

WELCOMING NEW COMPANIES AT UID

UID continues with its steady growth. Since our last newsletter, eight new businesses have joined the Depot's roster of tenants. To our newcomers, "Welcome". We wish you the greatest success and enjoyment in your new location.

Company Name	Specialty
Corals & Clams	aquarium sales
R-Idea Manufacturing	cabinet maker
Baxter Cabinetry	cabinet maker
A Better Pallet Company	pallet maker
Al & Lid Furniture	storage
Wal-Mart Stores East	storage
Cadence Contract Services	Army contractor
Zane Munson	heavy equipment repair

HUB ZONE EMPOWERMENT CONTRACTING PROGRAM

Another tool for businesses considering Tooele County as an option is the HUBZone Empowerment Contracting Program. This program, for which all of Tooele County qualifies, was created in March of 1999. Under this program, certified firms receive preferences for Federal contracts. The purpose of the HUBZone Program is to provide Federal contracting assistance to qualified small business concerns located in underutilized business zones. Its intent is to increase employment and provide opportunities for investments and economic development in underdeveloped areas. The preferences for qualified businesses include:

- Competitive contracts can be set aside for exclusive HUBZone qualified companies.
- Sole-source HUBZone selected contracts can be awarded.

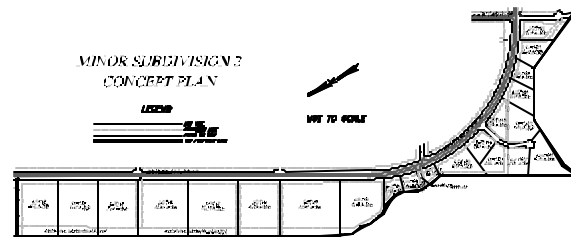
- Full and open competitive contracts can be awarded to HUBZone business with a price evaluation preference at 10%, maximum.
- Subcontracting: All subcontracting plans for large business Federal contractors must include a HUBZone subcontracting goal. This is normally reflected as a percentage of the total commitment.

Further information and how to apply can be found at www.HUBZone.com

INDUSTRIAL LOOP ROAD

The two-million dollar Industrial Loop Road in Utah Industrial Depot property is nearing completion. The benefits to our tenants and UID in the completion of this project are numerous. They include:

- Increased accessibility for tenants to SR-112.
- A continuous loop road system that spans the entire Industrial Park. The availability of large and small tracts of improved land for sale and/or lease, outlined in concept plan below.



We are confident that this road will assist you and UID in obtaining our goals, while assisting new companies in providing new, quality jobs for the Tooele area.

KERN RIVER GAS TRANSMISSION COMPANY



Two-hundred miles of 36-inch natural gas pipeline have been transferred from the mill in California via rail to the Utah Industrial Depot. Kern River Natural Gas Transmission Company is hastily moving this store of pipe to complete its 1.2 billion dollar gas pipeline project. This pipeline project is 716 miles long, and runs through Utah, Nevada, and California. Once completed, the expansion will more than double the current capacity of the existing line. It will allow for delivery of an additional 900 million cubic feet of natural gas per day to markets in three states. The estimated completion time for the project is the latter part of December 2002.

UID is pleased to have assisted in providing Kern River Gas Transmission Company with the unique requirements needed for the project.

ON-GOING AND FUTURE PROJECTS

As you drive through the Industrial Park these days, you will notice a variety of construction projects in progress. We would like to take this opportunity to acquaint you with some of these projects.

- Aboveground waterline along SR-112. This was an emergency, temporary, water supply line to the Deseret Peak Complex. The water was needed to keep many of the outdoor facilities operational. It was used to provide irrigation water for lawns and plats at the complex.
- Industrial Loop Road. This project was originally called “West Loop Road”; however, Tooele City elected to rename the road “Industrial Loop Road”. We feel this new moniker has some real pizzazz. The road is part of the UID Master Plan. Its use meets with the development of our Industrial Park plans and Tooele City’s anticipated flow of traffic. We see boundless benefits for all parties in the building of this road.
- New Tooele City Waterline. This is another Master Plan project. The project will tie our existing potable water system into the Tooele City water reservoir system. The benefits include a dual feed system for our project. UID has been associated with the Department of the Army’s water system. We want to express our thanks to the Army for their great service on our behalf.

