

Date:

AUCTION 3

Buyer Name:

Buyer Address:

Re: Acknowledgment of Code Violations and Release of Liability — 2404 9th St SW, Canton, OH 44710-1807, Parcel No. 217015

Dear BUYER,

This letter confirms your purchase of the property located — 2404 9th St. SW, Canton OH 44706-1807 ("the Property"), at auction conducted by KIKO Auctioneers & Real Estate ("KIKO") from August 9, 2026 through August 14, 2026.

You acknowledge that the Property is currently subject to one or more Code violations issued by the City of Canton, specifically:

- Canton Codified Ordinance ("CCO") 1351.03(I)(1)
- CCO 1351.03(I) (2)
- International Property Maintenance Code ("IPMC") 304.7-Roofs and drainage
- IPMC 308.1-Accumulation of Rubbish or Garbage
- IPMC 605.4-Electrical Equipment-Installation

A copy of the Notice of Violation letter dated July 2, 2026, is attached hereto.

By signing below, you acknowledge and agree to the following:

1. "As-Is" Acceptance. You are purchasing the Property in its "as-is, where-is" condition, with full knowledge of the existing City of Canton Code violation(s) described above, whether or not each individual violation was specifically disclosed in writing prior to auction.
2. Sole Responsibility. You accept full and sole responsibility for curing, resolving, and bringing the Property into compliance with all applicable City of Canton codes and ordinances, including payment of any associated fines, fees, or penalties, at your own cost and expense.
3. Release of KIKO. You release, discharge, and hold harmless KIKO Auctioneers & Real Estate, its officers, employees, and agents, from any and all claims, liabilities, damages, costs, or expenses arising out of or related to the Code violation(s) referenced above, including any failure to disclose, or any consequences resulting from the existing condition of the Property.
4. No Warranty by KIKO. You acknowledge that KIKO acted solely as auctioneer in this transaction and made no representations or warranties regarding the condition of the Property or its compliance with municipal code requirements.

Your signature below confirms your acknowledgment of an agreement to the above terms.

EXHIBIT G

Sincerely,

Gabe Cozy

KIKO Auctioneers & Real Estate

Acknowledged and Agreed:

BUYER:

Date: _____