

**Exhibit M**  
**Open Space Calculation**  
**Suncadia Master Planned Resort**  
November 20, 2020

Phase, Sub-Phase or Plat Name/Number: Phase 2 Division 6 (Nelson Ridge)

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
<b>Developed Areas</b>					
Single Family Lots (1)	12.2	366.8	379.0	433.0	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	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)	2.3	125.3	127.6	39.4	167.0
<b>Total Developed Area</b>	<b>14.5</b>	<b>644.6</b>	<b>659.1</b>	<b>421.9</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)	12.2	470.6	482.8	77.2	560.0
Future Development Tracts	0.0	804.4	804.4	-804.4	0.0
Access Tracts	1.0	3.4	4.4	5.6	10.0
Vegetated ROW Area	1.0	107.4	108.4	25.6	134.0
Community/Recreation (6)	0.0	222.9	222.9	199.1	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	20.8	553.4	574.2	64.8	639.0
Managed Open Space/Easton Ridge	0.0	20.6	20.6	1340.4	1361.0
Perimeter Buffer	12.6	198.9	211.5	148.5	360.0
<b>Total Open Space</b>	<b>47.6</b>	<b>3487.4</b>	<b>3535.0</b>	<b>1704.0</b>	<b>5239.0</b>
<b>Total Plat Area</b>	<b>62.1</b>	<b>4132.0</b>	<b>4194.1</b>	<b>2125.9</b>	<b>6320.0</b>
<b>Open Space Percentage</b>	<b>76.7%</b>	<b>84.4%</b>	<b>84.3%</b>	<b>80.2%</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)