



## ANALYSIS PARAMETERS

Request inputs provided for neighbor intelligence analysis

**Coordinates** 40.1625,-99.4815

**PIN** Not provided

**Request Date** 2026-01-08

## IMPORTANT

**CONFIDENTIAL — LICENSED USE ONLY.** This Helpen Neighbor Screen (the "Report") is provided solely to MN8 under a limited, revocable, non-exclusive, non-transferable license for internal evaluation of local stakeholder and parcel ownership context. No copying, quoting, or distribution to any third party without Helpen's prior written consent.

Client may share only with its outside legal counsel, tax/accounting advisors, and financing sources who have a need to know, are bound by written confidentiality obligations no less protective than this legend, and for whom Client remains responsible.

**INTENDED USE & ETHICAL STANDARDS.** This Report is intended solely to help developers identify potential local risks, understand community context, and facilitate respectful engagement with neighboring property owners. The information herein must NOT be used to target, harass, discriminate against, coerce, or otherwise harm any individual identified in this Report. Client agrees to engage with all community members ethically, transparently, and in good faith. Any misuse of personal information contained herein is strictly prohibited and may result in immediate license revocation.

**DATA LIMITATIONS & LIABILITY.** This Report may include publicly available third-party data, property records, and AI-synthesized profiles; it is provided as of the analysis date, may be incomplete, contain inaccuracies, or become outdated. Helpen makes no representations regarding the accuracy, completeness, or currentness of any information and has no duty to update. The Report is not legal, tax, accounting, engineering, or investment advice, and is not an offer or solicitation. Provided "AS IS", without warranties of any kind, express or implied.

**LIMITATION OF LIABILITY.** To the maximum extent permitted by law, Helpen disclaims all liability arising from Client's use of this Report, including any claims by third parties. Helpen's aggregate liability, if any, is limited to the fees paid for this Report. No indirect, special, incidental, consequential, exemplary, or punitive damages are recoverable under any circumstances. All IP remains with Helpen.

If disclosure is legally required, Client will (to the extent lawful) notify Helpen, disclose only what is required, and mark it confidential. By opening or using the Report, Client accepts these terms, which apply even without a separate NDA.

This report synthesizes publicly available information through AI-powered analysis. All findings are citation-backed where possible and sourced from property records, public databases, and open sources. Independent verification is recommended for all business decisions.

© 2025 Helpen, Inc. Licensed to: MN8. Doc ID: [hash].