; more deformed into boudins (almond shapes)		107 m back to PV01
PV05	GARMIN 64st	2-Sep-16	12	365798	6932777	off dyke. Pink granite with no spodumene; next to airphoto + point (CLS C25)		
PV06	GARMIN 64st	2-Sep-16	12	365847	6932662	Spodumene, very coarse		
PV07	GARMIN 64st	2-Sep-16	12	365873	6932634	Spodumene, very low concentration <<5%		
PV08	GARMIN 64st	2-Sep-16	12	365886	6932616	Spodumene very coarse and > 25% crystals oriented perpindicular to strike of dyke. 5.5 m wide, with metasediments either side		
PV09	GARMIN 64st	2-Sep-16	12	365914	6932578	discondinuous dyke but + 9 m wide; strong lichen cover		
PV10	GARMIN 64st	2-Sep-16	12	365969	6932521	Spodumene, very coarse plus k-spar, plag and quartz		210 m @332 back to PV04
PV11	GARMIN 64st	2-Sep-16	12	365988	6932544	Spodumene, "textbook" very coarse to 25 cm, crystals perpendicular to dyke; offset to main dyke; 32 m perpindicular to PV10		
PV12	GARMIN 64st	2-Sep-16	12	365991	6932491	Spodumene, coarse to very coarse est, 20%; dyke 5 m wide; metasediment contacts exposed either side		
PV13	GARMIN 64st	2-Sep-16	12	366023	6932501	parallel dyke; more k-spar (pink) and very low spodumene concentration		
PV14	GARMIN 64st	2-Sep-16	12	366014	6932464	Main dyke, coarse spodueme; 4 m wide. Vertical contact		
PV15	GARMIN 64st	2-Sep-16	12	366017	6932441	Dyke splits into 2 to 4 bands with metasedients between; pink with low spodumene concentration and vertical contact		
PV16	GARMIN 64st	2-Sep-16	12	366057	6932413	Spodumene, with pink k-spar, under thick lichens		
PV17	GARMIN 64st	2-Sep-16	12	366064	6932418	Main dyke, very coarse spodumene ?10%		449 m to PV04
PV18	GARMIN 64st	2-Sep-16	12	366176	6932233	Spodumene, coarse +5 cm; top of hill; sample PV18 with sledge		
PV19	GARMIN 64st	2-Sep-16	12	366294	6932095	South side of road; exposure with spodumene		
PV20	GARMIN 64st	2-Sep-16	12	366241	6932221	trench (blast) with pale green spodumene; rich 30%		
PV21	GARMIN 64st	2-Sep-16	12	366235	6932234	trench (blast) with pale green spodumene; rich 30% (same as PV20)		
PV22	GARMIN 64st	2-Sep-16	12	366226	6932243	dyke thins, becomes more pink and spodumene less abundant		
PV23	GARMIN 64st	2-Sep-16	12	366224	6932260	Blast site like PV20; coarse spodumene sample PV23		
PV24	GARMIN 64st	2-Sep-16	12	366245	6932212	Blast site with very coarse spodumene, extends SW into bog		

Figure 11: Waypoints on CM-1 marking outcrops of the extensive spodumene pegmatite dyke. PV05 is the only waypoint without spodumene.



10.0 DRILLING

No drilling has occurred on the Property.

11.0 SAMPLE PREPARATION, ANALYSES AND SECURITY

The author collected three grab samples of spodumene pegmatite dyke (Fig. 12) to confirm lithium during the September 2 traverse on claim CM-1, which returned 1.65% Li_2O, 1.29% Li_2O and 1.17% Li_2O (average 1.37% Li_2O). Samples were collected at previously made blast sites where broken or in-situ pieces of pegmatite were available. The heavy mattock hammer proved ineffective for sampling the pegmatite, which is very hard and competent, as well as worn smooth by erosion.

Figure 12: Sample PV18 showing light green spodumene.

Samples were delivered by the author to Bureau Veritas Mineral Laboratories in Vancouver, British Columbia, which is independent of the issuer and holds accreditation to international standards, including ISO/IEC 17025:2005 for specific registered tests or certification to ISO/IEC 9001:2015. Analysis at the lab for lithium and 16 other elements was by sodium peroxide fusion followed by inductively coupled plasma - emission spectroscopy (ICP-ES) using a 25 gm aliquot from a 250 gm sub-sample produced by crushing and pulverizing. Ultratrace ICP-MS for 65 elements was also performed on a separate 5 gm aliquot, using aqua regia digestion. The laboratory ran one duplicate, and four standards, all of which were reviewed by the author ad are within acceptable limtts. The lab also ran a blank, also within acceptable limitis.

