

SPOTLIGHT ON A TENANT – UTAH FABRICATION, L.L.C.

Utah Industrial Depot, L.L.C. (UID) congratulates Utah Fabrication, L.L.C. on their recent lease renewal at UID. Utah Fabrication became a tenant of UID January 1, 2000. Since then, they have expanded their original 18,000 square foot facility to a size now encompassing over 42,000 square feet.

Utah Fabrication started operation in 1966. Current owner, Roger Peterson, purchased the company in 1997. Since the purchase, Roger has diversified Utah Fabrication into several unique areas, including 1) on-site turn key production; 2) custom flat plate steel fabrication; 3) structural steel design and fabrication; 4) sand blasting, painting, and coating fabricated structures; 5) custom metal cutting and burning for multiple steel products.

Utah Fabrication serves most western states from New Mexico to Montana from their UID Tooele base. Industries with which Utah Fabrication is actively engaged include oil and gas production, chemical plant facilities, military operations, municipalities and government utility improvements, power generation plants, cement plant maintenance, mineral mining equipment repair, and general industrial construction applications.

By combining their industry knowledge, maintenance experience, and business alliances, Utah Fabrication has grown in the industrial markets, even though the general operations market has diminished over recent years.

UID continues to wish Utah Fabrication continued success in their quest of providing exceptional service, products and workmanship to the varied industries which they serve.

COMMUNICATIONS UPDATE

This is an update on our telecommunications infrastructure upgrade. We have completed installation of a 100 pair copper cable feeding north from our central office (C.O.), Building

600, then west at E Avenue through an underground manhole/conduit system, to EnCon United's concrete facilities property. The new service will upgrade the previous overloaded 25 pair system. During our next phase, we will be upgrading the service to buildings along Garnet and Iron Streets.

Thank you for your continued cooperation and support as we work on these projects. As a reminder, we will need some service interruptions to complete planned cut-overs to the new equipment. As always, we will notify all affected tenants prior to starting the work. We make every effort to schedule all outages during off-peak business hours.

Please feel free to contact us via email at wanda@utahid.com, or by fax at 435-843-4550 with questions, comments or concerns so we may answer your communications questions.

STEEL STORAGE AND WAREHOUSING



UID is pleased to announce a client for our business logistics operation group. We are taking the role of a distribution warehouse consolidator for high impact steel plates. Tooele is the western states' distribution hub. Our primary mission is to receive, warehouse and ship product throughout the western region, including some western provinces of Canada.

Utah Industrial Depot, L.L.C. continues to recognize the need for strong growth opportunities in very specialized service applications and provides solutions to business requirements. Because of our well trained and dedicated staff, we are able to offer unique special opportunities to industries looking for joint venture partners in operational niches.

LODESTONE WAY

Several tenants have inquired about work being accomplished on Lodestone Way. In our efforts to keep our community informed, we previously sent out correspondence informing tenants of this upcoming project. It only required a few days to complete the task; however, there was limited traffic disruption during the afternoon egress. We apologize for this minor inconvenience. The work is now mostly complete and will ensure the quality of Lodestone Way for several years to come. We most likely will not have to replace expansion joints or improve the shoulders of the road for at least another four to six years. Our contractor, Geneva Rock, Inc. was most accommodating and performed their work in a professional manner. With winter approaching, it's good to have this task completed.

SHEEP LANE PROJECT

Yes, Tooele County is nearly ready to reopen the Sheep Lane road. This has been a very quick reconstruction project. Tooele County, Utah Industrial Depot, L.L.C. and Granite Construction Company have now met most of the short construction schedule requirements. Can you believe the project only started about eight weeks ago and we are already preparing to drive on four miles of new highway!

Granite Construction Company has performed at near warp speed on this process. They have completely rebuilt the SR-112 approach, dug up several hundred yards of native earth and replaced it with granular barrow from UID's property. They put in an 800 foot segment of underground high voltage power lines, removed

five aboveground power poles, straightened the previously severe "S" curve near the north of the county complex, reinstalled new storm water drain pipes, added a nominal three inches of new asphalt pavement, leveled the entire roadway, and are now working on finishing the barrow ditch and lane striping requirements. What a fast track project to have completed on time and on budget! We congratulate Dave and his talented staff. We also congratulate Ward Engineering for their design and project management abilities.



