

Report of Independent Registered Public Accounting Firm

To the Partners
Uniprop Manufactured Housing Communities
Income Fund II
(a Michigan limited partnership)

We have audited the accompanying consolidated balance sheets of Uniprop Manufactured Housing Communities Income Fund II (a Michigan limited partnership) (the "Partnership") as of December 31, 2015 and 2014 and the related consolidated statements of operations, partners' equity, and cash flows for the years then ended. Our audits also included the financial Schedule III – Real Estate and Accumulated Depreciation as of December 31, 2015. These consolidated financial statements and related schedule are the responsibility of the Partnership's management. Our responsibility is to express an opinion on these consolidated financial statements and related schedule based on our audits.

We conducted our audits in accordance with the standards of the Public Company Accounting Oversight Board (United States). Those standards require that we plan and perform the audits to obtain reasonable assurance about whether the consolidated financial statements are free of material misstatement. The Partnership is not required to have, nor were we engaged to perform, an audit of its internal control over financial reporting. Our audit included consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the Partnership's internal control over financial reporting. Accordingly, we express no such opinion. Our audits of the consolidated financial statements included examining, on a test basis, evidence supporting the amounts and disclosures in the consolidated financial statements, assessing the accounting principles used and significant estimates made by management, and evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the consolidated financial statements referred to above present fairly, in all material respects, the consolidated financial position of Uniprop Manufactured Housing Communities Income Fund II at December 31, 2015 and 2014 and the consolidated results of its operations and its cash flows for the years then ended, in conformity with accounting principles generally accepted in the United States of America.

The related Schedule III has been subjected to audit procedures performed in conjunction with the audit of the Partnership's financial statements. This schedule is the responsibility of the Partnership's management. Our audit procedures included determining whether the schedule reconciles to the financial statements or the underlying accounting and other records, as applicable, and performing procedures to test the completeness and accuracy of the information presented in the schedule. In forming our opinion on this schedule, we evaluated whether the schedule, including its form and content, is presented in conformity with generally accepted accounting principles. In our opinion, this schedule is fairly stated, in all material respects, in relation to the financial statements as a whole

Plante & Moran, PLLC

Auburn Hills, Michigan
March 18, 2016