

UID DETAIL

WELCOME

Utah Industrial Depot is pleased to introduce and welcome W.H.Y. Precision Manufacturing into our Industrial Park. W.H.Y. Precision was established in 2000 as a shop specializing in custom engineered parts and tools. Because of a fantastic 200% increase in orders, W.H.Y. Precision leased a larger space at Utah Industrial Depot in November 2003. The company's president, Dola Young, foresees their continued growth of 25% to 50% per year. UID wishes W.H.Y. Precision continued growth and prosperity.

UTAH INDUSTRIAL DEPOT

UID will begin our fifth year of operation on January 21, 2004. Can you believe it?

Like all businesses, we have experienced our major and minor ups and downs; we struggle and then life becomes easier again. We have experienced some strong bonds between us and our tenants. We have also seen a few tenants fail. We do not enjoy the latter; however, we recognize all businesses cannot be successful. That is why we continue to improve our procedures. We, like all of you, find we must be on top of our collections, plan for improvements, and most of all, live within our budgets.

It is our goal to continue to lease good quality space for a minimal price, and keep our common area maintenance (CAM) fees as low as possible. We want all of our tenants to become as profitable as possible, while receiving good rental rates at UID. Thanks to each of you for assisting us to make our life part of yours. We have enjoyed meeting you and learning more about your business. We trust you will want to remain at UID as long as possible. Let us know if we can assist you further.

ENCON UNITED

EnCon United is a contractor providing engineered concrete products and services to the commercial heavy highway and public works construction communities. They made a decision to purchase property in Tooele, Utah and expand their existing market share of business. EnCon purchased approximately 60 acres of land and a few buildings from UID, with frontage along Industrial Loop Road.

EnCon United was established in 1993 in Colorado Springs, Colorado. The company has grown through the acquisition of established, profitable businesses within the precast and prestressed concrete market. EnCon United's commitment to service their clients efficiently has also aided in their success and growth. They now have eight manufacturing facilities, as well as five corporate and sales offices throughout the United States. As the parent company of several subsidiaries, EnCon United has access to the consolidated group's technical expertise, capital and purchasing power. With these assets, they can provide creative solutions and the highest quality of products, which will assist them in fostering important relationships within the Utah markets. This concept can also be of direct assistance to UID's future when we begin to construct build to suit buildings.

EnCon United provides concrete products such as special highway sound wall panels and other specialty products for highway use. Utah Industrial Depot is pleased to have EnCon United as a major tenant in our Industrial Park. We wish EnCon United continued success in their efforts to provide engineered concrete products and services to government entities and the private sectors of the industrial and commercial markets. For more information, you may contact Mr. Scott Anderson via telephone at (800) 578-9773, or via e-mail at sanderson@enconutah.com.

Depot Associates LLC d.b.a. Utah Industrial Depot LLC

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ANNUAL FIRE SUPPRESSION SYSTEM TESTING AND CERTIFICATION 2003

UID extends our thanks to all of our tenants for your cooperation, understanding and assistance during our annual testing and certification procedure for all buildings' fire suppression systems during 2003.

Although simultaneous testing of all fire suppression systems is beyond the scope of our annual project update requirement, UID has elected to proceed with testing measures which insure that all buildings are adequately protected. Over the next several years, we will continue to certify our fire suppression systems annually. This project is implemented in addition to monthly inspections for our alarm monitoring system. UID personnel also perform bimonthly inspections of each building's valve house equipment. Keep in mind; we will again begin our annual check of the fire suppression system soon after Labor Day 2004.

Safety Reminder: It is fitting to remind everyone to be cautious when working around these sensitive safety systems. Tenants need to take extra care to not block access to the fire suppression main testing equipment located in their buildings. UID has posted warning signs identifying these specific areas which must be kept clear for safety testing purposes.

We appreciate our tenants' daily awareness of noticeable problem areas within and around industrial buildings, as well as your prompt notification to our main office. Please feel free to contact us should you have questions relating to other safety issues.

