

February, 2014

PARTNER'S ANNUAL UPDATE

Enclosed is your Fourth Quarter 2013 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 2013, distributions were \$0.86 per unit. This compares with distributions of \$0.32 per unit for the year 2012.

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

Property	Sites	12/13 Occupancy	12/12 Occupancy	12/13 Avg. Rent	12/12 Avg. Rent
Ardmor	339	44%	44%	\$539	\$524
Camelot Manor	335	31%	31%	\$424	\$417
Dutch Hills	278	38%	39%	\$428	\$420
El Adobe	367	46%	51%	\$561	\$535
Stonegate	308	33%	36%	\$418	\$410
Sunshine Village	356	72%	62%	\$627	\$627
West Valley	421	72%	71%	\$636	\$603
COMBINED	2,404	48%	48%	\$519	\$505

Consolidated Financial Results (unaudited): For the fiscal year ending December 31, 2013 the partnership generated Gross Revenues from Continued Operations of \$7,974,154 compared to \$8,234,570 in 2012. Net Loss from Continued Operations was \$599,278 compared to Net Income of \$411,988 in 2012. Cash reserves were \$8,584,140 or \$3,571 per home site at the end of 2013 compared to \$5,117,789, or \$2,129 per home site at the end of 2012.

Payments to Affiliates: Property management fees paid to Uniprop AM, an affiliate, were \$401,507 for 2013 compared to \$394,900 for the year 2012.

Genesis Associates, the General Partner
Uniprop Inc., Its General Partner