

EDR Area and Corridor Reports

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Account Executive-Consulting & Engineering

Serving Five Distinct Segments

We have an unrivaled footprint across five key customer segments.

Commercial Real Estate Brokerage	Lender Due Diligence & Procurement	Environmental Consulting & Engineering	Geospatial & Property Intelligence	Appraisal & Commercial Real Estate Data
#1 CRE Marketplace	25k monthly transactions	3,000 Databases & 3.1B images	4.1B property tax records	300+ property attributes
50% of Assets over \$10mm	\$470mm procured services	3.7M ESAs supported since 97	Over 5B monthly insights	2,000+ users of report writing
50,000 brokers	1,200 lenders	5200 firms	350,000 users	2,000 firms

Tell the Story of the Subject Property

EDR's Historical sources of data, historical maps and photographs can help uncover the source of potential environmental issues

WHY EDR PRODUCTS?

Your Single Source Solution Provider of Historical Data & Information

- **The most comprehensive trusted data, maps & reports available across billions of records.**
- **Over 1800 databases searched-Federal, State, County, Local, Tribal**
- **EDR's Proprietary Historical Database Set**
 - **HRHR-High Risk Historical Records includes historic dry cleaners, historic gas stations & manufactured gas plants**
 - **Critical to assist in the determination of whether or not groundwater contamination and/or volatile vapors exist on the Subject Property or may migrate to the Subject Property**

WHY EDR PRODUCTS?

Your Single Source Solution Provider of Historical Data & Information

- **The nation's largest collection of Topographic and Tax Parcel Maps, City Directories, Aerial Photos and historical property use research**
- **Sanborn Fire Insurance Map Collection-Over 1.3 million maps**
 - **Digitized into a seamless digital mosaic so your subject area can be centered in the middle of the Sanborn image**
- **The historical information needed to uncover potential environmental issues**
- **Tax Parcel Georeferencing-Plotted Site Accuracy**
- **Track changing landscape and property uses over time with multiple information sources**



