

Office of the Receiver
Landmarc Capital & Investment Company
14555 N. Scottsdale Road, Suite 340
Scottsdale, AZ 85254

January 20, 2011

Re: December 2010 Loan/Property Status Report

Dear Investor in Landmarc Capital Partners, LLC:

The Maricopa County Superior Court 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.

This letter and its attachment(s) comprise the December 2010 Loan/Property Status Report.

Attached as Exhibit "A" is a spreadsheet that provides a description of each of the loans or properties held by Capital Partners. Exhibit "A" should be read in concert with the documents that were sent to you in September 2009 (and each Report issued since that date) which included a spreadsheet of all Capital Partners loans/assets.

If you have misplaced any Report since that date, copies are located at the Receiver's website:

www.lcimortgage.com.

As of December 31, 2010, there were eighty-eight (88) loans/assets being managed by the Receiver on behalf of Capital Partners. These eighty-eight (88) loans/assets have a face value of \$50,994,983 of which \$26,706,059 is allocable to Capital Partners.

Three (3) of the loans with a partners' investment value of \$437,092 are current.

One (1) loan with a partners' investment value of \$ 134,626 is in excess of 30 days past due.

Seventeen (17) loans with a partners' investment value of \$5,310,545 are in some stage of the foreclosure process.

Five (5) loans with a partners' investment value of \$3,510,616 are in some stage of bankruptcy proceedings.

Eighteen (18) loans were transferred to an outside servicing agent, with a partners' investment value of \$3,847,320. One (1) of the transferred loans is current. Eight (8) of the transferred loans have become delinquent and have been placed in foreclosure status. One (1) transferred loan has become REO.

Letter to Investors in Landmarc Capital Partners, LLC
January 20, 2011
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As of December 31, 2010, there are Forty-eight (48) Capital Partners REO properties. Thirty-seven (37) of these properties are residential properties in active rental status, of which twenty-four (24) are rented. Four (4) of the Forty-eight (48) REO properties were listed for sale.

In the month of December, \$39,058 was collected in mortgage payments. No rental income was received, as repair expenses on vacated properties exceeded rent collected. Since the inception of the Receivership on June 24, 2009, the Receiver has collected \$1,893,948 for the benefit of Capital Partners. The Receivership has, through November, paid out \$381,079 in trust and other expenses for performing loans and distributed \$670,000 to investors. The cash balance held in the Capital Partners Trust and general account is \$ 862,000 at December 31, 2010.

During December the Receivership issued partial distributions to investors in Capital Partners. Future distributions, if any, and when, will be solely determined by the investor managers of Capital Partners.

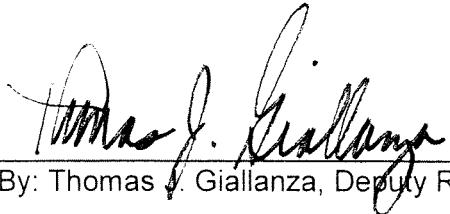
Exhibit "A" has been reformatted to help depict under the heading "Transferred Loans" and "Properties Cleansed" those assets which are under the direct control of the investor managers of Capital Partners as of January 1, 2011. The assets under the heading "**Properties Subject To Claims Process**" will remain under Receivership direction until the Receivership Court completes the Claim process involving those assets.

Exhibit B attached to this Report contains a copy of the Receiver's resignation letters to the investor managers.

Exhibit C attached to this Report contains a copy of the NOTICE OF RESIGNATION OF RECEIVER AS MANAGER OF LANDMARC CAPITAL PARTNERS, LLC filed with the Receivership Court.

Sincerely,

Landmarc Capital Partners, LLC
By: Landmarc Capital & Investment Company



By: Thomas J. Giallanza, Deputy Receiver

TJG:rng

Landmarc Capital Partners

Loan/Asset Status
1/1/2011

Exhibit "A"

