



ARIZONA DEPARTMENT OF FINANCIAL INSTITUTIONS

Felecia A. Rotellini
Superintendent of Financial Institutions

Janice K. Brewer
Governor

July 31, 2009

Reference: *State v. Landmarc Capital & Investment Company*, Maricopa County Superior Court, cause number CV 2009-020595.

Dear Investor in Landmarc Capital Partners, LLC:

On June 24, 2009, I was appointed by the Arizona Superior Court as Receiver of Landmarc Capital & Investment Company with exclusive authority over all of the business and affairs of the Company. This appointment was made permanent by the court on July 10, 2009, when it entered its *Order Appointing Permanent Receiver and Injunction*, a copy of which is enclosed for your information. This latest order was entered with the consent of Landmarc's management. Among the many bases for the receivership is that Landmarc is seriously insolvent and for this reason it has become necessary to temporarily suspend payments from Landmarc to all its investors, including Landmarc Partners, until we can determine the appropriate condition of Landmarc's loans. A copy of the complaint, legal memorandum and declaration of the chief examiner, which describe in detail the basis for the receivership, can be found on Landmarc's website – www.landmarccapital.com. If you would like to receive email updates, please send an email with your name and email address to info@landmarccapital.com. I have appointed Lawrence J. Warfield as my Special Deputy Receiver to carry out my duties under the enclosed order. Mr. Warfield's work will be supervised by the Court appointed Deputy Receiver, Thomas Giallanza of my office. Mr. Giallanza can be reached at (602) 771-2778.

As you know, Landmarc is the Manager of Landmarc Capital Partners, LLC ("Landmarc Partners") and, according to the records available to me, you are an investor in Landmarc Partners. Landmarc used the funds raised from you and the other investors in Landmarc Partners to fund various real estate loans. Some of those loans are current but many are in default or foreclosure, or have resulted in Landmarc taking title to, or possession of, the underlying security. Since Landmarc is the Manager of Landmarc Partners, I have control of Landmarc Partners and intend to operate it in accordance with the Operating Agreement and with the goal of protecting the interests of all its investors.

It appears that in the past the available loan revenue due to Landmarc Partners was insufficient to fund all of the distributions to the investors in Landmarc Partners, and therefore Landmarc would contribute corporate funds to Landmarc Partners or have one of its other investors take Landmarc Partners out of certain loans in order to generate sufficient cash to fund distributions to the investors of Landmarc Partners. Obviously, Landmarc is no longer in a position to continue those strategies. Barring the discovery of some unforeseen problem, the income from the loans or real property in which Landmarc

July 31, 2009

Page 2

Partners has an interest, will be made available to Landmarc Partners for distribution to you and the other investors in Landmarc Partners. As soon as we have made progress on these issues you will be notified.

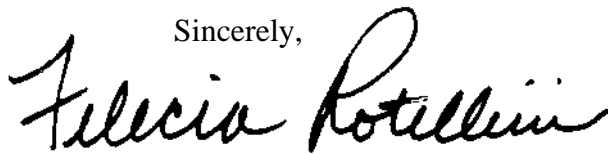
In the meantime if the above mailing address is not correct or your mailing address changes, please notify Mr. Warfield, Special Deputy Receiver, at the new mailing address for Landmarc Partners and the Landmarc receivership, which is as follows:

P. O. Box 14050
Scottsdale, AZ 85267-4050

As you might imagine, we have a number of issues that must be dealt with in the first several months of this receivership. We have been inundated with calls and requests for information. While every inquiry is important to me, it will be helpful to my staff if you do not call them with questions that are not of an urgent nature. If you do have an urgent question, please contact Laura Anderson at 480-302-3712.

If you believe your concerns are urgent and you are having difficulty obtaining a response, please let me know. With your assistance and patience, we will be able to maximize the recovery on your investment in Landmarc Partners with a minimum of delay and expense.

Sincerely,

A handwritten signature in black ink that reads "Felecia Rotellini". The signature is written in a cursive, flowing style.

Felecia A. Rotellini, Superintendent
Receiver of Landmarc Capital &
Investment Company

Enclosure

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