



Technologies GeoLens Inc.

## **Acquisition screening memorandum**

# **Boisbriand Logistics Park**

Henri-Bourassa Blvd - Lot 14

Prepared for

**Laurentides Capital Partners (fictional)**

June 28, 2026

11:11 p.m.

Memo GL-20260628-8H1D7T



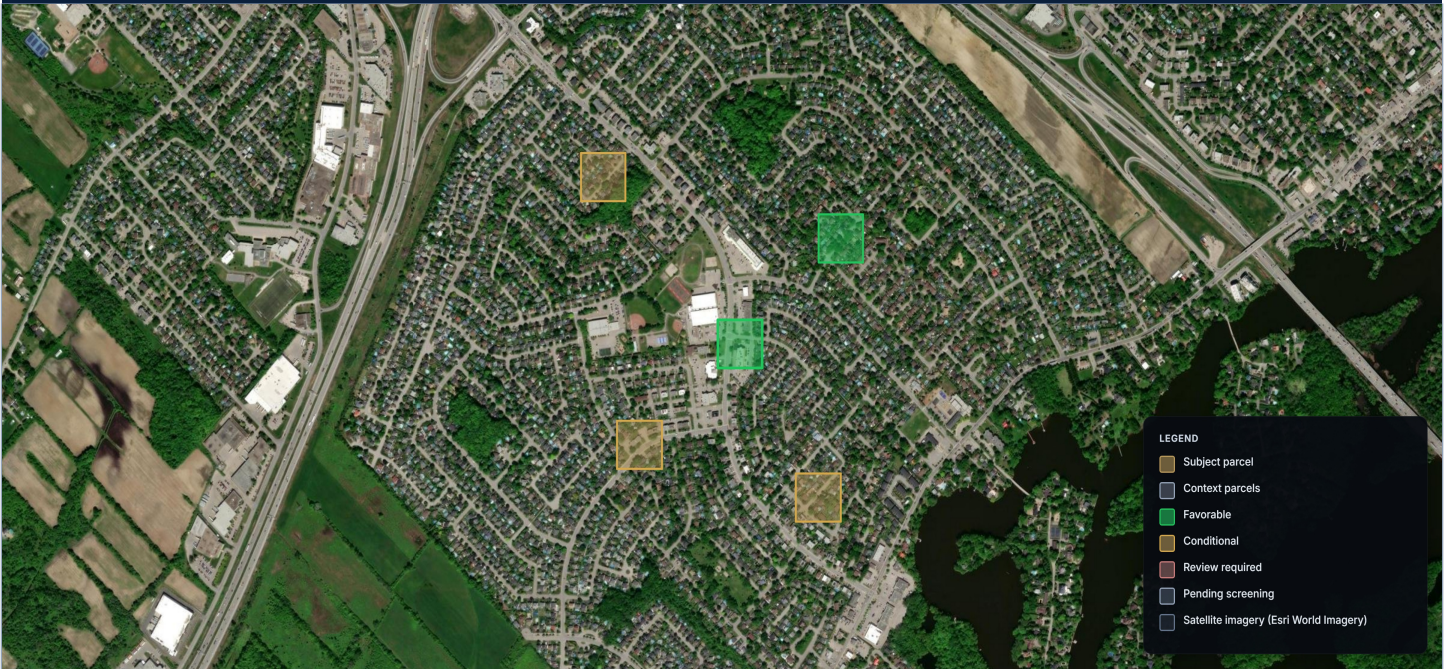
## Site overview

Technical identification of the candidate parcel for committee review.

**LATITUDE****45.612840****LONGITUDE****-73.838560****PARCEL CENTROID****45.612840, -73.838560****MUNICIPALITY****Boisbriand, Quebec****ADDRESS****Henri-Bourassa Blvd - Lot 14****CADASTRE / LOT REFERENCE****Cadastre 45-12-14-0012-000-0000****PROJECT****Boisbriand Logistics Park****PROJECT TYPE****Industrial****AREA****4.6 ha****CURRENT ZONING****Industrial - M-1****CURRENT LAND USE****Vacant industrial land****ACQUISITION OBJECTIVE****Industrial expansion and logistics**



### Satellite imagery and parcel boundary



Source: Esri World Imagery / connected geospatial layers | Capture: desktop analysis date: June 28, 2026 at 11:11 p.m.



## Executive recommendation

Summary of the recommended posture for the acquisition committee.

### RECOMMENDATION

## Advance to targeted diligence

### WHY THIS RECOMMENDATION

Strong road access context and lower environmental exposure relative to comparable industrial sites in the Boisbriand submarket. The following items remain to be confirmed before diligence reliance.

