



**SUMMIT**  
STATE BANK

August 16, 2011

**Re: Letter of Reference for Resident Owned Parks, Inc. (ROP)**

To Whom It May Concern:

Summit State Bank is pleased to provide this letter of reference for Resident Owned Parks, Inc. (ROP), a nonprofit housing corporation based in Sacramento, California. Our business relationship with ROP and its President, Maurice A. Priest, started in 2008, when Summit State Bank became the first lender on ROP's \$23,000,000 acquisition of Windsor Mobile Country Club, a 336 space mobile home park in Sonoma County. We based our decision to be the first lender on this project on the loan to value, the track record of the mobile home park, ROP's experience and expertise, and the property management services which it provided in its other mobile home communities in California. During the acquisition phase of Windsor Mobile Country Club, we found ROP and its staff to be very responsive to our requests and extremely professional. The monthly mortgage payments to Summit State Bank are always timely, and our periodic requests for additional information on the project are always promptly provided by ROP. Our periodic inspections of Windsor Mobile Country Club have indicated that ROP has done an excellent job in upgrading the infrastructure of the park and of improving the maintenance of common area facilities.

In 2011, when ROP asked Summit State Bank to again be its first lender for its \$2,700,000 acquisition of Blue Spruce Mobile Home Lodge in Sebastopol, a 54 space mobile home park, we were pleased to consider the request based upon our past and continuing business experience with ROP. Summit State Bank agreed to be the first lender and ROP's acquisition of Blue Spruce closed escrow on May 31, 2011. ROP, assisted by Summit State Bank, is preserving both Windsor Mobile Country Club and Blue Spruce as affordable housing projects in Sonoma County. Please call or send an e mail if you have further questions.

Sincerely,

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