



March 27, 2003

Mr. Jon Beuerlein  
Wireless Capital Partners  
2800 28th St., Suite 100  
Santa Monica, CA 90405

Dear Jon,

I hope this letter finds you and your family in good health and spirits. It has been about eight (8) months since we first met in my office in the middle of last year. I want to formally thank you again for the fine service you provided in the modification of our Lease agreement with AT&T Wireless at the Washington Plaza Shopping Center in downtown Los Angeles.

I Have been a real estate developer in Los Angeles since 1973, and my experiences with large conglomerates has **not** always been pleasant. But, because of your great attitude and knowledge in the wireless industry, you were able to quickly educate, advise, and assist me in the capitalization of my existing long-term Lease with AT&T Wireless.

To my surprise, the "deal" went forward smoothly and quickly, and I truly believe that all parties concerned benefitted greatly. Most of the proceeds from the transaction were used in upgrading the shopping center - new landscaping on 6-acres of land and exterior paint. The customers and the tenants are happier, and the appearance of the property was greatly enhanced.

Please feel free to use me as a future "reference" at any time. It was an opportunity that I think other property owners should consider.

Best regards,

EAGLES NEST REAL ESTATE CORP.

By   
Dennis Needleman, President