L04-1

NuLeaf Farms

July 16, 2026

Re: Technical Assessment of Shipping Container Farm

Location: Ritchie Bros. Auctioneers, 245 Taylor Park Drive, Unit 2, Lethbridge, Alberta
Site Inspection Date: July 8, 2026

Dear Mr. Pintaric and Mr. Lewis,

NuLeaf Farms Inc. was retained by BDO Canada Limited to conduct an independent technical assessment of the recovered shipping container farming system currently located at the Ritchie Bros. Auctioneers facility in Lethbridge, Alberta.

A site inspection was completed on July 8, 2026. The purpose of this assessment was to evaluate the overall condition of the facility and its major systems, determine its suitability for future agricultural production, identify equipment deficiencies and operational concerns, and provide preliminary recommendations regarding repairs, refurbishment requirements, and estimated costs to return the system to a commercially operational condition.

The assessment included a visual inspection of the container structure, environmental control systems, hydroponic growing equipment, electrical systems, plumbing and irrigation infrastructure, lighting systems, sensors, fertigation equipment, and other major operational components. Documentation, photographs, equipment inventories, and observations were collected during the inspection to support the findings presented within this report.

Based on our assessment, the facility appears to have been purpose-built as a controlled environment agriculture (CEA) production system intended for year-round cultivation. Subject to the repairs and upgrades identified in this report, the system is well suited for the production of leafy greens, culinary herbs, microgreens, and vegetable transplants for greenhouse production. While the overall structural condition of the container remains good, several mechanical, electrical, environmental control, and operational deficiencies were identified that would require remediation before the facility could be safely recommissioned.

This report has been prepared solely for BDO Canada Limited to assist in evaluating the current condition of the asset and to support decisions relating to its disposition, valuation, repair, or future operation. Unless otherwise noted, the findings contained herein are based

on a visual inspection and operational observations made during the site visit. No destructive testing or detailed engineering analysis was performed.

We appreciate the opportunity to provide this assessment and trust the information contained in this report will assist in determining the most appropriate path forward for this asset. Should you require additional technical analysis, repair specifications, commissioning support, or operational planning, NuLeaf Farms would be pleased to provide further assistance.

Respectfully submitted,

Sincerely,

NuLeaf Farms Inc.

Contents

1. Equipment Condition

1.1 Inspection Limitations

A visual, non-destructive inspection of the containerized farming system was completed on July 8, 2026. At the time of the site visit, electrical utility service was not available at the inspection location. As a result, the facility could not be energized and no functional testing of the electrical, mechanical, HVAC, irrigation, fertigation, lighting, automation, or control systems could be performed.

This assessment is therefore limited to the observed physical condition of the equipment. While many components appear to be present and in good physical condition, their operational status, performance, reliability, and remaining service life could not be verified during the inspection. References within this report to equipment being in "good condition" relate solely to its observed physical condition and should not be interpreted as confirmation of proper operation.

Prior to returning the facility to service, a complete commissioning program should be undertaken. This should include verification of all electrical systems, operation of pumps and motors, HVAC performance, irrigation and fertigation systems, lighting operation, environmental controls, instrumentation calibration, safety systems, and control system programming.

1.2 Shipping Container- General Condition

The shipping container serves as the primary structural enclosure for the indoor farming system and forms the environmental barrier between the growing area and the surrounding environment. Based on the visual inspection completed on July 8, 2026, the container is considered to be in good overall structural condition.

The exterior surfaces exhibited normal cosmetic wear consistent with transportation, handling, and outdoor storage. No significant structural deformation, impact damage, or evidence of excessive corrosion was observed that would affect the structural integrity of the container.

The container doors were inspected and found to operate normally. Door seals appear to remain intact and in serviceable condition, providing an effective seal between the interior growing environment and the exterior. Maintaining the integrity of these seals is critical to controlling temperature, humidity, airborne contaminants, and pests during normal operation.

Several process penetrations are located on the rear wall of the container to accommodate mechanical, electrical, and plumbing services. These penetrations appear to have been professionally installed and were observed to be properly sealed. No evidence of water intrusion or deterioration associated with these penetrations was noted during the inspection.

The interior insulated enclosure also appeared to be in good physical condition. The wall and ceiling panels were securely fastened with no visible evidence of significant damage, moisture intrusion, or insulation failure. Minor cosmetic wear and localized staining were observed in isolated areas but are considered typical for equipment of this age and are not expected to affect operation.

No evidence of structural movement, panel separation, or significant water damage was identified within the growing chamber.

Overall, the container enclosure appears suitable for continued use as the structural housing for a controlled environment agriculture (CEA) production system. Subject to routine maintenance and replacement of identified mechanical deficiencies elsewhere in this report, the container itself is expected to provide many additional years of service.

2.0 Growing Infrastructure

The container has been configured as a multi-level indoor hydroponic production system designed for year-round controlled environment agriculture (CEA). The growing area consists of two independent production racks, each containing five growing levels, providing a total of ten production shelves within the container.

The growing shelves are constructed from custom-fabricated stainless steel flood trays extending the full length of the growing area. The trays are rigidly supported and appear to remain in good physical condition with no visible signs of distortion, corrosion, or leakage. The use of continuous stainless steel construction minimizes potential leak points while providing a durable and easily sanitized growing surface suitable for commercial food production.

