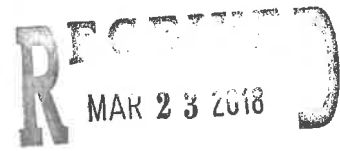


Exhibit M  
Open Space Calculation  
Suncadia Master Planned Resort  
March 20, 2018



Kittitas County CDS

Phase, Sub-Phase or Plat Name/Number: Phase 1 Division 15

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)	2.2	307.0	309.2	502.8	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	2.8	141.3	144.1	-144.1	0.0
Recreation Facilities (3)	0.0	10.4	10.4	19.6	30.0
Roads (4)	0.0	111.5	111.5	55.5	167.0
<b>Total Developed Area</b>	<b>5.0</b>	<b>604.4</b>	<b>609.4</b>	<b>471.6</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)	2.2	402.8	405.0	155.0	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	95.6	95.6	38.4	134.0
Community/Recreation	0.0	197.7	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
<b>Total Open Space</b>	<b>2.2</b>	<b>3177.4</b>	<b>3179.6</b>	<b>2059.4</b>	<b>5239.0</b>
<b>Total Plat Area</b>	<b>7.2</b>	<b>3781.8</b>	<b>3789.0</b>	<b>2531.0</b>	<b>6320.0</b>
<b>Open Space Percentage</b>	<b>30.6%</b>	<b>84.0%</b>	<b>83.9%</b>	<b>81.4%</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

\*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

Exhibit M  
Open Space Calculation  
Suncadia Master Planned Resort  
March 20, 2018

Phase, Sub-Phase or Plat Name/Number: Phase 1 Division 9 adjusted for Tract Z-2 (Phase 1 Division 15)

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	307.0	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	-7.2	148.5	141.3	-141.3	0.0
Recreation Facilities (3)	0.0	10.4	10.4	19.6	30.0
Roads (4)	0.0	111.5	111.5	55.5	167.0
Total Developed Area	-7.2	611.6	604.4	476.6	1081.0
<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	402.8	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	0.0	95.6	95.6	38.4	134.0
Community/Recreation	0.0	197.7	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	0.0	3177.4	3177.4	2061.6	5239.0
<b>Total Plat Area</b>	<b>-7.2</b>	<b>3789.0</b>	<b>3781.8</b>	<b>2538.2</b>	<b>6320.0</b>
<b>Open Space Percentage</b>	<b>0.0%</b>	<b>83.9%</b>	<b>84.0%</b>	<b>81.2%</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

\*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

# CHICAGO TITLE INSURANCE COMPANY

Policy No. 72156-46305963

## GUARANTEE

RECEIVED

MAR 23 2018

Kittitas County CDS

CHICAGO TITLE INSURANCE COMPANY, a Florida corporation, herein called the Company, guarantees the Assured against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

PLEASE NOTE CAREFULLY THE LIABILITY EXCLUSIONS AND LIMITATIONS AND THE SPECIFIC ASSURANCES AFFORDED BY THIS GUARANTEE. IF YOU WISH ADDITIONAL LIABILITY, OR ASSURANCES OTHER THAN AS CONTAINED HEREIN, PLEASE CONTACT THE COMPANY FOR FURTHER INFORMATION AS TO THE AVAILABILITY AND COST.

Dated: March 13, 2018

Issued by:

AmeriTitle, Inc.

101 W Fifth

Ellensburg, WA 98926

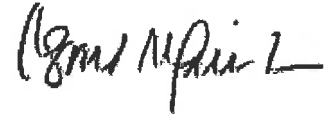
(509)925-1477



Authorized Signer

CHICAGO TITLE INSURANCE COMPANY

By:



President



ATTEST



Secretary

*Note: This endorsement shall not be valid or binding until countersigned by an authorized signatory.*

Subdivision Guarantee Policy Number: 72156-46305963

# SUBDIVISION GUARANTEE

Order No.: 226188AM

Guarantee No.: 72156-46305963

Dated: March 13, 2018

Liability: \$1,000.00

Fee: \$350.00

Tax: \$28.70

Your Reference:

Assured: New Suncadia, LLC, and ESM Consulting Engineers, LLC

The assurances referred to on the face page are:

That, according to those public records with, under the recording laws, impart constructive notice of matters relative to the following described real property:

Tract Z-2, of SUNCADIA - PHASE I DIVISION 9, in the County of Kittitas, State of Washington, as per plat thereof recorded in Book 11 of Plats, pages 79 through 82, records of said county.