No samples with probable or possible spodumene were collected on PANCHO#1 or PANCHO#2 claims and thus no samples from those claims were submitted to the lab.

In the opinion of the author, sample preparation, security and analytical procedures are more than adequate given the early stage of this project,

12.0 DATA VERIFICATION

Data verification focused on demonstrating the analytical reliability of the first samples from the spodumene pegmatite dyke mapped on claim CM-1. The author reviewed the results of Bureau Veritas laboratory standards, blanks and a duplicate ICP-ES analysis of PV18 (0.548% Li compared to 0.544 on the initial run) which were all within acceptable limits. Tantalum, which can be an important accessory mineral in spodumene pegmatites, was below detection limits (Ta < 0.05 ppm). Use of a total digestion analytical method for potential Ta from tantalite is recommended for future samples.

The author verified the main linear white feature on satellite imagery on claim CM-1 is a coarse spodumene dyke.

An independent personal inspection of the property was completed by the author in August 2019. As described earlier, this site visit confirmed the main dyke, as well as spodumene pegmatite in the secondary dyke and several other apparently minor occurrences. Four samples collected at the main dyke were submitted to Bureau Veritas Laboratory (Fig. 13; same conditions as described under the "Sample Preparation, Analyses and Security" heading) and returned between 1.14% Li_2O and 1.42% Li_2O (average 1.25% Li_2O), which compares reasonably with 1.37% Li_2O average of the 3 samples from 2016, in the author's opinion.

Lab standards, blanks and duplicates as well as field verification of the extensive spodumene dyke are sufficient verification, and adequate for the recommended

work in Phase 1 exploration for this early stage exploration project, in the author's opinion.

Figure 13: Samples submitted for analysis.

13.0 MINERAL PROCESSING AND METALLURGICAL TESTING

No mineral processing or metallurgical testing has been evaluated for the Property.

14.0 14 MINERAL RESOURCES ESTIMATES

No mineral resource or reserves have been estimated for the Property.

ITEMS 15 TO 22 – NOT APPLICABLE

Items 15 through 22 are not addressed in this report because the Property is an early stage exploration property.

23 ADJACENT PROPERTIES:

Two properties proximal to the Ingraham Trail Lithium Property have been subject to spodumene pegmatite exploration programs that may prove relevant to the potential for future production of spodumene concentrates.

The more active exploration program is focused on the Hidden Lake Property ("Hidden Lake") which is being explored for lithium in spodumene pegmatite dykes by Far Resources, under an earn-in option from 92 Resources Ltd. Hidden Lake is located 5 km to 7.5 km northeast of the Ingraham Trail Lithium Property and contains multiple NNE oriented spodumene pegmatite dykes. Four of those pegmatites were mapped and channel sampled in detail, as reported by 92 Resources (Cookenboo, 2016). The mapping has demonstrated that the individual dykes extend between 275 and 790 m, with exposed widths ranging from 0 to over 9 m. Notably, the wider channels tend to have higher sample grades. The channel sampling returned an unweighted average sample grade of 0.97% Li_2O over widths averaging 4.8 m.

Far Resources has drilled four of the dykes, reportedly demonstrating continuity of lithium mineralization with depth in 10 drill holes (total 1079 m). The drill holes intersected 4 separate spodumene pegmatite dykes (See Far Resources Ltd. news release dated September 10, 2018; website farresources.com)

THE MINERALIZATION ON THE HIDDEN LAKE PROPERTY IS NOT NECESSARILY INDICATIVE OF THE MINERALIZATION ON THE INGRAHAM

TRAIL LITHIUM PROPERTY THAT IS THE SUBJECT OF THE TECHNICAL REPORT.

The second proximal property is the Shorty spodumene pegmatite dyke, located 7.5 km northeast of the Ingraham Trail Property (and 100 to 500 m past the Hidden Lake Property), which has been the subject of considerable historic exploration and evaluation as a potential source of lithium (Senkiw, 1986). The historical work is described in the Northwest Territories Geoscience Office's detailed showing report (NORMIND):

ntgomap.nwtgeoscience.ca/showing_detail.jsp?showingID=085INW0029)

as well as assessment and government reports listed therein.