We anticipate Tooele County will soon be rededicating the new road. We recognize all tenants look forward to utilizing this important route to Interstate 80. We should take time to thank the Tooele County Commission and Tooele City Council for their timely cooperation and assistance on this major project. It is an effort which could not have been completed without a dedicated, cooperative effort by all local city and county officials. Utah Industrial Depot appreciates this mutual effort and is proud to be a part of the final beneficial results. We hope our tenants and the citizens of Tooele County enjoy the much improved Sheep Lane road.

RITCHIE BRO'S, INC. HOLDS EQUIPMENT AUCTION AT UID

As the world's leading auctioneer of industrial equipment, Ritchie Bro's conducts more than 120 unreserved auctions annually. On

November 7, 2003, more than 1,000 individuals and companies will begin entering their bids for large and small construction type equipment. The auction will again be located at the Utah Industrial Depot between the upper and lower warehouse assembly areas. The sponsor, Ritchie Bro's, Inc., routinely auctions various types of industrial equipment, ranging from forklifts and dump trucks to large excavating and mining equipment. Utah Industrial Depot is able to provide the necessary facilities and flexible lease arrangements required to promote a seasonal business such as this. The next planned auction is scheduled for April 2004.



WINTER PARKING

Please be aware that Utah Industrial Depot needs your cooperation when winter arrives and snow removal is required. Our snow removal crew begins to arrive before 5:00 a.m. to assist you in negotiating overnight snow storms. First efforts are to get the big snow plow out and begin to move the snow towards the edge of the major roads. They also begin to discharge sand and salt mixture at major intersections, railroad crossings, hills and road curves. Our primary goal is for you to arrive and leave work safely.

Our secondary goal is to clean secondary streets and parking areas near your buildings. While doing this, we will also initiate the cleaning of all tenant dock areas and walkways. To accomplish this work, it is necessary that tenant parking areas be made accessible for snow removal equipment. We also have men with shovels, snow blowers, and salt available to keep

your main entrances clear and safely accessible. Your docks must be clear for truck and tractor access, and parking areas must be kept uncongested. Please assist us by making your building and parking areas available to the snow removal crews and by keeping these areas clear of debris and storage items. This team work concept will insure we have another successful winter season.

SEASONAL COMMENTS

Utah Industrial Depot wants to be one of the first to welcome the upcoming holiday season with our tenants. What with Thanksgiving coming in just a couple of weeks and then Christmas only 30 days behind, we want to express our sincere holiday wishes to you, our tenants. We thank you for your cooperation during the past years. In January 2004, UID will begin our fifth year of operations. We know some of you can remember back to that time frame. Wow, how time flies.

As we embark on our next year's operation plans, we will be spending more time and effort toward marketing the business park. We are attempting to interest additional quality companies in Tooele City business opportunities. Our goal is to have at least one build-to-suit operation and several new tenants who can use existing buildings in the original footprint. As you know, we are always looking for complimentary tenants. These are companies who may provide a synergistic approach to our existing tenant base. This past year, we have undertaken and accomplished several major projects with the assistance of Tooele City. With this being said, much more effort is required by each of us if UID is to remain viable and continue to contribute to our community. We each know and understand, we cannot live in our past successes. We must continually strive to improve and cooperate. You will see some of our efforts come to fruition during the upcoming year. May we sincerely take this opportunity to wish you and yours a safe and happy holiday season during the remainder of 2003.

**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*



With the holidays upon us already, we would like to take this opportunity to wish you and yours a safe and pleasant holiday season.

UID offices will be closed for business during the upcoming Thanksgiving holiday, beginning Thursday, November 27 (Thanksgiving Day), and we will be open for business on Monday morning, December 1, 2003.

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.