

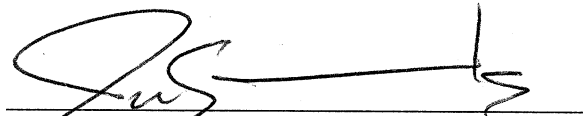
## Attachment " C "

I, John W. Edwards, being first duly sworn on oath, state as follows:



1. I have personal knowledge of the facts stated herein.
2. I am a shareholder in Uno Corporation, a Montana registered corporation.
3. Uno Corporation has a long-term contract with the Billings law firm, Edwards, Frickle, and Culver, for office space located at 1648 Poly Drive, Billings, MT. The law firm and its personnel have been practicing in Billings, MT for 35 years.
4. Also, I have recently learned that long-time Billings' residents and respected optometrists would be interested in locating their practice in the same building as the law firm.
5. Billings Eye Care Associates, owned and operated by Dr. Ruben C. Sanchez and Dr. Kerry T. Sanchez, provides a private, general optometry practice and has been in business in Billings for 38 years.
6. Billings Eye Care Associates is interested in the space because it provides greater comfort to their clients with updated facilities and accessibility.
7. I understand that in order to lease the designated space to Billings Eye Care Associates, the parking lot is deficient in parking spaces by a total of 5 spaces.
8. The parking lot has a total of 37 spaces to provide for both tenants.
9. The Edwards, Frickle, and Culver law firm has 13 employees. On average, the law firm has physical client visits of 3 per day.
10. The law firm keeps regular business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. Clients of the law firm take up less than 3 parking spaces per hour, all day.
11. I also understand Billings Eye Care Associates operates regular business hours between 8:00 a.m. and 5:00 p.m., Monday through Friday.
12. Billings Eye Care has a total of 6 full-time employees, including both doctors. On average, Billings Eye Care sees 17-20 clients per day. Over the course of a business day, Billings Eye Care will use 3 parking spaces per hour; I understand this is consistent with Billings Eye Care's parking usage at its current location.
13. Between both tenants, the average number of occupied parking spaces at this location equals 19. This numbers represents 19 employees between the two tenants total (13 +6). An additional average of 6 spaces per hour between the two tenants' clientele (3 + 3) equates to a total of 25 occupied spaces between the tenants.

14. The parking lot at 1648 Poly Drive has a total of 37 spaces available. If both businesses are running full, on average, this leaves the building with 12 unoccupied parking spaces available at all times. We believe this provides more than enough parking for tenants, their clients, and the general public. With 12 unoccupied spaces available the lot provides ample contingency parking.
15. It is extremely important for Uno Corporation to maintain proper parking and facilities to these potential tenants. In no way would we jeopardize our potential tenants' business, let alone our own by not providing adequate parking. Both tenants have agreed there is more than adequate parking available for both businesses in this location and will provide comfortable service for their clients.
16. I understand that a variance is used for unique situations; I believe that this is such a situation. Please consider that both parties have mutually analyzed the parking issue and agree it will not hinder their business, but better it.
17. Because both parties have analyzed and agreed this location logistically meets their needs, I submit that we believe a variance for this situation is appropriate.
18. Thank you for considering my affidavit in your deliberation.

DATED this 19 day of October, 2011.

  
\_\_\_\_\_  
John W. Edwards

SUBSCRIBED AND SWORN to me this 19<sup>th</sup> day of October, 2011.

  
\_\_\_\_\_  
 JENNY HASKIN  
NOTARY PUBLIC for the State of Montana  
Residing at Billings, Montana  
My Commission Expires March 3, 2013

\_\_\_\_\_  
Notary Public for the State of Montana  
Residing at Billings, MT