The Shorty dyke is described as a spodumene pegmatite "…composed of quartz, potassium feldspar, spodumene, sodium feldspar and muscovite with minor amounts of biotite, beryl, tourmaline, tin, tantalite and cassiterite. Spodumene is present as white to cream, to pale green crystals up to 8.0 centimetres in length. The dyke extends 540 m at the surface with widths up to 32 m, and trending northeast while dipping 50 to 80 to the west." (Bryan, 1987). The dyke is part of the Yellowknife pegmatite field, which cuts unconformably through the metasedimentary and metavolcanics of the Burwash Formation and is probably related to the Late Archean intrusion of the Prosperous Granite suite.

Based on the proximity and spatial orientation, emplacement of the Shorty dyke is likely to be genetically related to the pegmatites on 92 Resources Corp's Hidden Lake Lithium Property.

Historical work included trenching, channel samples and drilling which was mostly completed between 1975 and 1990. From this work, several historical resources were reported, for example (from the NWT Geoscience detailed showing report): "Continental Pacific Resources Inc. completed a resource calculation. On the basis of trenching and diamond drilling and using a cut-off grade of 0.73% Li2O, an indicated resource of 1,357,000 tons grading 1.07% Li2O…." over a 400 m strike length, and to a depth of 100 m (from Bryan, 1987). Eleven drill holes totaling 1,261 metres were reported drilled as part of the basis for the historical resource calculation, testing the pegmatite to a depth of 120 metres at sections spaced 80 metres apart (Bryan, 1987). This historical resource is not calculated to the standards of NI 43-101 and not treated as a current resource. No qualified person has done sufficient work to classify the historical estimate as current mineral resources or mineral reserves; and he historical estimate should not be relied upon by the reader. Neither the historical resource nor any other parts of the reported showing data on the Shorty Dyke can be verified by the author. However, the historical work on the Shorty dyke does support significant lithium mineralization in spodumene pegmatite dykes occurring near the Property area.

THE MINERALIZATION ON THE SHORTY DYKE IS NOT NECESSARILY INDICATIVE OF THE MINERALIZATION ON THE INGRAHAM TRAIL LITHIUM PROPERTY THAT IS THE SUBJECT OF THE TECHNICAL REPORT.

Both the Hidden Lake and Shorty spodumene pegmatite properties support the occurrence of such rocks in the Ingraham Trail Property area, and potentially could become important to the regional production potentially should either or both ever be determined economic. One of the hurdles of lithium concentrate production from spodumene is the requirement that enough material be recoverable locally to justify completion of a concentrating plant. The occurrence of known spodumene pegmatite at Hidden Lake as well as the historically reported occurrence at the Shorty dyke could potentially provide more material. However, there is no known indication that any of the properties will be produced nor that the owners would cooperate in the future.

24 OTHER RELEVANT DATA AND INFORMATION

The author knows of no other relevant information needed for the purposes of this report, and believes that this report and its conclusions and recommendations are warranted, based on the information presented herein.

25 INTERPRETATON AND CONCLUSIONS

Field work on claim CM-1 documents a spodumene pegmatite dyke that extends over a strike length of at least 730 m. Where contacts are exposed, the dyke is observed to be sub-vertical in metasediments of the Burwash Formation. Visually recognized pale green, coarse spodumene occurs throughout most of the dyke, and grab samples at waypoints PV-18, PV20 and PV-23 confirm lithium contents comparable to deposits and mines elsewhere in the world. The samples returned 0.601%, 0.765% and 0.544% Li, respectively, which converts to the more commonly reported 1.65% Li_2O, 1.29% Li_2O and 1.17% Li_2O (average 1.37% Li_2O) after conversion by the factor of 2.153 (to account for the two Li atoms and oxygen). Analysis was by sodium peroxide fusion and ICP-ES at the accredited Bureau Veritas Mineral Laboratories in Vancouver, B.C.

The next step for evaluating the dyke's potential will be stripping off overburden and soil, mapping widths, and channel sampling to determine consistent lithium concentrations.