### CRITICAL ITEMS REQUIRING CONFIRMATION

- Potential overlap along southern boundary - biological study required before diligence commitment.
- Water and sewer capacity not confirmed - municipal validation required before development timeline.
- Confirm whether agricultural land commission authorization or exemption is required before offer.

### IMMEDIATE NEXT STEP

Advance to diligence subject to municipal zoning confirmation and Phase I environmental scope definition.

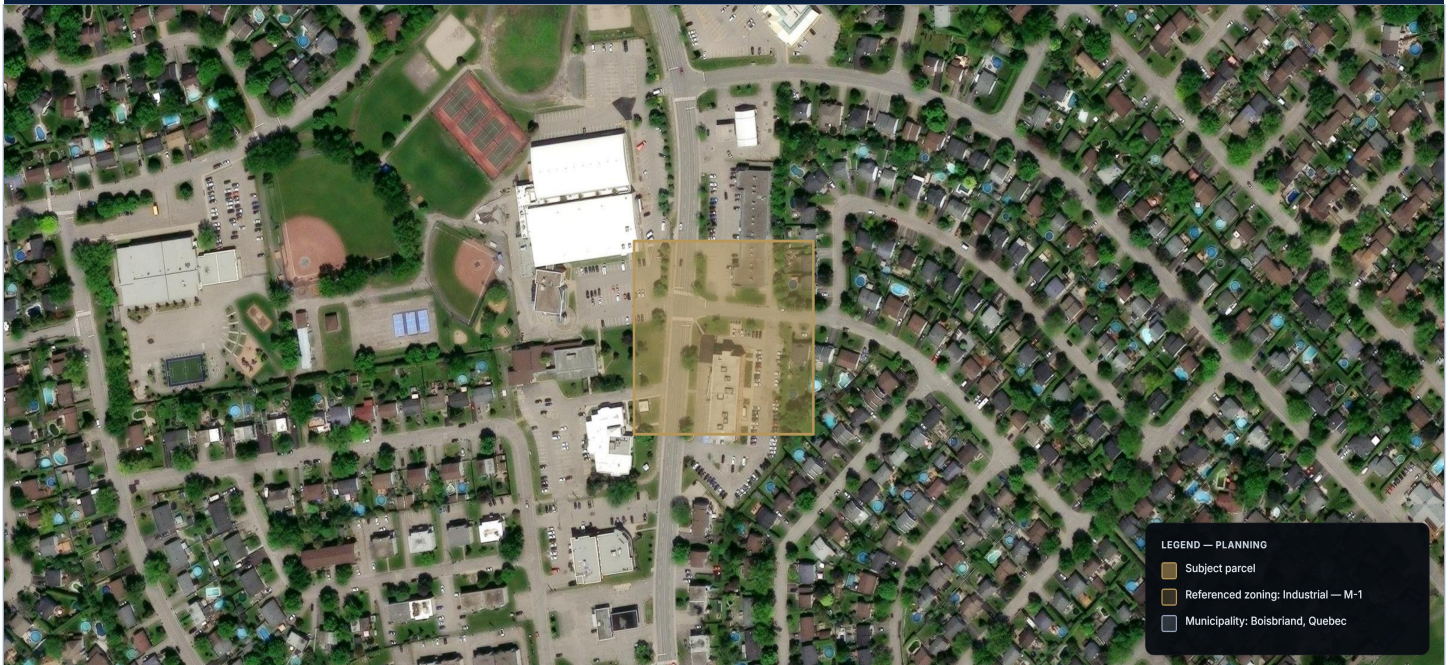




## Planning and regulatory review

Moderate planning profile. Permitted uses and approval pathway to be confirmed before diligence.

### Zoning and municipal context



Source: Esri World Imagery / connected geospatial layers | Capture: desktop analysis date: June 28, 2026 at 11:11 p.m.

| Factor                 | Finding                                  | Required confirmation                                 |
|------------------------|------------------------------------------|-------------------------------------------------------|
| Planning compatibility | 58/100 - Moderate; validate before offer | Zoning and regional planning designation confirmation |
| Land use context       | Layer observed                           | Zoning and regional planning designation confirmation |