We wish to express our gratitude to you for your complete cooperation in keeping these projects safe by slowing down during your normal commute through the park.

In the coming months, and into next year, we will continue reporting on these construction projects. We ask for your continued assistance in keeping everyone safe.

INDOOR VEHICLE STORAGE



Another great season of summer fun is coming to a close, and Utah Industrial Depot is helping outdoor enthusiasts protect their investments. UID is in its fourth season of indoor recreational vehicle storage. Vehicle owners from Tooele and the Salt Lake metro area are taking advantage of our large, open space warehouses. Vehicles arrive from places as far away as Wyoming and California. Protecting one's vehicle from the harsh winter elements contributes to the vehicle working longer and maintaining its value. The best reason for indoor storage is it gets vehicles off the lawn and there is no worry about tarps, the wind, or strapping anything down!

The RV storage operation, managed by UID Leasing Specialist Robert Davis, operates year round; although October through April are certainly the highest occupancy months. The monthly rates for indoor storage are competitive with most rates for outdoor storage along the Wasatch Front. The increased foot traffic also benefits other businesses located within the park.

This season UID has expanded our operation into two buildings, each totaling 90,000 square feet. There also is additional expansion storage space available. With door heights up to 13 feet, virtually all recreational vehicles will fit into the warehouse space. The buildings are

protected with electronic sentry alarms and active fire suppression systems. The vehicles are situated to provide easy ingress or egress during the off-season months, a feature uncommon at many storage locations.

The monthly rate for indoor storage is typically \$60.00 for all items less than 24'; and \$70.00 for items over 25'. The monthly cost for storing automobiles, wave runner trailers, or snowmobile trailers is \$30.00 per item. Hours of access are Monday through Friday, 8:00 a.m. to 4:30 p.m. To arrange an appointment for delivery or picking up a vehicle, please call 843-4500, ext. 105. A 24-hour advance notice is appreciated. Please take the opportunity to store vehicles at UID and tell friends about this great service.

SNOW SEASON

Winter is fast approaching. The UID Maintenance Team will be out in full force to control our snow fall accumulation. We would like to take this time to remind everyone to stay clear of the roadway shoulder and "No Parking" areas. We will adjust our work schedule to accommodate parking areas and walkways for your safety.

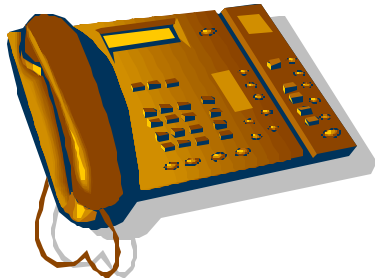
We thank you for your cooperation in keeping everyone safe during the winter months.

WELCOME ABOARD

Utah Industrial Depot (UID) would like to introduce a new member to the UID team. Trent Jensen has taken the position of UID Maintenance Supervisor. Trent brings with him over fifteen years of maintenance and management experience. We expect this

addition will strengthen our tenant relationships and response time to your needs. Help us welcome him aboard.

NEW TELEPHONE SERVICE



Utah Industrial Depot is pleased to announce the arrival of our new voice telecommunications system. The new Central Office based "Centrex" system is provided to us by Qwest Communications Systems. The new system is monitored 24 hours a day, 7 days a week at Qwest's central office. This gives us the most reliable and secure service available. We are also able to offer a wide variety of services from simple dial tone with no features, to a variety of well known features such as 3-way calling, call forwarding, and speed calling. We also offer very sophisticated ISDN and Automatic Call Distribution services. Our extensive cable and fiber optic network allows us to extend

customized service to virtually any location on our facility. If you have a special telecommunications requirement, our consultant, Mr. David Dewey, will be glad to meet with you to formulate a workable plan to meet your specific need.

UID ACCOUNTING DEPARTMENT



Effective October 2002, UID's accounting department has been relieved from figuring tenant/client late charges via a manual process. Although our accounting system has always been capable of calculating these charges, the necessary steps and formulas were not entered in our system until recently. All pertinent data has been entered into the software program, and after three months of trial runs, UID has converted completely to the automated system. Tenants/clients should anticipate less leniency on future late charges, since they are now assessed automatically.

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

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