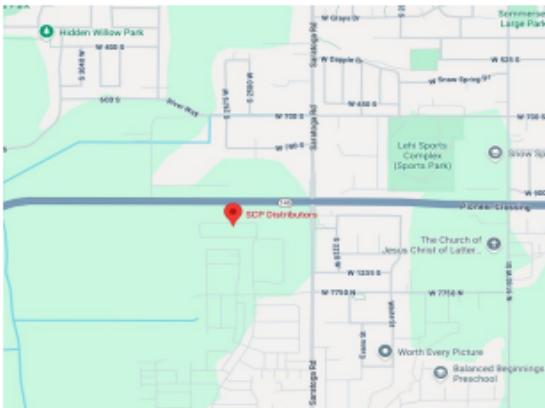


# Exhibit 1

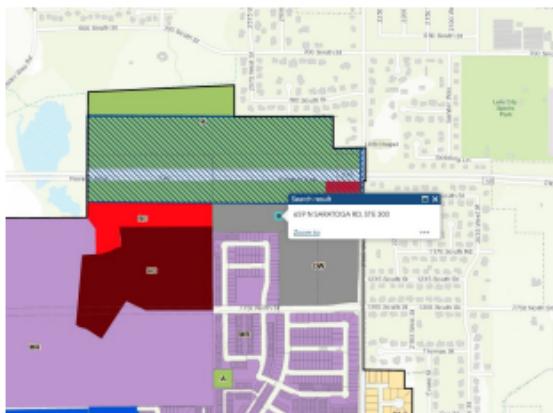


659 N Saratoga Rd Suite 300, Saratoga Springs, UT 84043



## SITE LOCATION

659 N Saratoga Rd, Suite 300  
Saratoga Springs, UT 84043



## VICINITY MAP

Parcel: 474,080,003.00

Zoning: OW - Office Warehouse

Current Use: Commercial

**FASTSIGNS**  
DRAPER / RIVERTON

UT Contractor: 13317723-5501

CLIENT: SCP Distributors

LOCATION:  
659 N Saratoga Rd Suite 300  
Saratoga Springs, UT 84045

SCALE: NTS

SALES: Monica Dennison

DATE: July 25, 2025

CUSTOMER APPROVAL:  
Nikki Tran

CUSTOMER SIGNATURE:  
A blue 'X' mark indicating the customer signature.

OWNER APPROVAL:  
JKG BRC Northshore, LLC

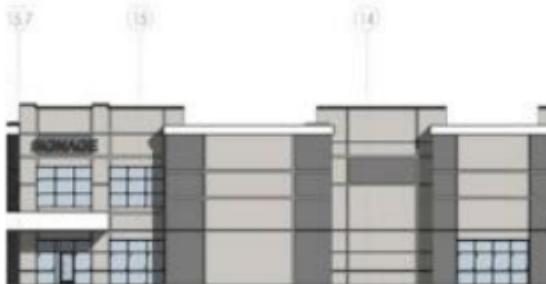
OWNER SIGNATURE:  
A blue 'X' mark indicating the owner signature.

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Colors shown may not depict the actual color accurately. See color detail.

# ELEVATIONS



## FRONT VIEW



**FASTSIGNS**  
DRAPER / RIVERTON

UT Contractor: 13317723-5501

CLIENT: SCP Distributors

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659 N Saratoga Rd Suite 300  
Saratoga Springs, UT 84045

SCALE: NTS

SALES: Monica Dennison

DATE: July 25, 2025

CUSTOMER APPROVAL:  
Nikki Tran

CUSTOMER SIGNATURE:  


OWNER APPROVAL:  
JKG BRC Northshore, LLC

OWNER SIGNATURE:  


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# NEW SIGNAGE PLAN



## SCOPE OF WORK

Store Measurement: 178'W x 130'D x 32'H

Clear Height: 28'

Overall Sign Size: SCP - 47.32" x 18" / NPT - 30.06" x 18"

Sign Square Footage: SCP - 5.915 sq ft / NPT - 3.758 sq ft

Combined Sign Square Footage: 9.67 sq ft

**FASTSIGNS**  
DRAPER / RIVERTON

UT Contractor: 13317723-5501

CLIENT: SCP Distributors

LOCATION:  
659 N Saratoga Rd Suite 300  
Saratoga Springs, UT 84045

SCALE: To Scale

SALES: Monica Dennison

DATE: July 25, 2025

CUSTOMER APPROVAL:  
Nikki Tran

CUSTOMER SIGNATURE:

X

OWNER APPROVAL:  
JKG BRC Northshore, LLC

OWNER SIGNATURE:

X

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