

UNITED STATES PATENT AND TRADEMARK OFFICE

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BEFORE THE PATENT TRIAL AND APPEAL BOARD

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CORELOGIC, INC.,  
Petitioner,

v.

BOUNDARY SOLUTIONS, INC.,  
Patent Owner.

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Case IPR2015-00222  
Patent 8,065,352 B2

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Before LYNNE E. PETTIGREW, PETER P. CHEN, and  
RICHARD H. MARSCHALL, *Administrative Patent Judges.*

PETTIGREW, *Administrative Patent Judge.*

FINAL WRITTEN DECISION  
*35 U.S.C. § 318(a) and 37 C.F.R. § 42.73*

I. INTRODUCTION

In this *inter partes* review, instituted pursuant to 35 U.S.C. § 314, CoreLogic, Inc. (“CoreLogic”) challenges the patentability of claims 1–23 of U.S. Patent No. 8,065,352 B2 (Ex. 1001, “the ’352 patent”), owned by Boundary Solutions, Inc. (“BSI”). We have jurisdiction under 35 U.S.C.

§ 6(c). This Final Written Decision is entered pursuant to 35 U.S.C. § 318(a) and 37 C.F.R. § 42.73. For the reasons discussed below, CoreLogic has shown by a preponderance of the evidence that claims 1–23 of the ’352 patent are unpatentable.

#### *A. Procedural History*

CoreLogic filed a Petition for *inter partes* review of claims 1–23 of the ’352 patent. Paper 2 (“Pet.”). BSI filed a Corrected Preliminary Response. Paper 6 (“Prelim. Resp.”). On May 21, 2015, we instituted an *inter partes* review of claims 1–23 of the ’352 patent on asserted grounds of unpatentability. Paper 7 (“Dec.”).

After institution, BSI filed a Patent Owner Response, Paper 23 (“PO Resp.”), and CoreLogic filed a Reply to the Patent Owner Response, Paper 35 (“Reply”). CoreLogic filed a Motion to Exclude Evidence, Paper 37 (“Mot. Excl.”), BSI filed an Opposition to the Motion to Exclude, Paper 41, and CoreLogic filed a Reply in support of its Motion to Exclude, Paper 42.

An oral hearing was held on February 11, 2016.<sup>1</sup> A transcript of the hearing has been entered into the record. Paper 47 (“Tr.”).

#### *B. Related Matters*

The parties state that BSI has asserted the ’352 patent against CoreLogic in *Boundary Solutions, Inc. v. CoreLogic, Inc.*, No. 3:14-cv-00761 (N.D. Cal.) (filed Feb. 19, 2014). Pet. 59; Paper 4 (Patent Owner’s Mandatory Notices). BSI also has asserted related U.S. Patent No.

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<sup>1</sup> A consolidated oral hearing was held for this proceeding and Cases IPR2015-00219, IPR2015-00226, and IPR2015-00228. See Paper 40.

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7,499,946 (“the ’946 patent”) and U.S. Patent No. 7,092,957 (“the ’957 patent”) in that proceeding. Pet. 59; Paper 4. The ’946 patent and the ’957 patent are the subject of *inter partes* reviews in Cases IPR2015-00226 and IPR2015-00228, respectively, based on petitions filed by CoreLogic.

CoreLogic filed two additional petitions for *inter partes* review of the ’352 patent. In Case IPR2015-00219, claims 12–15 and 17–21 of the ’352 patent are the subject of an *inter partes* review based on an asserted anticipation ground. *CoreLogic, Inc. v. Boundary Solutions, Inc.*, Case IPR2015-00219 (PTAB May 21, 2015) (Paper 6). In Case IPR2015-00225, we did not institute an *inter partes* review because the information presented in the petition did not establish a reasonable likelihood CoreLogic would prevail. *CoreLogic, Inc. v. Boundary Solutions, Inc.*, Case IPR2015-00225 (PTAB May 21, 2015) (Paper 7).

