

WELCOME

Utah Industrial Depot wishes to welcome and introduce the following new tenants into our Industrial Park.

Wasatch Heating and Air Conditioning is now occupying Building 605, Suite 1. The owner, Mr. Wayne Margetts, has 25 years' experience in the commercial heating and cooling industry. Mr. Margetts can be reached at (435) 830-1415. Located at 505 S. Brenda Place, the 3,800 square foot suite will function as a shared unit with our long-time tenant, **Total Security**. Mr. Dan Pratt, owner of Total Security, continues to provide affordable lock and key products and services from this new, convenient location. Mr. Pratt can be reached at (435) 833-0605.

Gorilla Welding, L.L.C. is leasing a half acre of land and 1,200 square feet in Building 624, located at 490 S. Racetrack. Owner, Ms. Lisa Mattox, provides a full service welding operation. Ms. Mattox can be reached at (801) 250-4201.

Burly Seal Products Co. is leasing 20,000 square feet in Building 604, Suite 4, located at 1865 West D Avenue. Burly Seal manufactures homogenous rubber and rubber/fabric seals. They provide unique composite seals for the hydraulic industries throughout the United States. Because of the favorable business climate UID offers, Burly Seal is moving their entire operation from Los Angeles, California to Utah Industrial Depot. We would like to welcome Burly Seal and wish them continued success in their expansion plans. You may contact (435) 843-4477 for more information regarding Burly Seal Products Co.

TENANT LEASE RENEWALS

We are pleased to announce that the following tenants have selected UID for

continuing their ongoing operations in Tooele City.

Detroit Diesel (Building 649, Suite 4) 180 South Garnet

All-Tech Electric (Building 600A) 90 South Garnet Street

Utah Fabrication, L.L.C. (Building 616, Suite 1) 1889 W. E Ave

Ad-Vantage Signs (Building 605, Suite 2) 505 South Brenda Place

Harrell's Welding (Building 669, Suite 6) 10 South Garnet Street

FALCONI'S REDLINE CLUB (SPOTLIGHT ON A TENANT)

Falconi's Redline Club is serving the night life for Tooele City and Tooele County citizens. They opened their doors in the fall of 2000 in Building 618, located at 1855 West 'E' Avenue. To facilitate their move into our park, UID assisted Falconi's in several areas, including refitting fire suppression system, excavation permitting, upgrading water supply, providing contractor support and general assistance.

Falconi's continues to entertain customers with a wide variety of activities. Some of the activities include Tuesday night pool leagues; Ladies' night on Wednesdays; Friday night karaoke; and Saturday nights, patrons can enjoy dancing to a variety of bands.



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Owner, Fred Cheshire, has invited tenants of Utah Industrial Depot to donate a sample of their companies' products to be displayed at the club. These items will show the variety of businesses located at UID. UID tenants may contact Fred at (435) 830-2667 to coordinate donation of products.

For more information, including business hours and special events, you may visit Falconi's website at www.falconisredline.com.

MARKETING UID

Utah Industrial Depot is beginning to benefit from the improving real estate market. During the first two months of 2004, we have noted an increase in leasing activity. Locally, there are a number of industrial clients who are searching for small to mid-sized ranges of buildings. There are also large national companies who are exploring the build-to-suit market applications, as well as major expansion opportunities. What a difference a few years can make. UID continues to offer very competitive land values for build-to-suit clients, as well as value added lease rates for the small and mid-size market users. Tooele City and UID are again teaming to attract major national and international tenants to UID Industrial Park. These major potential users often require more services than a stand-alone developer can offer. They are very interested in Tooele City, Tooele County and the state of Utah. They frequently ask questions regarding environmental issues, tax base, workforce availability, the cost of services, utility costs, and ground, air and rail transportation links outside the state of Utah. UID generally coordinates these discussions which often extend over several months and involve our local engineering and utility providers. We seek a common ground with each of our supporting partners to insure we present our best proposal to meet or exceed the potential client's most stringent requirements. There are several

areas of give and take between all parties while developing a major proposal. It is important for everyone to understand the objective and the process while creating an acceptable bid package. When you participate in this process and succeed, you are most grateful to all who assist. UID and our major partner, Tooele City, continue to work together for the mutual benefit of our community.

MAINTENANCE

As spring approaches, UID will shift our emphasis from snow removal to weed control, grass cutting, and spring clean up. Winter 2004 has been a real challenge for our staff, the equipment and you, our tenants. We recognize how your patience was taxed from snowstorm to snowstorm, and how the wind nearly blocked us in. It is not often that the state of Utah cannot keep SR-112 between Tooele and Grantsville open. One of the beauties of late March and early April is the snow keeps coming, but does not stay long. The UID crews worked long hours to assure our tenants were able to drive and work safely. We pushed more snow during 2004 than we have in the entire previous five winters. Now, we will begin gearing up to cope with the 2004 crop of weeds. With the abundance of moisture, we anticipate a bumper crop during the summer months. Let us know if you have local areas of concern. All of us at UID are anxiously awaiting the spring and summer of 2004. We will continue to advise you of safety and maintenance plans that can enhance your company's operations. Let's all work together to create a successful 2004.

