



GeoLens Technologies Inc.

Acquisition screening memorandum

Longueuil Logistics Park

Roland-Therrien Blvd, Lot 14

Prepared for

Laurentides Capital Partners (fictional)

August 26, 2026

09:10 a.m.

Memo GL-20260826-10DLQ8



Site overview

Technical identification of the candidate parcel for committee review.

LATITUDE**45.548890****LONGITUDE****-73.498550****PARCEL CENTROID****45.548890, -73.498550****MUNICIPALITY****Longueuil, Quebec****ADDRESS****Roland-Therrien Blvd, Lot 14****CADASTRE / LOT REFERENCE****Cadastre 45-12-14-0012-000-0000****PROJECT****Longueuil Logistics Park****PROJECT TYPE****Industrial****AREA****4.6 ha****DEVELOPABLE ENVELOPE (EST.)****4.4712 ha****BUILDABLE RATIO (EST.)****97.2%****CURRENT ZONING****Industrial M-1****CURRENT LAND USE****Vacant industrial land****ACQUISITION OBJECTIVE****Industrial expansion and logistics**

PARCEL BOUNDARY COORDINATES

Vertex	Coordinates (lat, lng)
Point 1	45.548450, -73.499190
Point 2	45.549550, -73.499190



Vertex	Coordinates (lat, lng)
Point 3	45.549550, -73.497590
Point 4	45.548450, -73.497590

DEVELOPABLE ENVELOPE

Indicative envelope: 4.4712 ha (97.2% of parcel area) after subtracting currently evaluated mapped constraints (additive constraints: wetlands 2.8%). This is not net buildable area (DERIVED approximation). Parking, loading, setbacks, and engineering have not yet been deducted.





Executive decision

Acquisition posture and required validation before capital commitment.

RECOMMENDATION

ADVANCE

FATAL FLAW STATUS

NO MATERIAL DESKTOP FLAW IDENTIFIED

MOST IMPORTANT UNKNOWN

Water / sewer capacity: UNKNOWN (proximity != capacity)

HIGHEST POTENTIAL COST EXPOSURE

Cost exposure: HIGH: nearby contamination; Phase I ESA required, with Phase II depending on results.

HIGHEST SCHEDULE EXPOSURE

Primary schedule risk: municipal confirmation (zoning / permitted uses)

LONG-TERM CLIMATE / RESILIENCE RISK

UNKNOWN: not assessed in this desktop screening (climate / resilience layer not connected).

TOP 3 RISKS

- 1. Wetland
- 2. Servicing
- 3. Zoning

WHAT TO DO BEFORE LOI

- Municipal zoning / permitted-use confirmation (by-right vs conditional)
- Apparent ownership / willingness-to-sell identification
- CPTAQ / agricultural-protection screen if the site is at risk



WHAT TO DO BEFORE BINDING OFFER

- Phase I ESA (Phase II if industrial history)
- Municipal water / sewer capacity letter (capacity != proximity)
- Flood / wetland mapping confirmation with the applicable authority
- Truck access / driveway and heavy-vehicle circulation confirmation

WHAT TO DO BEFORE CLOSING

- Full title, easement, and encumbrance search
- Boundary / topographic survey
- Clearance of material offer conditions

MATERIAL FINDINGS

ZONING COMPATIBILITY

Severity: Low Confidence: Medium

Finding

Observed zoning: Industrial M-1.

Why it matters

Indicates whether the intended industrial/logistics use appears directionally compatible. This is not a by-right certification; municipal confirmation is required.

Next action

Obtain a municipal planning opinion (by-right vs conditional / rezoning) before LOI.

FLOOD EXPOSURE

Severity: Low Confidence: Medium

Finding

No mapped flood-zone overlap was identified on the parcel. A mapped flood-related area is approximately 280 m away.

Why it matters

No immediate desktop fatal flaw is indicated, but nearby hydrological conditions may affect drainage requirements and should be confirmed before relying on the site for underwriting.

Next action

Confirm applicable municipal/provincial flood mapping before binding acquisition.

**WETLANDS**

Severity: Low Confidence: Medium

Finding

Mapped wetland overlap was identified on approximately 2.8% of the parcel.

Why it matters

May reduce the developable envelope and trigger environmental authorization. This is not confirmed as a material constraint until regulatory / field validation.

Next action

Commission wetland delineation and environmental pre-consultation before major capital commitment.

