

**EXHIBIT 12A**

**PLANNER AFFIDAVIT  
PEAK CENTER ADDITION NO. 1 ANNEXATION**

STATE OF COLORADO     )  
  ) ss.  
COUNTY OF EL PASO     )

Catherine Carleo, the affiant, Principal Planner, first being duly sworn, deposes and says as follows:


1. She is a planner for the City of Colorado Springs.
2. She has reviewed the Peak Center Addition No. 1 Annexation Plat and the accompanying petition and is familiar with such plat and the location of the property described therein.
3. The legal description of the property contained in the petition is the same as that of the plat.
4. There has been adopted by the City Council of the City of Colorado Springs, as provided for in Section 31-12-105 C.R.S., a "three-mile-plan" which includes the area described in the petition for annexation and the annexation plat.
5. This annexation will not extend the boundaries of the city limits of the City of Colorado Springs beyond three miles in any direction from the municipal boundary.
6. The Annexation Impact Report as required under Section 31-12-108.5 C.R.S. was prepared and submitted to the Clerk of the County Commissioners of El Paso County no later than December 18, 2020.
7. No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowners thereof, unless its tracts or parcels are separated by dedicated street, road or other public way.
8. The owner of the property included within the boundary of the area proposed to be annexed, which is land held in identical ownership, consisting of one tract of real estate, comprising more than twenty (20) acres (which, together with the buildings and improvements situated thereon, has a valuation for assessment in excess of \$200,000 for ad valorem tax purposes for the next year preceding the annexation) has consented to the petition for annexation.

9. The property subject to annexation is within the unincorporated area of El Paso County, Colorado.

FURTHER AFFIANT SAYETH NOT.

  
12.10.2020  
Catherine Carleo  
City of Colorado Springs  
Planning and Community Development

SUBSCRIBED AND SWORN TO before me this 10 day of December, 2020  
Witness my hand and official seal.

  
NOTARY PUBLIC  
My Commission expires: 10-10-2023

DIANA L BRYANT  
Notary Public  
State of Colorado  
Notary ID # 19994028424  
My Commission Expires 10-10-2023