All about the DATA

EDR Area/Corridor Report

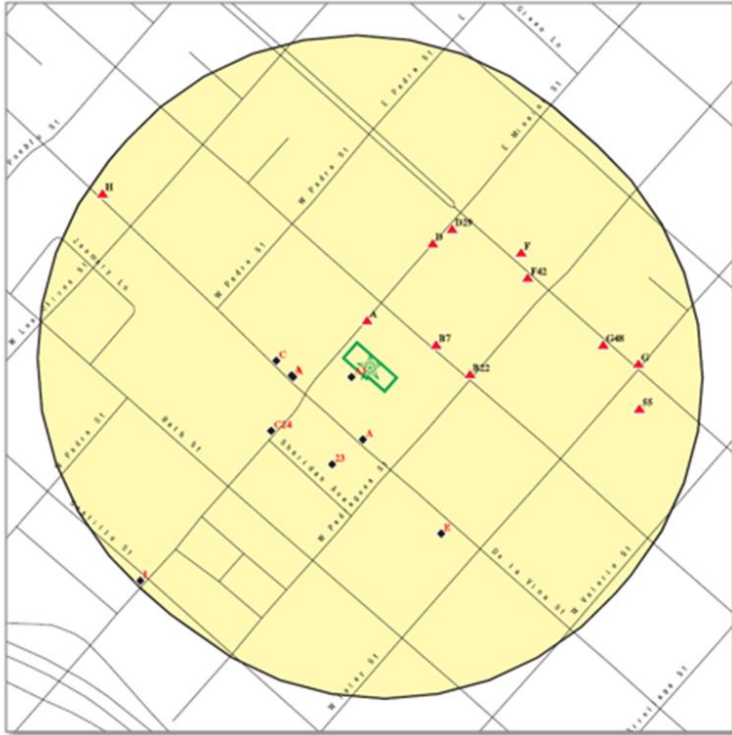
EDR Area and Corridor Report Overview

Fast and accurate review of large properties

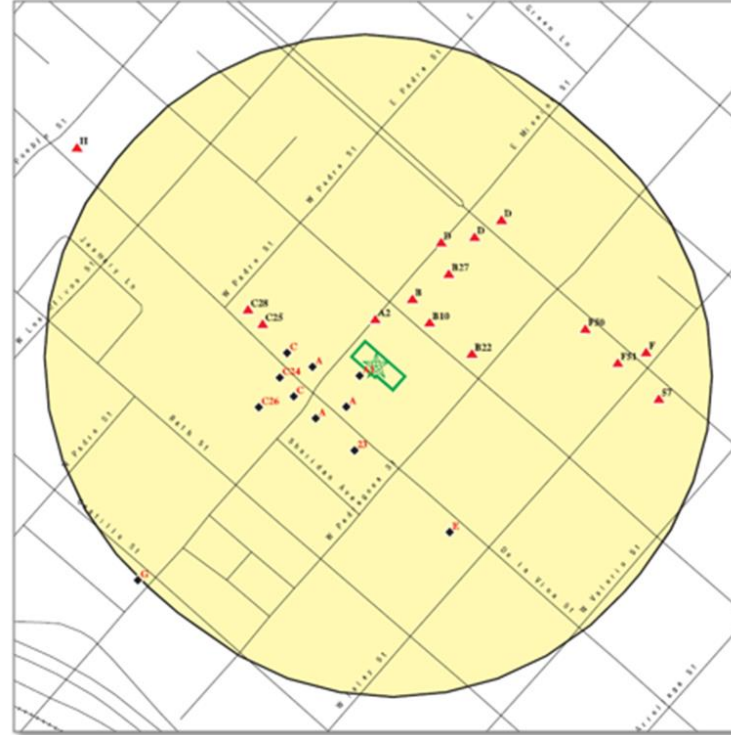
- Sites over 1 Square Mile or 1.5 Linear Miles (or GIS Deliverable)
- Tax Parcel Georeferencing-Plotted Site Accuracy
- Database file (DBF) integration with your GIS system
- User specified search distances
- Historical Aerial Photos & Topographic Maps
 - PDF or GeoTIFF's
- Sanborn Maps
 - PDF or Georeferenced multiple mosaic dataset
- Well data-USGS, State Water Wells and Public Water Supplies
 - Optional GIS Deliverable

Tax Parcel Georeferencing

*EDR has harnessed the power of tax maps to deliver the breakthrough of Tax Parcel Georeferencing.
Available in all EDR map reports*



