



UID DETAIL

June/July 2003 Edition

GREETINGS AND APPRECIATION – TENANT RENEWALS

Utah Industrial Depot expresses appreciation to the following tenants for continuing to select UID as their base of operations in Tooele County.

- **Valley Baptist Church, 505 S. Brenda Place, Bldg 605, Suite 03**
- **Al & Lid Furniture and Appliance, 1820 West G Avenue, Bldg 641, Suite 3**
- **Utah Military Museum, 145 S. Garnet Street, Bldg 2002**
- **Cadence Contract Services, 10 S. Garnet Street, Bldg 669, Suite 8**
- **Nationwide Tarps, 230 S. Garnet Street, Bldg 639, Suite 2**
- **Zane Munson, 485 S. Brenda Place, Bldg 606, Suite 01**

SHEEP LANE

Tooele County recently announced improvements to the Sheep Lane road. They are scheduled for August and September of this year. Utah Industrial Depot has agreed to cooperate with Tooele County towards improving this very important transportation access.

Currently, the schedule for upcoming events is as follows. Ward Engineering Group will have the project bid package prepared for the road contractors to bid on by July 11, 2003. The bids will be returned by July 23, 2003. Road construction is planned to begin about August 4, 2003. The project will be completed by September 30, 2003.

As you can see, this is a fast moving project. There will be times when the road will be closed completely, since Tooele County plans to remove the ess curve from the existing roadway. As is planned, the road will be in the same location; however, it will be wider and straighter. Much of the preparation work will be associated with the leveling process. Since the existing road is not thick enough to grind away any existing asphalt, a leveling course of base material will be added. After the leveling is complete, there will be 2 ½ inches of new asphalt laid down, bringing the

total to five inches. The new road will have 12 feet wide travel lanes, and up to six feet of computed gravel shoulder on each side of the road. During construction, those who use this route regularly will have to find alternatives for a short time.

We should all say thanks to our County Commissioners for their assistance in getting this project underway and on track.

PROJECT MERCURY

Utah Industrial Depot continues to work with the Department of Defense Logistics Agency (DLA) in an effort to bring approximately 5,000 tons of mercury for long term storage to our Business Park.

Our involvement is with the federal government's Defense National Stockpile Center (DNSC). They are currently conducting a nationwide survey to determine the location for our country's existing commercial mercury stockpile. Currently, the mercury is stored in Indiana, Ohio, New Jersey, and Tennessee.

The DNSC is encouraging a public comment period through 5:00 p.m. on July 18, 2003. During this time, they will accept input from concerned citizens. If you wish, you may reach them by email at information@mercuryEIS.com; by a toll free telephone number at 888-306-6687; by toll free fax at 888-306-8818; or by U.S. mail at the following address:

Attention: Project Manager
Mercury Management EIS DNSC-E
Defense National Stockpile Center
8725 John J. Kingman Road, Suite 3229
Ft. Belvoir, VA 22060-6223

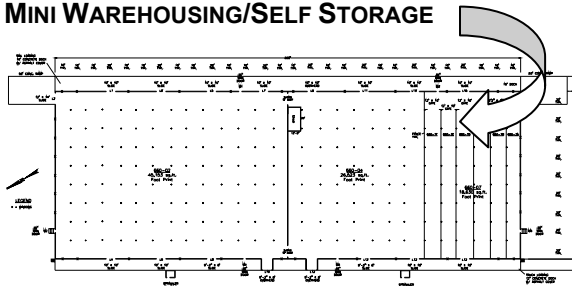
After the close of the comment period, the DNSC will respond to Congress by making one of the following recommendations: 1) consolidate the product; 2) leave the product in place; 3) sell the product on the open world wide market.

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

DNSC's preliminary recommendation is to consolidate the product into one area. This will provide for a reduced storage cost savings over the 40 year life of the project. There were four communities desirous of providing continuous stockpile capabilities. One community, PEZ Lake, New York, has opted out of consideration to do a community development with their property. This currently leaves Warren, Ohio; Hathorne, Nevada; and Tooele, Utah vying for the storage opportunity.

We anticipate, during the months of July and August, the DNSC will be evaluating their formal recommendation. Hopefully, it will be to consolidate the product storage here, in Tooele. This opportunity, if it comes to Tooele, could add two to four more full time employees to the UID staff. We will continue to update our tenants with information as it develops.

MINI WAREHOUSING/SELF STORAGE



Utah Industrial Depot is actively meeting the storage needs of the Tooele community, as well as those of the Salt Lake City area. We now lease storage space to many small users in about 464,500 square feet.

In our continued effort to serve Tooele Valley's needs, UID is proud to provide another option for short term storage requirements. We have divided one of our larger buildings into several usable bays to accommodate additional storage. The individual bays measure 2,400 square feet to 3,040 square feet. They are divided by chain link fencing which runs from floor to ceiling. The area is secured by an alarm system

which is tied to the Tooele City police dispatcher's office. The individual units are also protected by a sensor-driven television camera with activities recorded off site. These handy spaces lease month by month at a cost of \$0.13 per square foot, per month. The units are somewhat larger and allow flexibility to move odd size items in and out on a month by month basis. Flexible terms make the available spaces attractive to various short term tenants.

Individuals interested in leasing this style of storage unit should contact Jesse Sablan at (435) 843-4500, ext. 105 for further detailed information.

