



**BOYS & GIRLS CLUB
OF VENICE**

2232 Lincoln Blvd.
Venice, CA 90291
Tel: 310-390-4477
Fax: 310-390-1419
www.bgcv.org

CHIEF PROFESSIONAL OFFICER

John A. Dzubak, Jr. (JR)

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*Serving Youth
Since 1968*



A United Way Agency

November 29, 2004

Mr. Jonathan Beuerlein
Senior Vice President, Acquisitions
Wireless Capital Partners, LLC
2800 28th Street, Suite 100
Santa Monica, CA 90405

Dear Jon:

It has been six months since Wireless Capital purchased our Nextel cellular lease, and the Board and I cannot be more pleased with our decision.

The proceeds from the sale not only allowed the Boys and Girls Club to pay off its mortgage entirely, but it also provided additional funding for the Club's various programs and activities.

I enjoyed doing business with your team of professionals. You did a great job in explaining your suite of financial options to me and to the Board. Once we made the decision to sell our Nextel lease, your team worked very efficiently to close the transaction.

I will definitely recommend that other non-profit organizations and cell site landlords consider Wireless Capital's services. Please feel free to use me as a reference.

Yours in Service to Youth,

J.R. Dzubak
Executive Director