

**EARLY WARNING REPORT FILED PURSUANT TO PART 3 OF NATIONAL
INSTRUMENT 62-103 (THE "INSTRUMENT")**

(a) Name and address of offeror

Louis Lessard (the "Offeror")
1130 Chemin Viens
Magog, QC J1X 5R9

(b) Name and address of Issuer

Genius Properties (the "Issuer")
866, 3e Avenue
Val D'Or, QC J9P 1T1

(c) Designation and number or principal amount of securities and the Offeror's security holding percentage in the class of securities of which the Offeror acquired ownership or control in the transaction or occurrence giving rise to the obligation to file the news release, and whether it was ownership or control that was acquired in those circumstances.

On May 5, 2016, the Offeror completed a private transaction to acquire beneficial ownership of 3,000,000 common shares (each a "Share") in the capital of the Issuer, which Shares represent then approximately 4.66% of the issued and outstanding Common Shares of the Issuer.

(d) Designation and number or principal amount of securities and the Offeror's security holding percentage in the class of securities immediately after the transaction or occurrence giving rise to the obligation to file the news release.

8,100,000 Shares, representing approximately 12.57% of the then issued and outstanding Shares (or 10,100,000 Shares representing approximately 15.21% of the issued and outstanding Shares assuming all warrants held by the Offeror are exercised and converted into Shares).

(e) Designation and number or principal amount of securities and the percentage of outstanding securities of the class of securities referred to in paragraph (c) over which:

(i) the Offeror, either alone or together with any joint actors, has ownership and control

See section (d) above.

(ii) the Offeror, either alone or together with any joint actors, has ownership but control is held by other persons or companies other than the offeror or any

joint actor; and

Not applicable.

- (iii) the offer, either alone or together with any joint actors, has exclusive or shared control but does not have ownership.**

Not applicable.

- (f) Name of the market in which the transaction or occurrence that gave rise to the news release took place**

Canadian Securities Exchange ("CSE"). The Common Shares are listed on the CSE under the symbol "GNI".

- (e.1) The value, in Canadian dollars, of any consideration offered per security if the Offeror acquired ownership of a security in the transaction or occurrence giving rise to the obligation to file a news release**

3,000,000 Shares at a price of \$0.02 per Share.

- (g) The Purchase of the Offeror and any joint actors in effecting the transaction or occurrence that gave rise to the new release, including any future intention to acquire ownership, or control over, additional securities of the reporting issuer.**

The Offeror effected the acquisition of Shares for investment purposes and the Offeror reserves the right to purchase additional securities of the Issuer or from time to time to dispose of any securities of the Issuer that he may own.

- (h) General nature and the material terms of any agreement, other than lending arrangements, with respect to securities of the reporting issuer entered into by the Offeror, or any joint actor, and the issuer of the securities or any other entity in connection with the transaction or occurrence giving rise to the news release, including agreements with respect to the acquisition, holding, disposition or voting of any of the securities**

Not applicable.

- (i) Names of any joint actors in connection with the disclosure required by the Instrument**

There are no other persons acting jointly or in concert with the Offeror.

- (j) In the case of a transactions or occurrence that did not take place on a stock exchange or other market that represents a published market for the securities, including an issuance from treasury, the nature and value in Canadian dollars of the consideration paid by the Offeror**

Cash payment of \$60,000.

(k) If applicable, a description of any change in any material fact set out in a previous report by the entity under the early warning requirements or Part 4 of the Instrument in respect of the reporting issuer's securities

Not applicable.

(l) If applicable, a description of the exemption from securities legislation being relied on by the Offeror and the facts supporting that reliance

2.3 of NI 45-106.

Dated: June 6, 2016

(signed) "Louis Lessard"
Louis Lessard