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Our No. 1157-004

January 25, 2009

Re: December Loan Status Report and Election Results of Landmarc  
Capital Partners, LLC.

Dear Investor in Landmarc Capital Partners, LLC:

The Maricopa County Superior Court has appointed the Superintendent of the Arizona Department of Financial Institutions as the Receiver of Landmarc Capital & Investment Company. ("Landmarc") As the Receiver of Landmarc, the Receiver serves as the manager of Landmarc Capital Partners, LLC ("Capital Partners") pursuant to the terms of the Operating Agreement of Capital Partners. Please accept this letter and attachment as the December Loan Status Report and Election Results of Capital Partners.

STATUS OF CAPITAL PARTNERS' LOAN PORTFOLIO

Attached as Exhibit "A" is a spreadsheet that provides a detailed narrative description of each of the loans or properties held by Capital Partners, including the details of recent communication with each borrower. The enclosed Exhibit "A" should be read in concert with the documents that were sent to you in September which included a spreadsheet of all Capital Partners loans as of September 2009. If you have misplaced the documents sent to you in September, additional copies are located at the Receiver's website: [www.landmarccapital.com](http://www.landmarccapital.com).

As of December 31, 2009, there were ninety-five (95) mortgages/loans being managed by the Receiver on behalf of Capital Partners. Of the ninety-five (95) mortgages/loans, fifty-two (52) of these mortgages are current with a face value of \$10,871,628.00. Since our last status report four (4) Capital Partners loans have become current. Four (4) mortgage loans are greater than thirty (30) days past due with a face value of \$1,266,003.00. Six (6) mortgage loans are more than sixty (60) days past due representing a face value of \$839,665.00. Several of these mortgage loans were in the process of forbearance and we are now moving towards foreclosure for these loans. Eighteen (18) mortgage loans are more than ninety (90) days past due and are in foreclosure proceedings representing a face value of \$13,110,805.00. Four (4) mortgage loans are in bankruptcy proceedings with a face value of \$3,580,000.00.

At December 31, 2009, there are 11 Capital Partners REO properties. Of these properties, two (2) have been rented including a commercial property producing \$13,345 in monthly rental income and a residential property producing \$725 in monthly rental income. Additional REO properties include a partially finished luxury home, an undeveloped condominium development,

and a 197 acre parcel of land with an original mortgage value of \$14,500,000. The remaining 6 Capital Partners REO properties are vacant and not currently producing income. Each REO property has been inspected by the Receiver. The Receiver continues to evaluate the best course of action with respect to the Capital Partners REO. Each REO will be evaluated on a case by case basis to determine what is in the best interest of Capital Partners.

In the month of December, \$53,629.22 was collected in mortgage payments. Since the receivership date of June 24, 2009, the Receiver has collected \$548,309.17 for the benefit of Capital Partners. The cash balance held in the Capital Partners Trust account is \$203,651.31. Total cash assets of Capital Partners as of December 31, 2009 are \$751,960.48

If you would like additional information regarding the overall Receivership Action or additional information regarding a specific loan, please be advised Landmarc's website remains functional and you may review documents filed by the Receiver and specific loan information at [www.landmarccapital.com](http://www.landmarccapital.com).

#### ELECTION RESULTS: THE RECEIVER REMAINS AS MANAGER OF CAPITAL PARTNERS

A meeting of Landmarc Capital Partners, LLC was conducted at 2910 North 44th Street, Suite 310, Phoenix, Arizona on January 18, 2010 at 1:30 p.m, for the purpose of conducting an election to replace Landmarc Capital & Investment Company, as the manager of Landmarc Capital Partners, LLC and elect a new manager of Landmarc Capital Partners, LLC. In advance of the meeting, ballots were mailed to all Capital Partners investors.

During the meeting, representatives of the Receiver and numerous investors discussed the proposal to remove the Receiver as the Manager of Capital Partners and the status of the Receivership and Capital Partner's investments.

Pursuant to the Section 6.4 of the Operating Agreement of Capital Partners, Capital Partners members holding 75% of the ownership interests in Capital can replace the Receiver as the Manager and select a new manager. In other words, to replace the Receiver, 75% of the entire membership of Capital Partners must agree to the replacement. The results of the election to replace the Receiver are as follows:

Votes to Replace the Receiver:	\$ 8,784,859	30.9 %	59 LCP Investors voting
Votes to Retain the Receiver:	<u>\$10,951,964</u>	<u>38.5 %</u>	54 LCP Investors voting
Total Votes Cast:	\$19,736,823	69.4 %	113 LCP Investors voting
No Vote Cast	\$ 8,689,846	30.6 %	58 LCP Investors

Accordingly, the effort to replace the Receiver as manager of Capital Partners was unsuccessful and the Receiver will remain the manager of Capital Partners.

REQUEST FOR VOLUNTEERS TO JOIN UNOFFICIAL INVESTORS COMMITTEE

During the recent investor meeting, the Receiver agreed to form an unofficial investor committee that would work with the Receiver and participate, in an informal basis, on management decisions of Capital Partners. The Receiver anticipates that after the formation of this committee and its approval by the Maricopa County Superior Court, the Investors Committee will be asked to provide advice and counsel regarding potential management decisions, work to communicate with the other investors in Capital Partners and provide logistical support to Capital Partners. If you are interested in serving on this volunteer committee, please send a short letter of interest to Thomas Giallanza, Deputy Receiver at Office of the Receiver, P.O. Box 14050, Scottsdale AZ 85267. Depending on the volume of interest, the Receiver will form an investor committee of not more than 5 Capital Partners investors. It is unclear what the total time required by the potential time commitment will be, but the Receiver contemplates conducting monthly meetings to discuss the status of Capital Partners and asks that any potential volunteer be able to communicate via e-mail.

SECOND REQUEST FOR MEETING OF CAPITAL PARTNERS

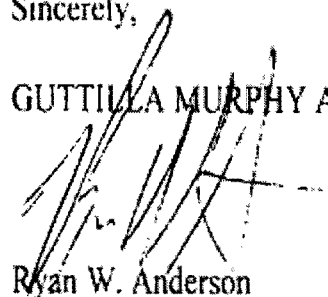
On December 24, 2009, the Receiver received a series of written requests seeking a second meeting of the investors of Capital Partners for the purpose of having the Receiver "answer questions and concerns of the investors" and provide "an opportunity to meet the propos(es) of investors who will be managing the pool once the state is removed".

Based upon the detailed monthly financial information delivered to Capital Partners, the failed effort to remove the Receiver as manager of Capital Partners and the lengthy question and answer session conducted on January 18, 2009, the Receiver does not believe there is any remaining need for a second meeting of investors. However, if you have any questions regarding Capital Partners, the Deputy Receiver will answer written questions delivered to Thomas Giallanza, Deputy Receiver at P.O. Box 14050, Scottsdale AZ 85267 until February 15, 2010, in the next monthly status letter.

Thank you for your continued patience and cooperation.

Sincerely,

GUTTIILA MURPHY ANDERSON, P.C.



Ryan W. Anderson