

EXHIBIT 12B

CITY CLERK AFFIDAVIT PEACH RANCH ADDITION NO. 1 ANNEXATION

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

Sarah B. Johnson, the affiant, first being duly sworn, deposes and says as follows:

1. She is the City Clerk for the City of Colorado Springs.
2. There has been filed with the City Clerk of the City of Colorado Springs a petition for annexation of the area known as Peach Ranch Addition No. 1 Annexation. The petition indicates that it is signed by persons comprising one hundred percent (100%) of the landowners in the area proposed to be annexed who own one hundred percent of said area, excluding public streets and alleys.
3. On September 23, 2025 the City Council approved a resolution entitled "A Resolution Finding a Petition for Annexation of that Area Known as Peach Ranch Addition No. 1 Annexation Consisting of 42.43 acres to be in Substantial Compliance with Section 31-12-107(1) C.R.S. and Setting a Hearing Date of November 10, 2025 for the Colorado Springs City Council to Consider the Annexation of the Area." Pursuant to this resolution, a hearing was set to consider the petition for annexation of said area for November 10, 2025 as the matter is scheduled on the Council agenda at the Council Chambers, City Hall, 107 North Nevada Avenue, Colorado Springs, Colorado, for the purpose of determining and finding whether the area proposed to be annexed is eligible for annexation, and determining whether the area should be annexed to the City of Colorado Springs, Colorado. The City Clerk, pursuant to said resolution, was directed to give notice of the hearing.
4. The City Clerk, pursuant to said resolution, has caused to have published in the Colorado Springs Gazette a document entitled "Public Notice, City of Colorado Springs Notice of Public Hearing of an Annexation Petition of the Area known as Peach Ranch Addition No. 1 Annexation consisting of 42.43 Acres located east of Research Parkway and North Powers Boulevard off Tutt Boulevard dead-end," along with a copy of the resolution and a map showing the approximate boundaries of the area proposed to be annexed, with four (4) publications as follows: October 4, 2025, October 11, 2025, October 18, 2025, and October 25, 2025. The Colorado Springs Gazette is a daily newspaper of general circulation throughout the City of Colorado Springs, throughout the area proposed to be annexed, and throughout El Paso County, Colorado.
5. The City Clerk's Office has received no Petition for Annexation Election for the area proposed to be annexed.

6. The City Clerk's Office has received no notification that annexation of all or part of said area has been commenced by any other municipality.

Copies of the public notice and the resolution have been sent to the following parties:

Clerk to the Board of County Commissioners of El Paso County
200 South Cascade Avenue
Colorado Springs, Colorado 80903

El Paso County Attorney
P.O. Box 2007
Colorado Springs, Colorado 80901

Southeastern Colorado Water Conservancy District (SECWCD)
31717 United Avenue
Pueblo, CO 81001

Pikes Peak Library District
P.O. Box 1579
Colorado Springs, Colorado 80901

Academy School District 20
1110 Chapel Hills Drive
Colorado Springs, CO 80920

Black Forest Fire Protection District
11445 Teachout Road
Colorado Springs, CO 80908

El Paso County Conservation District
5610 Industrial Place, Suite 100
Colorado Springs, CO 80916

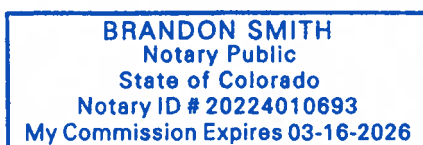
FURTHER AFFIANT SAYETH NOT.



Sarah B. Johnson
City Clerk
City of Colorado Springs



SUBSCRIBED AND SWORN TO before me this 30th day of October, 2025
Witness my hand and official seal.


Notary Public