The production system utilizes a deep water culture (DWC) configuration operating as a flood-and-drain system. Nutrient solution is circulated through each growing tray to maintain adequate root hydration while supporting dissolved oxygen levels within the root zone.

Each growing raft presently contains fourteen planting ports. Based on the physical construction of the trays and available documentation, it appears the original system was designed to accommodate approximately sixty planting locations per raft. The existing rafts have been modified to reduce plant density, resulting in significantly improved spacing between plants.

In our opinion, this modification represents a substantial improvement over the original design. A planting density of approximately sixty plants per raft would likely have resulted in excessive canopy competition, reduced airflow, increased humidity within the crop canopy, and a greater potential for disease development. The current configuration is considerably better suited for the production of leafy greens, culinary herbs, and greenhouse vegetable transplants where adequate spacing is essential to produce marketable crops.

The growing rafts appeared to be present and generally accounted for during the inspection. No significant physical damage was observed to the raft assemblies or growing channels. The growing aisle between production racks measures approximately 18 inches in width. While adequate for routine crop maintenance and harvesting, the relatively narrow aisle may restrict movement of personnel and equipment during servicing and cleaning operations.

Overall, the growing infrastructure remains one of the strongest aspects of the recovered asset. The extensive use of stainless steel construction, robust fabrication, and improved plant spacing provides a durable production platform with an expected service life well beyond many commercially available container farming systems. However, due to the design, the container is not suitable for use outdoors.

3.0 Plumbing and Nutrient Delivery System

The container farm utilizes a centralized nutrient delivery system designed to circulate water and fertilizer solution throughout the growing channels while maintaining proper nutrient concentrations for hydroponic crop production.

The primary nutrient reservoir is constructed from stainless steel and remains in good physical condition. The tank exhibits no visible signs of structural damage, significant corrosion, or leakage. The use of stainless steel for the nutrient reservoir is considered an excellent design feature, providing superior corrosion resistance, ease of sanitation, and long service life in comparison to plastic or painted steel tanks.

Much of the process piping throughout the system has also been fabricated from stainless steel, with PVC and PEX piping used where appropriate for distribution. The overall plumbing installation appears professionally assembled, with piping adequately supported and

routed to allow access for maintenance and servicing. However there are areas where the plumbing is disassembled, missing part so pipes, unions, perhaps instrumentation such as valves and sensors.

Manual and electrically actuated valves were observed throughout the system and showed no visible signs of physical damage. Due to the absence of electrical service during the inspection, valve operation and actuator functionality could not be verified.

The most significant deficiency identified within the nutrient delivery system is the absence of the primary circulation pump located beneath the nutrient reservoir. Based on the installed piping configuration and connection sizes, this pump is estimated to have been approximately 5 horsepower or greater and would have served as the primary circulation pump supplying nutrient solution throughout the growing system. Based on the sophistication of the remaining control equipment, it is also likely that the pump was equipped with Ethernet or industrial communications for integration with the control system.

Without replacement of the primary circulation pump, adding the missing valves and plumbing section the nutrient delivery system is not capable of operating.