CRITICAL VALIDATIONS BEFORE OFFER

- Validate zoning, land-use designation, and planning compatibility with the intended industrial program.
- Confirm road access, utility proximity, servicing capacity, and connection feasibility.
- Validate wetland boundaries, buffers, and environmental permitting requirements.
- Confirm municipal approval pathway and expected timeline before capital deployment.

CATEGORY SCREENING SCORES

ENVIRONMENTAL	PLANNING	INFRASTRUCTURE	OPPORTUNITY
68/100	58/100	79/100	71/100

GEOLENS SCREENING SCORE

Category scores are screening indicators derived from observed datasets.

- 80-100: favourable preliminary profile
- 60-79: moderate validation required
- 40-59: material uncertainty
- <40: significant constraint profile

Scores are screening indicators and are not probability estimates, valuations, or approval forecasts.



Logistics acquisition screen (six questions)

The badge is the certainty of the answer, not one underlying observation. Status is OBSERVED, DERIVED, TO CONFIRM, or UNKNOWN. Not a by-right, truck-access, or capacity certification.

Question	Answer	Status	Next action
Is the intended industrial or logistics use compatible with the applicable regulatory framework?	Observed zoning: Industrial M-1. This is not a permitted-use certification.	TO CONFIRM	Municipal planning opinion (authorized use, conditional approval, or variance required) before LOI.
Has a critical constraint that could jeopardize the acquisition been identified?	Assembly / ownership: UNKNOWN (single-parcel screen). Cadastre label only: Cadastre 45-12-14-0012-000-0000. Multi-lot assemblability not established. NO MATERIAL DESKTOP FLAW IDENTIFIED	UNKNOWN	Have counsel verify title / assembly before LOI; do not commit capital on an unconfirmed multi-lot thesis.
Is site access compatible with heavy-vehicle circulation requirements?	Observed road proximity ~ 42 m. Legal public-road access: not confirmed. Heavy-vehicle feasibility (entrance, circulation, weight limits): not confirmed. Proximity observed; access not confirmed.	TO CONFIRM	Confirm heavy-vehicle entrance and circulation before a binding offer.



Question	Answer	Status	Next action
Does the site, at this stage, present physical conditions compatible with the intended development?	Indicative envelope: 4.4712 ha (97.2% of parcel) after subtracting currently evaluated mapped constraints. This is not net buildable area. Parking, loading, building setbacks, and detailed engineering have not yet been deducted.	DERIVED	Confirm field / regulatory envelope before major capital commitment.
What uncertainties remain regarding site servicing and utility connections?	Water / sewer capacity: UNKNOWN. Connection feasibility: not confirmed. Network proximity (if observed) != capacity. Electricity: observed proximity ~ 95 m (proximity != capacity). Infrastructure score 79/100 = proximity composite, not proof of servicing.	UNKNOWN	Obtain municipal / utility capacity letter before a binding offer. Do not commit capital on proximity alone.
What validations must be completed before any additional capital commitment?	1. Municipal zoning / permitted-use confirmation (by-right vs conditional) 2. Apparent ownership / willingness-to-sell identification 3. Phase I ESA (Phase II if industrial history) 4. Municipal water / sewer capacity letter (capacity != proximity)		Execute Before LOI items first, then Before binding offer items.



ASSEMBLY / MULTI-LOT (HONESTY)

Assembly / ownership: UNKNOWN (single-parcel screen). Cadastre label only: Cadastre 45-12-14-0012-000-0000. Multi-lot assemblability not established.

ASSEMBLY CONFIRMATION CHECKLIST

- Title / ownership search (counsel): current owner(s) UNKNOWN in this screen
- Confirm whether the intended use requires multi-lot assembly (cadastre / survey)
- Confirm easements, encumbrances, and shared access before LOI
- Do not treat map context parcels as a negotiable assembly set

CLIMATE / RESILIENCE HONESTY

Climate / resilience: UNKNOWN. This screening does not assess long-term climate risk. Flood / wetland findings remain separate environmental observations, not a climate score.

Claim	Status	Detail
Long-term climate / resilience risk	UNKNOWN	No climate layer connected in desktop scope.
Heat / wildfire / sea-level (modelled)	UNKNOWN	Not assessed: do not infer from observed flood / wetland findings.
Required confirmation	REQUIRED (later)	Dedicated climate / resilience study before long-hold underwriting.