CoreLogic also has filed petitions for covered business method patent review of the ’957 patent, ’946 patent, and ’352 patent, which are pending in Cases CBM2015-00016, CBM2015-00017, and CBM2015-00018, respectively.

### C. The ’352 Patent

The ’352 patent relates generally to Geographic Information Systems (“GIS”) and, in particular, to a National Online Parcel-Level Map Data Portal (“NPDP”) that provides online delivery of parcel-level map data. Ex. 1001, Abstract, 1:22–37. The ’352 patent describes the NPDP as an electronic repository for parcel-level maps and linked attribute data acquired from public and private entities. *Id.* at 2:41–53. Databases from different jurisdictions are assembled and stored in a standard format, with each jurisdictional database placed in an individual directory. *Id.* at 4:8–10, 7:22–

30. Information is normalized to a single universal spatial protocol. *Id.* at 3:16–19, 7:33–54. Parcel-level information includes parcel boundaries and geocodes, which are linked using a parcel identifier to a non-graphic database containing property tax records. *Id.* at 1:60–64, 4:10–17, 8:14–25.

The '352 patent describes retrieving a parcel-level map based on the address of a parcel requested by an end user. *Id.* at 1:65–2:1, 4:52–56. A jurisdictional lookup table is searched to identify, for example, the jurisdiction in which the requested parcel is located. *Id.* at 8:26–30. The non-graphic database for that jurisdiction is searched for a record matching the address, and the parcel identifier for that record is used to access a graphic database containing the selected parcel. *Id.* at 3:56–63. The selected parcel and surrounding parcels may be displayed, with the selected parcel shown as a highlighted polygon. *Id.* at 4:61–63. The parcel's linked data (e.g., tax record) also may be displayed. *Id.* at 4:63–64.

#### *D. Illustrative Claims*

Claims 1, 9, and 12 of the '352 patent are independent. Claims 2–8 depend from claim 1, claims 10 and 11 depend from claim 9, and claims 13–23 depend from claim 12. Claims 1, 9, and 12 are illustrative of the claimed subject matter:

1. A method for retrieving and displaying geographic parcel boundary polygon maps comprising:

- receiving, by a server, a request for a parcel boundary polygon map for a selected parcel;

- searching, by the server, using a jurisdictional identifier, a multi-jurisdictional digital parcel map database for the selected parcel boundary polygon and the boundary polygons of adjacent and surrounding parcels, the database having information about individual land parcels normalized to a common spatial data protocol, including polygon data used to describe the boundaries

of a plurality of properties, wherein the multi-jurisdictional digital parcel map database includes a plurality of records arranged in separate service area directories corresponding to multi-jurisdictional service areas within two or more states;

transmitting the parcel boundary polygon map data for the selected parcel along with the adjacent and surrounding parcels to a client computer for display, wherein the transmitted parcel boundary polygon map includes the selected parcel polygon along with adjacent and surrounding parcel boundary polygons around the selected parcel.

9. A method for retrieving and displaying geographic parcel boundary polygon[] maps comprising:

receiving, by a server, a request for a parcel boundary polygon map for a selected parcel;

retrieving, by the server, a jurisdictional identifier associated with the selected parcel from an index of a multi-jurisdictional digital parcel map database[;]

searching, by the server using the jurisdictional identifier, a portion of the multi-jurisdictional database in which the selected parcel boundary polygon and the parcel boundary polygons [o]f adjacent and surrounding parcels are located, the database containing information about individual land parcels normalized to a common spatial data protocol, including polygon data used to describe the boundaries of a plurality of properties; and,

transmitting the parcel boundary polygon map data for the selected parcel along with the adjacent and surrounding parcels for display, wherein the parcel boundary polygon map includes the selected parcel polygon along with adjacent and surrounding parcel boundary polygons around the selected parcel, with the selected parcel highlighted.

12. A method for retrieving and displaying geographic parcel boundary polygon maps comprising:

receiving, by a server, a request for a parcel boundary polygon map for a selected parcel;

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