

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

June 9, 2010

Re: May 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 attachment(s) comprise the May 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 since that date) which included a spreadsheet of all Capital Partners loans. If you have misplaced the September 2009 document, (or any Report since that date) additional copies are located at the Receiver's website:

www.lcimortgage.com.

As of May 31, 2010, there were ninety-one (91) loans/assets being managed by the Receiver on behalf of Capital Partners. These ninety-one (91) loans/assets have a face value of \$51,885,104 of which \$27,531,991 is allocable to Capital Partners.

Six (6) of the loans with a partners' investment value of \$783,733 are current.

Three (3) of the loans with a partners' investment value of \$484,626 are in excess of 30 days past due.

Six (6) loans with a partners' investment value of \$2,373,165 have either been placed in forbearance or have a pending forbearance request before the Receivership.

Fourteen (14) loans with a partners' investment value of \$6,747,418 are in some stage of the foreclosure process.

Four (4) loans with a partners' investment value of \$1,228,290 are in some stage of bankruptcy proceedings.

Thirteen (13) loans have been transferred to an outside servicing agent, with a partners' investment value of \$ 2,532,545. Nine (9) of the transferred loans are current. Four (4) of these loan are delinquent thirty or more days. One of these four has been transferred to foreclosure status and the other three have been issued notices of default.

As of May 31, 2010, there are Forty-six (46) Capital Partners REO properties. Thirty-six of these properties are residential properties in active rental status, of which twenty (20)

are rented. Three of the Forty-six (46) REO properties are listed for sale.

In the month of May, \$85,094.95 was collected in mortgage payments and \$8,971.44 in net rental income was received. Since the inception of the Receivership on June 24, 2009, the Receiver has collected \$1,218,428.08 for the benefit of Capital Partners and paid out \$132,947.77 in trust and other expenses for performing loans and REO's. The cash balance held in the Capital Partners Trust account is \$1,166,102.30 at May 31, 2010. Total general cash assets of Capital Partners as of May 31, 2010 amounted to \$22,626.11.

If you would like additional information regarding overall Receivership Action(s) or additional information regarding a specific loan, please be advised Landmarc's website remains functional and you may review documents filed by the Receiver, Reports to Landmarc Capital Partners and exhibits with specific loan information at:

www.lcimortgage.com

UPDATE ON DISTRIBUTIONS

During the last week of May, the Receiver initiated partial distributions to members of Capital Partners. As funds become available to Capital Partners from sales of assets or loan pay-offs in which Capital Partners may have a partial or complete interest, the Receiver also intends to make a portion of those funds available for distribution.

Thank you for your continued patience and cooperation.

Sincerely,

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

By: Thomas J. Giallanza, Deputy Receiver

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