

LEGISLATIVE #

110667J

Exhibit F.

Affidavit of Nalbandian Properties, LLC.

AFFIDAVIT OF NALBANDIAN PROPERTIES, LLC

STATE OF FLORIDA)

COUNTY OF ALACHUA)

BEFORE ME, the undersigned authority, personally appeared Nalbandian Properties, LLC, by and through its managing member, Ropen Nalbandian, who being first duly sworn, deposes and says:

1. Affiant is *sui juris*, competent to testify, and makes the following statements on personal knowledge.

2. I am the managing member of Nalbandian Properties, LLC (“Nalbandian Properties”).

3. I have held this position at all times material to the facts and circumstances discussed herein. In addition to the foregoing, I am the owner of Nalbandian Properties.

4. Nalbandian Properties owns approximately 4.18 acres and approximately 15,000 square feet of industrial/warehouse space at 505 NW 53rd Avenue in Gainesville, Florida (the “Industrial Park”), which is also located across the street from the entrance to the proposed one-stop homeless center.

5. The construction of the proposed one-stop homeless center will result in safety issues with having an influx of hundreds, if not thousands, of people just across the street in an otherwise sparsely populated area of town. The crux of the concern is that there will be an increase in criminal activity in the area, which area has had very little criminal problems over the past decade.

6. These safety issues will require that Nalbandian Properties undertake security measures to ensure that tenants of the Industrial Park are safe and that their equipment, machinery, and commercial vehicles remain secure.

7. These additional security measures may include fencing, security guards, cameras and alarms, all of which will have a substantial adverse economic impact on my operation of the park.

8. In addition, after consulting with a real estate appraiser concerning what impact having a one-stop homeless center across the street may have on the value of the park, coupled with my own personal knowledge of the real estate market in Alachua County, I have concluded that the Industrial Park will suffer a substantial diminution in value if the center is built.

9. Notably, the area in and near the park is largely zoned industrial (with some areas zoned agricultural) and the uses being proposed at the one-stop homeless center are all non-industrial uses (indeed, the proposed uses are primarily residential and office type uses). Rezoning an industrial property to allow for completely non-industrial uses (that will bring an influx of thousands of people to an otherwise isolated area) is inconsistent with the City's Comprehensive Plan for future development, particularly where - as here - the subject property is surrounded by heavy industrial uses (such as an active cement-mixing plant and an auto junk yard).

10. At present 53rd Avenue is a two lane road with no sidewalks upon which many industrial vehicles and other commercial and non-commercial traffic travel at speeds exceeding 50 miles per hour thereby creating safety concerns attendant with folks walking up and down a road with no sidewalk. The City is apparently planning to put a bus stop directly across the street from the Industrial Park to provide transportation from the center to downtown. A bus stop will

not prevent a person staying at the shelter from walking up or down 53rd Avenue as they see fit, which again creates safety concerns for both the homeless citizens and the drivers going up and down the road as well.

11. As a result of the foregoing, Nalbandian Properties will suffer an adverse effect to interests protected or furthered by the local government comprehensive plan. These adverse interests exceed in degree the general interest in community good shared by all persons as a result of the proximity of the proposed one-stop homeless center to my properties.

FURTHER AFFIANT SAYETH NOT.

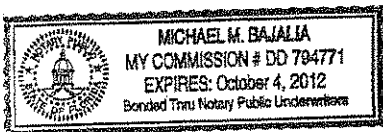
Nalbandian Properties, LLC

By: Ropen Nalbandian
ROPEN NALBANDIAN
Its Managing Member

Sworn to and subscribed before me this 8th day of December, 2011. Such person did take an oath and: (Notary must check applicable box).

- is/are personally known to me.
- produced a current Florida driver's license as identification.
- produced _____ as identification

{Notary Seal must be affixed}



Michael M. Bajalia
SIGNATURE OF NOTARY

Name of Notary (Typed, Printed or Stamped)
Commission No. _____