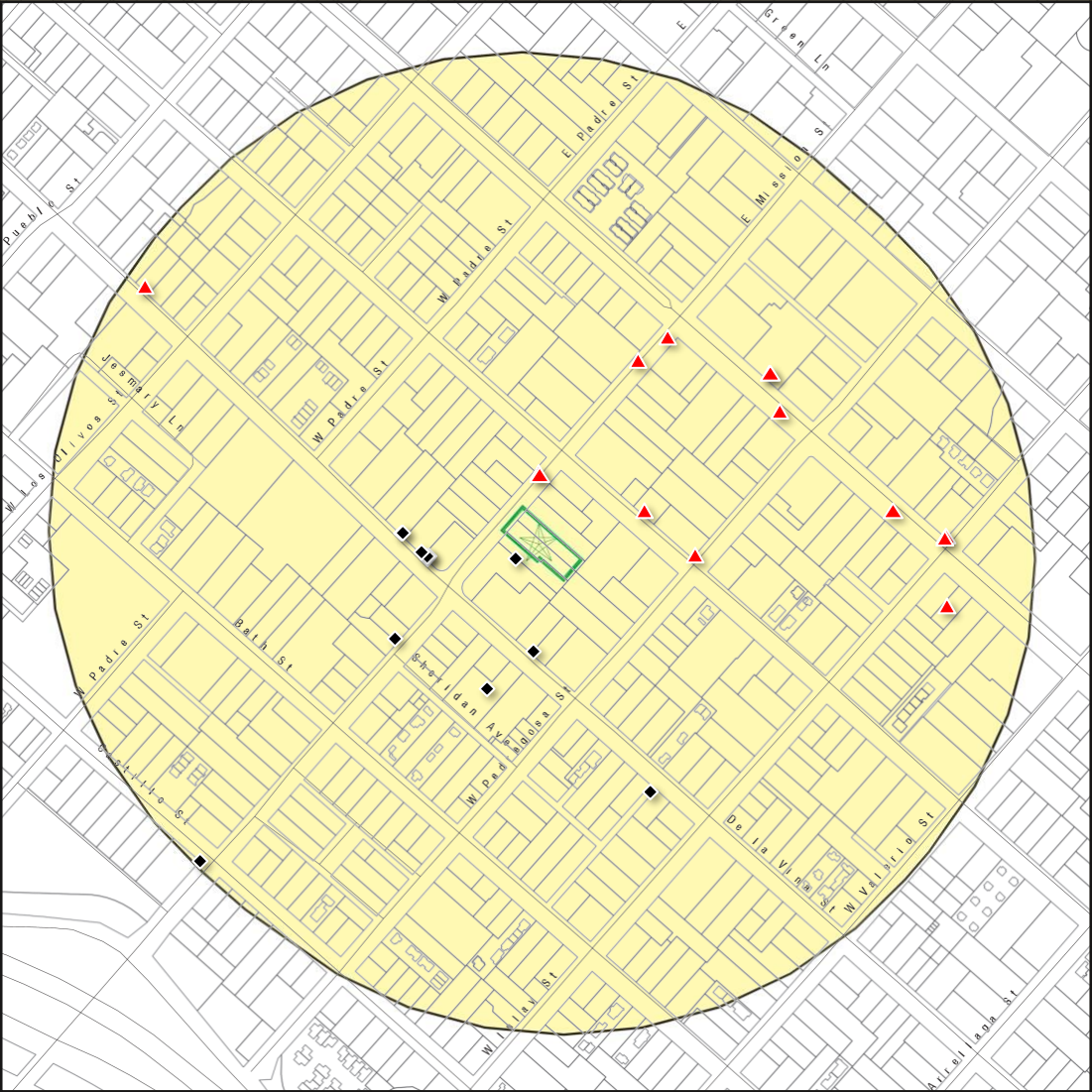
Street Plotted



Tax Parcel Georeferenced

- EDR georeferences toxic sites to actual properties (not just along streets)
- Provides a clear understanding of surrounding records
- Precise location data
- Improved efficiency
- Superior report quality

Traditional Street Plot vs. Tax Parcel Georeferencing



The EDR Custom Area Corridor Study

Standard Government Environmental Database Searches

*Over 1800 Databases Searched**

- **Federal**
- **State**
- **Regional, County, Tribal, Local (where available)**
 - Proprietary (HRHR)
 - Coal Gasification Sites (where available)
 - Sensitive Receptors

Data Integration

- **Database Linking of Sites**
- **EPA Waste Code Addendum**
- **Detailed Level of Status Information Provided for Each Site (where available)**

**Database Searches may be customized*

The EDR Custom Area Corridor Study

Mapping capabilities

Physical Setting Sources

- Color Map Standard
- Digitized Topographic Overlay
- Oil & Gas Pipelines/Power Transmission Lines-(USGS)
- Flood Plain Data (FEMA)
- Earthquake Epicenters and Fault Lines (USGS)
- Wetlands data (NWI-where available)

Data layers for Well Report

- Water Well Information
- Federal
- State (where available)
- Oil & Gas Wells
- Drinking Water Wells and/or Public Water Supply Wells, including violations

The EDR Custom Area Corridor Study

GIS Deliverables

Data Files Include

- DBF File of Toxic Sites
- SHP File of site boundary for corridor line
- SHP file of buffer search ring

Data Fields provided

- MapID
- Facility name
- Address, city, state, zip
- Distance & direction from subject property
- Elevation: relative elevation, elevation difference and site intersects subject property
- Database name, key fields description & value
- Latitude, Longitude*
- EPA ID and EDR ID

**Latitude/longitude information provided in geographic projection, decimal degrees, NAD83 datum*

The EDR Custom Area Corridor Study

The GIS Deliverable Contains

1. The target study area - composed of path.dbf, path.shp, and path.shx
2. The buffered search area - composed of buf.dbf, buf.shp, and buf.shx.
3. A list of toxic sites found within the buffered search area, including the coordinate of each site, toxic.dbf.
4. A database look-up table, edrtsdb.dbf. Use the code in toxic.dbf to look up the database in edrtsdb.dbf.