PORTFOLIO SHORTLIST SYNTHESIS

Longueuil, Quebec: 5 candidates, 3 shortlisted. Desktop synthesis: 1. Roland-Therrien Blvd, Lot 14 (subject): index 72/100 2. Lévis Street, east parcel: index 78/100 3. Commerce Street, south wing: index 61/100 Index = screening score, not an investment ranking.

Committee decision requested: Authorize targeted diligence on Roland-Therrien Blvd, Lot 14, subject to: wetland delineation / screening; municipal confirmation of observed zoning (Industrial M-1); not a by-right certification; water / sewer capacity letter (capacity still UNKNOWN); Phase I environmental site assessment given nearby contamination; truck access confirmation (entrance, heavy circulation, and applicable restrictions; road proximity observed, access not confirmed).

PORTFOLIO CONFIRMATION CHECKLIST

- This block is shortlist synthesis, not a final investment ranking
- Compare sites on the same desktop evidence before committing capital
- Confirm each candidate shares the same critical validations (zoning, servicing, fatal flaws)



Indicative development envelope

Gross parcel minus mapped constraints yields an indicative developable envelope for logistics screening.

CONSTRAINT-SUBTRACT CASCADE

Method: Indicative approximation after subtracting currently evaluated mapped constraints

- | | |
|------------------------------------|---|
| 1. Gross parcel | 4.6 ha |
| 2. Constrained area (observed) | 1,288 m ² |
| 3-4. Regulatory / physical buffers | Partial, when available in connected layers |

5. Indicative envelope	4.4712 ha 97.2%
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Indicative envelope: 4.4712 ha (97.2% of parcel area) after subtracting currently evaluated mapped constraints (additive constraints: wetlands 2.8%). This is not net buildable area (DERIVED approximation). Parking, loading, setbacks, and engineering have not yet been deducted.

GROSS / PARCEL AREA

4.6 ha

CONSTRAINED AREA

1,288 m²

INDICATIVE DEVELOPABLE AREA

4.4712 ha

DEVELOPABLE RATIO

97.2%

Parking, loading, building setbacks, and detailed engineering have not yet been deducted.



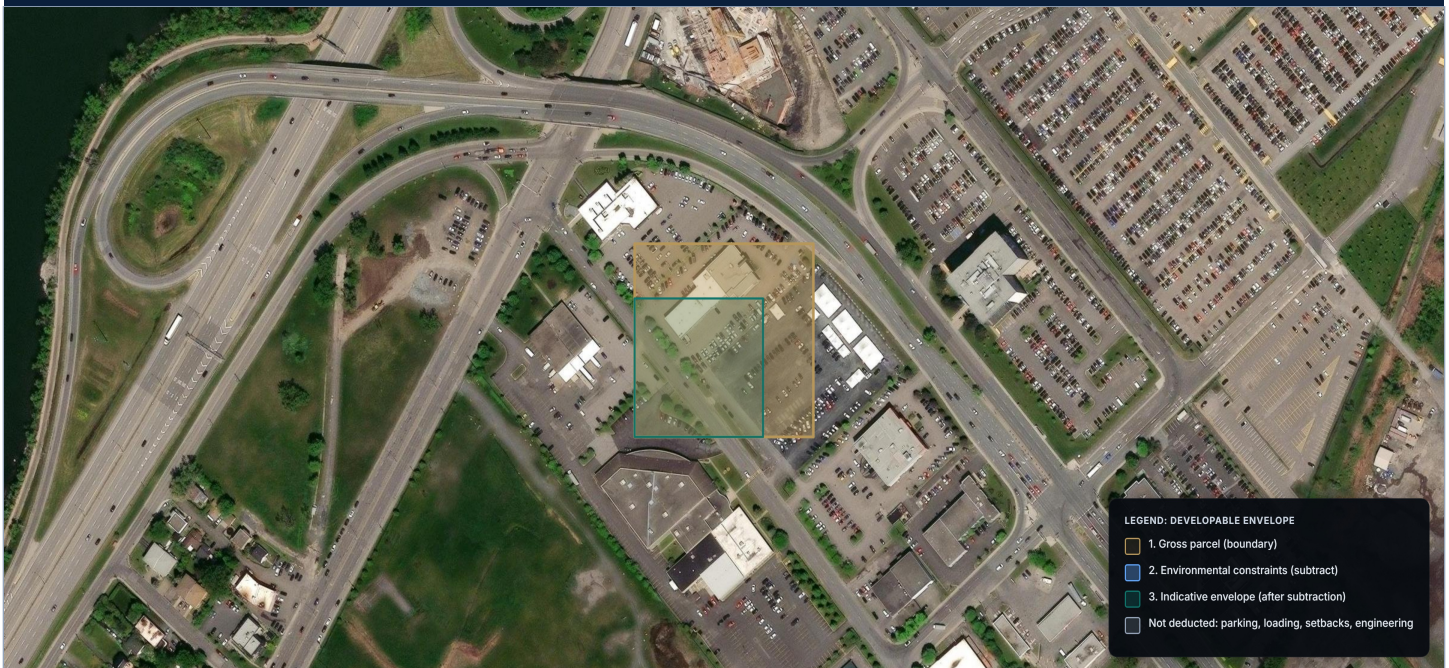
PROGRAM-FIT (INDICATIVE, AREA ONLY)