CONTINUED INFRASTRUCTURE UPGRADES

As we noted in the April/May 2003 edition of *UID Detail*, we continue to install new communications cables throughout our community's cable vault system. We have now completed Phases I, II and III of our planned seven-phase replacement program. The completed phases include the installation of 1,200 pairs of new telephone distribution cabling. Phases I and II sent 600 pairs south for buildings along B Avenue, and 600 pairs north from our communication distribution center in Building 600. Phase III was the real test of our capabilities. This phase involved the use of several hundred pairs of our newly installed cables. The project involved "cutting over" new cables in place of previously used existing cables. This was accomplished as planned, and without dropping anyone from active telephone service. We are pleased to advise our tenants of these success stories since you enjoy the benefits from our efforts. Communication services for tenants who occupy buildings 620, 621, 630, 631, 640, 641, 651, and 661, as well as the short term storage units are now switched over to the new phone lines.

We are planning for Phase IV. UID Plans include installation of additional new telephone cables to better serve our tenants occupying the buildings along Garnet and Iron



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Streets. This phase will also affect the tenants in the upper East Yard area and along Atlas Way.

Our goal is to offer more capacity and provide the best connectivity for our tenants and their customers.

UTILITY SYSTEMS OPERATIONS & MAINTENANCE PROGRAM (O&M)

You may have witnessed a variety of events involving our in-house maintenance personnel working on our major utility systems. UID has implemented a year round, quarterly O&M Program to insure proper functionality of all utilities on site. This O&M Program has been in place from the time UID purchased the property. We are just now bringing the maintenance area into full computerized recordkeeping. This vital program assists in obtaining valid data for routine maintenance scheduling required for repairs and preventive routine maintenance. When this important data is recorded on our geotechnical information system (gis), we are able to maintain utilities as a city would. The UID utility systems are included in the O&M program; therefore, UID maintains these systems for Tooele City. They include:

- Potable underground water system (mainline valves exercising pipe system) inspect regulating valve (prv monitoring).
- Fire hydrants must be exercised, pressure monitoring systems inspected monthly, and end of line flushing must occur to insure proper movement of water throughout our system.
- Sanitary sewer and storm drain inspections are performed monthly, as well as scheduled cleaning where required.
- Electrical metering is performed for the Army on a monthly basis. We also perform routine meter and visual inspections which we are doing as routine daily assignments.

- Communication vaults require monthly inspections and cleaning as part of the facility operations.

We appreciate your assistance and cooperation for our commitment to maintain and upgrade these systems. We require a limited amount of down time to ensure the reliable quality service you have grown to expect.

With summer now upon us, we ask for your cooperation when our maintenance crews and their equipment are around or near the major access ways of the Park. Our maintenance team is normally around attempting to keep the park looking its best. You can assist our team by placing trash in the appropriate containers and picking up any stray materials. Remember, safety and cleanliness are everyone's responsibility. Have a great summer, and enjoy the benefits of living and working in Tooele Valley.

FIRE AND HAZARDOUS MATERIAL EMERGENCY RESPONSE PLAN

Utah Industrial Depot will soon be providing our tenants an updated Fire and Hazardous Material Emergency Response Plan. As called for in the plan, we must update the document every two years. The one in your possession is dated November 29, 2001. Should you, as our tenant, have considerations or comments regarding this update, please contact Tim Palmer at (435) 843-4500, by fax at (435) 843-4550, or by e-mail at tim@utahid.com.

SPOT LIGHT ON A TENANT – BAXTER CABINETRY

Tyler Baxter started building wood cabinets in 1987. With 14 years of experience, Mr. Baxter leased about 2,000 square feet of space at UID in 2002 and started his own business. At that time, the company operated as a sole proprietor. From that small beginning, **Baxter Cabinetry** has expanded into 6,500 square feet, and now employs five



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people. They specialize in high end residential cabinets, doing both large and small projects. They can also design and build to the client's unique specifications. Utah Industrial Depot is able to provide the necessary facilities and work conditions that

allow Baxter Cabinetry to grow. Baxter Cabinetry is a prime example of how a young business can grow and succeed given the correct environment.

BUSINESSES CURRENTLY OPERATING WITHIN OUR BUSINESS PARK

A Better Pallet Company
Ad-Vantage Signs
Al & Lid Furniture & Appliance
All-Tech Electric
Atlas Mine & Mill
B&K Craftsman, Inc.
Baxter Cabinetry, Inc.
Bed Rock Inc., dba Trism
Boxes, Inc.
Bucyrus Blades
Cadence Contract Services, LLC
Charles O. Davis, Jr.
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
Flexpack, USA, Inc.
Freightliner
GR&JW, LLC
Gregory & Cook Construction, Inc.
H.E.B. Auto Parts, Inc.
Harrell's Welding
High Performance Tubing

IBC Advanced Technologies, Inc.
James Gordon Holmes
Kern River Gas Transmission Co.
Log Furniture, Inc.
Midwest Fastener
Moore's Auto Shop
NTI Global
Performance Glass, LLC
Phillip J. Roberts
Raas Brothers, Inc.
Red Rock Leasing, LC
R-Idea Manufacturing
Ritchie Bros. Auctioneers (America) Inc.
TASZ, LLC
Tooele Valley High School
Total Security
TW Company
Uncle Charley's Restaurant
USANA
Utah Commodity Storage, Inc.
Utah Fabrication
Utah Military Museum
Utah Strategic Alliance
Valley Baptist Church
Vehicare Corporation
Wal-Mart Stores East, Inc.
Ward Engineering Group
Wild West Buffalo Jerky, Inc.
World Truck Movers, Inc.
Zane Munson

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