

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

June 3, 2013

Re: May 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 May 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 May 31, 2013, there were eleven (11) loans/assets being managed by the Receiver on behalf of Capital Partners. These eleven (11) loans/assets have a face value of \$ 23,893,554 of which \$6,907,828 is allocable to Capital Partners.

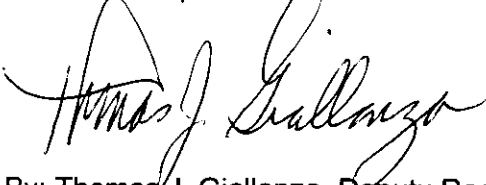
Two (2) loans with a partners' investment value of \$ 3,441,376 are in some stage of the foreclosure process (one foreclosure is stayed by the Bankruptcy filing of the Borrower).

As of May 31, 2013, there are five (5) Capital Partners REO properties.

In the month of May, \$ 3,411 was collected in mortgage payments and \$ 1,200 collected for rent.

Sincerely,

Landmarc Capital & Investment Co.



By: Thomas J. Giallanza, Deputy Receiver

TJG:mg

Landmarc Capital Partners

Loan/Asset Status
5/31/2013

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	C	7061120	05/01/2013	48.530%	680,000	330,004
Residential	>30	6080610	04/01/2013	100.000%	118,500	118,500
Residential	>90	LC051022	02/01/2013	100.000%	229,999	229,999
Commercial	C	8081976	02/06/2013	53.877%	435,555	234,664
Land	REO	8021878	11/01/2008	20.790%	1,750,000	363,825
Land	REO, BK	7121853	07/01/2008	16.361%	14,500,000	2,372,345
Asset Liquidated	*Sold	8041903	11/01/2008	28.037%	535,000	149,998
Land	REO	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
Residential	REO	7081784	04/01/2010	11.420%	162,000	18,500
Under Const	REO	8081970	01/01/2009	91.100%	1,522,500	1,386,998
					23,893,554	6,907,828
Total					23,893,554	6,907,828

* Property closed May 28, 2013 with net sales proceeds of \$ 584,185. Distribution to LCP is dependent on the outcome of the First Out Litigation pending before the Receivership Court.

BK = Bankruptcy
C= Current
REO = Real Estate Owned
T = Trustee Sale in Process