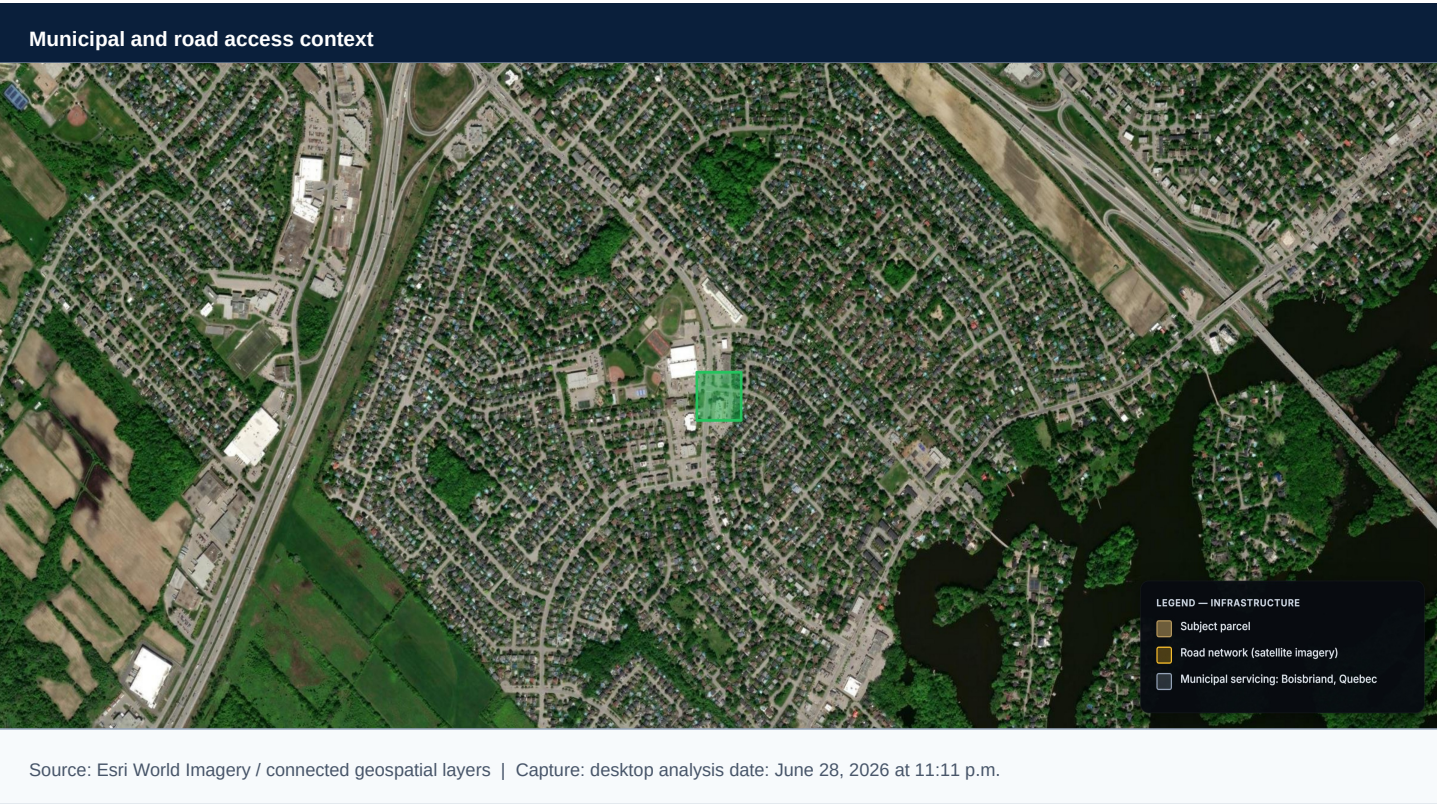
| Factor                       | Finding                                             | Required confirmation                                      |
|------------------------------|-----------------------------------------------------|------------------------------------------------------------|
| Agricultural land protection | No agricultural protection signal in current layers | Agricultural land protection commission release assessment |
| Entitlement pathway          | Moderate; validate before offer                     | Regulatory feasibility memo                                |





# Infrastructure and servicing

Servicing and legal frontage are principal conditions. Observed utility proximity does not replace capacity confirmation.



| Factor      | Finding                      | Required confirmation                  |
|-------------|------------------------------|----------------------------------------|
| Road access | 42 m - Road context observed | Legal frontage and access confirmation |



