

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

January 3, 2013

Re: December 2012 Loan/Property Status Report

Dear Investor Managers of 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").

This letter and its attachment(s) comprise the December 2012 Loan/Property Status Report.

Attached as Exhibit "A" is a spreadsheet that provides a description of each of the loans or properties held by the Receivership for Landmarc Capital Partners, LLC ("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, 2012, there were eighteen (18) loans/assets being managed by the Receiver on behalf of Capital Partners. These eighteen (18) loans/assets have a face value of \$26,396,751 of which \$8,322,465 is allocable to Capital Partners.

Three (3) of the loans with a partners' investment value of \$470,396 are current.

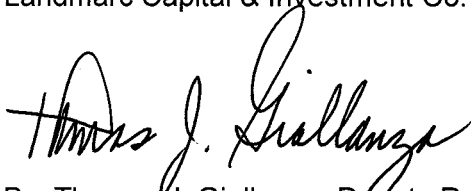
Three (3) loans with a partners' investment value of \$2,478,825 are in some stage of the foreclosure process.

As of December 31, 2012, there are seven (7) Capital Partners REO properties.

In the month of December \$ 5,761 was collected in mortgage payments.

Sincerely,

Landmarc Capital & Investment Co.



By: Thomas J. Giallanza, Deputy Receiver

TJG:rng

Landmarc Capital Partners

**Loan/Asset Status
12/31/2012**

Exhibit "A"

Type	Status	Loan	Last Payment	Beneficial Ownership from Landmarc's database	Face Value	Capital Partners' Investment Value
Properties Subject To Claims Process						
Commercial	C	7061120	12/01/2012	48.530%	680,000	330,004
Residential	C	LC051114	12/01/2012	100.000%	70,722	70,722
Residential	>30	6080610	11/01/2012	100.000%	118,500	118,500
Residential	*	6060443	N/A	40.541%	62,461	25,322
Residential	C- Forb	7071142	12/01/2012	100.000%	69,670	69,670
Residential	>30	7071137	11/01/2012	100.000%	134,626	134,626
Residential	>30	LC051022	11/01/2012	100.000%	229,999	229,999
Commercial	T	8081976	03/01/2009	53.877%	1,440,000	775,829
Land	REO	8021878	11/01/2008	20.790%	1,750,000	363,825
Land	**	8041902	N/A	12.481%	631,456	78,812
Land	REO	7121853	07/01/2008	16.361%	14,500,000	2,372,345
Land	REO	8041903	11/01/2008	28.037%	535,000	149,998
Land	T	7051066	02/01/2009	97.533%	650,000	633,965
Land	T, BK	8031896	12/01/2008	32.297%	3,310,000	1,069,031
Land	REO	8061945	06/01/2009	95.960%	495,000	475,002
Residential	REO	7081784	04/01/2010	11.420%	162,000	18,500
Residential	REO	6030252	08/11/2009	100.000%	34,817	34,817
Under Const	REO	8081970	01/01/2009	90.082%	1,522,500	1,371,498
					26,396,751	8,322,465
Total					26,396,751	8,322,465
* Property sold December 13, 2012, net proceeds of \$ 62,461, less loan charges of \$ 2,976 to be distributed to Beneficial Owners in January 2013.						
**Property sold June 1, 2012, net proceeds of \$ 631,456, less loan charges of \$ 7,131 to be distributed to Beneficial Owners after pending claim by Oxford Group resolved.						
BK = Bankruptcy C = Current Extension = Loan extension Forb = Forbearance REO = Real Estate Owned T = Trustee Sale in Process TRF = Transferred loan to third party servicer						