

Exhibit M
Open Space Calculation
Suncadia Master Planned Resort
March 19, 2018

Phase, Sub-Phase or Plat Name/Number: Phase 3 Division 14

Land Use	A This Plat	B Prior Plats to Date*	C Subtotal This plat and prior plats (A+B)	D Estimated Future Plats	E Estimated Total Project (C+D)
	Acres	Acres	Acres	Acres	Acres
Developed Areas					
Single Family Lots (1)	1.5	305.5	307.0	505.0	812.0
Multifamily Units (2)	0.0	0.0	0.0	37.0	37.0
Lodge/Commercial/Other (3)	0.0	34.2	34.2	0.8	35.0
Future Development Tracts	0.0	148.5	148.5	-148.5	0.0
Recreation Facilities (3)	0.0	10.4	10.4	19.6	30.0
Roads (4)	0.5	111.0	111.5	55.5	167.0
Total Developed Area	2.0	609.6	611.7	469.3	1081.0
Open Space Areas					
Private Open Space (5)	4.0	398.8	402.8	157.2	560.0
Future Development Tracts	0.0	804.4	804.4	-804.4	0.0
Access Tracts	0.0	3.3	3.3	6.7	10.0
Vegetated ROW Area	0.5	95.1	95.6	38.4	134.0
Community/Recreation	0.5	197.2	197.7	224.3	422.0
Golf Course	0.0	653.4	653.4	-199.4	454.0
Natural Open Space/Cle Elum River	0.0	320.7	320.7	752.3	1073.0
Natural Open Space/Stream C Corridor	0.0	0.0	0.0	226.0	226.0
Other Natural Open Space	0.0	480.0	480.0	159.0	639.0
Managed Open Space/Easton Ridge	0.0	20.6	20.6	1340.4	1361.0
Perimeter Buffer	0.0	198.9	198.9	161.1	360.0
Total Open Space	5.0	3172.4	3177.4	2061.6	5239.0
Total Plat Area	7.0	3782.0	3789.1	2530.9	6320.0
Open Space Percentage	71.1%	83.9%	83.9%	81.5%	82.9%

- (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

*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)

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Phase, Sub-Phase or Plat Name/Number: Phase 3 Divisions 6-9 adjusted for Tract Z-1 (Phase 3 Division 14)

Land Use	A This Plat	B Prior Plats to Date*	C Subtotal This plat and prior plats (A+B)	D Estimated Future Plats	E Estimated Total Project (C+D)
Developed Areas	Acres	Acres	Acres	Acres	Acres
Single Family Lots (1)	0.0	305.5	305.5	506.5	812.0
Multifamily Units (2)	0.0	0.0	0.0	37.0	37.0
Lodge/Commercial/Other (3)	0.0	34.2	34.2	0.8	35.0
Future Development Tracts	-6.4	154.9	148.5	-148.5	0.0
Recreation Facilities (3)	0.0	10.4	10.4	19.6	30.0
Roads (4)	0.0	111.0	111.0	56.0	167.0
Total Developed Area	-6.4	616.0	609.6	471.4	1081.0
Open Space Areas	Acres	Acres	Acres	Acres	Acres
Private Open Space (5)	0.0	398.8	398.8	161.2	560.0
Future Development Tracts	0.0	804.4	804.4	-804.4	0.0
Access Tracts	0.0	3.3	3.3	6.7	10.0
Vegetated ROW Area	0.0	95.1	95.1	38.9	134.0
Community/Recreation	0.0	197.2	197.2	224.8	422.0
Golf Course	-0.6	654.0	653.4	-199.4	454.0
Natural Open Space/Cle Elum River	0.0	320.7	320.7	752.3	1073.0
Natural Open Space/Stream C Corridor	0.0	0.0	0.0	226.0	226.0
Other Natural Open Space	0.0	480.0	480.0	159.0	639.0
Managed Open Space/Easton Ridge	0.0	20.6	20.6	1340.4	1361.0
Perimeter Buffer	0.0	198.9	198.9	161.1	360.0
Total Open Space	-0.6	3173.0	3172.4	2066.6	5239.0
Total Plat Area	-7.0	3789.0	3782.0	2538.0	6320.0
Open Space Percentage	8.6%	83.7%	83.9%	81.4%	82.9%

- (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

*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
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Phase 1 Division 8 SDP Land Use (not a plat)
Phase 2 Division 2
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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)