Title to said real property is vested in:

New Suncadia, LLC, a Delaware limited liability company

**END OF SCHEDULE A**

(SCHEDULE B)

Order No: 226188AM  
Policy No: 72156-46305963

Subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**EXCEPTIONS:**

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Unpatented mining claims; reservations or exceptions in the United States Patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
3. Title to any property beyond the lines of the real property expressly described herein, or title to streets, roads, avenues, lanes, ways or waterways on which such real property abuts, or the right to maintain therein vaults, tunnels, ramps, or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
4. Any lien for service, installation, connection, maintenance, tap, capacity or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records
5. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.
6. General Taxes and Assessments – total due may include fire patrol assessment, weed levy assessment and/or irrigation assessment, if any. Taxes noted below do not include any interest or penalties which may be due after delinquency.

Note: Tax year runs January through December with the first half becoming delinquent May 1st and second half delinquent November 1st if not paid. For most current tax information or tax printouts visit: <http://taxsifter.co.kittitas.wa.us> or call their office at (509) 962-7535.

Tax Year: 2018  
Tax Type: County  
Total Annual Tax: \$15,430.19  
Tax ID #: 953908  
Taxing Entity: Kittitas County Treasurer  
First Installment: \$7,715.10  
First Installment Status: Due  
First Installment Due/Paid Date: April 30, 2018  
Second Installment: \$7,715.09  
Second Installment Status: Due  
Second Installment Due/Paid Date: October 31, 2018

7. Assessment in the amount of \$3,900 as set forth in Agreement and Covenant for Collection and Payment of Combined Qualification Payment for Extension of Natural Gas Service, between Subdivision Guarantee Policy Number: 72156-46305963

Mountainstar Resort Development, LLC and Puget Sound Energy, Inc., including the terms and provisions contained therein, recorded April 16, 2004, under Auditor's File No. 200404160016.

8. At the request of the insured, we have agreed to eliminate any reference in the policy to issue as to the pendency of Yakima County Superior Court Cause No. 77-2-01484-5 on the agreed-upon understanding that there are no provisions in said policy which afford, or are intended to afford, insurance that there is a present or continuing right to use surface waters of the Yakima River Drainage Basin. The sole purpose of said paragraph appearing in our Guarantee was to advise the insured that such an action is pending of record and that judgment adjudicating such surface waters are being sought in accordance with the statutes of the State.
9. Reservation of Oil, gas, minerals, or other hydrocarbons, including the terms and provisions contained therein, in deed from Jeld-Wen, Inc., an Oregon corporation.  
Recorded: October 11, 1996  
Instrument No.: 199610110015  
As follows:  
"Excepting therefrom all oil, gas and other hydrocarbons, together with the rights of ingress and egress as reserved in that certain Deed to Plum Creek Timber Company, L.P., from PCTC, Inc. executed on June 21, 1989 and recorded June 30, 1989 in the records of Kittitas County, Washington under Auditor's File No. 521473, as such reservation was modified by the certain Partial Waiver of Surface Use Rights dated February 13, 1996 and recorded April 8, 1996, in the records of Kittitas County, Washington, under Auditor's File No. 199604080028;  
  
The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
10. Agreement and the terms and conditions contained therein  
Between: Kittitas County, a Washington municipal corporation  
And: Suncadia LLC, a Delaware limited liability company  
Purpose: Amended and Restate Development Agreement  
Recorded: April 16, 2009  
Instrument No.: 200904160090  
  
Resolution No. 2009-78 adopting the Seventh Amendment to Development Agreement, and the terms and conditions thereof, recorded June 12, 2009, under Auditor's File No. 200906120039.
11. Agreement and the terms and conditions contained therein  
Between: Mountainstar Resort Development, LLC  
And: Puget Sound Energy, Inc.  
Purpose: Agreement and Covenant for Collection and Payment of Combined Qualification Payment for Extension of Natural Gas Service  
Recorded: April 16, 2004  
Instrument No.: 200404160016
12. Any rights, interests, or claims which may exist or arise by reason of the following matters(s) disclosed by the Plat of SUNCADIA - PHASE I DIVISION 9:  
Recorded: December 19, 2007

Subdivision Guarantee Policy Number: 72156-46305963



Book: 11 Page: 78 through 82  
Instrument No.: 200712190001

Matters shown:

