

## UID UPDATE

Over the next few weeks, you will notice a change in the entrance to UID. We have decided to improve our signage and initial impression upon entering the Depot. We are planning a significant monument sign at the main entrance, off of Highway 112, that will commence a streetscape improvement as you proceed into the Depot. We will include a tenant directory sign, just prior to reaching the UID leasing office. We intend to continue these improvements throughout the Depot over time.

We also have recently installed additional directional signage in conjunction with the Utah Department of Transportation (UDOT) on Highways 36 and 138, and Sheep Lane. This new signage should make it easier for those not familiar with Tooele Valley and UID.

## WELCOME

Ultra Pet Company, Inc. has finalized a lease agreement for a 22,000 square foot space in Building 631, Suite 2. Ultra Pet Company distributes and manufactures a cat litter product called Crystal Clear Litter Pearls. From this location, Ultra Pet Company will distribute their product to their western market. UID extends best wishes to Ultra Pet Company, Inc. for continued growth and success.

## CARLISLE SYNTEC

Carlisle SynTec, Inc., a leading manufacturer of single-ply roofing systems and products, was founded in Carlisle Pennsylvania in the 1960's. The company's progressive growth prompted a search for a new location for a thermoplastic roofing manufacturing facility to serve the construction needs of the western United States. Recently,

Carlisle SynTec notified Tooele City of their intent to locate the new 212,000 square foot plant on about 50 acres of land in the southeast corner of Utah Industrial Depot.

The company plans to spend about \$20,000,000.00 in construction costs and will employ over 65 full time workers. We will continue to keep you informed as this major new tenant outlines goals and achievements. We will also provide you with the company's local contacts as they become available.

UID continues to work closely with Carlisle SynTec and Tooele City officials to finalize this major transaction. Mayor Roberts, Randy Sant, and other Tooele City personnel are striving to facilitate the formalities to ensure the plant is built on schedule, in order to begin operating during the summer of 2005. This is a very large opportunity for Tooele City and UID.

## NATIONWIDE TARPS, INC.

Nationwide Tarps, Inc. (NTI) established a western presence at UID in 1997. The company's continued goals and growth merited a mutually beneficial transaction allowing them to purchase property within the industrial park. NTI recently closed on the purchase of a 45,000 square foot building space, thereby making them a permanent entity at the Depot. UID wishes NTI continued success in their business endeavors.

## TENANT LEASE RENEWALS AND EXPANSIONS

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

**Ritchie Brothers**, 1,000 square feet of office space and ½ acre of fenced land, located at 1875 West D Avenue Garnet (Building 655)

**Raass Brothers** (Building 605, Suite 5) 505 South Brenda Place

**Valley Baptist Church** has expanded their space by 1,941 square feet, to a total size of 8,341 square feet at 505 S. Brenda Place (Building 605, Suite 3)

### **W.H.Y. PRECISION MANUFACTURING**

Our last newsletter issue of 2003 introduced W.H.Y. Precision Manufacturing as a new tenant of the park. Having begun the business in a 400 square foot garage, the need for additional space spurred by rapid growth is what brought Bill and Dola Young to UID. Fortunately, the company, which specializes in custom engineered parts and tools, has continued with their upward growth pattern. Consequently, they have elected to expand from the 2,100 square foot site, to approximately 8,413 square feet of space.

### **TELECOMMUNICATIONS UPDATE**

UID continues to update our telecommunications infrastructure for the benefit of our tenants. In our latest venture, we have teamed with Qwest Communications to provide a new 24-strand fiber main feed into our park.

Trenching and laying of conduit raceways for interduct installation is now complete. By press time, we will have completed the new fiber installation and cutover to this new main fiber feed. This upgrade will assist UID in meeting current and future telephone service requirements. While doing the fiber update, we also installed another communication vault at the intersection of Emerald Road and B

Avenue. This enables us to provide a 200-pair copper and 12-strand fiber to this new vault. These improvements will allow us to provide telecommunications to future tenants located in the southeast quadrant of our industrial park.

