



A risk manager can configure LandWatch choosing from fifteen land activity and use events categorized into real estate, excavation, building and land development, water usage, sensitive use and environmental releases. This table describes each monitoring event source, the sources of the information, the relevance to the risk manager, data quality consideration and availability. Monitoring is subscription priced based upon coverage across a polygonal zone or in certain circumstances on a per parcel basis. Multiple zones can be configured to align with geospatial variations in risk management requirements.

 <b>Real Estate Activity</b>				
<b>Monitoring Events</b>	<b>Information Source</b>	<b>Relevance</b>	<b>Data Quality and Timeliness</b>	<b>Coverage</b>
<b>Residential/ Commercial Listings</b>	Comprehensive real estate sales listing, compiled daily from various commercial sources. Information includes realtor, description of property, and location.	Identifies potential land sales at identified environmental or IC sites.	Ordinarily compiled continuously (typically daily) for new listings, and the listings are typically identified specifically by APN and/or address (Terradex converts to lat/long). Non-advertised (e.g., sale by owner) land sales are not captured. Service is priced on a polygon basis.	US Canada Europe Australia
<b>Foreclosure</b>	Public pre-foreclosure and foreclosure notices collected on an approximate weekly basis from commercial and/or government sources. Information includes description of property and, foreclosure-related event.	Identifies potential or recent foreclosure sales (foreclosure sales can “wipe out” recorded deed restrictions) at identified environmental or IC sites.	Ordinarily compiled weekly, and the property is specifically identified by APN and/or address (Terradex converts to lat/long). Government source information can lag due to internal processing procedures and thus in some cases notices might be discovered as much as 4-6 weeks after the event. Service is priced on a polygon basis.	US
<b>Ownership</b>	Public property records and tax assess records identifying property owner and related information, typically compiled monthly, from government and/or commercial sources. Includes current landowner(s) name and parcel ID.	Identifies the current owner and tracks whether any recent change of ownership has occurred at identified environmental or IC sites.	Ordinarily compiled weekly, and the property is specifically identified by APN and/or address (Terradex converts to lat/long). Government source information can lag due to internal processing procedures and thus in some cases notices might be discovered as much as 4-6 weeks after the event. Service is priced on a parcel basis.	US Canada Other countries being determined
<b>Financial Health of Property Owner</b>	Financial health of current property owner from public record search. Includes credit worthiness, and recent bankruptcy filings.	Often a client will rely on a subsequent landowner to implement remedy obligations. If the financial health of the subsequent owner deteriorates, the fulfillments of remedy obligations are at risk.	Frequency varies, though financial health monitoring is continuous service to Terradex. Service is priced on a parcel basis.	US Canada Europe Australia



 <b>Excavation Activity</b>				
<b>Monitoring Events</b>	<b>Information Source</b>	<b>Relevance</b>	<b>Data Quality and Timeliness</b>	<b>Coverage</b>
<b>Excavation Notices Through Call-before-you Dig</b>	Continuous stream of records of planned excavation, accessible from state One Call centers. Includes the contractor, owner, description of work, date work is scheduled to begin, and location of work. Service is priced on a polygon basis.	Identifies potential excavation activities that could compromise or breach environmental remedies or ICs.	Ordinarily compiled twice per day. Location information provided by address or intersection (Terradex converts to lat/long). Shallow excavations may provide “false positives” when deeper IC not affected. Undocumented excavations are not captured.	US, but varies by state. Some states do not provide One Call data for cleanup site monitoring.  Canada  Australia  Others being evaluated
<b>Dredging</b>	Public records of federal and/or state government permits for dredge or fill activities in submerged lands. Service is priced on a polygon basis.	Identifies proposed dredging activities at environmental or IC sites that contain submerged lands or are situated nearby submerged lands.	Ordinarily compiled weekly. Location information provided as navigable feature (Terradex converts to lat/long).	US

