

WELCOME

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

Timbercrafts, Inc., a multifaceted company largely known for pallet manufacturing and landscape supply, has leased 6,825 square feet in Building 607. The company is using the building for a new venture to refurbish snow cats (all terrain vehicles) for rental and sales. Owner, Bryan Shafer has operated Timbercrafts and its subsidiary business for more than 25 years. UID wishes Mr. Shafer continued success in his growth plans.

Tint My Ride has occupied 2,100 square feet in Building 669, Suite 8. Owners, John Myers and Bryan Steward have established a service to tint automobile windows. UID is pleased to provide the facilities where Tint My Ride may provide their services to the Tooele community. Mr. Myers can be reached at (435) 840-4025.

Golden Game Rooms has obtained a lease on 3,600 square feet in Building 641, Suite 6. Owner, James Masonic has established a business in which he purchases excess or discarded classic slot machines. He repairs and refurbishes the equipment, and then resells the finished product. Golden Game Rooms stores and distributes these products from their UID facility.

MFM Industries, Inc. assumed a leased space of 22,000 square feet in Building 631, Suite 4. They were founded in 1965 to supply highly absorbent clay (fuller's earth) to agriculture and industry, and have been in the cat litter business for over 35 years. Today, MFM Industries is a leading private label supplier of cat litter to numerous supermarket chains in the southeastern United States, as well as a leading manufacturer of the nationally recognized "Cedar Fresh" brand cat litter. MFM is using their facility at UID to package and ship their

product to supermarkets throughout the western United States.

TENANT LEASE RENEWALS AND EXPANSIONS

We are pleased to announce that the following tenants have selected UID for expansion and continuing their ongoing operations in Tooele City.

B-S Company (4 acres of land) 100 South Glenn Court

Al & Lid Company (Building 641) 1820 West G Avenue

Moore Auto Shop (one acre of land) 550 South Daley Drive

Zane Munson (Building 606) 485 S. Brenda Place

CONGRATULATIONS TO LONG-TIME TENANT

Utah Industrial Depot would, once again, like to extend our thanks to Ritchie Bros. Auctioneers for their continued patronage. In April, Ritchie Bros. held their bi-annual auction in our Industrial Park. Congratulations to Ritchie Bros. on their continued success with these heavy equipment auctions.



... AND THANK YOU

Our knowledge of Ritchie Bros. auction brought to mind that it would be a great opportunity for Utah Industrial Depot to make others in the industrial business sector aware of leasing opportunities

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available here in our Industrial Park. To that end, we held an Open House during the auction and displayed some of our property information. We provided refreshments to anyone who stopped in, and even awarded a two night stay in a Park City resort to the winner of our Open House drawing.

Congratulations to the winner, Mr. Mike Jones of Rocky Mountain Equipment, Burly Idaho. We certainly hope this will be a pleasant get away for him.

ACTIVE SOIL GAS SAMPLING UPDATE

As part of UID's cooperation with the Tooele Army Depot's (TEAD) Environmental office, we have been notified of a second round of bore testing for our site. The individual points are located in the same spots as the initial sampling areas, which were tested in January 2004. There will be approximately 30 points, versus the 110 points on the initial phase. This second phase is scheduled to begin June 18, 2004, and should be completed in one week's time.

We appreciate everyone's assistance and cooperation, and humbly request that you extend your hospitality once again.

TELECOMMUNICATIONS INFRASTRUCTURE UPGRADE

In joint efforts with Qwest Communications, UID is assisting in the installation of a new 24-strand fiber line feed to Qwest's main distribution point on our site.

The new line will be installed from the southeast property line, along B Avenue, and north on Lodestone Way. This project will enhance our ability to provide telecommunications services to our build-to-suit land parcels east of Garnet Street.

We advise everyone to be aware of this project and take precautionary safety measures while traveling on this route.

UID'S MAINTENANCE DEPARTMENT

Many of our tenants and contractors have already made the acquaintance of UID's new Maintenance Supervisor, Mr. Don Yei. Don has only been with UID since the beginning of April, and already he's like one of the family. As approachable as Don's friendly disposition makes him, please remember that all maintenance requests must be submitted to our leasing office in writing. This paper trail will serve both us and our tenants in tracking requests and ensuring that work is completed in a timely manner.

