

Environmental Data

TSR has jointly developed an environmental hazard analysis that can be appended to every single property just like the data we currently provide.

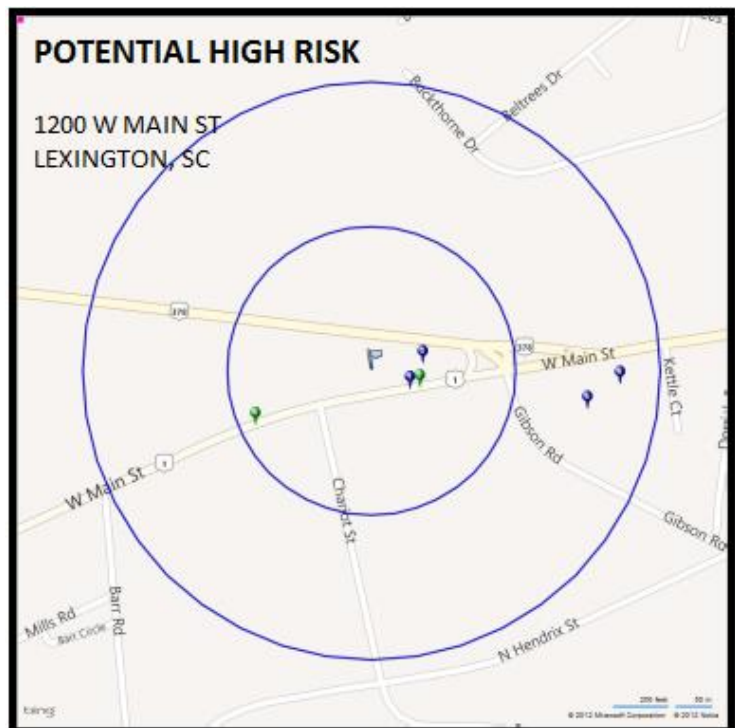
The environmental data is a combination of over 140 federal, state, local, and independent sources compiled into a single database. The algorithm looks at all sites surrounding a property and gives a weighted value to each list type based on its potential to impact the subject property. The potential impact uses factors such as distance, status (open or closed), and elevation difference to summarize it all into a single risk.

The search radius is based on the lot size and the requirements of the scoring model. It searches out to 1/4 mile beyond the lot size, but sometimes further depending on the classification of the environmental list type.

If desired, the results are returned and provided in XML format allowing you to map their relation to the sight in question.

EPA data provided will include:

- EPA_Site (Yes or No) – Tells you whether there are reported issues at the actual property in question.
- EPA_Radius_Search – Tells you whether there are EPA reported issues within a given radius from the site and how many there are. We vary the radius search depending on the classification of the hazard site and the source property type.
- EPA_Risk_Potential – Just because there is a potential risk nearby, does not mean that the site is an actual “hazard”. Hazard classes are automatically analyzed and risk potential assigned (Low, Medium or High) so you do not have to make that determination yourself.
- EPA_Summary – A full summary is provided in XML allowing you to write software on your end to import it all and display it as the example above. The summary includes (**see example Below**):
 - All of the above
 - Site ID – ID of the site as provided by the agency
 - List Type – The actual type of site
 - Site Location – Address of the site
 - Site Status – Whether it is open, pending or closed
 - DistanceInFeet – The actual distance from the property
 - Direction – Which direction the site is from the property



EPA Report Summary Example

<pre> <results> <result> <siteid>SCLUSTIS-06099</siteid> <sitename>QUICK STOP 2</sitename> <street>1202 W MAIN ST</street> <city>LEXINGTON</city> <state>SC</state> <zip>29072</zip> <lat>33.98344</lat> <lng>-81.25805</lng> <status>Case is Open</status> <dateopenedorreported /> <dateclosed /> <listtypedesc>Leaking Underground Petroleum Storage Tank</listtypedesc> <DistanceInFeet>218</DistanceInFeet> <Direction>South East</Direction> </result> <result> <siteid>SCUSTLIS-06099</siteid> <sitename>QUICK STOP 2</sitename> <street>1202 W MAIN ST</street> <city>LEXINGTON</city> <state>SC</state> <zip>29072</zip> <lat>33.98344</lat> <lng>-81.25805</lng> <listtypedesc>Underground Petroleum Storage Tank</listtypedesc> <DistanceInFeet>218</DistanceInFeet> <Direction>South East</Direction> </result> <result> <siteid>NARCRA00-SCD981750417</siteid> <sitename>BEN SATCHER MOTORS INC</sitename> <street>1201 W MAIN STREET</street> <city>LEXINGTON</city> <state>SC</state> <zip>29072</zip> <lat>33.98346</lat> <lng>-81.25791</lng> <listtypedesc>Licensed Small or Large Quantity Hazardous Materials Generator</listtypedesc> <DistanceInFeet>254</DistanceInFeet> <Direction>East</Direction> </result> <result> <siteid>SCUSTLIS-05944</siteid> <sitename>SUMMIT COLLISION CENTERS INC</sitename> <street>1201 W MAIN ST</street> <city>LEXINGTON</city> <state>SC</state> <zip>29072</zip> <lat>33.98346</lat> <lng>-81.25791</lng> <listtypedesc>Underground Petroleum Storage Tank</listtypedesc> <DistanceInFeet>254</DistanceInFeet> <Direction>East</Direction> </result> </pre>	<pre> <result> <siteid>SCLUSTIS-18538</siteid> <sitename>PARTY TOWN 8</sitename> <street>1120 W MAIN ST</street> <city>LEXINGTON</city> <state>SC</state> <zip>29072</zip> <lat>33.98376</lat> <lng>-81.25786</lng> <status>Case is Open</status> <dateopenedorreported /> <dateclosed /> <listtypedesc>Leaking Underground Petroleum Storage Tank</listtypedesc> <DistanceInFeet>254</DistanceInFeet> <Direction>East</Direction> </result> <result> <siteid>SCUSTLIS-18538</siteid> <sitename>PARTY TOWN 8</sitename> <street>1120 W MAIN ST</street> <city>LEXINGTON</city> <state>SC</state> <zip>29072</zip> <lat>33.98376</lat> <lng>-81.25786</lng> <listtypedesc>Underground Petroleum Storage Tank</listtypedesc> <DistanceInFeet>254</DistanceInFeet> <Direction>East</Direction> </result> <result> <siteid>NARCRA00- SCR000001792</siteid> <sitename>GLOBAL INVESTMENT RECOVERY</sitename> <street>1820 C2 AUGUSTA HWY</street> <city>LEXINGTON</city> <state>SC</state> <zip>29071</zip> <lat>33.98298</lat> <lng>-81.26041</lng> <listtypedesc>Licensed Small or Large Quantity Hazardous Materials Generator</listtypedesc> <DistanceInFeet>581</DistanceInFeet> <Direction>South West</Direction> </result> </results> </pre>
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