Delta Fire Systems, Inc. has provided UID with a complete set of test and certification data as part of each building's permanent records. This data is available in both paper and electronic formats. If you require this

information for insurance purposes, please submit your request in writing to our main office. We will make the information available on an as required basis.

Thanks again for your continued assistance and understanding.

SHEEP LANE ROAD RECONSTRUCTION

Thanks to complete cooperation by Granite Construction Company, Ward Engineering Group, Tooele County, Tooele City, UDOT and others, we were able to complete the newly constructed Sheep Lane Road just before winter sets in Tooele Valley.

Each of the above companies played a major role in the successful completion of this project. As I understand, the project was completed on time and budget. This factor alone is remarkable. It is only possible because of the cooperation of all participants. Those who drive this road regularly will notice some great changes. The road is wider, thus allowing for cars and trucks to pass safely. The chuckholes and bumps are gone, as well as the steep "S" curve. This really helps smooth our travel. You probably have wondered why we installed the "butterfly" at SR-112. UDOT mandated this change to insure turning traffic from SR-112 to Sheep Lane would be safe, as well as to provide a short acceleration lane for eastbound traffic exiting from Sheep Lane. Once you get used to it, it proves to be a very convenient feature. You have probably noticed we gave up the yield sign at Sheep Lane and SR-138 in favor of a full stop sign. This, too, was a UDOT requirement.

I am sure you will agree with me that the new road is much better and more enjoyable on which to travel. We should all express our thanks to Tooele City and Tooele County for all of their cooperative help on this major "fast track" improvement.

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ACTIVE SOIL GAS SAMPLING

The U.S. Army Corps of Engineers, on behalf of the Tooele Army Depot, is initiating a program to collect soil gas samples at numerous locations throughout UID Industrial Park. The sampling program is designed to identify areas where solvents or other materials may have leaked into the subsurface soil as a result of past Army processes and procedures. These areas are now being investigated more thoroughly, as the Army remains responsible for the cleanup of all existing contamination which may be present. The first phase of the program is to stake the locations (approximately 150), many of which are around buildings in the south portion of the Industrial Area. Staking will be completed by mid December and the locations will be identified with ground paint, pin flags, or wooden stakes. Once the locations are cleared by all utility companies (early to mid January 2004), a direct-push mechanical machine will be used to "push" a 1-inch diameter borehole to a depth of approximately three to seven feet below ground surface. Soil gas samples will then be collected and the sampling equipment removed. Locations which require boring through concrete or asphalt will be filled-in when the entire process of sampling is complete. All attempts will be made to minimize impact toward building occupants and land users. Please contact Jesse Sablan with UID at (435) 241-0286 if you have questions or concerns.

WINTER CONDITIONS

Winter time is here again, and with it comes snow and ice needing to be removed. We want to remind you of our standard snow removal practices, and request you assist us in making this task easier. When snow falls, we do not allow street side parking on any street. All vehicles should be parked within your designated parking areas. This practice is followed until all snow is removed so that we may maneuver our snowplows

and remove the new snow, thereby keeping all of us happy. This practice will also minimize the risk of damage to your personnel's private vehicles and UID equipment.



You should always keep the building dock areas clear of nonessential materials. This allows us to plow your dock area using both vehicle plows and manual snow blowers. If your dock is not clear of obstacles, you may not get the snow removed from your dock area.

Ice and snow often build up in rain gutters causing the possibility of water to flow out over the edges, or back up on the roof, thus causing new roof leaks in buildings. If you experience these leaks around the roof gutters or the roof itself, please notify UID as soon as possible so we may resolve these critical problems.

Winter always poses many new challenges; however, working together we can overcome them. Have a safe and happy holiday season.

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**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.
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
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
Raass Brothers, Inc.*

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

If you know of someone else who would be interested in receiving our publication, please email their contact information to wanda@utahid.com.

If you do not wish to receive future issues of this newsletter, please contact us at the same email address to be removed from our list.



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