Verdict**Remotely plausible (area only)**

Target building 150,000 sq ft vs indicative envelope ~ 481,276 sq ft (31.2% of envelope). Program: Class A logistics warehouse (demo assumption). Target trailer stalls: 40 (not geometrically placed). Verdict: Remotely plausible (area only). Parking, loading, and setbacks not deducted; this is not a site plan.

PROGRAM-FIT CONFIRMATION CHECKLIST

- This is not a site plan: parking, loading, setbacks, and engineering not deducted
- Validate the envelope with a civil engineer / planner before pro forma
- Confirm heavy-vehicle circulation standards and dock-door count

Indicative development envelope (constraint subtract)

Source: Esri World Imagery / connected geospatial layers | Capture: desktop analysis date: August 26, 2026 at 09:10 a.m.



Planning and regulatory review

Moderate planning profile (58/100); observed zoning Industrial M-1. 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: August 26, 2026 at 09:10 a.m.

Factor	Finding	What it means
Planning compatibility	Observed zoning: Industrial M-1. Planning score 58/100. Moderate; validate before offer.	Material planning uncertainty: do not underwrite without municipal confirmation of zoning and permitted uses.
Land use context	Observed land-use designation: Vacant industrial land.	Permitted uses, density, and setbacks must be confirmed before offer terms.



Factor	Finding	What it means
Agricultural land protection	No agricultural protection signal in current layers (0% / absent).	Confirm designation against regional planning schema and municipal plan.
Entitlement pathway	Moderate; validate before offer	Municipal, regional, and provincial approval sequence to be confirmed with planning consultant.



Infrastructure and servicing

Servicing and legal frontage are principal conditions. Nearest road observed at 42 m. Observed utility proximity never replaces capacity confirmation (proximity != capacity).

Municipal and road access context



Source: Esri World Imagery / connected geospatial layers | Capture: desktop analysis date: August 26, 2026 at 09:10 a.m.

SERVICING HONESTY (PROXIMITY != CAPACITY)

Claim	Status	Detail
Network proximity	OBSERVED	electricity ~ 95 m (observed); infrastructure score 79/100 = proximity composite, not capacity
Connection feasibility	NOT CONFIRMED	No utility permit / letter in desktop scope.



Claim	Status	Detail
Capacity (water / sewer / electricity)	UNKNOWN	Proximity != capacity. Never infer good servicing from a distance.
Required confirmation	REQUIRED	Municipal / utility capacity letter + civil engineering before a binding offer.

Factor	Finding	What it means
Road access	Observed distance: 42 m. Primary arterial access within 50 m supports logistics feasibility.	Legal frontage, easements, and truck circulation standards remain to be confirmed. Observed proximity does not replace an access permit.
Electrical infrastructure	Observed proximity ~ 95 m. Capacity / connection: UNKNOWN (proximity != capacity).	Never treat an electrical distance as proof of servicing. Capacity and off-site works are not confirmed.



