

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

December 13, 2010

Re: November 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 November 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 November 30, 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 \$47,344,983 of which \$25,474,059 is allocable to Capital Partners. Two loans were moved into REO status and one loan was surrendered upon receipt of insurance proceeds.

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. Eight (8) of the transferred loans are current. Seven (7) of the transferred loans have become delinquent and have been placed in foreclosure status. One (1) transferred loan has become REO.

As of November 30, 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. Three (3) of the Forty-eight (48) REO properties are listed for sale.

In the month of November, \$55,298 was collected in mortgage payments and \$ 1,896 of rental income was received. Repair expenses on vacated rental properties still remain high. In addition, insurance proceeds amounting to \$ 180,000 were received as well as \$ 51,634 in settlement of the Receivership's claims on behalf of Capital Partners against Dr. Marc Kay. Since the inception of the Receivership on June 24, 2009, the Receiver has collected \$1,859,854 for the benefit of Capital Partners. The Receivership has, through November, paid out \$239,094 in trust and other expenses for REO expenses as well as performing loans and distributed \$600,000 to investors. The cash balance held in the Capital Partners Trust account is \$1,002,874 at November 30, 2010.

During November the Receivership issued partial distributions amounting to \$ 140,000 to investors in Capital Partners.

On November 19, 2010 the Receivership issued Notice of Meeting to Capital Partners investors for a meeting to be held on December 3, 2010. The Receivership advised the investors of its intention to have Landmarc Capital & Investment Company resign as manager of Capital Partners effective December 31, 2010. The Receivership conducted the meeting of Capital Partners investors in order to effectuate an orderly phased transition of control over the assets of Capital Partners.

The Meeting had three actions upon which the investors were requested to vote. The investors were asked to vote for or against the modification of the Amended and Restated Operating Agreement for Capital Partners. The investors cast their votes as follows:

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

The investors were asked to vote for the continued operation of Capital Partners or against the continued operation of Capital Partners (A vote against was a vote to wind up and liquidate Capital Partners). The investors cast their votes as follows:

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

Letter to Investors in Landmarc Capital Partners, LLC
December 13, 2010
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The investors were also asked to vote to select five persons from the list of nine investor candidates to choose the five members that would become the investor Managers of Capital Partners following the resignation of Landmarc Capital & Investment Company as Manager.

Votes were cast for the investor candidates as shown below:

Curt Burton	10,235,689	Donald Palmer	6,200,051
Steve Casselman	14,515,444	Jack Rubin	14,831,901
Harvey Freidman	19,571,642	Steven Scheiner	19,901,448
Joseph Gasser	4,312,325	Steve Wilson	10,035,773
Robert Hicklin, Jr.	17,440,553		

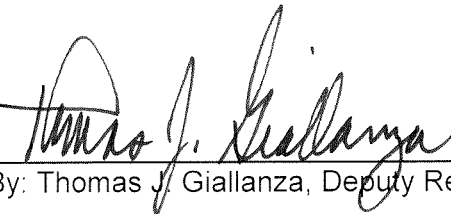
The five investor Managers selected by the vote of Capital Partners investors are **Steve Casselman, Harvey Friedman, Robert Hicklin, Jr., Jack Rubin and Steven Scheiner.**

The Receivership extends a thank you to the investors of Capital Partners for their active participation in the phased transfer process and to each of the investor candidates for offering to work in the best interests of Capital Partners.

Congratulations to the five new investor Managers of Capital Partners!

Sincerely,

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


By: Thomas J. Giallanza, Deputy Receiver

TJG:rng
cc: Ryan W. Anderson, Esq.

