

**Exhibit M**  
**Open Space Calculation**  
**Suncadia Master Planned Resort**  
December 18, 2019

Phase, Sub-Phase or Plat Name/Number: Winemaker's Cabins at Swiftwater Cellars

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)
<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	355.8	355.8	456.2	812.0
Multifamily Units (2)	1.9	0.0	1.9	35.1	37.0
Lodge/Commercial/Other (3)	3.2	34.2	37.4	-2.4	35.0
Future Development Tracts	0.0	102.8	102.8	-102.8	0.0
Recreation Facilities (3)	0.0	10.4	10.4	19.6	30.0
Roads (4)	0.7	123.2	123.9	43.1	167.0
<b>Total Developed Area</b>	<b>5.8</b>	<b>626.4</b>	<b>632.2</b>	<b>448.8</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)	6.1	453.6	459.7	100.3	560.0
Future Development Tracts	0.0	804.4	804.4	-804.4	0.0
Access Tracts	0.0	3.4	3.4	6.6	10.0
Vegetated ROW Area	0.0	106.7	106.7	27.3	134.0
Community/Recreation (6)	0.0	220.0	220.0	202.0	422.0
Golf Course	0.0	653.4	653.4	-199.4	454.0
Natural Open Space/Cle Elum River	0.0	452.4	452.4	620.6	1073.0
Natural Open Space/Stream C Corridor	0.0	0.0	0.0	226.0	226.0
Other Natural Open Space	0.0	553.4	553.4	85.6	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
<b>Total Open Space</b>	<b>6.1</b>	<b>3466.8</b>	<b>3472.9</b>	<b>1766.1</b>	<b>5239.0</b>
<b>Total Plat Area</b>	<b>11.9</b>	<b>4093.2</b>	<b>4105.1</b>	<b>2214.9</b>	<b>6320.0</b>
<b>Open Space Percentage</b>	<b>51.3%</b>	<b>84.7%</b>	<b>84.6%</b>	<b>79.7%</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)