

**Exhibit M**  
**Open Space Calculation**  
**Suncadia Master Planned Resort**  
 October 27, 2023

**RECEIVED**  
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**Kittitas County CDS**

Phase, Sub-Phase or Plat Name/Number: Phase 1 Division 9 Adjustment for Tract A of BSP No. 1

| Land Use                             | A<br>This Plat | B<br>Prior<br>Plats to<br>Date* | C<br>Subtotal<br>This plat and<br>prior plats<br>(A+B) | D<br>Estimated<br>Future<br>Plats | E<br>Estimated<br>Total<br>Project<br>(C+D) |
|--------------------------------------|----------------|---------------------------------|--------------------------------------------------------|-----------------------------------|---------------------------------------------|
| <b>Developed Areas</b>               | <b>Acres</b>   | <b>Acres</b>                    | <b>Acres</b>                                           | <b>Acres</b>                      | <b>Acres</b>                                |
| Single Family Lots (1)               | 0.0            | 458.7                           | 458.7                                                  | 353.3                             | 812.0                                       |
| Multifamily Units (2)                | 0.0            | 1.9                             | 1.9                                                    | 35.1                              | 37.0                                        |
| Lodge/Commercial/Other (3)           | 0.0            | 37.4                            | 37.4                                                   | -2.4                              | 35.0                                        |
| Future Development Tracts            | -11.3          | 145.4                           | 134.1                                                  | -134.1                            | 0.0                                         |
| Recreation Facilities (3)            | 0.0            | 10.4                            | 10.4                                                   | 19.6                              | 30.0                                        |
| Roads (4)                            | 0.0            | 147.9                           | 147.9                                                  | 19.1                              | 167.0                                       |
| <b>Total Developed Area</b>          | <b>-11.3</b>   | <b>801.7</b>                    | <b>790.4</b>                                           | <b>290.6</b>                      | <b>1081.0</b>                               |
| <b>Open Space Areas</b>              | <b>Acres</b>   | <b>Acres</b>                    | <b>Acres</b>                                           | <b>Acres</b>                      | <b>Acres</b>                                |
| Private Open Space (5)               | 0.0            | 562.2                           | 562.2                                                  | -2.2                              | 560.0                                       |
| Future Development Tracts            | 0.0            | 847.0                           | 847.0                                                  | -847.0                            | 0.0                                         |
| Access Tracts                        | 0.0            | 4.4                             | 4.4                                                    | 5.6                               | 10.0                                        |
| Vegetated ROW Area                   | 0.0            | 113.9                           | 113.9                                                  | 20.1                              | 134.0                                       |
| Community/Recreation (6)             | 0.0            | 304.8                           | 304.8                                                  | 117.2                             | 422.0                                       |
| Golf Course                          | 0.0            | 653.4                           | 653.4                                                  | -199.4                            | 454.0                                       |
| Natural Open Space/Cle Elum River    | 0.0            | 725.2                           | 725.2                                                  | 347.8                             | 1073.0                                      |
| Natural Open Space/Stream C Corridor | 0.0            | 0.0                             | 0.0                                                    | 226.0                             | 226.0                                       |
| Other Natural Open Space             | 0.0            | 1230.9                          | 1230.9                                                 | -591.9                            | 639.0                                       |
| Managed Open Space/Easton Ridge      | 0.0            | 20.6                            | 20.6                                                   | 1340.4                            | 1361.0                                      |
| Perimeter Buffer                     | 0.0            | 227.3                           | 227.3                                                  | 132.7                             | 360.0                                       |
| <b>Total Open Space</b>              | <b>0.0</b>     | <b>4689.7</b>                   | <b>4689.7</b>                                          | <b>549.3</b>                      | <b>5239.0</b>                               |
| <b>Total Plat Area</b>               | <b>-11.3</b>   | <b>5491.4</b>                   | <b>5480.1</b>                                          | <b>839.9</b>                      | <b>6320.0</b>                               |
| <b>Open Space Percentage</b>         | <b>0.0%</b>    | <b>85.4%</b>                    | <b>85.6%</b>                                           | <b>65.4%</b>                      | <b>82.9%</b>                                |

- (1) Includes area within Developable Envelope and access drive.
- (2) Includes buildings and parking areas.
- (3) Includes buildings, parking areas, and paved pedestrian areas.
- (4) Includes paved road surface and shoulders.
- (5) Includes open space easements on single family lots and multifamily lots
- (6) Includes service tract

\*Prior plats included in total:

Phase 1 Division 1  
 Phase 1 Division 2  
 Phase 3 Divisions 1-5  
 Phase 1 Division 3  
 Phase 3 Divisions 1-5 Adjustment for Phase 3 Divisions 6-9  
 Phase 3 Divisions 6-9  
 Phase 1 Division 8 SDP Land Use (not a plat)  
 Phase 2 Division 2  
 Phase 3 Divisions 1-5 Adjustment for Phase 3 Division 11  
 Phase 1 Division 5  
 Phase 1 Division 4  
 Phase 3 Division 11 Adjustment to remove Preliminary Plat areas from the cumulative totals  
 Phase 3 Division 11 (Final Plat total areas)  
 Phase 3 Division 11 adjustment for Phase 3 Division 12 to remove Tract Z-1 areas  
 Phase 3 Division 12  
 Phase 1 Division 10  
 Phase 1 Division 3 adjusted for Z1 (Phase 1 Division 10)  
 Phase 1 Division 9  
 Phase 1 Division 9 adjusted for Z3 (Phase 1 Division 13)  
 Phase 1 Division 13B (Osprey Ridge)  
 Phase 1 Division 7 (Miner's camp)  
 Phase 1 Division 6 (The Legacy at Prospector)  
 Phase 2 Division 3 (River Ridge)  
 Phase 3 Divisions 6-9 Adjustment  
 Phase 3 Division 14  
 Phase 1 Division 9 adjusted for Phase 1 Division 15  
 Phase 1 Division 15  
 Phase 2 Division 3 adjusted for Phase 2 Division 5  
 Phase 2 Division 5  
 Phase 3 Divisions 15 and 16  
 Phase 2 Division 4 (The Cabins at The Farm)  
 Phase 1 Winemaker's Cabins at Swiftwater Cellars  
 Phase 2 Division 1 (Nelson Creek)  
 Phase 2 Division 6 (Nelson Ridge)  
 Phase 3 Division 17  
 Phase 2 Division 7  
 Phase 1 Division 14  
 Phase 2 Division 7 Adjustment  
 Phase 2 Division 8

