

**Bill Bright, Vice-President
Wharf Road Manor Homeowners Association, Inc.
2155 Wharf Road, Sp. 12
Capitola, CA 95010**

June 10, 2005

Re: RESIDENT OWNED PARKS, INC. & WHARF ROAD MANOR

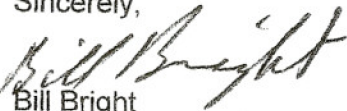
To Whom It May Concern:

I am a homeowner at Wharf Road Manor, a mobilehome park located in Capitola, California, and Vice-President of the homeowners association. In 2004, homeowners in our park were very interested in gaining ownership of the park if possible, because of the threats to local mobilehome rent control and the horrendous rental increases that occurred in the neighboring City of Santa Cruz. Our association asked Resident Owned Parks, Inc. (ROP) to represent our interests in a possible purchase. Although our park is an all-age park with both working families and seniors, we asked ROP to pursue a nonprofit purchase of the park by ROP so that there would be fewer direct financial obligations on park residents. ROP successfully negotiated a purchase contract with our park owner.

ROP informed us that it would pursue all available low interest loans and grants from state and local government so that we would not be completely dependent on bank commercial loans, and so that rents following purchase could be as low as possible. From ROP's contacts with the City of Capitola, it learned that the City had up to \$400,000 available as a grant toward the park purchase, but that the grant could be made only if the residents were purchasing the park directly. Maurice Priest, President of ROP immediately called a meeting with our board and homeowners and advised us of the available grant money from the City. ROP volunteered to assign its rights in the park purchase contract to our homeowners association so that homeowners could take full advantage of the funds available from the City.

ROP continued to represent our interests as our conversion consultant, arranging for all due diligence inspections of common areas, and applying and gaining approval from the Department of Housing for an MPROP loan of \$1 Million at 3% interest for 30 years! I have worked as a loan broker for years, and I am amazed at the financing package that ROP was able to secure for our association's purchase of Wharf Road Manor. Our escrow closed for purchase of the park on January 31, 2005. The purchase simply would not have occurred but for the expertise and professionalism of ROP and its staff. ROP was totally committed to making this project work for the homeowners.

Sincerely,



Bill Bright
Vice-President
Wharf Road Manor
Homeowners Association, Inc.