Type	Status	Loan	Last Payment	Beneficial Ownership from Landmarc's database	Face Value	Capital Partners' Investment Value
Transferred Loans						
Commercial	T-TFR	8011871	08/01/2010	100.000%	97,307	97,307
Commercial	T-TFR	8122001	10/01/2010	100.000%	690,000	690,000
Land	T-TFR	8071954	01/21/2010	100.000%	141,000	141,000
Land	T-TFR	LC050326	03/01/2010	100.000%	45,324	45,324
Residential	T-TFR	7041009	08/01/2010	100.000%	79,513	79,513
Residential	T-TFR	7041035	09/01/2010	100.000%	259,280	259,280
Residential	T-TFR	7101819	08/01/2010	100.000%	117,550	117,550
Residential	T-TFR	7030941	01/01/2010	100.000%	269,906	269,906
Commercial	TFR	7111825	12/01/2010	100.000%	210,000	210,000
Commercial	TFR	8071950	12/01/2010	100.000%	44,997	44,997
Commercial	TFR	8081968	01/01/2010	100.000%	70,000	70,000
Residential	TFR	7051091	12/01/2010	100.000%	132,528	132,528
Residential	TFR	5120051	12/01/2010	100.000%	33,454	33,454
Residential	TFR	6110825	12/01/2010	100.000%	135,575	135,575
Residential	TFR	7030959	01/01/2011	100.000%	208,887	208,887
Residential	TFR	8122000	12/01/2010	100.000%	624,999	624,999
Residential	TFR	LC050521	12/20/2010	100.000%	87,000	87,000
Residential	REO-TFR	8091984	01/01/2010	100.000%	600,000	600,000
					3,847,320	3,847,320
Properties with Cleared title						
Commercial	REO	7071175	11/01/2008	100.000%	303,000	303,000
Commercial	REO	8021886	10/01/2008	100.000%	422,500	422,500
Commercial	REO	8061935	03/01/2009	100.000%	480,000	480,000
Land	REO	8071957	02/01/2009	100.000%	895,000	895,000
Residential	REO	8031890	03/01/2009	100.000%	120,000	120,000
Residential	REO	6010124	05/01/2008	100.000%	223,300	223,300
Residential	REO	7071161	11/01/2008	100.000%	151,450	151,450
Residential	REO	8051920	06/01/2009	100.000%	993,000	993,000
Residential	REO	EMP08-002	12/01/2009	100.000%	58,500	58,500
Residential	REO	EMP09-032	12/01/2009	100.000%	59,800	59,800
Residential	REO	EMP09-033	12/01/2009	100.000%	72,000	72,000
Residential	REO	EMP09-034	12/01/2009	100.000%	65,000	65,000
Residential	REO	EMP09-035	12/01/2009	100.000%	70,850	70,850
Residential	REO	7051090	11/01/2009	100.000%	155,523	155,523
Residential	REO	7041032	05/01/2009	100.000%	120,000	120,000
Under Const	REO	8091988	04/01/2009	100.000%	882,000	882,000
					5,071,923	5,071,923

