EXHIBIT 12A

PLANNER AFFIDAVIT
NORTH GATE BOULEVARD ADDITION NO. 8 - 9

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

Katelynn Morgenstern, professionally known as Katelynn Wintz, the affiant, Planning Supervisor, first being duly sworn, deposes and says as follows:

1. She is a planner for the City of Colorado Springs.

2. She has reviewed North Gate Boulevard Addition No. 8 – 9 Plats 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. 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.

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

FURTHER AFFIANT SAYETH NOT.

Katelynn Morgenstern
City of Colorado Springs
Planning and Neighborhood Services

SUBSCRIBED AND SWORN TO before me this 2 day of November, 2023.
Witness my hand and official seal.

BARBARA J REINARDY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20114037691
MY COMMISSION EXPIRES JUNE 17, 2027

NOTARY PUBLIC
My Commission expires: June 17, 2027