

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

March 5, 2013

Re: February 2013 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 February 2013 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 February 28, 2013, there were fifteen (15) loans/assets being managed by the Receiver on behalf of Capital Partners. These fifteen (15) loans/assets have a face value of \$26,080,792 of which \$8,041,950 is allocable to Capital Partners.

One (1) of the loans with a partners' investment value of \$70,722 is current.

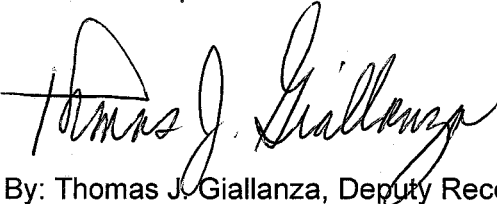
Three (3) loans with a partners' investment value of \$2,437,422 are in some stage of the foreclosure process.

As of February 28, 2013, there are six (6) Capital Partners REO properties.

In the month of February \$ 82,007 was collected in mortgage payments.

Sincerely,

Landmarc Capital & Investment Co.



By: Thomas J. Giallanza, Deputy Receiver

TJG:rng

Landmarc Capital Partners

Loan/Asset Status
2/28/2013

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	>30:	7061120	01/01/2013	48.530%	680,000	330,004
Residential	C:	LC051114	02/01/2013	100.000%	70,722	70,722
Residential	>30:	6080610	01/01/2013	100.000%	118,500	118,500
Residential	*:	6060443	N/A	40.541%	62,461	25,322
Residential	>30:	LC051022	01/01/2013	100.000%	229,999	229,999
Commercial	T:	8081976	03/01/2009	53.877%	1,363,154	734,426
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
Under Const	REO:	8081970	01/01/2009	90.082%	1,522,500	1,371,498
					26,080,792	8,041,950
Total					26,080,792	8,041,950
<p>* Property sold December 13, 2012, net proceeds of \$ 62,461, less loan charges of \$ 2,976 to be distributed to Beneficial Owners.</p> <p>**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.</p>						
<p>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</p>						