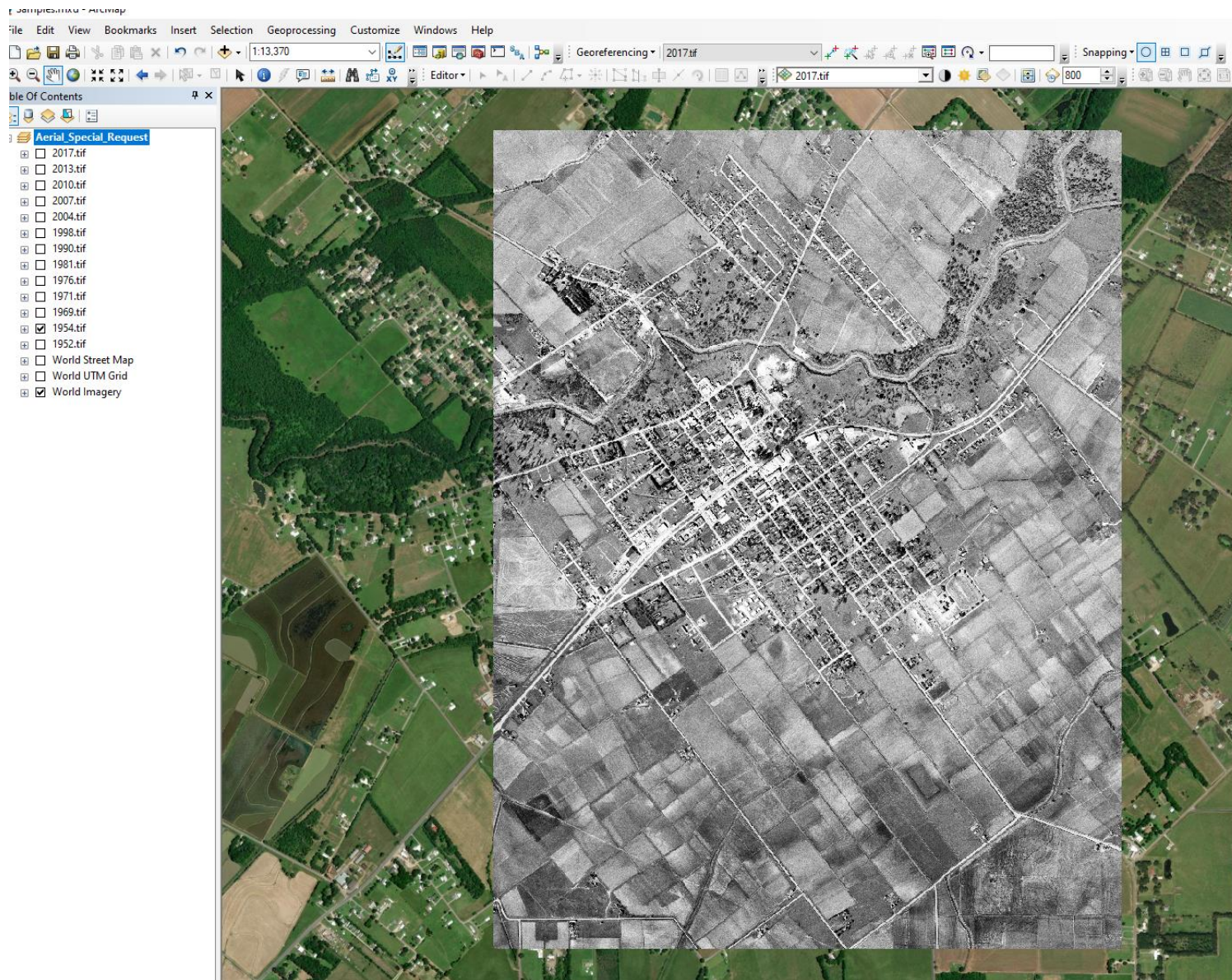
****GIS files are composed of several different files that all need to be together in order for them to work. The projection of both sets of shapefiles is "Geographic, NAD83". Likewise, the coordinates provided for each toxic site are based on "Geographic, NAD83"****