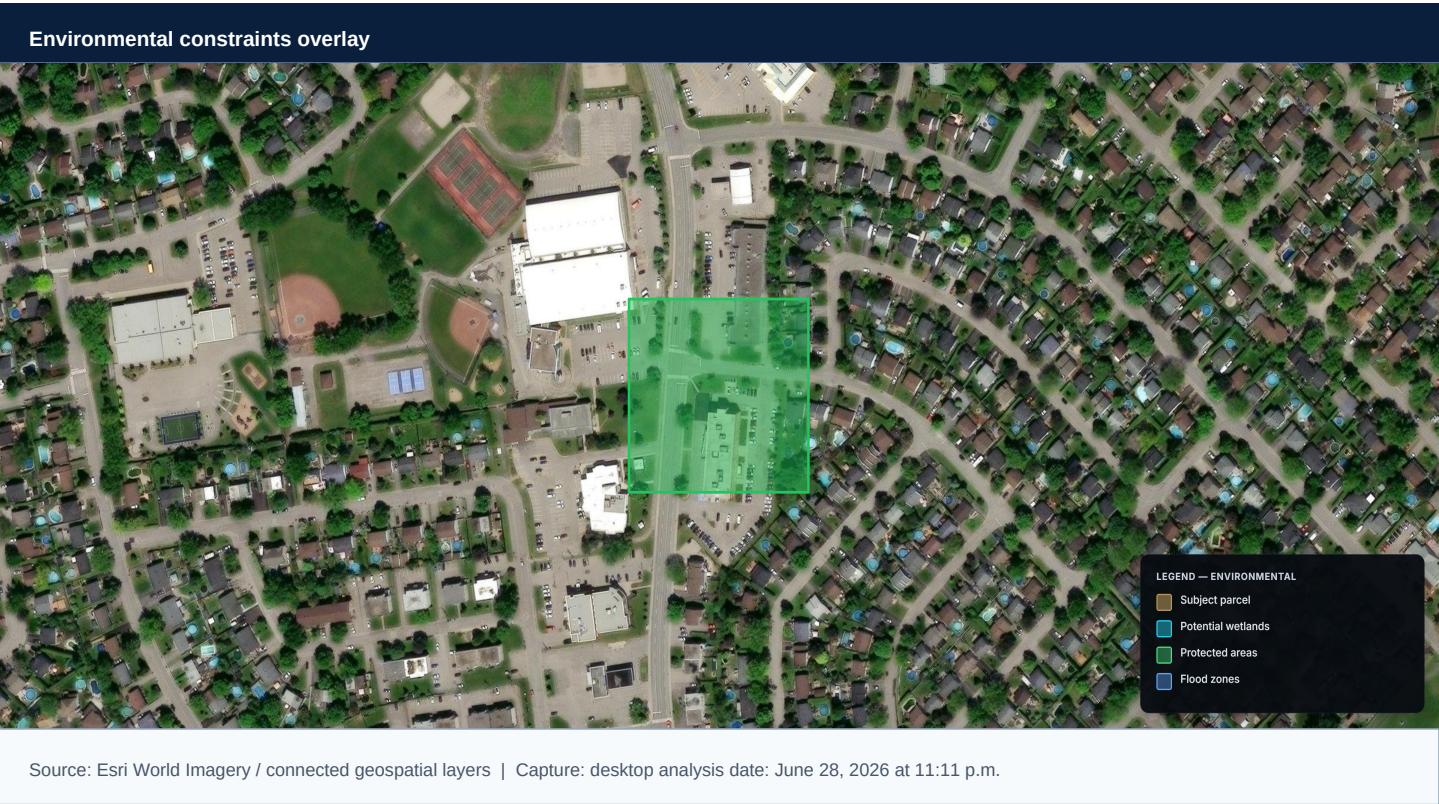
| Factor                    | Finding                                  | Required confirmation                              |
|---------------------------|------------------------------------------|----------------------------------------------------|
| Electrical infrastructure | 95 m - Utility proximity                 | Utility capacity and connection feasibility letter |
| Water / sewer / storm     | Not assessed in desktop scope            | Municipal capacity letter or servicing study       |
| Servicing readiness       | 79/100 - Favorable subject to validation | Confirmation with civil engineer and municipality  |





# Environmental review

Environmental and physical constraints identified in connected datasets. Material constraints must be confirmed before pro forma reliance.



| Constraint | Finding                                        | To be confirmed                                                              |
|------------|------------------------------------------------|------------------------------------------------------------------------------|
| Floodplain | Indicator present in connected datasets. 280 m | Confirm flood mapping and insurance implications (Before diligence reliance) |



| Constraint             | Finding                                                          | To be confirmed                                                                               |
|------------------------|------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
| <b>Wetlands</b>        | Indicator present in connected datasets. 2.8% overlap            | Wetland delineation and provincial environmental pre-consultation (Before diligence reliance) |
| <b>Protected areas</b> | No material indicator. No material indicator in current datasets | Conservation and land-use compatibility review (Before diligence reliance)                    |
| <b>Contamination</b>   | No material indicator. No material indicator in current datasets | Phase I Environmental Site Assessment (Before diligence reliance)                             |





