



PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORT

26-NEW.PHI.26257

10637 Scripps Summit Court
San Diego, California 92131

Report Date

January 26, 2026

Site Inspection Date

January 21, 2026

Partner Project No.

26-574068.1

Client Reference No.

2900782 NBL

Prepared for:

Newtek Bank, National Association and its
Affiliates and Subsidiaries, LLC c/o Outsourced
Risk Management Solutions (ORMS)
1981 Marcus Avenue, Suite 130
Lake Success, New York 11042



Building
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January 26, 2026

Ms. Miyuki Vort

Newtek Bank, National Association and its Affiliates and Subsidiaries, LLC c/o Outsourced Risk Management Solutions (ORMS)
1981 Marcus Avenue, Suite 130
Lake Success, New York 11042

Subject: Phase I Environmental Site Assessment
26-NEW.PHI.26257
10637 Scripps Summit Court
San Diego, California 92131
Partner Project No. 26-574068.1
Client Reference No. 2900782 NBL

Dear Miyuki Vort,

Partner Engineering and Science, Inc. (Partner) is pleased to provide this Phase I Environmental Site Assessment (Phase I ESA) report of the abovementioned address (the "subject property"). This assessment was performed in conformance with the scope and limitations as detailed in the ASTM Practice E1527-21 Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and Client Agreement.

This assessment included a site reconnaissance as well as research and interviews with representatives of the public, property ownership, site manager, and regulatory agencies. An assessment was made, conclusions stated, and recommendations outlined.

We appreciate your trust in Partner and the opportunity to provide environmental services to you. If you have any questions concerning this report, or if we can assist you in any other matter, please contact me at 801-783-2734.

Sincerely,

Marshall Stancliff
National Client Manager

EXECUTIVE SUMMARY

Partner Engineering and Science, Inc. (Partner) has performed a Phase I Environmental Site Assessment (ESA) in accordance with the scope of work and limitations of ASTM Practice E1527-21, the Environmental Protection Agency Standards and Practices for All Appropriate Inquiries (AAI) (40 CFR Part 312), and the most recent version of the U.S. Small Business Administration (SBA) Standard Operating Procedures (SOP) 50 10 8 for the property located at 10637 Scripps Summit Court in San Diego, San Diego County, California (the “subject property”). The Phase I Environmental Site Assessment is designed to provide Newtek Bank, National Association and its Affiliates and Subsidiaries, LLC c/o Outsourced Risk Management Solutions (ORMS) with an assessment concerning environmental conditions (limited to those issues identified in the report) as they exist at the subject property.

Property Description

The subject property is located on the southwest side of Scripps Summit Court and approximately 350 feet to the north of Wexford Street within an industrial and undeveloped land area of San Diego County, California. Please refer to the table below for a further description of the subject property:

SUBJECT PROPERTY DATA

Address:	10637 Scripps Summit Court, San Diego, California
Additional Current Address:	None Identified
Historical Address:	None Identified
Property Use:	Industrial
Land Acreage (Ac):	9.03
Number of Buildings:	One
Number of Floors:	One (with office mezzanine)
Gross Building Area (SF):	60,334 SF
Net Rentable Area (SF):	60,334 SF
Date of Construction:	2000
Parcel Number:	316-331-07 and 316-331-08
Type of Construction:	Concrete tilt-up on concrete slab-on-grade
Current Tenants:	Dye Precision CNC, Inc. and Devonics, Inc.
Site Assessment Performed By:	Heather Hodgetts of Partner
Site Assessment Conducted On:	January 21, 2026
Regulatory Radius Report Date:	January 14, 2026
Lien Search Date:	N/A
Report Date:	January 26, 2026
FOIAs Date:	January 21, 2026

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Groundwater Flow Direction (Inferred):	Southeast
Estimated Depth to Groundwater (Feet bgs):	14 to 37 feet

The subject property is currently occupied by Dye Precision CNC, Inc. and Devonics, Inc. for industrial use. Onsite operations for Dye Precision CNC Inc. include machining of aerospace parts using CNC cutting machines (46 onsite). Devonics, Inc. has sublet approximately 4,700 square feet of office space on the northeast side of the building. Onsite operations for Devonics consist of computer automation. In addition to the current structure, the subject property is also improved with asphalt-paved parking areas, associated landscaping, and drainage features.

