Magic Bobo, LLC
- United Crystal - Series 1

WATER RESOURCES SUMMARY

for
MUSTANG RIDGE RV RESORT
RVP Zoning Project

October 28, 2026

Prepared By:

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Chris D. Cummins of Monson, Cummins, Shohet & Farr, LLC, on behalf of the Applicant, Magic Bobo, LLC - United Crystal - Series 1, a Colorado limited liability company ("Applicant" or "United Crystal"), provides the following Water Resources/Wastewater Disposal Report in support of the Applicant's proposed re-zoning of certain property in southern El Paso County for use as a Recreational Vehicle Park, the Mustang Ridge RV Resort. The attorneys at Monson, Cummins, Shohet & Farr, LLC ("MCSF") have extensive experience in water related matters, with Mr. Cummins having practiced water law for over 23 years focusing primarily upon legal issues surrounding water, water rights, and associated land use and real property matters. MCSF has substantial experience with the use of groundwater resources, augmentation plans, planning and subdivision proceedings, and both urban and rural water usage. Given his experience, Mr. Cummins is a qualified professional as concerns water resources. This Summary is intended to demonstrate to El Paso County planning staff, the Planning Commission, and the Board of County Commissioners, MCSF's initial findings of sufficiency in terms of quantity of the water rights to be utilized in the proposed Mustang Ridge RV Resort (the "EPC RVP"), in El Paso County, Colorado. This summary is preliminary in nature.

The property where the EPC RVP will be located consists of approximately 140 acres located to the east of Interstate 25 approximately 1.5 miles, adjacent to Meridian Road, and approximately 1.25 miles north of the Pueblo County line (the "Property). The Property is located in the NE¼ NE¼, the SE¼ NE¼ the E½ of the NW¼ NE¼ and the E½ of the SW¼ NE ¼ of Section 25, Township 17 South, Range 65 West of the 6th P.M., County of El Paso, State of Colorado. The Property is a portion of current Parcel No. 5700000128. Water Supply to the EPC RVP will be provided via central water system supplied by one or more on-site wells, with wastewater treatment provided by commercial Onsite Wastewater Treatment Systems ("OWTS") to be permitted, engineered and constructed consistent with applicable El Paso County code and Colorado Statute. The Property and EPC RVP are generally depicted on the attached **Exhibit A**.

United Crystal is the owner of multiple existing decreed groundwater rights, as represented by historical irrigation wells located in the immediate vicinity of the EPC RVP, some locations of which are approximately depicted on the attached **Exhibit A**. The Norris Wells are the subject of the decree of the Division 2 Water Court in Case No. W-2510 and the Totten Wells are the subject of the decree of the Division 2 Water Court in Case No. W-139. These decrees are attached as **Exhibit B**. These wells are decreed to produce, and have historically produced, at rates between 420 and 1,800 gallons per minute, more than sufficient for provision of physical supply to virtually any development which may occur within the EPC RVP. These wells have historically been utilized as a source of supplemental irrigation supply for the T-Cross Ranch, with augmentation water historically supplied by CWPDA, and currently by the Arkansas Groundwater and Reservoir Association ("AGRA"). AGRA controls multiple sources of water and water rights as well as decreed "blanket" augmentation plans which allow for AGRA to provide replacement supplies for multiple uses in multiple locations, including

at the T-Cross Ranch and the Property, whether through existing wells, or a to-be-constructed well on the Property. Conservation and water use efficiency mechanisms will be utilized throughout the EPC RVP, allowing much of the water produced to return to Fountain Creek as septic return flows, offsetting the quantities of replacement supplies which must be secured from AGRA, or from alternative sources as discussed below.

United Crystal is further the owner of 100% of the Burke Ditch water rights, decreed in Case No. CA0751, District Court, El Paso County, for the diversion of up to 7.72 cubic feet per second of water from Fountain Creek for the irrigation, of up to 300 acres, with an appropriation date of December 31, 1862, aka Priority No. 9; and, 100% of the Jackson and Burke water rights, as decreed in Case No. CA0751, District Court, El Paso County, for the diversion of up to 10.85 cubic feet per second of water from Fountain Creek for the irrigation, of up to 200 acres, with an appropriation date of March 21, 1873, aka Priority No. 37. The Burke and the Jackson and Burke water rights are amongst the most senior water rights on Fountain Creek, and have historically provided the T-Cross Ranch with its primary source of irrigation supply. While it is Applicant's intention to maintain historical irrigation of much of the T-Cross Ranch outside of the Property, portions of these senior irrigation water rights may be available for change to municipal and/or augmentation uses, providing a secondary source of reliable water supply beyond that which may be available from AGRA.

It is United Crystal's intention to construct a central water supply system utilizing existing or new well(s) for provision of water service to the EPC RVP. Applicant has had preliminary discussions with representatives of AGRA who indicated their willingness to provide augmentation supplies to the EPC RVP, subject only to quantification of actual demands and available supplies. Applicant has its own senior water rights available as an augmentation source to supplement any AGRA provided water. It is Applicant's initial estimate that the EPC RVP will include the equivalent of approximately one-hundred (100) full-service RV sites, with each utilizing approximately 125 gallons of water per day (8.4 acre feet annually, based upon a 60% occupancy rate), 90% of which will return to Fountain Creek via septic return flows via one of eight separate OWTS. Water demand for RV Sites at the EPC RVP will therefore be approximately 12,500 gallons per day in total, with a resulting depletion of 1,250 gallons per day. In addition, Applicant anticipates the EPC RVP to include common facilities, in the form of a clubhouse, including management/office facilities, a dog wash, workout/gym facilities (including small swimming pool and hot tub), central bath/shower facilities, laundry facilities, and RV wash facility ("Clubhouse Facilities"). Average daily demand for the Clubhouse Facilities is estimated to be 6,035 gpd, with approximately 3,632 gpd returning to Fountain Creek via septic return flows, resulting in average depletions of 2,403 gpd. As such, total water usage at the EPC RVP is estimated at 18,535 gpd, resulting in a depletion of 3,654 gpd, and average annual depletions of 805,161 gallons, or approximately 2.5 annual acre feet. Applicant will secure replacement water from AGRA for such purposes, or utilize its own senior irrigation supplies, and will further secure such substitute water supply plans and/or a plan for augmentation allowing for such uses.

Based upon the foregoing, it is my professional opinion that sufficient water resources exist and are owned and controlled by United Crystal to support the EPC RVP.

Respectfully submitted this 28th day of October 2026.

MONSON, CUMMINS, SHOHET & FARR, LLC

/s/ Chris D. Cummins

Chris D. Cummins

Exhibits:
A – Location Map of Property
B – Decrees – Case Nos. W-2510 and W-139