

EXHIBIT 12A

**PLANNER AFFIDAVIT
THE VILLAGES AT WATERVIEW NORTH ADDITION NO 1**

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

Roland Sevigny, the affiant, Planning Supervisor, first being duly sworn, deposes and says as follows:

1. He is a planner for the City of Colorado Springs.
2. He has reviewed The Villages at Waterview North 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 on July 11, 2023.
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 owners of the property included within the boundary of the area proposed to be annexed, which is land held in separate ownership, consisting of different tracts 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) have consented to the petition for annexation.

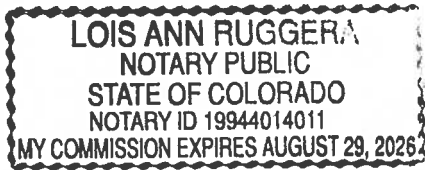
9. The property subject to annexation is within the unincorporated area of El Paso County, Colorado.

FURTHER AFFIANT SAYETH NOT.



Roland Sevigny
City of Colorado Springs
Planning and Community Development

SUBSCRIBED AND SWORN TO before me this 17th day of August, 2023
Witness my hand and official seal.



NOTARY PUBLIC

My Commission expires: August 29, 2026