

February, 2010

PARTNER'S ANNUAL UPDATE

Enclosed is your Fourth Quarter 2009 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 15<sup>th</sup>), please call 877-231-3140 or visit our web-site at [www.uniprop.com](http://www.uniprop.com) and click on "Investor Relations".

**Distributions:** For the year 2009, distributions were \$0.32 per unit. This compares with distributions of \$0.49 per unit for the year 2008, which included a special distribution of \$0.17 per unit as a result of the sale of Country Roads.

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

Property	Sites	12/09 Occupancy	12/08 Occupancy	12/09 Avg. Rent	12/08 Avg. Rent
Ardmor	339	51%	54%	\$480	\$466
Camelot Manor	335	33%	37%	\$403	\$394
Dutch Hills	278	44%	48%	\$404	\$395
El Adobe	367	55%	57%	\$498	\$483
Stonegate	308	39%	42%	\$390	\$381
Sunshine Village	356	64%	63%	\$587	\$587
West Valley	421	77%	78%	\$564	\$552
<b>COMBINED</b>	<b>2,404</b>	<b>52%</b>	<b>54%</b>	<b>\$475</b>	<b>\$465</b>

**Consolidated Financial Results:** For the fiscal year ending December 31, 2009 the partnership generated Gross Revenues from Continued Operations of \$8,407,246 compared to \$8,767,517 in 2008. Net Loss from Continued Operations was \$240,394 compared to Net Loss of \$904,383 in 2008. Cash reserves were \$7,370,544 or \$3,066 per home site at the end of 2009 compared to \$7,469,961, or \$3,107 per home site at the end of 2008.

**Payments to Affiliates:** Property management fees paid to Uniprop AM, an affiliate, were \$387,488 for 2009 compared to \$394,288 for the year 2008.

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