EDR Historical Products

Area and Corridor Studies

Sanborn Maps, Topographic maps & Aerial Photographs

Historical Aerial Photographs



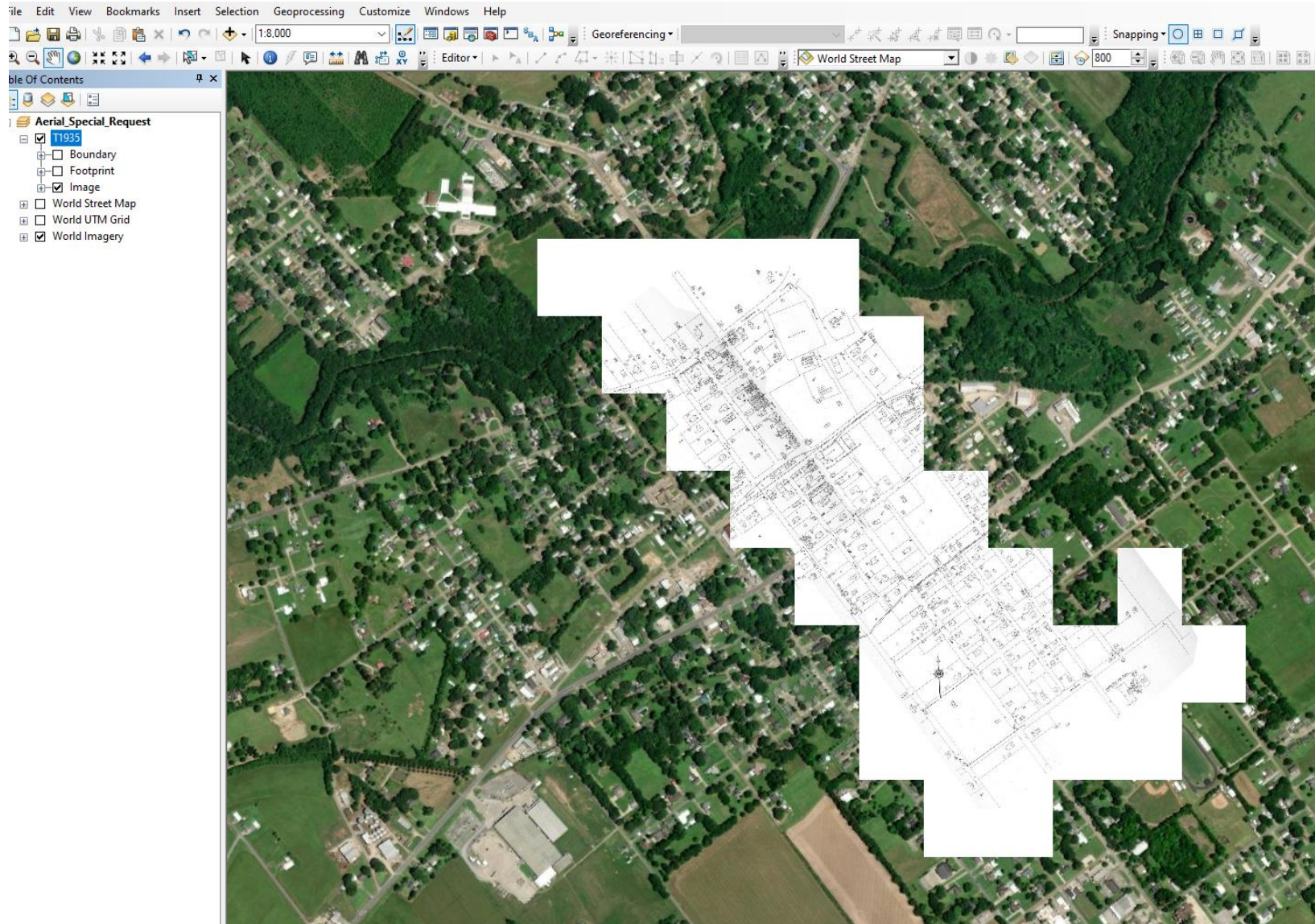
- Largest Aerial collection in the US
- 1930's-present
- GeoTIFF's available and are projected to NAD_83_UTM_ZON E_XXX

Historical Topographic Maps



- Date back to the early 1900's
- Unified Maps Scales-easily follow changes through time
- Help to identify potential environmental concerns
- Over 6500 Proprietary Maps
- GeoTIFF's available and are projected to NAD_83_UTM_ZONE_XXX
- QuadMatch-centers and aligns adjoining georeferenced maps

Sanborn Fire Insurance Maps



- Date back to 1866, over 1.3 million maps
- Sanborn maps show intricate details in buildings, properties and streets
- One of the best sources of historical property information
- PDF deliverable-Full sheet/year
- Georeferenced deliverable includes a mosaic dataset projected to NAD_83_UTM_ZONE_xxx for each year of coverage to view seamlessly in ArcMap

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