According to available historical sources, the subject property was formerly undeveloped native land as early as 1903; cleared in portions for the development of the current structure by 1996; and developed with the current industrial structure configuration circa 2000. Tenants on the subject property have included Dye Precision Inc (2003-Present); Paintball Sports Promotions (2010-Present); and Christopher Caruso (2024).

The adjoining properties are tabulated below:

ADJOINING PROPERTIES

Direction	Land Use/Occupant
North:	Scripps Summit Court beyond which is vacant commercial building (10616 Scripps Summit Court), Technology Plaza/Framers Insurance (10636 Scripps Summit Court), and vacant land (10640 Scripps Summit Court)
Northeast:	Vacant land beyond which is TrellisWare Technologies, Inc (10641 Scripps Summit Court)
East:	Vacant land beyond which is TrellisWare Technologies, Inc (10641 Scripps Summit Court)
South:	Vacant land beyond which is Ivy Crest townhouse complex (10695 and 10715 Wexford Street)
Southwest:	Pinnacle Medical Plaza (10670-10672 Wexford Street)
West:	Scripps Summit Court beyond which is a parking lot (10574 Scripps Summit Court)

Findings and Opinions

Recognized Environmental Condition

A recognized environmental condition (REC) refers to the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release to the environment; the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment.

- Partner did not identify any RECs during the course of this assessment.

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Controlled Recognized Environmental Condition

A controlled recognized environmental condition (CREC) refers to a REC affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, activity and use limitations or other property use limitations).

- Partner did not identify any CRECs during the course of this assessment.

Historical Recognized Environmental Condition

A historical recognized environmental condition (HREC) refers to a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations).

- Partner did not identify any HRECs during the course of this assessment.

Business Environmental Risk

A Business Environmental Risk (BER) is a risk which can have a material environmental or environmentally driven impact on the business associated with the current or planned use of commercial real estate, not necessarily related to those environmental issues required to be investigated in this practice. The following was identified during the course of this assessment:

- According to site personnel and the records reviewed, the subject property has been used for industrial/manufacturing operations since 2000. Current operations include machining of aerospace parts. Finishing of parts was formerly done onsite from approximately 2000 to 2007 until the finishing operation was moved overseas. As discussed in Section 4.0, the ERIS database report notes that Dye Precision Inc. was a Small Quantity Generator (SQG) in 2001 and a Large Quantity Generator (LQG) in 2004. DTSC Hazardous Waste Tracking System (HWTS) records indicate hazardous waste generated included solvents (tetrachloroethylene (PCE) and trichloroethylene (TCE)) in 2006, 2007, and 2008. Site personnel didn't have any info regarding the former solvent use, however, speculated that it may have been a prior finishing operation that was relocated to Taiwan around 2007. No further information regarding the former onsite solvent use. Inspection records from the oversight agency, San Diego County Department of Environmental Health and Quality (DEHQ), were provided for 2015 to 2024.
- According to a questionnaire completed by a property owner representative, "A tank was installed during construction but never used and covered over by the slab." No further information regarding the tank including the intended use of the tank, tank capacity, or location was provided.

Significant Data Gaps

No significant data gaps affecting the ability of the Environmental Professional to identify a REC were encountered during this assessment.

Conclusions and Recommendations

Partner has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Practice E1527-21 of 10637 Scripps Summit Court in San Diego, San Diego County,

California (the “subject property”). Any exceptions to, or deletions from, this practice are described in Section 1.5 of this report.

Based on the conclusions of this assessment, Partner recommends no further investigation of the subject property at this time.