# Risk register and due diligence

Committee checklist before capital commitment.

| Risk       | Observation                             | Potential impact                                                                             | Required action                                  | Responsible                          | P    |
|------------|-----------------------------------------|----------------------------------------------------------------------------------------------|--------------------------------------------------|--------------------------------------|------|
| Floodplain | Indicator present in connected datasets | No mapped flood overlap identified; confirmed with current municipal and provincial mapping. | Confirm flood mapping and insurance implications | Environmental consultants ultimately | High |



| Risk     | Observation                             | Potential impact                                                                                                                | Required action                                                   | Responsible               | P    |
|----------|-----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------|---------------------------|------|
| Wetlands | Indicator present in connected datasets | Approximately 2.8% wetland overlap may require delineation, provincial environmental authorization, and scheduled consultation. | Wetland delineation and provincial environmental pre-consultation | Environmental consultants | High |



| Risk                 | Observation                                                                                             | Potential impact                                             | Required action                                                                                         | Responsible              | Priority |
|----------------------|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|--------------------------|----------|
| ProTECTED areas      | No material indicator                                                                                   | No protected area constraint identified in connected layers. | Conservation and land-use compatibility review                                                          | Environmental consultant | High     |
| Zoning compatibility | Validate zoning, land-use designation, and planning compatibility with the intended industrial program. | May affect feasibility or timing before commitment.          | Validate zoning, land-use designation, and planning compatibility with the intended industrial program. | Planning consultant      | High     |



| Risk        | Observation                                                                             | Potential impact                                    | Required action                                                                         | Responsible               | Priority |
|-------------|-----------------------------------------------------------------------------------------|-----------------------------------------------------|-----------------------------------------------------------------------------------------|---------------------------|----------|
| Road access | Confirm road access, utility proximity, servicing capacity, and connection feasibility. | May affect feasibility or timing before commitment. | Confirm road access, utility proximity, servicing capacity, and connection feasibility. | Civil engineer            | High     |
| Wetlands    | Validate wetland boundaries, buffers, and environmental permitting requirements.        | May affect feasibility or timing before commitment. | Validate wetland boundaries, buffers, and environmental permitting requirements.        | Environmental consultants | High     |





## Sources, methodology and limitations

Reference materials, analytical framework, and evaluation limits.

### APPENDIX A - SOURCE REGISTER

| Source                    | Provider                         | Use in memorandum                   |
|---------------------------|----------------------------------|-------------------------------------|
| Municipal zoning layer    | Ville de Boisbriand GIS service  | Layer connected at time of analysis |
| Wetland inventory         | Provincial environmental dataset | Layer connected at time of analysis |
| Road network              | Open transport dataset           | Layer connected at time of analysis |
| Electrical infrastructure | Utility proximity dataset        | Layer connected at time of analysis |



| Source               | Provider                          | Use in memorandum                   |
|----------------------|-----------------------------------|-------------------------------------|
| Flood hazard mapping | Public safety<br>geospatial layer | Layer connected at time of analysis |



---

## **METHODOLOGY**

GeoLens assembles parcel geometry, connected public datasets and regulatory layers into a structured desktop prescreening memorandum.

Observed data reflects dataset outputs at analysis time. Professional confirmation is required before diligence reliance.

## **KEY LIMITATIONS**

- Not legal advice
- Not engineering advice
- Not valuation advice
- Requires independent due diligence

Findings distinguish observed dataset outputs from preliminary interpretation. No confirmation of title, permitted use, servicing capacity, environmental liability, approval outcome, or valuation is provided.



## Confidentiality and legal notice

This document is a desktop prescreening only. Information is based on public and connected geospatial datasets available on the analysis date.

### CONFIDENTIALITY

This memorandum contains proprietary analysis prepared by Technologies GeoLens Inc.

Distribution is limited to authorized recipients. No reproduction or redistribution without written authorization.

The analytical methodology remains the intellectual property of Technologies GeoLens Inc.

### LEGAL NOTICE

#### GEOLENS DOES NOT REPLACE

- legal professionals
- engineers
- surveyors
- environmental consultants
- municipal approvals

#### GEOLENS MAKES NO GUARANTEE REGARDING

- development approvals
- zoning decisions
- permitting
- environmental outcomes
- investment performance

Clients remain responsible for conducting independent due diligence before making investment decisions.

This copy uses fictional names, organizations, parcels and conclusions solely to demonstrate deliverable format.