



Office of the City Recorder  
10000 Centennial Parkway  
Suite 311  
Sandy, UT 84070

January 15, 2014

Joe Scovel  
8530 Harvard Park Drive  
Sandy, Utah 84094

Dear Mr. Scovel:

This letter is in response to your GRAMA Request dated January 9, 2014 requesting a “purchase contract between Sandy City and Tami Ogden in re: City’s purchase of .035 acres at 48 West 9400 South, Sandy, Utah”.

You made that very same request in a GRAMA dated April 11, 2013. **At that time we scoured our records and did not find any such purchase contract.** We did find a Quit Claim Deed and were happy to share that information with you at no charge.

This letter is not a denial. **This letter is reiterating that the document you request does not exist.**

Sincerely,

Molly Berigan Spira, CMC  
Sandy City Recorder

4/19/2012



This is a legally binding contract. This form has been prepared by counsel for the Utah CCIM Chapter. Parties to this Purchase and Sale Agreement for Commercial Real Estate (the "PSA") may agree, in writing, to alter or delete provisions of this PSA. Seek advice from your attorney or tax advisor before entering into a binding contract.

# PURCHASE AND SALE AGREEMENT FOR COMMERCIAL REAL ESTATE

## FUNDAMENTAL TERMS OF OFFER TO PURCHASE

"REFERENCE DATE": \_\_\_\_\_

"SELLER": TAMIE OGDEN

"BUYER": SANDY CITY CORPORATION

"PROPERTY": Name/General Description: Garage 94/M&R Rods  
Address: 48 West 9400 South - Eastern portion of property  
City: Sandy, County: Salt Lake, State: Utah, Zip: 84070  
County Tax Parcel #: 27-01-476-025  
Source of legal description (check applicable box):

Wally  
wants to meet  
ok this  
Carol

- Title Company  
- Survey  
- Insurance

- TITLE COMMITMENT (See Section 7.1)
- SURVEY (See Survey Addendum, if applicable)

\*Metro title

The Property also includes certain rights and interests described in Section 2.

"DEED":  Special Warranty Deed       General Warranty Deed      [check box]

"PURCHASE PRICE": \$14,817.00.

"EARNEST MONEY DEPOSIT": \$1,000.00 together with interest earned thereon, if any.

"ESCROW AGENT": \_\_\_\_\_ Phone: \_\_\_\_\_

"TITLE INSURER": \_\_\_\_\_

Title Company - Nick D.  
- Mindi B.

"SELLER DISCLOSURE DEADLINE": Saturday, March 31, 2012 (DATE)

"DUE DILIGENCE DEADLINE": Monday, April 30, 2012 (DATE)

"SETTLEMENT DEADLINE": Tuesday, May 15, 2012 (DATE)

Will flow  
to work

"SELLER'S AGENT": N.A.

"SELLER'S BROKERAGE": N.A.

"BUYER'S AGENT": Dan Simons.

"BUYER'S BROKERAGE": NAI West Commercial Real Estate.

"MEDIATION": Seller and Buyer  DO  DO NOT elect to mediate in accordance with the provisions of Section 15. [check box]

ADDITIONAL TERMS. There  ARE  ARE NOT addenda to this PSA containing additional terms. If there are, the terms of the following (each, an "Addendum" or collectively, the "Addenda") are incorporated into this PSA by this reference: [check box]

- Commercial Building
- Multi-Family
- Land
- Financing Contingency
- Assumption of Financing
- Seller Financing
- ALTA Survey
- Other Addendum

ADDENDUM TO PURCHASE AGREEMENT

THIS IS AN ADDENDUM (the "Addendum") to that PURCHASE AND SALE AGREEMENT FOR COMMERCIAL REAL ESTATE (the "PSA") with a Reference Date of \_\_\_\_\_, including all other Addenda and Counteroffers thereto, between Buyer and Seller (as described in the Fundamental Terms) pertaining to the following Property:  
Garage 94/M&R Rods.

The following terms constitute an addendum (the "Addendum") to the specified terms in the PSA or identified Addendum.

- 1. Buyer obtaining a Phase I Environmental Study that is acceptable to Buyer.
- 2. Title Report showing clear and transferable title.
- 3. Buyer to take on any and all legal actions and pay for all costs associated therewith brought about from M&R Rods/Garage 94 Inc. contesting sale of the property identified as "Less and Accepting therefrom any portion lying within the East Jordan Canal and the East Jordan Canal Company Right of Way" on the Warranty Deed dated October 1, 2007, recorded October 2, 2007, Entry #10238037, Book 9521 Pg. 7358.

To the extent the provisions of this Addendum modify or conflict with any provisions of the PSA and all other Addenda and Counteroffers, the provisions of this Addendum shall control. All other provisions of the PSA and all other Addenda and Counteroffers not modified by this Addendum shall remain in full force and effect.

Buyer or Seller shall have until 5:00 P.M. Mountain Time on \_\_\_\_\_ to accept or reject this Addendum.

- Accept
- Reject

\_\_\_\_\_  
(Signature of Buyer's Authorized Signatory)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
[Printed name of signer]

\_\_\_\_\_  
(Signature of Seller's Authorized Signatory)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
[Printed name of signer]

Seller's Initials \_\_\_\_\_ Date \_\_\_\_\_ Buyer's Initials \_\_\_\_\_ Date \_\_\_\_\_