A native of Tooele County, Don Yei takes pleasure in witnessing the continued growth of our community. In his role of leading our maintenance team, Don will lend his extensive background in construction and maintenance to assist UID in our growth as well. With well over a decade of experience in supervisory and management support capacities, Don's hands-on style of work with open pit mining, fabrication and design, and building and grounds maintenance, will certainly be an asset to UID as we implement improvement plans to our park.

YOUR CAM DOLLARS AT WORK

With the warm weather, you may have noticed that the weeds are once again growing like... well, weeds. Our maintenance team is working hard to keep the weeds at bay, and plan to continue with daily weeding and mowing. As part of our grounds keeping program, we have added a street sweeper to our maintenance fleet to keep our main roads and gravel free of debris. It will be most beneficial to all for our tenants to continue to retrieve and dispose of any debris they cause to litter their leased areas. Another piece of machinery we are using is an electromagnetic magnet which has the capability of pulling metal four inches from under the surface of the dirt. We are beginning from the west side of the park,

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working east on our main roads. Our maintenance department is sponsoring a contest for our readers. Whoever provides the closest estimate on how many pounds of metal (nuts, bolts, etc.) are collected with this magnet will receive a dozen doughnuts, personally delivered by our own Don Yei. Please submit your numbers by July 16 to Don at don@utahid.com.

NEW TO UID

Utah Industrial Depot is pleased to introduce Steve Brown as our Managing Director. Steve's background is extensive and includes project coordination, community relations, leasing and management of commercial and mixed use projects, and commercial design. His professional opportunities have included operating as limited partner with one of the largest commercial real estate developers in Utah; an executive management position with a prominent commercial design company; and as a partner with one of the largest residential developers in Utah. Apart from Steve's current position with Utah Industrial Depot, he remains active with separate business interests, including ownership of a consulting and development firm. Steve's education and industry training contribute to his vision of making our Industrial Park more attractive to prospective tenants. This, in turn, will translate into increased employment opportunities and financial growth within our community.

While the existing staff will maintain their ongoing relationships with the Economic Development Corporation of Utah (EDCU), NAIOP, RDA, and U.S. Army, Steve's focus will be the overall management of activities with which Utah Industrial Depot is involved.

MORE INTERNAL CHANGES

Many of you may equate Utah Industrial Depot with Mark Smith, and therefore think

of him as the go-to person whenever you have any questions. With the addition of Steve Brown to our staff, Mark is able to focus his attention on new opportunities. We are pleased to announce Mark's position as Director of Marketing. In this role, Mark will concentrate on the lease or sale of buildings and land. He will strive to solidify major marketing opportunities with potential tenants locally, regionally, and nationally. Mark's continuing relationships with local government entities have taken years to establish, and he will keep them active by continuing his role as the point of contact for Tooele City, Tooele County, and the Department of the Army.

The change in title for Mark comes with a change of address. Mark is now operating out of an office in the Fort Union area of Salt Lake City. His new mailing address is 6925 Union Park Center, Suite 600, Midvale, Utah 84047. He can be reached by telephone at 801-858-0666, or by fax at 801-858-0667. Please join us in congratulating Mark in this new direction with UID.

ACCOUNTING SOFTWARE CONVERSION

In an effort to streamline our accounting processes with our property management requirements, in March, UID began conversion from the previous Timberline accounting software to MRI's complete property management software. Although the conversion was well planned, the transition has taken longer than initially expected. Once we have confirmed the data in the new MRI system, this software will make accessibility and integrity of the data more reliable.

Many of our tenants and vendors have been affected by this conversion, which has caused delay in the handling and processing of various transactions. We would like to thank you all for your continued patience in this matter.

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UID DETAIL

VOLUME 6, NO. 2

BUSINESSES CURRENTLY OPERATING WITHIN OUR BUSINESS PARK

*Ad-Vantage Signs
Al & Lid Furniture & Appliance
All-Tech Electric, Inc.
B-S Company, Inc.
Baxter Cabinetry, Inc.
Bed Rock In., dba Trism
Bucyrus Blades, Inc.
Burly Seal Products Co.
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.
Fred Swedin
Freightliner
GR&JW, LLC
Golden Game Rooms
Gorilla Welding, L.L.C.
H.E.B. Auto Parts, Inc.
Harrell's Welding
James Gordon Holmes
MFM Industries, Inc.
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
Timbercrafts, Inc.
Tint My Ride
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
Conditioning
Zane Munson*

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