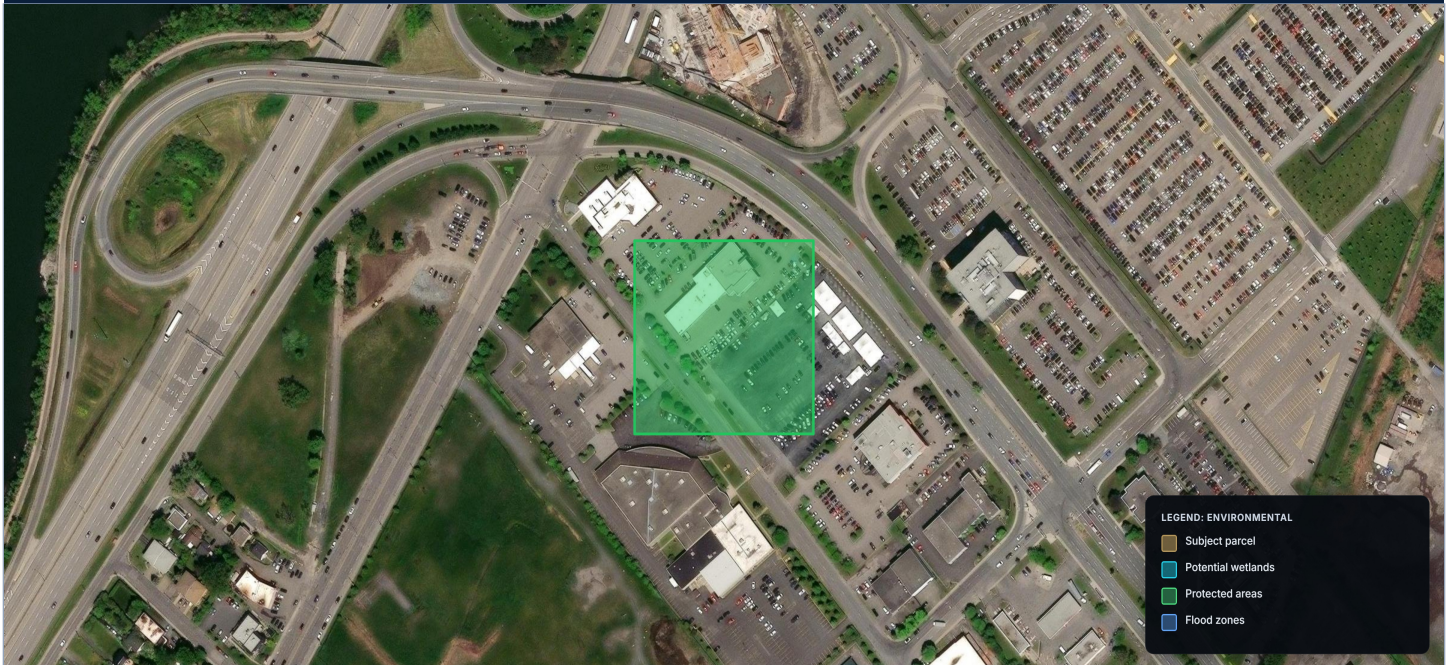
Factor	Finding	What it means
Water / sewer / storm	UNKNOWN: no municipal water/sewer capacity layer connected in desktop scope. Do not assume servicing.	Municipal servicing is a principal acquisition condition for most industrial/logistics uses.
Servicing capacity	Capacity: UNKNOWN. Connection feasibility: not confirmed. Network proximity: observed only (infrastructure score 79/100 is a proximity composite, not a capacity assessment).	Do not treat a proximity score as evidence of servicing. Off-site agreements and development charges may still affect feasibility.



Environmental review

Environmental constraints from connected datasets (wetlands 2.8% overlap). Material constraints must be confirmed before pro forma reliance.

Environmental constraints overlay



Source: Esri World Imagery / connected geospatial layers | Capture: desktop analysis date: August 26, 2026 at 09:10 a.m.

Constraint	Finding	What it means
Floodplain	Observed distance: 280 m. No major floodplain overlap identified in connected datasets.	No on-parcel mapped flood overlap in connected layers; nearby flood-related mapping still warrants confirmation before underwriting reliance.
Wetlands	Observed overlap: 2.8%. Minor wetland influence identified at parcel edge.	Approximately 2.8% wetland overlap may require delineation, provincial environmental authorization, and schedule contingency.



Constraint	Finding	What it means
Protected areas	UNKNOWN: Protected areas not assessed in the connected desktop scope.	UNKNOWN: protected not assessed / not covered in desktop scope. Do not interpret as absence of constraint.
Contamination	Observed distance: 320 m. Nearest mapped contamination registry record ~320 m northeast (former bulk fuel depot), 2140 Boulevard Industriel, Longueuil. No on-parcel overlap.	Mapped contamination proximity warrants a Phase I environmental site assessment before diligence reliance.
Hydrography	UNKNOWN: Hydrography not assessed in the connected desktop scope.	UNKNOWN: hydrography not assessed / not covered in desktop scope. Do not interpret as absence of constraint.



Risk register

Principal risks to resolve before capital commitment.

