

February, 2011

PARTNER'S ANNUAL UPDATE

Enclosed is your Fourth Quarter 2010 distribution. Below is a consolidated informational version of the 10-K. If you would like to request a hard copy of the entire 10-K (available April 15th), please call 877-231-3140 or visit our web-site at www.uniprop.com and click on "Investor Relations".

Distributions: For the year 2010, distributions were \$0.32 per unit. This compares with distributions of \$0.32 per unit for the year 2009.

Property Data: Occupancy rates and average rents are outlined in the table below:

Property	Sites	12/10 Occupancy	12/09 Occupancy	12/10 Avg. Rent	12/09 Avg. Rent
Ardmor	339	48%	51%	\$495	\$480
Camelot Manor	335	30%	33%	\$403	\$403
Dutch Hills	278	41%	44%	\$404	\$404
El Adobe	367	56%	55%	\$510	\$498
Stonegate	308	35%	39%	\$394	\$390
Sunshine Village	356	62%	64%	\$595	\$587
West Valley	421	76%	77%	\$576	\$564
COMBINED	2,404	49%	52%	\$482	\$475

Consolidated Financial Results: For the fiscal year ending December 31, 2010 the partnership generated Gross Revenues from Continued Operations of \$8,140,952 compared to \$8,407,246 in 2009. Net Income from Continued Operations was \$349,502 compared to Net Loss of \$240,394 in 2009. Cash reserves were \$7,094,857 or \$2,951 per home site at the end of 2010 compared to \$7,370,544, or \$3,066 per home site at the end of 2009.

Payments to Affiliates: Property management fees paid to Uniprop AM, an affiliate, were \$385,482 for 2010 compared to \$387,488 for the year 2009.

Genesis Associates, the General Partner
Paul M. Zlotoff, Its General Partner