It is UID's goal to provide the most reliable telephone services available to our tenants.

### **ARMY TO CONTINUE ENVIRONMENTAL WORK AT UID**

Tooele Army Depot (TEAD), established in 1942, operated through the mid 1990's as an ammunition storage and equipment remanufacturing facility. As a result of past industrial operations and activities, portions of the soil and groundwater beneath the facility were contaminated. The predominant contaminants are a result of chemical cleaning solvents used by the Army.

The 1993 Base Realignment and Closure (BRAC) action allowed TEAD to provide limited access to a portion of the depot property for redevelopment use prior to completing environmental cleanup. Under this "early entry" arrangement, TEAD retains responsibility to ensure that the appropriate cleanup occurs.

Last spring, tenants of the Utah Industrial Depot cooperated with TEAD contractor personnel who were collecting soil and groundwater samples at various sites within the Depot. These samples were collected as part of an ongoing investigation to determine the historical discharge areas which may have contributed to groundwater contamination.

Environmental activities will again be required this fall, as U.S. Army contractors mobilize to continue the sampling work.

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

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Contractor personnel will be collecting soil and groundwater samples, as well as installing groundwater monitoring wells. The planned activities will have no adverse impact on tenants of the UID.

## MARKETING NOTES

With the business climate increasing in activity, UID continues in our quest to improve the economic short and long term outlook for the Depot and our community. We continue to actively pursue leasing prospects with local clients, as well as major regional and national clients. There are over a dozen potential new tenants, including major national firms which have shown interest in UID's build-to-suit and land opportunities. Several of these potential tenants may want to utilize our existing properties within the original footprint.

We now have over 40 businesses operating at the Depot. Collectively, these companies employ over 700 people while utilizing approximately 750,000 square feet of building space. This continuing growth pattern indicates major business opportunities for the City and County of Tooele. Perhaps 2005 will be the year we exceed 1,000 employees working in the Depot. The potential is there!

## UID REMINDER

It's that time of year again, when we must conduct our fire suppression systems' annual inspections and testing for certification. We have been successful during past years due to tenant cooperation and understanding. We do not anticipate loss of production time for

any of our tenants due to this scope of work.

Our contractor, Delta Fire Systems, has scheduled the week of September 27, 2004 to begin inspection and testing for system certification. Basically, all we require is access to conduct visual inspection of the fire suppression systems before, during and after flow testing.

As in years past, we will send notifications via e-mail or fax for response on what schedule may work best for your operation. Please respond at your convenience. It is our goal to conduct our business without disruption to yours.

We thank you again for your cooperation.

## MAINTENANCE

Thanks to everyone who submitted an entry for the "Guess the Weight" game in the last newsletter. We are happy to report that the staff at Building 587, EG&G, won the doughnuts. Their guess was closest, at 900 pounds of nuts, bolts, nails, fasteners, etc., (anything metallic) that was found on the roads. The actual weight of the metals picked up by our maintenance department was 1,320 pounds. We will continue to maintain metallic debris pick up from the roads.

With fall in the air, and winter quickly approaching, we ask all tenants to pick up any loose debris around their buildings (old pallets, drums, wood) and things that might get caught in a snow blower or hinder the snow removal process. We are planning for the worst so we might help keep your facility operations running smoothly.

## **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  
BioMass  
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 Gamerooms  
Gorilla Welding, L.L.C.  
H.E.B. Auto Parts, Inc.  
Harrell's Welding  
James Gordon Holmes  
Midwest Fastener  
Moore's Auto Shop  
NTI Global  
Pristine Coatings, LLC  
R&B Plumbing  
R-Idea Manufacturing  
Raass Brothers, Inc.  
Red Rock Leasing, LC*

*Ritchie Bros. Auctioneers  
(America) Inc.  
TASZ, LLC  
Timbercrafts of Utah  
Tint My Ride  
Tooele School District  
Total Security  
TW Company  
UltraPet  
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  
Zane Munson*

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