

B. Subject to availability, and upon request by Owner to Newport Pacific, additional services may be available for an additional fee. Any such fees and services will be negotiated on a project-by-project basis with a pre-approved estimate and a "not to exceed" limitation.

1. General contractor's work for major remodeling and construction projects including alternative site evaluation & design. Newport Pacific, or an affiliate, will be a licensed contractor, and appropriate Waivers of Conflict will be acquired.
2. Long term asset management and protections.
3. Preparation of park conversion programs including subdivision and eventual sales to tenants.
4. Tax returns and forecasts.
5. Preparation of sales and refinance packages for brokers or lenders and information required by appraisers other than information that is contained in Newport Pacific's monthly reports to the Owner.
6. Mortgage brokering for new or additional financing for the Property. Newport Pacific, or an affiliate, is a licensed broker, and the appropriate Waivers of Conflict with be acquired.
7. Re-zoning of the Property.
8. Adding new spaces to and/or expansion of the Property.
9. Development of sales packages and sale of the Property.
10. Major lawsuit representation.
11. Any reformatting or supplementation of monthly financial reports, which may be required by any Court of competent jurisdiction or third party trustee which requirements are beyond Newport Pacific's standard monthly reports.