**Exhibit M**  
**Open Space Calculation**  
**Suncadia Master Planned Resort**  
October 27, 2023

Phase, Sub-Phase or Plat Name/Number: Suncadia Social

| Land Use                             | A<br>This Plat | B<br>Prior Plats<br>to Date* | C<br>Subtotal<br>This plat and<br>prior plats<br>(A+B) | D<br>Estimated<br>Future<br>Plats | E<br>Estimated<br>Total<br>Project<br>(C+D) |
|--------------------------------------|----------------|------------------------------|--------------------------------------------------------|-----------------------------------|---------------------------------------------|
| <b>Developed Areas</b>               | <b>Acres</b>   | <b>Acres</b>                 | <b>Acres</b>                                           | <b>Acres</b>                      | <b>Acres</b>                                |
| Single Family Lots (1)               | 1.2            | 458.7                        | 459.9                                                  | 352.1                             | 812.0                                       |
| Multifamily Units (2)                | 0.5            | 1.9                          | 2.4                                                    | 34.6                              | 37.0                                        |
| Lodge/Commercial/Other (3)           | 3.8            | 37.4                         | 41.2                                                   | -6.2                              | 35.0                                        |
| Future Development Tracts            | 0.0            | 134.1                        | 134.1                                                  | -134.1                            | 0.0                                         |
| Recreation Facilities (3)            | 0.6            | 10.4                         | 11.0                                                   | 19.0                              | 30.0                                        |
| Roads (4)                            | 2.9            | 147.9                        | 150.8                                                  | 16.2                              | 167.0                                       |
| <b>Total Developed Area</b>          | <b>9.0</b>     | <b>790.4</b>                 | <b>799.4</b>                                           | <b>281.6</b>                      | <b>1081.0</b>                               |
| <b>Open Space Areas</b>              | <b>Acres</b>   | <b>Acres</b>                 | <b>Acres</b>                                           | <b>Acres</b>                      | <b>Acres</b>                                |
| Private Open Space (5)               | 1.1            | 562.2                        | 563.3                                                  | -3.3                              | 560.0                                       |
| Future Development Tracts            | 0.0            | 847.0                        | 847.0                                                  | -847.0                            | 0.0                                         |
| Access Tracts                        | 0.0            | 4.4                          | 4.4                                                    | 5.6                               | 10.0                                        |
| Vegetated ROW Area                   | 0.0            | 113.9                        | 113.9                                                  | 20.1                              | 134.0                                       |
| Community/Recreation (6)             | 1.2            | 304.8                        | 306.0                                                  | 116.0                             | 422.0                                       |
| Golf Course                          | 0.0            | 653.4                        | 653.4                                                  | -199.4                            | 454.0                                       |
| Natural Open Space/Cle Elum River    | 0.0            | 725.2                        | 725.2                                                  | 347.8                             | 1073.0                                      |
| Natural Open Space/Stream C Corridor | 0.0            | 0.0                          | 0.0                                                    | 226.0                             | 226.0                                       |
| Other Natural Open Space             | 0.0            | 1230.9                       | 1230.9                                                 | -591.9                            | 639.0                                       |
| Managed Open Space/Easton Ridge      | 0.0            | 20.6                         | 20.6                                                   | 1340.4                            | 1361.0                                      |
| Perimeter Buffer                     | 0.0            | 227.3                        | 227.3                                                  | 132.7                             | 360.0                                       |
| <b>Total Open Space</b>              | <b>2.3</b>     | <b>4689.7</b>                | <b>4692.0</b>                                          | <b>547.0</b>                      | <b>5239.0</b>                               |
| <b>Total Plat Area</b>               | <b>11.3</b>    | <b>5480.1</b>                | <b>5491.4</b>                                          | <b>828.6</b>                      | <b>6320.0</b>                               |
| <b>Open Space Percentage</b>         | <b>20.4%</b>   | <b>85.6%</b>                 | <b>85.4%</b>                                           | <b>66.0%</b>                      | <b>82.9%</b>                                |

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Phase 2 Division 3 (River Ridge)  
Phase 3 Divisions 6-9 Adjustment  
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Phase 1 Division 9 adjusted for Phase 1 Division 15  
Phase 1 Division 15  
Phase 2 Division 3 adjusted for Phase 2 Division 5  
Phase 2 Division 5  
Phase 3 Divisions 15 and 16  
Phase 2 Division 4 (The Cabins at The Farm)  
Phase 1 Winemaker's Cabins at Swiftwater Cellars  
Phase 2 Division 1 (Nelson Creek)  
Phase 2 Division 6 (Nelson Ridge)  
Phase 3 Division 17  
Phase 2 Division 7  
Phase 1 Division 14  
Phase 2 Division 7 Adjustment  
Phase 2 Division 8  
Phase 1 Division 9 3rd Adjustment