

**CAPITAL RENTAL AGENCY, INC.
1497 N.W. 7th STREET
MIAMI, FLORIDA 33125**

Phone 305-642-7080

Fax 305-541-7647

October 7, 2010

Honorable Joseph L. Kelley, Mayor
City of Opa-locka
777 Sharazad Boulevard
Opa-locka, FL 33054

Re: 14350 N.W. 22nd Avenue
14370 N.W. 22nd Avenue
14460 N.W. 22nd Avenue

Dear Mr. Mayor:

I am writing to bring you current on what Capital Rental Agency, Inc. is doing to resolve the City's concerns at the above referenced properties.

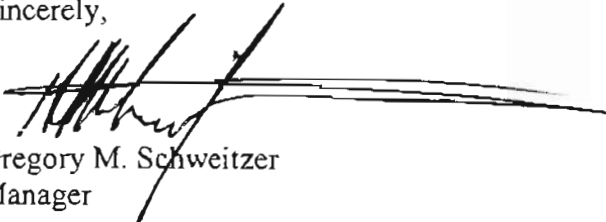
1. To date we have met with you, Deputy Chief of Police Adam Burden, City of Opa-locka Police Officer Major Barrett, City of Opa-locka Housing Inspector Robert Knapp and City of Opa-locka Code Enforcement Inspector Derrick Erwin.
2. Per the City's request we are in the process of obtaining permits (process #'s 8955, 8956 &) to paint the buildings (new City of Opa-locka colors).
3. We have conducted unit inspections with Housing Inspector Robert Knapp and are performing all repairs as requested.
4. We have conducted an inspection of the common areas with Inspector Derrick Erwin and have implemented a new cleaning schedule to address the exterior cleanliness of the properties.
5. We are in the process of obtaining estimates to determine the economic feasibility of future replacement of the jalousie windows.
6. As part of our beautification efforts, in addition to the painting of the buildings, we are planting palm trees and mulching the beds in the courtyards.
7. We have entered into extermination contracts with Krypton Pest Control to address the City's concerns regarding pest control issues.

8. We have provided the City of Opa-locka Police Department with lists of all the current tenants and vacant units in the buildings and continue to work closely with Major Barrett on all crime related issues.

Additionally we have been in close contact with the resident manager and with all the tenants and many stated that they had only minor issues and that overall they were satisfied with our management of the properties.

Regardless of how many or few problems exist on the properties I want to assure you that Capital Rental Agency, Inc. will continue to work diligently with all of the city inspectors and the police department to address any and all of their concerns.

Sincerely,



Gregory M. Schweitzer
Manager

Cc: Mr. Clarence Patterson, City Manager
Police Chief Cheryl Cason
Deputy Police Chief Adam Burden
Police Officer Major Barrett
Howard W. Brown, Jr., Community Development Director
Chairman John Riley, City of Opa-locka Housing Authority Board
22nd Avenue Enterprises, Inc.
GTI Properties, LLC

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OFFICE OF THE
CITY MANAGER