Type	Status	Loan	Last Payment	Beneficial Ownership from Landmarc's database	Face Value	Capital Partners' Investment Value
Properties Subject To Claims Process						
Land		BK:8051927	06/01/2009	85.410%	3,297,950	2,816,779
Land		BK:8021878	11/01/2008	20.790%	1,750,000	363,825
Land		BK:8041902	11/01/2008	12.481%	645,000	80,502
Land		BK:8041903	11/01/2008	28.037%	535,000	149,998
Residential		BK:7051074	08/01/2009	68.319%	145,656	99,511
Commercial		C:8021881	12/01/2010	48.130%	515,000	247,870
Residential		C:LC051114	01/01/2011	100.000%	70,722	70,722
Residential		C:6080610	12/01/2010	100.000%	118,500	118,500
Residential		T:6010134	09/01/2010	100.000%	45,116	45,116
Residential		>30:7071137	12/01/2010	100.000%	134,626	134,626
Commercial		Forb:7061120	12/01/2010	48.530%	680,000	330,004
Commercial	Extension	:8061947	12/01/2010	39.037%	4,100,000	1,600,517
Residential		Forb:6060443	12/01/2010	40.541%	147,999	60,000
Residential		Forb:7071142	12/01/2010	100.000%	69,670	69,670
Commercial		REO:7061130	04/01/2008	32.500%	3,360,000	1,092,000
Land		REO:7121853	07/01/2008	16.361%	14,500,000	2,372,345
Residential		REO:7111830	11/01/2009	100.000%	160,574	160,574
Residential		REO:7081784	04/01/2010	11.420%	162,000	18,500
Residential		REO:EMP09-004	12/01/2009	100.000%	73,200	73,200
Residential		REO:EMP09-008	12/01/2009	100.000%	74,400	74,400
Residential		REO:EMP09-009	12/01/2009	100.000%	72,000	72,000
Residential		REO:EMP09-012	12/01/2009	100.000%	72,000	72,000
Residential		REO:EMP09-013	12/01/2009	100.000%	67,200	67,200
Residential		REO:EMP09-015	12/01/2009	100.000%	58,500	58,500
Residential		REO:EMP09-016	12/01/2009	100.000%	75,900	75,900
Residential		REO:EMP09-017	12/01/2009	100.000%	66,000	66,000
Residential		REO:EMP09-018	12/01/2009	100.000%	74,250	74,250
Residential		REO:EMP09-019	12/01/2009	100.000%	63,000	63,000
Residential		REO:EMP09-020	12/01/2009	100.000%	74,750	74,750
Residential		REO:EMP09-021	12/01/2009	100.000%	67,275	67,275
Residential		REO:EMP09-022	12/01/2009	100.000%	54,000	54,000
Residential		REO:EMP09-023	12/01/2009	100.000%	66,000	66,000
Residential		REO:EMP09-024	12/01/2009	100.000%	59,800	59,800
Residential		REO:EMP09-025	12/01/2009	100.000%	54,600	54,600
Residential		REO:EMP09-026	12/01/2009	100.000%	67,100	67,100
Residential		REO:EMP09-027	12/01/2009	100.000%	66,000	66,000
Residential		REO:EMP09-028	12/01/2009	100.000%	64,350	64,350
Residential		REO:EMP09-029	12/01/2009	100.000%	57,850	57,850
Residential		REO:EMP09-030	12/01/2009	100.000%	74,750	74,750
Residential		REO:EMP09-031	12/01/2009	100.000%	60,450	60,450
Residential		REO:EMP09-036	12/01/2009	100.000%	65,000	65,000
Residential		REO:EMP09-037	12/01/2009	100.000%	65,000	65,000
Residential		REO:EMP09-038	12/01/2009	100.000%	58,500	58,500
Under Const		REO:8021885	12/1/2008	70.667%	1,500,000	1,060,005
Under Const		REO:8081970	01/01/2009	90.082%	1,522,500	1,371,498

Type	Status	Loan	Last Payment	Beneficial Ownership from Landmarc's database	Face Value	Capital Partners' Investment Value
Commercial	T-Forb	8041911	08/01/2010	100.000%	393,750	393,750
Commercial	T	7111834	05/01/2010	48.276%	290,000	140,000
Commercial	T	8081976	03/01/2009	53.877%	1,440,000	775,829
Land	T	7051066	02/01/2009	97.533%	650,000	633,965
Land	T	8031896	12/01/2008	32.297%	3,310,000	1,069,031
Land	T	8061945	06/01/2009	95.960%	495,000	475,002
Residential	T	6030252	08/11/2009	100.000%	34,817	34,817
Residential	T	6090690	03/31/2010	100.000%	119,986	119,986
Residential	T	LC051022	08/01/2009	100.000%	229,999	229,999
					42,075,740	17,786,816
Total					50,994,983	26,706,059
BK = Bankruptcy C = Current Forb = Forbearance REO = Real Estate Owned T = Trustee Sale in Process TRF = Transferred loan to third party servicer						

EXHIBIT "C"

1 Guttilla Murphy Anderson
Ariz. Firm No. 00133300
2 **Ryan W. Anderson** (Ariz. No. 020974)
City North
3 5415 E. High St., Suite 200
Phoenix, Arizona 85054
4 Email: randerson@gamlaw.com
Phone: (480) 304-8300
5 Fax: (480) 304-8301

Attorneys for the Plaintiff

7 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA
8 IN AND FOR MARICOPA COUNTY

9 STATE OF ARIZONA ex rel. LAUREN)
KINGRY, Superintendent of the Arizona)
Department of Financial Institutions,)
10 Plaintiff,)
11 v.)
12 LANDMARC CAPITAL & INVESTMENT)
COMPANY,)
13 Defendant.)
14)
15)

Cause No. CV2009-020595

NOTICE OF RESIGNATION OF
RECEIVER AS MANAGER OF
LANDMARC CAPITAL PARTNERS, LLC.
(Assigned to the Honorable Sam Myers)

16 Lauren Kingry, Receiver of Landmarc Capital & Investment Company ("Receiver") hereby
17 provides notice of the resignation of Landmarc Capital & Investment Company as the manager of
18 Landmarc Capital Partners, LLC.