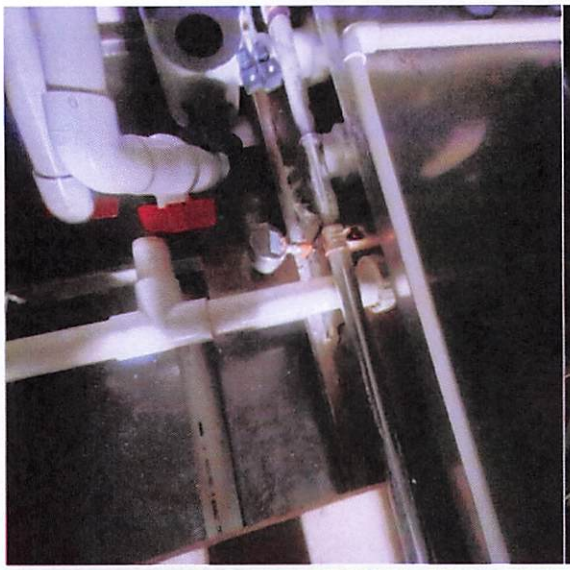
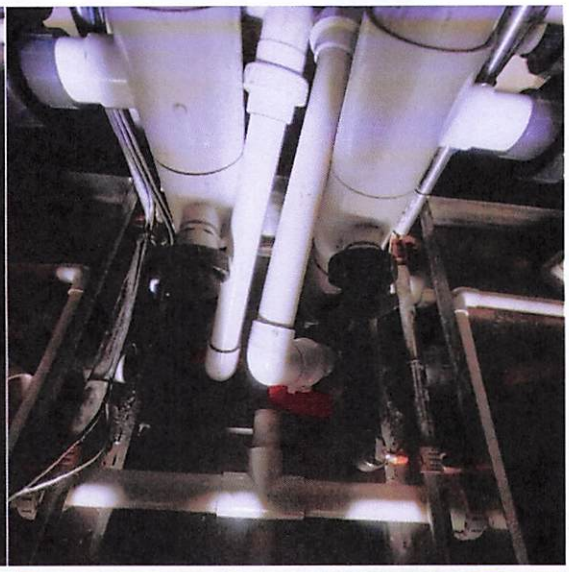
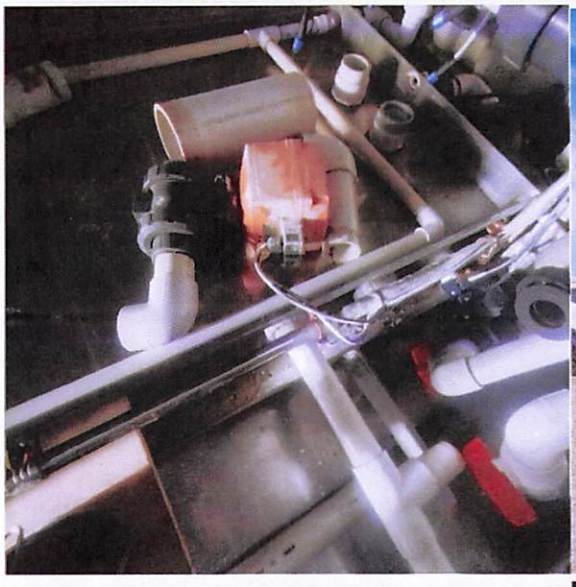
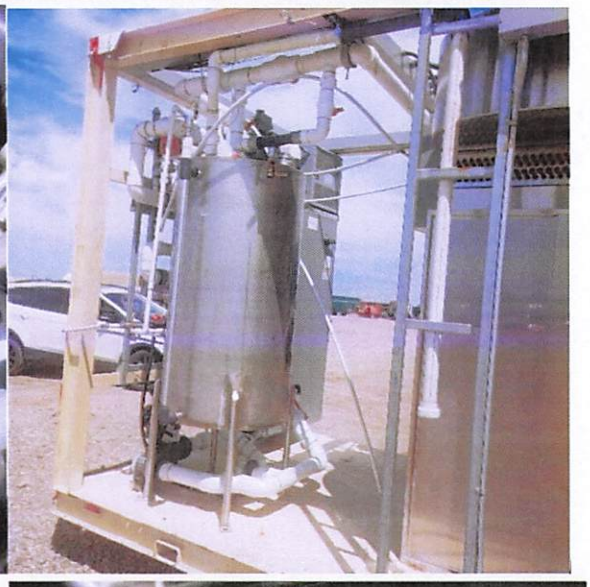
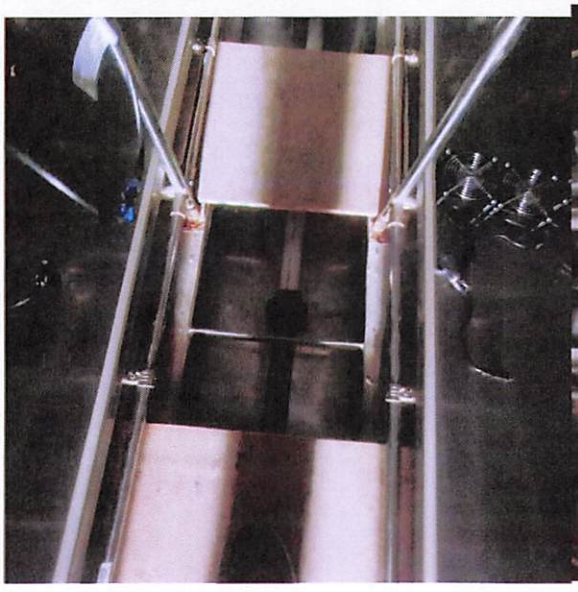
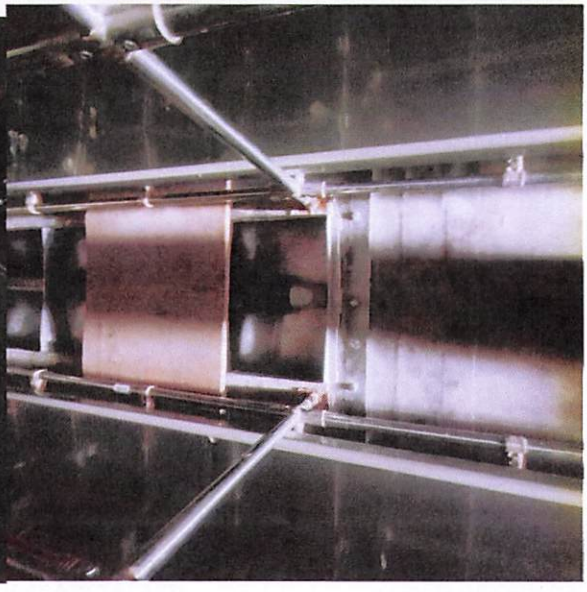
Several brass fittings were observed within portions of the PEX plumbing network. While brass fittings are commonly used in potable water systems, they are generally not recommended within recirculating hydroponic systems due to the potential for trace metal leaching into nutrient solutions over extended periods of operation. Although this does not represent an immediate operational concern, replacement with stainless steel or food-grade polymer fittings would be considered best practice during refurbishment.

The growing area does not include a dedicated floor drain. Consequently, maintenance activities involving draining of nutrient solution or cleaning operations will require water to be removed using portable pumps or other temporary means. While this does not prevent operation of the facility, it increases the effort required during routine maintenance and servicing.