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2.0 SITE DESCRIPTION

2.1 Site Location and Legal Description

The subject property at 10637 Scripps Summit Court in San Diego, California is located on the southwest side of Scripps Summit Court and approximately 350 feet to the north of Wexford Street. According to the San Diego County Assessor, the subject property is legally described as TR 12911 LOT 17 AND LOT 18. According to the property owner representative, ownership has been vested in San Diego Summit Development LLC since 2000.

Please refer to Figure 1: Site Location Map, Figure 2: Site Plan, Figure 3: Topographic Map, and Appendix A: Site Photographs for the location and site characteristics of the subject property.

2.2 Current Property Use

The subject property is currently occupied by Dye Precision CNC, Inc. and Devonics, Inc. for industrial use. Onsite operations for Dye Precision CNC Inc. include machining of aerospace parts using CNC cutting machines (46 onsite). Devonics, Inc. has sublet approximately 4,700 square feet of office space on the northeast side of the building. Onsite operations for Devonics consist of computer automation. In addition to the current structure, the subject property is also improved with asphalt-paved parking areas, associated landscaping, and drainage features.

The subject property is designated light industrial development by the City of San Diego.

2.3 Current Use of Adjoining Properties

The subject property is located within an industrial and undeveloped land area of San Diego County, California. During the vicinity reconnaissance, Partner observed the land uses on adjoining properties as defined in ASTM Practice E1527-21 as any real property or properties the border of which is contiguous or partially contiguous with that of the property, or that would be contiguous or partially contiguous with that of the property but for a street, road, or other public thoroughfare separating them. The adjoining properties are tabulated below:

ADJOINING PROPERTIES

Direction	Land Use/Occupant
North:	Scripps Summit Court beyond which is vacant commercial building (10616 Scripps Summit Court), Technology Plaza/Framers Insurance (10636 Scripps Summit Court), and vacant land (10640 Scripps Summit Court)
Northeast:	Vacant land beyond which is TrellisWare Technologies, Inc (10641 Scripps Summit Court)
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2.4 Physical Setting Sources

2.4.1 Topography

TOPOGRAPHIC DATA SUMMARY

Quadrangle Year:	2021
Quadrangle Name:	Poway, California
Source:	USGS 7.5 Minute Topographic Map
Elevation (Feet):	535
Slope Direction:	Southeast
Slope Degree:	Steep

A copy of the most recent topographic map is included as Figure 3 of this report.

2.4.2 Hydrology

While under natural and undisturbed conditions shallow groundwater flow most frequently follows the topography of the land surface, natural or man-made features can affect flow direction, and the presumed flow may not match the actual flow directions at the subject property and vicinity.

HYDROLOGY DATA SUMMARY

Groundwater Flow Direction:	Southeast
Groundwater Flow Source:	Topographic map interpretation
Estimated Depth to Groundwater (Feet bgs):	14 to 37 feet
Estimated Depth Source:	A previous subsurface investigation conducted on a nearby property (12860 Rancho Penasquitos Blvd; Case # H05826-001)
Closest Body of Surface Water Name:	Penasquitos Creek
Closest Body of Surface Water Distance (Miles):	0.28 miles
Closest Body of Surface Water Direction:	Northeast
Water System Operator:	San Diego Public Utilities Department
Shallow Groundwater Use:	Not used for domestic purposes
Source of Drinking Water:	Surface water from Colorado River Aqueduct and the State Water Project. The supply is supplemented by the Carlsbad Desalination Plant and surface water from nine reservoirs.

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9.0 SIGNATURES OF ENVIRONMENTAL PROFESSIONALS

Partner has performed a Phase I Environmental Site Assessment of the property located at 10637 Scripps Summit Court in San Diego, San Diego County, California in conformance with the scope and limitations of the protocol and the limitations stated earlier in this report. Exceptions to or deletions from this protocol are discussed earlier in this report.

By signing below, Partner declares that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in §312.10 of 40 CFR §312. Partner has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Partner has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Reviewed By:



Polly Ivers
Environmental Professional