Additional potential dykes visible on satellite imagery need to be prospected, mapped and sampled on claim CM-1. Historical maps of spodumene pegmatite warrant similar follow up in the field up on claims PANCHO#1 and PANCHO#2.

The location of the Property in the NWT limits options for transport of spodumene concentrates, but the proximity of the paved Ingraham Trail Highway, which connects by continuous paved highway to the most northerly railhead in Enterprise NWT, makes for the most likely viable transport route. Further efforts to establish

confidence in potential transport options, markets and specific lithologic characteristics are important for industrial minerals and will need to be addressed as the more typical geologic parameters of tonnage, continuity and grade are determined by the recommended work program described in the next section.

The author has not identified any significant risks that could be reasonably be expected to affect the reliability or confidence in the exploration information presented herein.

26 RECOMMENDATIONS

The author recommends a two phase exploration and evaluation program, with the second phase contingent on favourable results from the first phase.

Phase 1:

Phase 1 of the recommended program combines surface prospecting, mapping and sampling (surface grab, soil and channel samples; Table 4). In addition, an initial stage of metallurgy analysis is recommended to confirm favorability of the spodumene pegmatite for creating a 6% Li_2O concentrate suitable for shipping.

Table 4: Phase 1 recommended work.

Phase 1								
	Geologiy crew (2 man)	mapping		8 day		1100	/day	$ 8,800
	Channel sample crew (2 man)+ rock saw			10 day		700	/day	$ 7,000
	Accommodation			20 man-days		155		$ 3,100
	Food/fuel/truck			10 days		165		$ 1,650
	Travel	Air						$ 2,000
	Sample Prep and delivery to lab		0.5 days					$ 550
	Data analysis, reporting, proj. mngmt		10 days	12 days		1000		$ 12,000
	Sample analytical cost			225 samples	$	75.00	/sample all-	$ 17,325
	Metallurgy - initial steps							$ 6,000
	Contingency 10%:							$ 5,243
	Phase 1 Total							**$ 63,668**

Work on the Ingraham Trail Lithium Property has demonstrated that an extensive spodumene pegmatite dyke occurs on claim CM-1 and points to other prospective spodumene pegmatites for further discoveries. The Property thus merits further work in the author's opinion. Recommended work includes further mapping and prospecting traverses to trace out any additional spodumene pegmatite dykes on the claims (started with the author's independent personal inspection in August 2019). This work would focus on the dykes parallel to the main dyke as identified on remote sensing satellite imagery first traversed in September, 2016 (and confirmed during the August 2019 site visit), as well as

other pegmatites occurrences visited in August 2019. Stripping of the overburden and soil cover, followed by channel sampling perpendicular to strike should then be completed to better assess the potential of the known dyke and any others that may be located. Samples from those channels will be analyzed for lithium by ICP-ES.

Simultaneously, remote sensing and historical mapping indications of spodumene dykes should be followed-up with additional prospecting on claims CM-1, PANCHO#1 and PANCHO#2

Phase 2: (contingent on the results of Phase 1)

Phase 2 of the exploration program is recommended to focus on drill testing of the most prospective spodumene pegmatite dykes, contingent on good results from mapping and channel sampling during Phase 1. Drilling for Phase 2 is recommended at 200 m centres with two holes per set-up (one dipping shallowly, and the second dipping more steeply). 3 set-ups of 200 m drilling each (600 m total) may be warranted on the already identified 730 m dyke on CM-1, contingent on channel sampling results from Phase 1 (Table 5).

Table 5: Phase 2 recommended work (contingent on results from Phase 1).

Phase 2								
	Drill all-in		600 m				250 /m	$ 150,000
	Geology support (2 man)	core log etc	10 days		10 day		1100 /day	$ 8,800
	field support (truck, fuel, accomod food supplies etc.)							$ 5,000
	Travel							$ 2,000
	Samples analytical all in	core		$	65 per spl		300 kms	$ 19,500
	Data analysis, map generation and report prepara		10 days		12 days	$880/day		$ 9,600
	Contingency 10%:							$ 22,347
	Phase 2 Total							**$ 217,247**
INGRAHAM TRAIL LITHIUM PROPERTY TOTAL: Phase 1 and Phase 2								**$ 280,914**

27 REFERENCES

Cookenboo, H.O., 2017. Prospecting, Mapping and Sampling assessment work report: Ingraham Trail Lithium Property claims CM-1 (M10246), PANCHO#1 (F76075), and PANCHO#2 (F7076) Northwest Territories. Filed with the government, January, 2017. 27 p.

