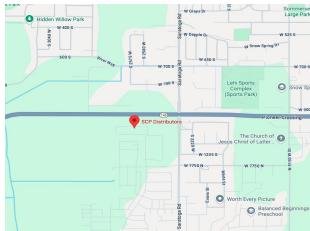


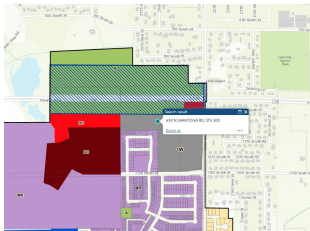
Exhibit 1



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:

X _____

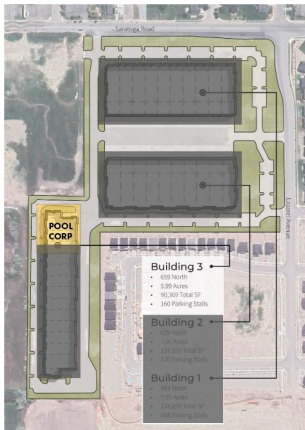
OWNER APPROVAL:
JKG BRC Northshore, LLC

OWNER SIGNATURE:

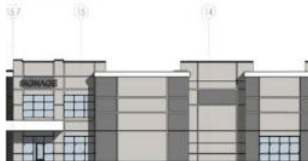
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Colors shown may not depict the actual color accurately. See color detail.

ELEVATIONS



FRONT VIEW



659 North Saratoga Road
Building Size: **90,369 SF**
Bay Size: **approx 6,673 SF**

Clear Height: **28'**
Depth: **130'**
Grade Level Doors: **24**
Dock High Doors: **2**



FASTSIGNS®

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SCALE: NTS

SALES: Monica Dennison

DATE: July 25, 2025

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CUSTOMER SIGNATURE:

X _____

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JKG BRC Northshore, LLC

OWNER SIGNATURE:

X _____

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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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