PROGRESS CONTINUES AT UID

We are now in our sixth year of business and we are making some new personnel assignments. Mr. Jesse Sablan, Operations Manager, has been promoted to the position of Project Manager. Jesse will handle the

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day-to-day operations of the property. This includes tenant relations, construction and maintenance modifications, as well as general project updates. Jesse has been training for this new assignment for the past five years. We all wish him great success in his new position.

Mr. Stephen Brown has been selected by the Board of Directors as the Managing Director. Steve has a varied background for this new position. His past associations have included companies such as The Boyer Company and Prowswood, Inc. in Salt Lake City. Steve also operates his own consulting firm. He will be working with Jesse, Tim, and other staff members to insure the Utah Industrial Depot continues to offer the most competitive rates and greatest total value for all of our tenants. You will hear more from Steve during our upcoming publications.

Mr. Timothy Palmer will continue in his position as Sales & Leasing Coordinator. Tim will continue to work closely with Jesse and Steve on all tenant extensions, expansions, and retention opportunities. We continue to be sensitive to our tenants' needs and leasing requirements.

Mr. Mark Smith will remain as a UID board member, while refocusing his efforts and direction with a priority towards marketing. This change will allow Mark to open a Salt Lake City office. From this new location, he will begin to launch a strategic marketing effort designed to locate more businesses at Utah Industrial Depot. These efforts will be beneficial to the company, the City of Tooele, and you, our existing tenants. We want to insure our efforts are directed as a win-win for all participants. We wish Mark a lot of success in his new efforts.

We, the combined staff of UID, are committed to assist you, our tenants, in every way possible.

UTILITIES UPDATE

Hopefully, this will be our final commentary about snow removal for this winter. It has been a long season thus far. We request that all tenants continue to operate as suggested through the remainder of this season.

As a reminder, please do not block the following specific areas around the buildings. Our utility providers need access to natural gas meters, water meters, electrical meters, fire hydrants, fire suppression post indicator valves, (piv), etc. Utah Industrial Depot personnel must clear paths to these areas in addition to our tenants' equipment or access and operations areas. These utility areas must remain clear of tenant debris during the entire year. We strongly support safe operations and access to the utility meters for the meter readers' requirements. Ice and snow accumulation can damage most utility fixtures; thereby creating an extremely unsafe condition, not to mention lost production due to repairs required. We appreciate everyone's cooperation and understanding, and wish you continued safety and prosperity.

COMMUNICATIONS UPGRADE

UID is pleased to announce the successful completion and installation of 400 new pairs of copper communications lines along 'B' Avenue. The new lines will replace existing, degrading lines for much of the manufacturing area buildings. The new cables went into service shortly after they were installed. We have four additional phases planned to assist in providing all of our manufacturing tenants' additional adequate telecommunication capabilities for now and the future.

INFRASTRUCTURE

**BUSINESSES CURRENTLY
OPERATING WITHIN OUR
BUSINESS PARK**

*Ad-Vantage Signs
Al & Lid Furniture & Appliance
All-Tech Electric, Inc.
B&K Craftsman, Inc.
B-S Company, Inc.
Baxter Cabinetry, Inc.
Bed Rock In., dba Trism
Bucyrus Blades, Inc.
Burly Seal Products Co.
Cadence Contract Services, LLC
Charles O. Davis, Jr.
Charlie's Place
Cheshire & Sons, Inc.
Corals and Clams
Deseret Peak Sports
Detroit Diesel*

*Ed's Auto Body
EG&G Defense Materials
EnCon United
Falconi's Redline Club
Fireworks & Stage
FX America, Inc.
Flexpack, USA, Inc.
Fred Swedin
Freightliner
GR&JW, LLC
Gorilla Welding, L.L.C.
H.E.B. Auto Parts, Inc.
Harrell's Welding
High Performance Tubing
James Gordon Holmes
Midwest Fastener
Moore's Auto Shop
NTI Global
Pristine Coatings, LLC
R&B Plumbing*

*Raass Brothers, Inc.
Red Rock Leasing, LC
Ritchie Bros. Auctioneers
(America) Inc.
TASZ, LLC
Tooele School District
Total Security
TW Company
USANA
Utah Commodity Storage, Inc.
Utah Fabrication, L.L.C.
Utah Military Museum
Valley Baptist Church
Vehicare Corporation
W.H.Y. Precision Utah, Inc.
Wal-Mart Stores East, Inc.
Ward Engineering Group
Wasatch Heating & Air
Zane Munson*

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