During the inspection, it was also observed that several floor access panels located at the rear of the container were missing. These panels are intended to provide safe access over the drain tank and associated plumbing located beneath the floor. In their current condition, the exposed openings present a potential safety hazard to personnel and increase the likelihood of tools, growing media, plant material, or other debris falling into the drain tank

and process piping. Replacement of the missing floor panels should be considered a priority before the facility is returned to service to restore a safe working surface and protect the underlying process equipment.

Overall, the plumbing infrastructure appears to have been professionally installed and remains in good physical condition. With the replacement of the missing circulation pump, verification of valve operation, pressure testing of the piping network, and recommissioning of the fertigation system, the plumbing infrastructure is expected to be suitable for continued commercial operation.

4.0 Environmental Control System

The container farm is equipped with a liquid-cooled environmental control system designed to regulate air temperature within the growing chamber while maintaining suitable environmental conditions for year-round crop production. Unlike conventional container farms that utilize air-cooled HVAC equipment, this system transfers heat from the growing environment into the process water through a liquid-cooled heat exchange system. This approach can improve energy efficiency and reduce equipment operating temperatures when properly designed and maintained. It should be noted that it appears the HVAC does not have additional dehumidification capacity behoynd what is provided in the HVAC. Additional dehumidification will be required to avoid issues with pest, mold, disease and proper plant growth inside the farm.

The HVAC equipment appears to remain largely intact and in good physical condition. The air handling equipment, ductwork, piping, and associated mechanical components exhibited no obvious signs of significant physical damage during the visual inspection. Surface corrosion was observed on portions of the carbon steel piping and fittings; however, this appears to be cosmetic in nature and consistent with normal exposure to moisture. No evidence of significant corrosion or structural deterioration was observed.

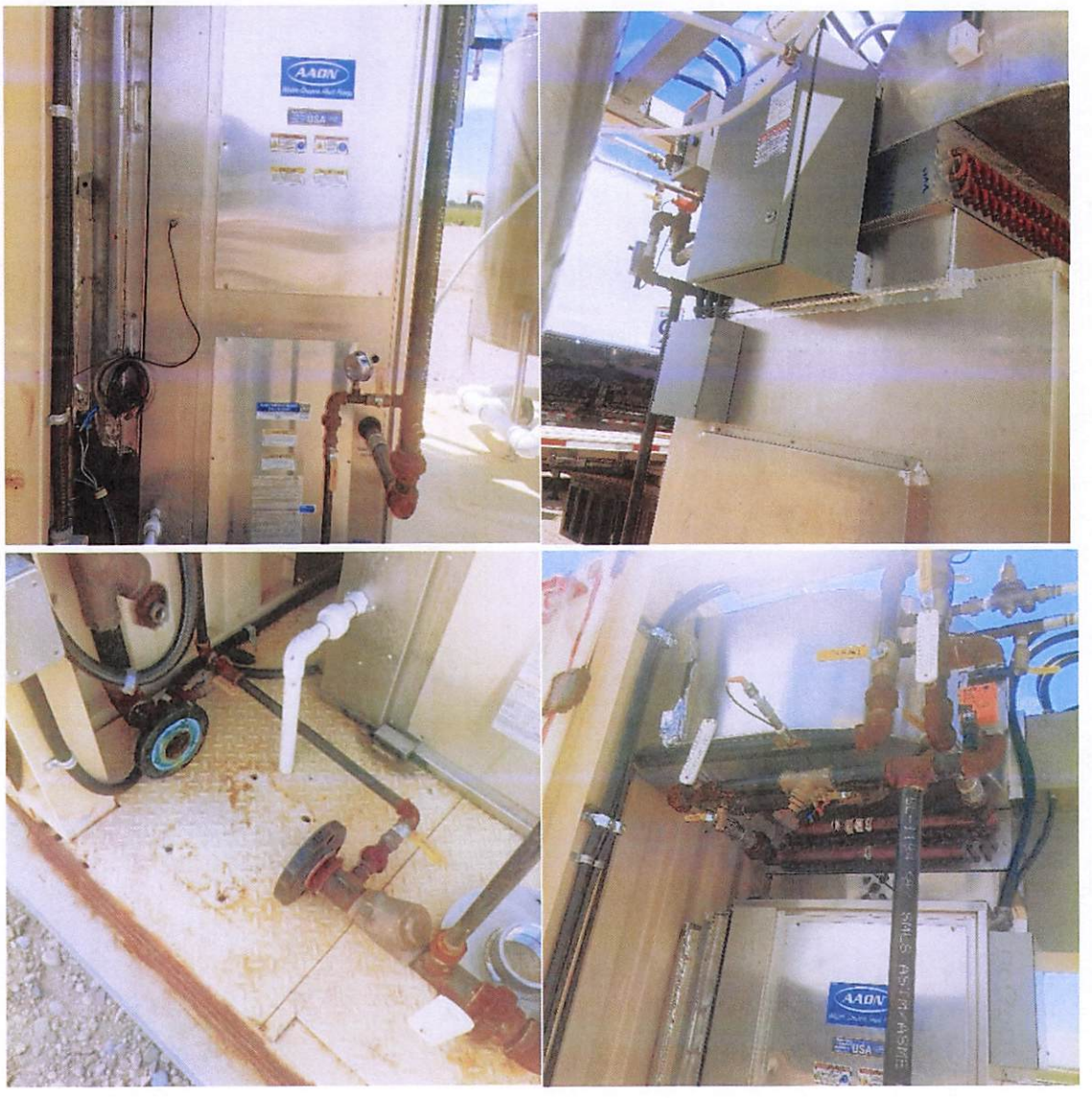
The most significant deficiency identified during the inspection is the absence of the primary HVAC circulation pump responsible for transferring heat from the HVAC system to the process water. Without this pump, the environmental control system cannot reject heat from the growing enclosure and is therefore incapable of maintaining proper operating temperatures. Replacement of this component will be required before the facility can be recommissioned.

