

Exhibit M
Open Space Calculation
Suncadia Master Planned Resort
August 16, 2022

Phase, Sub-Phase or Plat Name/Number: Phase 1 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)	4.1	441.1	445.2	366.8	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	115.7	115.7	-115.7	0.0
Recreation Facilities (3)	0.0	10.4	10.4	19.6	30.0
Roads (4)	1.2	142.8	144.0	23.0	167.0
Total Developed Area	5.3	749.3	754.6	326.4	1081.0
Open Space Areas	Acres	Acres	Acres	Acres	Acres
Private Open Space (5)	4.0	544.8	548.8	11.2	560.0
Future Development Tracts	0.0	817.2	817.2	-817.2	0.0
Access Tracts	0.0	4.4	4.4	5.6	10.0
Vegetated ROW Area	0.7	112.2	112.9	21.1	134.0
Community/Recreation (6)	33.9	259.9	293.8	128.2	422.0
Golf Course	0.0	653.4	653.4	-199.4	454.0
Natural Open Space/Cle Elum River	0.0	586.3	586.3	486.7	1073.0
Natural Open Space/Stream C Corridor	0.0	0.0	0.0	226.0	226.0
Other Natural Open Space	0.0	1210.8	1210.8	-571.8	639.0
Managed Open Space/Easton Ridge	0.0	20.6	20.6	1340.4	1361.0
Perimeter Buffer	0.0	224.0	224.0	136.0	360.0
Total Open Space	38.6	4433.6	4472.2	766.8	5239.0
Total Plat Area	43.9	5182.9	5226.8	1093.2	6320.0
Open Space Percentage	87.9%	85.5%	85.6%	70.1%	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
- (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