 <b>Building and Land Development</b>				
<b>Monitoring Events</b>	<b>Information Source</b>	<b>Relevance</b>	<b>Data Quality and Timeliness</b>	<b>Coverage</b>
<b>Building Permits</b>	Public records of city or county building permit issuances, available from commercial and/or government sources. Always includes location and type of work, and usually will include contact information as well	Identifies recently-issued permits for a variety of activities depending on the locality, including activities such as renovations, demolitions, alterations, underground parking, and many other construction events.	Ordinarily compiled monthly. Government source information can lag due to internal government processing procedures. Location ordinarily identified by addresses or APN (Terradex converts to lat/long). Service is priced on a polygon basis.	US in most local jurisdictions. Should be validated before selecting.
<b>Zoning Action</b>	Public records related to zoning actions, available from government sources, such as zoning amendments, variances, and conditional use permits.	Identifies anticipated land uses in contravention of current zoning ordinances.	Frequency varies. Government source information can lag due to internal government processing procedures. Location ordinarily identified by addresses or APN (Terradex converts to lat/long). Service is priced on a polygon basis.	US in most local jurisdictions. Should be validated before selecting.



 **Building and Land Development**

<b>Construction Bids</b>	Public records of bid-requests for construction projects, available from various commercial providers and/or government sources. Includes type of construction and location.	Identifies major future construction projects (such as public works projects) far in advance.	Ordinarily compiled weekly. Location ordinarily identified by addresses or APN (Terradex converts to lat/long). Service is priced on a polygon basis.	US
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 **Water Usage**

Monitoring Events	Information Source	Relevance	Data Quality and Timeliness	Coverage
<b>Groundwater Usage</b>	Public records of water well installation notifications, construction permits and/or completion reports available from various government sources. Service is priced on a polygon basis.	Identifies anticipated or recently installed groundwater wells at identified environmental or IC sites.	Ordinarily compiled monthly. Government source information can lag due to internal government processing procedures. Location ordinarily identified by addresses or APN (Terradex converts to lat/long).	US. Homeland security concerns can impact availability at the state-level.
<b>Surface Water Usage</b>	Public records of surface water withdrawal permits, available from various government sources. Service is priced on a polygon basis.	Identifies anticipated surface water use, at or near identified environmental or IC sites.	Ordinarily compiled monthly. Government source information can lag due to internal government processing procedures. Location ordinarily identified by addresses or APN (Terradex converts to lat/long).	US

 **Sensitive Land Use**

Monitoring Events	Information Source	Relevance	Data Quality and Timeliness	Coverage
<b>Childcare School Hospital Senior Care</b>	Public records of new occupancy licenses or other type of government approvals, available from commercial and/or government sources, for sensitive uses including childcare facilities, schools, hospitals or senior care are provided.	Identifies proposed sensitive uses at or near environmental or IC sites (sensitive uses may comply with zoning but nonetheless jeopardize an IC).	Ordinarily compiled weekly. Location ordinarily identified by addresses or APN or more even more specifically (Terradex converts to lat/long).	US Other countries being evaluated.



 <b>Sensitive Land Use</b>				
<b>Tenancy/ Occupancy</b>	Public records of new utility (e.g., water, electricity) accounts and/or telephone listings, available from commercial and/or government sources for commercial and residential property. Service is priced on a polygon basis.	Identifies new tenants and new occupants at identified environmental or IC sites.	Ordinarily compiled weekly, and the tenancy is identified at an address level. Accurate to new tenants requesting utility hook-up or new businesses responding to phone confirmation.	US

 <b>Environmental Releases</b>				
<b>Monitoring Events</b>	<b>Information Source</b>	<b>Relevance</b>	<b>Data Quality and Timeliness</b>	<b>Coverage</b>
<b>Cleanup Sites</b>	Public records of sites identified as requiring cleanup or remediation by state or federal agencies, available from government sources. Service is consistent with an ASTM Phase I radius search. Service is priced on a polygon basis.	The existence of neighboring cleanup sites may impact the management, stewardship, or ICs at identified sites.	Ordinarily compiled annually. Location ordinarily identified by addresses or APN or more even more specifically (Terradex converts to lat/long). Remediation sites are only listed after adoption as a case.	US coverage
<b>New Releases</b>	Public records of new releases or spills to land or water that were reportable under federal emergency notification requirements. Some states maintain equivalent repositories. Service is priced on a polygon basis.	Relative to Remediation Cleanup Sites, listings of new spills more rapidly reflects a new release that may impact a property.	Ordinarily compiled weekly. Location accuracy varies from intersection to address (Terradex converts to lat/long).	US, with occasional state coverage