19 On November 19, 2010, the Receiver advised the investors of Landmarc Capital Partners,
20 LLC of its intention to resign as manager on December 31, 2010. In addition, the Receiver called a
21 meeting of the investors of Landmarc Capital Partners, LLC for December 3, 2010. On December 3,
2010, the Receiver conducted a meeting of the investors of Landmarc Capital Partners, LLC in which

Guttilla Murphy Anderson, P.C.
City North
5415 E. High Street, Suite 200
Phoenix, AZ 85054
(480) 304-8300

1 the investors of Landmarc Capital Partners, LLC voted to modify and restate the Operating
 2 Agreement for Landmarc Capital Partners, LLC to continue the operations of Landmarc Capital
 3 Partners, LLC and elected, from a field of nine (9) candidates, five (5) investors as replacement
 4 managers of Landmarc Capital Partners, LLC. Specifically, the Landmarc Capital Partners, LLC
 5 investors voted to amend and restate the Operating Agreement of Landmarc Capital Partners, LLC as
 6 follows:

7 1. The LCP investors were asked to vote for or against the modification of the Amended
 8 and Restated Operating Agreement for LCP. The investors cast their votes as follows:

For the Amended and Restated Operating Agreement for LCP:	24,448,658	86.00%
Against the Amended and Restated Operating Agreement for LCP:	100,000	.40%
Abstained:	<u>500,000</u>	<u>1.80%</u>
	Total: 25,048,658	88.10%

11 2. The investors of Landmarc Capital Partners, LLC voted to continue the operations of
 12 Landmarc Capital Partners, LLC as follows:

For the continued operation of LCP:	23,365,827	82.20%
Against the continued operation of LCP:	1,182,831	4.10%
Abstained:	<u>500,000</u>	<u>1.80%</u>
	Total: 25,048,658	88.10%

13 3. Landmarc Capital Partners, LLC investors also voted to elect five (5) fellow investors
 14 as the replacement managers of Landmarc Capital Partners, LLC. The vote polls are as follows:

15 Curt Burton	10,235,689
16 Steve Casselman	14,515,444
17 Harvey Friedman	19,571,642
18 Joseph Gasser	4,312,325
19 Robert Hicklin, Jr.	17,440,553
20 Donald Palmer	6,200,051

1 Jack Rubin 14,831,901
Steven Scheiner 19,901,448
2 Steve Wilson 10,035,773

3 4. The managers elected by the investors are Steve Casselman, Harvey Friedman, Robert
4 Hicklin, Jr., Jack Rubin, and Steve Scheiner. Mr Hicklin, Mr. Friedman and Mr. Scheiner will
5 serve a three (3) year term and Mr Rubin and Mr. Casselman will serve a two (2) year term.

6 5. During the transition of control, the Receiver will work with the replacement
7 managers to effectuate transition of operations and control of Landmarc Capital Partners, LLC to the
8 replacement managers.

9 Respectfully submitted this 18th day of January, 2011.

10 GUTTILLA MURPHY ANDERSON

11 /s/Ryan W. Anderson

Ryan W. Anderson

12 Attorneys for the Plaintiff

13 Original of the foregoing e-filed
14 this 18th day of January, 2011 with:

15 Clerk of the Court
16 Maricopa County Superior Court
201 West Jefferson, Fourth Floor
Phoenix, AZ 85003

17 Copy of the foregoing mailed or emailed
18 this 18th day of January, 2011 to:

19 All person listed on the attached
20 Master Service List

21 By /s/Jeanie Mikels

1157-001(102030)

MASTER SERVICE LIST

State of Arizona ex rel. v. Landmarc Capital & Investment Company

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA

CV2009-020595

(Rev. January 18, 2011)