Landmarc Capital Partners

Loan/Asset Status

12/1/2010

Exhibit "A"

Type	Status	Loan	Last Payment	Beneficial Ownership from Landmarc's database	Face Value	Capital Partners' Investment Value
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
Land	BK	8051927	06/01/2009	85.410%	3,297,950	2,816,779
Residential	BK	7051074	08/01/2009	68.319%	145,656	99,511
					6,373,607	3,510,616
Commercial	C	8021881	11/01/2010	48.130%	515,000	247,870
Residential	C	6080610	11/01/2010	100.000%	118,500	118,500
Residential	C	LC051114	11/01/2010	100.000%	70,722	70,722
					704,222	437,092
Residential	>30	7071137	11/01/2010	100.000%	134,626	134,626
					134,626	134,626
Commercial	Forb	7061120	12/01/2010	48.530%	680,000	330,004
Commercial	Extension	8061947	11/10/2010	39.037%	4,100,000	1,600,517
Residential	Forb	6060443	11/16/2010	40.541%	147,999	60,000
Residential	Forb-TFR	7041035	11/01/2010	100.000%	259,280	259,280
Residential	Forb	7071142	11/10/2010	100.000%	69,670	69,670
Residential	Forb-TFR	7101819	11/09/2010	100.000%	117,550	117,550
					5,374,499	2,437,021
Commercial	REO	7061130	04/01/2008	32.500%	3,360,000	1,092,000
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	7121853	07/01/2008	16.361%	14,500,000	2,372,345
Land	REO	8071957	02/01/2009	100.000%	895,000	895,000
Residential	REO	7081784	04/01/2010	11.420%	162,000	18,500
Residential	REO-TFR	8091984	01/01/2010	100.000%	600,000	600,000
Residential	REO	6010124	05/01/2008	100.000%	223,300	223,300
Residential	REO	7041032	05/01/2009	100.000%	120,000	120,000
Residential	REO	7071161	11/01/2008	100.000%	151,450	151,450
Residential	REO	8031890	03/01/2009	100.000%	120,000	120,000
Residential	REO	8051920	06/01/2009	100.000%	993,000	993,000
Residential	REO	7051090	11/01/2009	100.000%	155,523	155,523

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Type	Status	Loan	Last Payment	Beneficial Ownership from Landmarc's database	Face Value	Capital Partners' Investment Value
Residential	REO	7111830	11/01/2009	100.000%	160,574	160,574
Residential	REO	EMP08-002	12/01/2009	100.000%	58,500	58,500
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	EMP09-032	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	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	12/01/2008	70.667%	1,500,000	1,060,005
Under Const	REO	8081970	01/01/2009	90.082%	1,522,500	1,371,498
Under Const	REO	8091988	04/01/2009	100.000%	882,000	882,000
					25,168,872	12,306,720
Commercial	T	7111834	09/14/2010	48.276%	290,000	140,000
Commercial	T-TFR	8011871	08/01/2010	100.000%	97,307	97,307

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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-TFR	8081968	01/01/2010	100.000%	70,000	70,000
Commercial	T	8081976	03/01/2009	53.877%	1,440,000	775,829
Commercial	T-TFR	8122001	04/29/2010	100.000%	690,000	690,000
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
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	6010134	09/01/2010	100.000%	45,116	45,116
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-TFR	7030941	08/18/2010	100.000%	269,906	269,906
Residential	T-TFR	7041009	08/01/2010	100.000%	79,513	79,513
Residential	T	LC051022	08/01/2009	100.000%	229,999	229,999
					8,111,718	5,170,544
Commercial	TFR	7111825	11/01/2010	100.000%	210,000	210,000
Commercial	TFR	8071950	11/01/2010	100.000%	44,997	44,997
Residential	TFR	5120051	12/01/2010	100.000%	33,454	33,454
Residential	TFR	6110825	11/01/2010	100.000%	135,575	135,575
Residential	TFR	7030959	11/01/2010	100.000%	208,887	208,887
Residential	TFR	7051091	11/01/2010	100.000%	132,528	132,528
Residential	TFR	8122000	12/01/2010	100.000%	624,999	624,999
Residential	TFR	LC050521	11/01/2010	100.000%	87,000	87,000
					1,477,440	1,477,440
				Total:	47,344,983	25,474,059
BK = Bankruptcy C = Current Forb= Forbearance REO = Real Estate Owned T = Trustee Sale in Process TRF = Transferred loan to third party servicer						