The liquid cooling design also places greater importance on the integrity of the process water system, as both crop production and environmental control are dependent on reliable water circulation. Prior to commissioning, the entire cooling loop should be inspected, pressure tested, and flushed to verify proper operation and to identify any leaks or blockages that may have developed while the equipment was out of service.

Several environmental monitoring devices that would typically be used to measure growing conditions, including air temperature, relative humidity, and other environmental parameters, appear to be missing from the growing chamber. These sensors are required to provide feedback to the control system and maintain stable environmental conditions. Replacement and calibration of these sensors will be necessary before automatic environmental control can be achieved.

As electrical service was unavailable during the inspection, the HVAC equipment could not be energized or functionally tested. Consequently, the operational condition of the compressors, fans, control valves, actuators, sensors, and associated control logic could not be verified. While the equipment appears to be in generally good physical condition, its operational performance remains unknown until a complete commissioning and startup process can be completed.

Subject to replacement of the missing circulation pump, installation of the required environmental sensors, and successful commissioning of the system, the HVAC equipment appears suitable for continued commercial operation.



5.0 Electrical and Automation Systems

The container farm incorporates an integrated electrical and automation system intended to control the lighting, environmental controls, irrigation, fertigation, pumps, sensors, and safety systems associated with the indoor farming operation. While portions of the installed electrical hardware appear to be of commercial quality, the electrical and automation system, as a complete operating system, is in poor condition.

The primary electrical control panels remain installed and most internal components appear physically intact. Two industrial Variable Frequency Drives (VFDs) remain installed within the main control enclosure and represent a significant portion of the remaining equipment value. However, several electrical enclosures exhibit cosmetic damage and should be repaired or replaced prior to recommissioning.

A significant concern identified during the inspection is the apparent lack of engineering documentation supporting the installation. No complete electrical drawings, wiring diagrams, network architecture, PLC documentation, or control narratives were available for review. The technical drawing package provided with the equipment does not accurately represent the physical installation observed within the container.

Numerous field modifications appear to have been made after the original construction of the system. Wiring associated with instrumentation and process controls appears to have been altered, with several circuits appearing incomplete or disconnected. Flow and pressure monitoring devices were observed without complete field wiring, making it difficult to determine the intended operation of portions of the control system.

The overall condition of the field wiring is considered a significant concern. Although portions of the panel wiring remain neat and professionally assembled, undocumented modifications throughout the system substantially increase the complexity of troubleshooting and recommissioning. Prior to placing the facility back into service, all field wiring should be verified against newly developed electrical drawings, and all circuits should undergo continuity testing, insulation resistance testing, and functional verification.

The Human Machine Interface (HMI) was inspected; however, there was no indication that the original operating software or control application remains installed. Based on the available evidence, it is believed that the original operating program is no longer present or accessible. If confirmed during commissioning, a complete redevelopment of the control software and operator interface will be required before the system can be returned to automatic operation.

The original equipment manufacturer also appears to no longer be in business. Consequently, original software, source code, electrical documentation, technical

support, and replacement engineering documentation are unlikely to be available. This substantially increases both the technical risk and cost associated with restoring the facility.

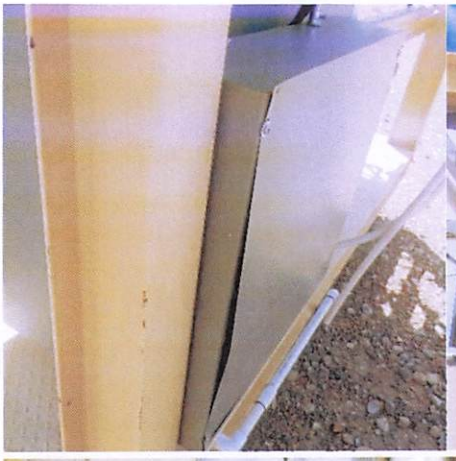
Several components required for normal operation are also missing from the electrical and control system. Environmental sensors required for automatic climate control were not present, preventing closed-loop environmental control. The installed pH probe appears to be the original sensor; however, the measurement range is not appropriate for commercial hydroponic production and will require replacement with a probe suitable for nutrient solution monitoring. Without accurate pH measurement, reliable automatic nutrient dosing cannot be achieved.

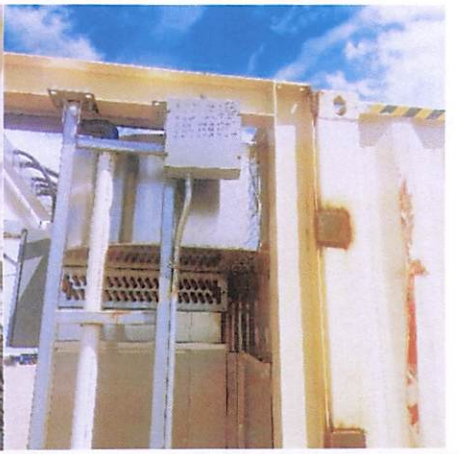
The lighting control system is also incomplete. Evidence within the installation indicates the container was originally designed for a significantly greater quantity of lighting than is currently installed. Approximately 60% of the intended lighting fixtures are absent, reducing the available light intensity and limiting the crops that can be grown without additional lighting infrastructure.