Lauren Kingry, Superintendent
Department of Financial Institutions
LKingry@azdfi.gov
2910 N. 44th Street, Suite 310
Phoenix, AZ 85018

Thomas J. Giallanza, Deputy Receiver
TGiallanza@lcmortgage.com
14555 North Scottsdale Road, #340
Scottsdale, AZ 85254

Lawrence J. Warfield, Special Deputy
Receiver
LWarfield@warfieldcpas.com
14555 North Scottsdale Road, #340
Scottsdale, Arizona 85254

Craig Raby
Arizona Attorney General
1275 West Washington
Phoenix, AZ 85007

Patrick M. Murphy
Guttilla Murphy Anderson, P.C.
PMurphy@gamlaw.com
5415 East High St., Ste. 200
Phoenix, Arizona 85054
Attorneys for the Receiver

David T. Maddox
Schmitt, Schneck, Smyth & Herrod, P.C.
davidmaddox@azbarristers.com
1221 East Osborn Road, Suite 105
Phoenix, Arizona 85014-5540
Attorney for Melvin Harter Ministries

Howard Meyers
Burch & Cracchiolo, PA
702 E. Osborn Rd. #200
P.O. Box 16882
Phoenix, Arizona 85014-5281

Lawrence Field
Field Lawdahl, PLLC
LField@fieldlawdahl.com
One East Camelback Road, Suite 860
Phoenix, Arizona 85012

John G. Ryan
JRyan@rrulaw.com;
landrosiuk@rrulaw.com
Troy Dodge
TDodge@rrulaw.com

Tim Dietz
TDietz@rrulaw.com
Ryan Rapp & Underwood, P.L.C.
3200 N. Central Avenue; Suite 1600
Phoenix, AZ 85012-2681
Attorney for TBM Associates, LLC,
Eugene and Lenore Schupak Family
Trust, dated April 4, 1991, Mark A.
Greenberg, Geoff & Katie Ball, Lydia
Ball c/o Dr. Richard Ball, Deborah Ball

Robert N. Brier
bbrier@bihlaw.com
Brier Irish Hubbard & Erhart PLC
2400 E. Arizona Biltmore Cir., # 1300
Phoenix, AZ 85016-2115
Attorney for Scottsdale Financial Centers
Investors, LLC

Neal H. Bookspan
Jaburg & Wilk, P.C.
nhb@jaburgwilk.com
3200 N. Central Avenue, Suite 2000
Phoenix, Arizona 85012
Attorney for J.D. Mellberg Financial and
Josh Mellberg

Todd E. Schwartz
Schwartz Law Group, LLC
tschwartz@ria-law.com
470 2nd Street, Suite C
Lake Oswego, OR 97034
Attorneys for J.D. Mellberg Financial

Alan Baskin
Bade & Baskin
80 E. Rio Salado Pkwy, Suite 511
Tempe, AZ 85281
Attorneys for David Crantz

David N. Ramras
Ramras Law Offices, PC
David@ramraslaw.com
5060 North 40th Street, Suite 103
Phoenix, Arizona 85018-2140
Attorneys for Oxford Investment Partners,
LLC.

Daniel R. Price
Law Offices of Dan Price
dan@dpricelaw.com
200 Page Mill Road, Suite 150
Palo Alto, California 94306
Attorneys for Oxford Investment Partners,
LLC.

Patrick R. Barrowclough
Atkinson Hamill & Barrowclough, P.C.
Patrick.barrowclough@azbar.org
3550 N. Central, Suite 1150
Phoenix, AZ 85012-2111
Attorneys for Madelene Kepes, Trustee
of The Madelene Kepes Revocable
Living Trust, Dated May 22nd 1984 as
Amended

Henk Taylor
Lewis and Roca, LLP
40 North Central Avenue
Phoenix, Arizona 85004-4429
Htaylor@lrlaw.com
Attorney for TBM Associates

Roy Kyle
Lewis and Roca, LLP
One South Church Avenue
Suite 700
Tucson, Arizona 85701-1611
Roy_Kyle@lrlaw.com
Attorney for TBM Associates

Helen and Stephen Gubin Charitable
Remainder Trust and the Gubin Family
Trust dated May 27, 1992
c/o Steve Gubin
2211 East Camelback Road, #906
Phoenix, Arizona 85016
steve@gubin.net