

EXHIBIT "B"

SERVICES NOT INCLUDED IN THE MANAGEMENT FEE

- A. The following fees and costs are not included in the management fee and will be billed directly (*without markup*) to the site:
1. Professional or Industry Association dues and costs, political action committee contributions, employees' attendance at conventions, meetings or seminars, picnics for on-site personnel, Holiday parties and small gifts for on-site personnel.
 2. On-Site Office supplies and equipment, including computer equipment compatible with Newport Pacific's system.
 3. Travel expenses for Newport Pacific employees if Owner requests meetings which are either away from the site or Owner offices and involve substantial expense, or are not at the site during a regularly scheduled visit by Newport Pacific personnel if site is located out of the metropolitan Orange County area.
 4. The direct cost and indirect cost of on-site personnel including but not limited to salary, housing, utilities, Newport Pacific benefit package, state and federal mandated benefits and insurance; including cost of uniforms for on-site personnel.
 5. All required seminars and training for employees, as may be required by the State of California or any other regulatory agency, including training related to Fair Housing requirements and sexual harassment.
 6. Any and all applicable site promotional flier, brochures, site plans, and all standard form leases and other forms used by Newport Pacific, in connection with the operation of the Property.
 7. Any and all professional services engaged, with the consent of Owner, which services relate directly to the operation and/or maintenance of the Property.
 8. Subject to the terms and conditions of Paragraph 6 of the Agreement, the cost of general comprehensive liability insurance, if Owner has not already obtained coverage (unless Owner has opted to self insure) and additionally the cost of insurance premiums for other insurance coverage related to and necessary in connection with the operations of the Property, including employment practices, crime, tenant discrimination, errors and omission insurance (as needed), and at the Owner's option, boiler and machinery, differences in conditions (earthquake and flood), auto, and Directors and Officers coverage. The premiums will be billed to the Property.