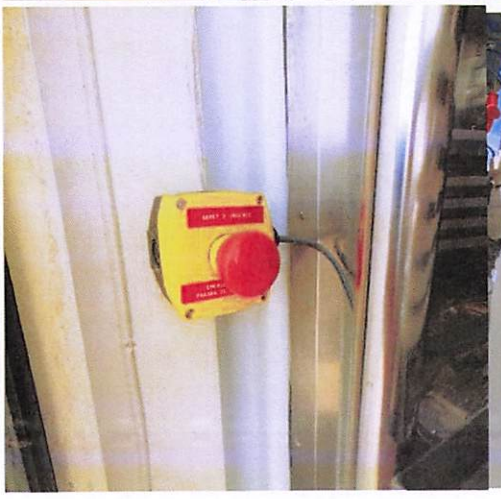
Another consideration for future operation is that a significant portion of the equipment labeling, electrical identification, and control panel markings are provided in French. While this may have been appropriate for the original installation, replacement labeling in English is recommended to improve maintainability, simplify troubleshooting, and ensure consistency with industry practices in Western Canada.

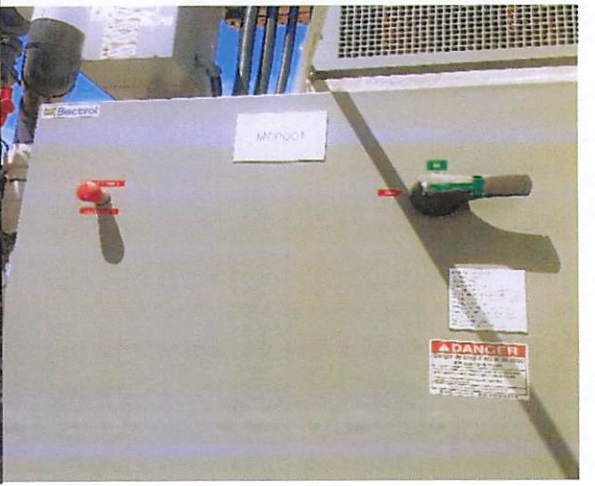
At the time of inspection, no electrical utility service was available at the site. Consequently, no functional testing of the electrical distribution system, PLC, HMI, VFDs, lighting circuits, sensors, communications network, safety systems, or automation equipment could be completed. The operational status of the installed hardware therefore remains unknown.

Based on the observations made during the inspection, the electrical and automation system should be considered a major refurbishment item. Although many individual components retain value, the absence of accurate documentation, undocumented field modifications, missing equipment, incomplete instrumentation, lack of verified control software, and inability to perform functional testing significantly reduce confidence in the current state of the system. It should be anticipated that a substantial amount of engineering, programming, electrical reconstruction, and commissioning effort will be required before the facility can be safely returned to commercial operation.





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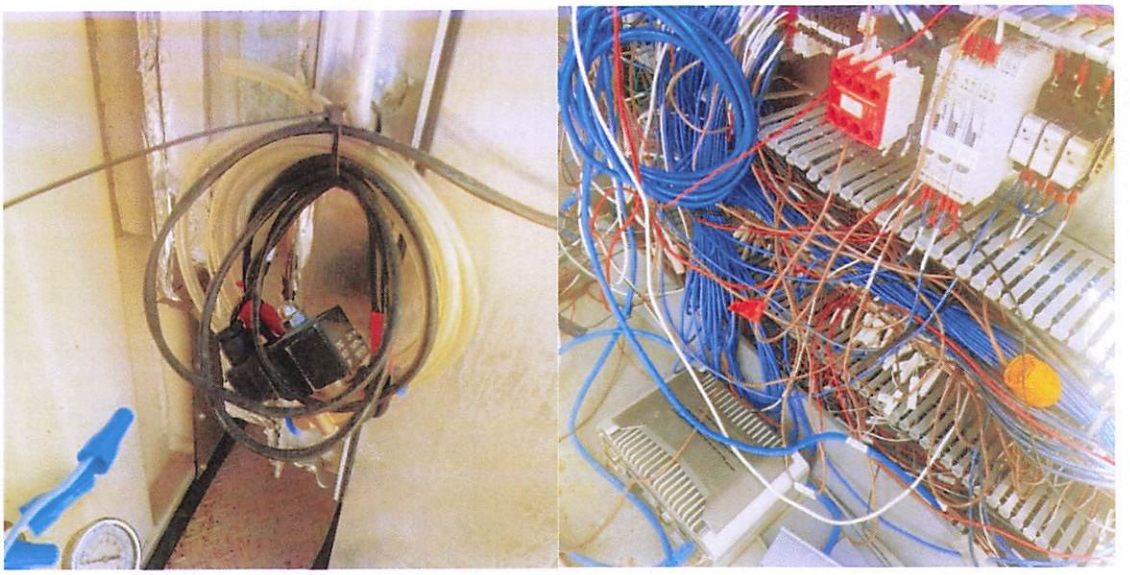

5.1 Lighting

The container farm utilizes LED horticultural lighting to provide supplemental illumination for crop production within the enclosed growing environment. Based on the physical inspection, the lighting infrastructure appears to have been professionally installed; however, the system is incomplete and is not currently capable of delivering its original design light levels.