Risk	Observation	Potential impact	Required action	Priority
Zoning compatibility	Observed zoning: Industrial M-1.	Indicates whether the intended industrial/logistics use appears directionally compatible. This is not a by-right certification; municipal confirmation is required.	Obtain a municipal planning opinion (by-right vs conditional / rezoning) before LOI. <i>Owner: Planning consultant</i>	LOW
Flood exposure	No mapped flood-zone overlap was identified on the parcel. A mapped flood-related area is approximately 280 m away.	No immediate desktop fatal flaw is indicated, but nearby hydrological conditions may affect drainage requirements and should be confirmed before relying on the site for underwriting.	Confirm applicable municipal/provincial flood mapping before binding acquisition. <i>Owner: Environmental consultant</i>	LOW



Risk	Observation	Potential impact	Required action	Priority
Wetlands	Mapped wetland overlap was identified on approximately 2.8% of the parcel.	May reduce the developable envelope and trigger environmental authorization. This is not confirmed as a material constraint until regulatory / field validation.	Commission wetland delineation and environmental pre-consultation before major capital commitment. Owner: Environmental consultant	LOW
Road access	Connected road infrastructure was observed approximately 42 m from the parcel. Legal frontage and heavy-vehicle feasibility are not confirmed.	Road proximity supports potential access but does not prove legal frontage, an authorized truck entrance, heavy-vehicle circulation, or absence of weight restrictions. Truckability remains not confirmed.	Confirm legal frontage and truck-access feasibility (entrance, heavy circulation, weight limits) before capital commitment. Owner: Civil engineer	LOW
Contamination / historical use	Contamination-related record approximately 320 m away: Former bulk fuel depot; 2140 Boulevard Industriel, Longueuil, QC; (45.55010, -73.49680); id GTC-QC-DEMO-88421. No on-parcel overlap in the datasets reviewed.	This is not treated as a desktop fatal flaw, but nearby historical industrial activity increases environmental diligence priority.	Complete a Phase I ESA and pull GTC file GTC-QC-DEMO-88421 during the conditions period. Owner: Environmental consultant	LOW



Risk	Observation	Potential impact	Required action	Priority
Protected areas	UNKNOWN: Protected areas not assessed in the connected desktop scope.	UNKNOWN: protected not assessed / not covered in desktop scope. Do not interpret as absence of constraint.	Review conservation and land-use compatibility Owner: Environmental <i>consultant</i>	MEDIUM
Hydrography	UNKNOWN: Hydrography not assessed in the connected desktop scope.	UNKNOWN: hydrography not assessed / not covered in desktop scope. Do not interpret as absence of constraint.	Review hydrological buffers and constraints Owner: Environmental <i>consultant</i>	MEDIUM
Title and cadastre	Professional diligence step before acquisition reliance (standard developer practice).	May affect feasibility or timing before commitment.	Title, easement, and encumbrance search Owner: <i>Legal counsel</i>	MEDIUM



DUE DILIGENCE PLAN BEFORE OFFER / CLOSING

Stage	Action	Responsible
Before LOI	Zoning and permitted-use opinion (by-right vs conditional)	Planning consultant
Before closing	Title, easement, and encumbrance search	Legal counsel
Before closing	Boundary / topographic survey	Acquisitions
Before binding offer	Phase I ESA (Phase II if industrial history)	Environmental consultant
Before binding offer	Flood / wetland mapping confirmation	Environmental consultant
Before binding offer	Municipal water / sewer capacity letter	Acquisitions



Sources, methodology and limitations

Data provenance, analytical framework, and limitations.

APPENDIX A - SOURCE REGISTER

Source	Provider	Retrieved	Use in memorandum
Flood hazard mapping	Ville de Longueuil GIS service	August 26, 2026	Connected source (layer availability): does not mean a parcel-level result was established
Wetland inventory	Provincial environmental dataset	August 26, 2026	Connected source (layer availability): does not mean a parcel-level result was established
Road network	Open transport dataset	August 26, 2026	Connected source (layer availability): does not mean a parcel-level result was established
Electrical infrastructure	Utility proximity dataset	August 26, 2026	Connected source (layer availability): does not mean a parcel-level result was established



Source	Provider	Retrieved	Use in memorandum
Flood hazard mapping	Public safety geospatial layer	August 26, 2026	Connected source (layer availability): does not mean a parcel-level result was established
Contamination registry	MELCCFP GTC contaminated sites registry	August 26, 2026	Connected source (layer availability): does not mean a parcel-level result was established

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.

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.