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Certificate of Qualified Person

HARRISON COOKENBOO, Ph.D, P.Geo, P.Geol

Effective date: 12th day of September 2019:

TECHNICAL REPORT: INGRAHAM TRAIL LITHIUM PROPERTY NORTHWEST TERRITORIES FOR ROADMAN INVESTMENTS CORP.

I do hereby certify that:

I am a consulting geologist providing my services through:

B.C. 664163 Ltd.
278 West 5th Street
North Vancouver, B.C. Canada V7M 1K
TEL: 1-604-762-5587 Email: hcookenboo@shaw.ca

I graduated with a Bachelor of Science Degree (cum laude) in geology from Duke University (Durham, North Carolina) in 1981, a Masters of Science in geology from the University of British Columbia in 1989, and a Ph.D. in geology from the University of British Columbia in 1994.

I am a member of the British Columbia Association of Professional Engineers and Geologists (APEGBC P.Geo #23483), a member of the Association of Professional Engineers and Geoscientists of Saskatchewan (APEGS P.Geo. # 27847), a Licensee of the Northwest Territories and Nunavut Association of Professional Engineers and Geoscientists (#L1028), as well as a Fellow of the Geological Association of Canada.

I have worked as a geologist for 30 years since graduation from Duke University in 1981. From 1981 to 1986, I worked for Cities Service Oil and Gas Corporation (later Occidental Petroleum) as an exploration geologist generating and evaluating hydrocarbon prospects in the Gulf of Mexico. Between 1987 and 1993, I completed my M.Sc. and Ph.D. degrees and worked as a research and teaching assistant at the University of British Columbia. From 1993 to the present, I have worked in mineral exploration, including diamonds, gold, nickel, copper, and the platinum group metals, first for Canamera Geological (later Meridian Geoscience), and since 2002 as an independent consulting geologist. I was appointed a Senior Associate Geologist by Watts, Griffis and McOuat Consulting Geologists and Engineers in 2004.

I have read the National Instrument 43-101 (“NI 43-101”) and the technical report and declare to the best of my knowledge, information and belief that as of the effective date, the technical report contains all scientific and technical information that is required to make the report not misleading.

I certify that by reason of my education, affiliation with appropriate professional associations (as defined in NI 43-101) and past relevant work experience, I fulfill the requirements to be a “Qualified Person” for the evaluation of early stage exploration properties for the purposes of NI 43-101 and this report. I have examined, evaluated and reported on diamond, gold, PGE, silver, potash. lithium and many more commodities in many parts of the world including the NWT, Nunavut, Ontario, Quebec, Guyana, Costa Rica, Russia, Argentina and Brazil. This report has been prepared in compliance with National Instrument 43-101

I am responsible for preparation of all ITEMS (sections) of the technical report titled "TECHNICAL REPORT: INGRAHAM TRAIL LITHIUM PROPERTY FOR ROADMAN INVESTMENTS CORP.".

I made a site visit to the property on August 15 and 16, 2019, traversing the major spodumene pegmatite dyke, and confirming spodumene pegmatite in several other locations on the Property, as explained in the text.

My prior work on the Property includes staking claim CM-1, visiting the site and then selling 100% interest in the Property, all prior to and independent of any request to prepare this report.

I am not aware of any material fact or material change with respect to the subject matter of the Technical Report as of the effective date of the report that is not reflected in the Technical Report, the omission to disclose which makes the Technical Report misleading.

I hold no stock in either Hard Rock Lithium Corporation, Urban Select Capital Corporation, or Roadman Investments Corp.. I also hold no interest in any other mineral properties within two kilometers of the Ingraham Trail Lithium Property. I am independent of Hard Rock Lithium Corporation and the reporting issuer Roadman Investments Corp. (formerly Urban Select Capital Corporation.

I have read National Instrument 43-101 and Form 43-101F, and the Technical Report, and the Technical Report has been prepared to the standards of that instrument and form.

"Harrison Cookenboo" *September 12, 2019*

Harrison O. Cookenboo, Ph.D., P.Geo. Dated at Vancouver, B.C.
"signed and sealed"