Each growing level is equipped with eighteen (18) LED grow light fixtures rated at approximately 30 watts each, operating on 120/277 VAC. The container contains two five-level growing racks, resulting in a total of ten growing levels and approximately 180 installed LED fixtures.

Physical evidence, including the installed mounting hardware and electrical wiring, indicates the container was originally designed to accommodate substantially more lighting than is currently installed. It is estimated that approximately 60 percent of the intended lighting fixtures are absent. It could not be determined whether these fixtures were removed following installation or were never installed as part of the original build.

The reduced lighting capacity significantly limits the production capability of the container. While the existing lighting may be adequate for the production of leafy greens, culinary herbs, microgreens, and greenhouse vegetable transplants, it is unlikely to provide sufficient light intensity for higher-light crops or to maximize production yields. Additional lighting fixtures will be required to restore the system to its intended operating capacity.

The LED fixtures currently installed appear to be in generally good physical condition. No obvious signs of mechanical damage, excessive corrosion, or water intrusion were observed during the visual inspection. However, due to the absence of electrical service at the inspection site, none of the fixtures could be energized or tested. Consequently, the operational condition, light output, electrical integrity, and remaining service life of the fixtures could not be verified.

No dedicated service lighting was observed within the container. Personnel entering the growing area when the grow lights are not energized would have limited visibility during maintenance and servicing activities. Installation of general-purpose maintenance lighting is recommended to improve worker safety and facilitate routine inspection and repair activities.

Overall, the lighting infrastructure provides a solid foundation for future operation; however, the system is currently incomplete. Replacement of the missing fixtures, verification of all electrical circuits, and functional testing of the installed lighting will be required before the container can be returned to commercial production.

6.0 Suitability for Agricultural Production

Based on the observed design, growing infrastructure, and environmental control systems, the container farm was originally developed as a controlled environment agriculture (CEA) production system intended for year-round hydroponic crop production.

Following refurbishment and recommissioning, the facility would be best suited for the production of leafy greens, culinary herbs, microgreens, and greenhouse vegetable transplants. These crops have relatively low light requirements, short production cycles, and are well suited to deep water culture (DWC) production systems utilizing flood-and-drain irrigation.

Examples of crops that could be successfully produced include:

- Lettuce
- Kale
- Spinach
- Swiss chard
- Arugula
- Bok choy

- Basil
- Cilantro
- Parsley
- Dill
- Mint
- Oregano
- Thyme
- Sage
- Chives
- Green onions
- Microgreens
- Seedlings and transplants for greenhouse tomato, cucumber, pepper, and strawberry production

The modified grow rafts observed during the inspection provide significantly improved plant spacing compared to the apparent original design. In our opinion, the reduced planting density is more appropriate for commercial crop production as it allows for improved air movement, reduced canopy humidity, better crop uniformity, and improved access for harvesting and maintenance.

The current lighting configuration limits the facility's suitability for high-light fruiting crops such as tomatoes, peppers, cucumbers, and strawberries grown to maturity. While these crops could potentially be propagated as seedlings or transplants within the container, the existing installed lighting capacity is not considered sufficient to economically support full production through harvest without the installation of additional lighting.

The approximately 18-inch centre aisle also limits operational efficiency for larger crop types and would make routine maintenance, harvesting, and crop handling more difficult if mature vine crops were grown within the enclosure.

Following replacement of the missing mechanical components, restoration of the electrical and automation systems, installation of the missing environmental sensors and lighting fixtures, and completion of a comprehensive commissioning program, the container has the potential to provide reliable production of high-value leafy greens and herbs throughout the year.

Due to the compact footprint, controlled environment, and hydroponic growing system, the unit would also be well suited for research and development activities, educational programs, crop trials, food security initiatives, and the propagation of greenhouse crops for larger commercial greenhouse operations.

Overall, the recovered asset retains value as a specialty indoor growing system; however, its highest and best use is considered to be the production of leafy greens, herbs, microgreens, and greenhouse transplants rather than high-light fruiting crops.

Recommended Primary Crops:

- Leafy greens
- Culinary herbs
- Microgreens
- Greenhouse vegetable transplants

7.0 Recommended Repairs

The visual inspection identified several deficiencies that must be addressed before the container farm can be safely recommissioned and returned to commercial operation. These deficiencies range from missing equipment and incomplete electrical systems to documentation issues that will require engineering review during the refurbishment process.

The following observations summarize the principal deficiencies identified during the assessment.

Item	Deficiency	Recommendation	Priority
HVAC System	Primary liquid cooling circulation pump missing.	Supply and install replacement pump. Commission cooling loop.	High
Nutrient Delivery	Main circulation pump missing beneath nutrient reservoir.	Supply, install and commission replacement pump.	High

Item	Deficiency	Recommendation	Priority
Electrical Documentation	No accurate electrical drawings available. Existing drawings do not match the installed equipment.	Reverse engineer installation and prepare new electrical documentation.	High
Control Programming	Original PLC/HMI software could not be verified. No evidence that the original operating program remains available.	Redevelop or restore PLC and HMI programming.	High
Control Wiring	Field wiring appears modified following original construction. Several instrumentation circuits appear incomplete.	Verify, test and reconstruct field wiring as required.	High
Manufacturer Support	Original equipment manufacturer appears to be out of business.	Future support will require third-party engineering and controls expertise.	High
Environmental Sensors	Several environmental sensors are missing.	Supply, install and calibrate replacement sensors.	High
pH Measurement	Installed pH probe is not suitable for hydroponic nutrient control.	Replace with hydroponic-grade pH sensor and recalibrate control system.	High
Lighting System	Approximately 60% of intended grow lighting is absent.	Install additional LED fixtures to achieve original design lighting levels or redesign lighting for intended crops.	Medium
Floor Panels	Floor access panels over the drain tank are missing.	Fabricate and install replacement floor panels to restore a safe walking surface.	High

Item	Deficiency	Recommendation	Priority
General Lighting	No maintenance or service lighting provided within the container.	Install general-purpose interior service lighting.	Low
Electrical Identification	Much of the electrical equipment is labeled in French.	Replace or supplement labeling with English identification.	Medium
Electrical Enclosures	Minor cosmetic damage observed on selected electrical enclosures and junction boxes.	Repair or replace damaged enclosure components as required.	Low
Plumbing Materials	Brass fittings observed within portions of the nutrient system.	Replace with stainless steel or food-grade polymer fittings during refurbishment.	Low
Functional Verification	No electrical service available during inspection. Equipment could not be tested.	Complete full commissioning and functional verification following repairs.	High

8.0 Overall Assessment

Although a number of significant deficiencies were identified, the majority of these relate to missing equipment, undocumented modifications, and recommissioning requirements rather than catastrophic structural or mechanical failure.

The shipping container, stainless steel growing infrastructure, process piping, nutrient reservoir, and much of the installed mechanical and electrical equipment remain in good physical condition and retain substantial value.

The most significant challenges associated with returning the facility to service are expected to be:

- Replacement of missing mechanical equipment.
- Restoration of the electrical and automation systems.

- Development of accurate engineering documentation.
- Verification and reconstruction of field wiring.
- Redevelopment or restoration of PLC and HMI programming.
- Installation and calibration of instrumentation.
- Complete commissioning and operational testing of all systems.

In our opinion, the container farm represents a viable refurbishment project; however, it should not be considered operational in its current condition. A purchaser should anticipate a moderate to significant engineering and commissioning effort prior to placing the unit back into commercial production.

9.0 **Preliminary Cost Estimate for Refurbishment**

The following estimate has been prepared to provide BDO Canada Limited with an order-of-magnitude estimate of the investment required to return the container farm to a commercially operable condition. The estimate is based on observations made during the visual inspection, the physical condition of the equipment, industry experience with similar controlled environment agriculture (CEA) facilities, and current market pricing for replacement equipment and engineering services.

As the facility could not be energized during the inspection, the operational condition of many electrical and mechanical components could not be verified. Furthermore, the absence of accurate electrical documentation and control system programming introduces additional uncertainty regarding the scope of work required.

Accordingly, the values presented below should be considered preliminary planning estimates only and are not intended to represent a fixed quotation or guaranteed refurbishment cost. A detailed engineering review and commissioning assessment would be required to accurately determine the final scope and associated costs.

Description	Estimated Cost (CAD)
Electrical engineering review, documentation development, field verification and commissioning planning	$20,000
Replacement control system hardware (PLC, HMI, I/O, networking equipment, panel modifications and associated components)	$60,000
PLC programming, HMI development, software integration and system commissioning	$15,000
Replacement HVAC circulation pump and installation	$8,000
Replacement nutrient circulation pump and installation	$8,000
Replacement environmental sensors and instrumentation (temperature, humidity, pH, etc.)	$7,000
Replacement LED grow lights and installation	$15,000
Electrical repairs, wiring corrections, panel repairs and English equipment labeling	$7,000
Replacement floor panels, miscellaneous plumbing repairs, hardware and contingency items	$10,000
Estimated Total Refurbishment Cost	**$150,000**

Estimate Limitations

This estimate is intended solely for budgeting and asset valuation purposes. The estimate has been developed without the benefit of energized equipment, functional testing, detailed engineering review, or complete electrical documentation. As such, hidden deficiencies may exist that were not observable during the site inspection.

The most significant uncertainty relates to the electrical control system. The apparent absence of original control software, undocumented field modifications, incomplete wiring, missing instrumentation, and lack of accurate engineering documentation increase the uncertainty associated with restoring the automation system. Should additional

deficiencies be identified during commissioning, further engineering effort and replacement equipment may be required.

Similarly, the condition of major mechanical equipment, including motors, variable frequency drives, compressors, actuators, lighting fixtures, and process valves, could not be verified due to the absence of electrical power at the inspection site. While many of these components appear to be in good physical condition, their operational status remains unknown until a full commissioning program is completed.

Based on the observations made during this assessment, NuLeaf Farms estimates that approximately $150,000 (CAD) should be budgeted to restore the facility to a commercially operable condition. This estimate assumes that the major structural components, stainless steel growing infrastructure, electrical distribution equipment, and remaining process equipment are serviceable following inspection and functional testing.

RITCHIE BROS.
Auctioneers®

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