- a) Notes 1 through 15 thereon
- b) Dedication thereon

13. An easement including the terms and provisions thereof for the purpose shown below and rights incidental thereto as set forth in instrument:  
Granted To: Puget Sound Energy, Inc., a Washington corporation  
Purpose: Transmission, distribution and sale of electricity and natural gas  
Recorded: January 27, 2010  
Instrument No.: 201001270024  
Affects: 10 foot strip adjoining all roads shown on the plat

#### **END OF EXCEPTIONS**

#### **Notes:**

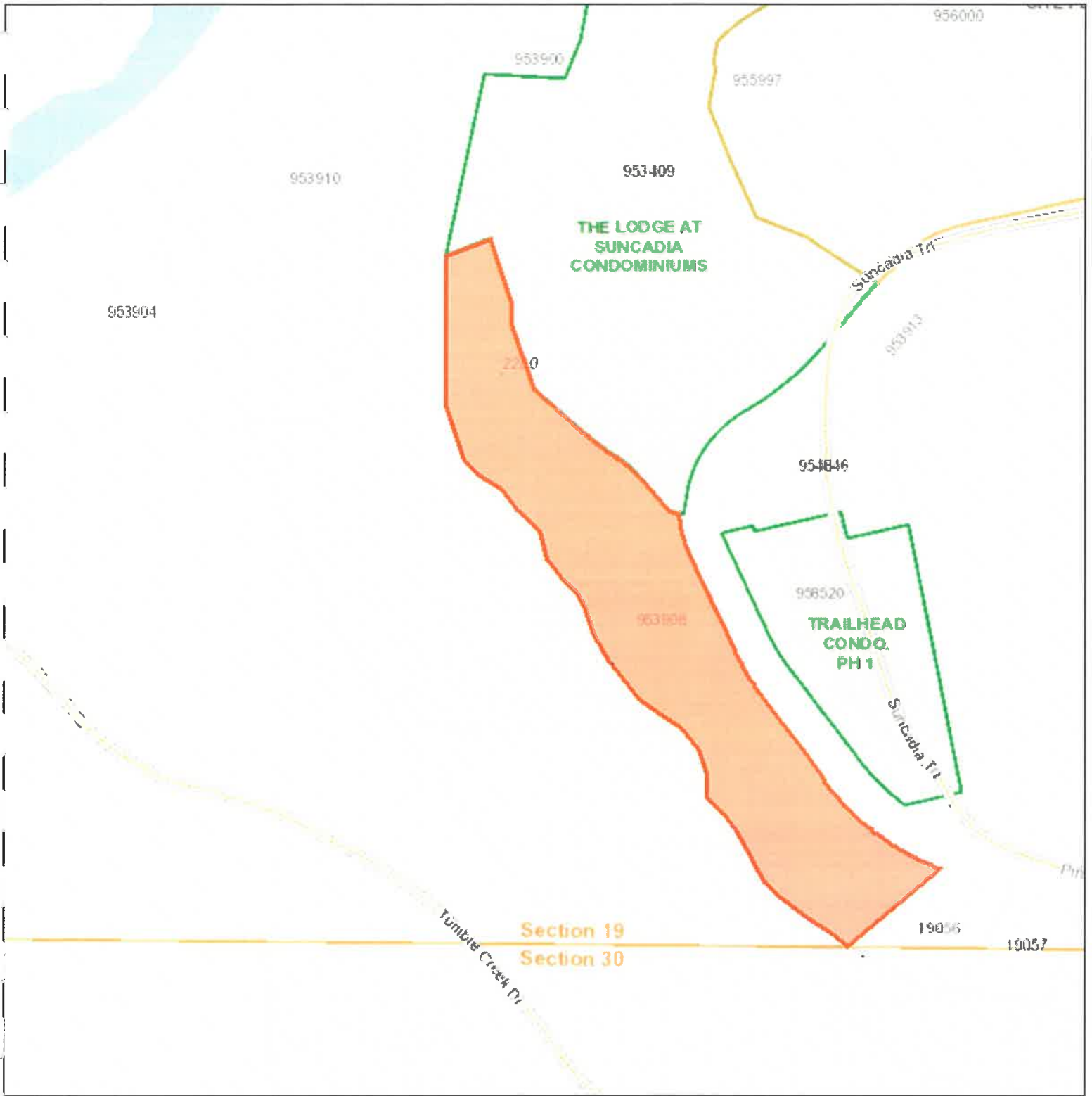
Note No. 1: Any map or sketch enclosed as an attachment herewith is furnished for information purposes only to assist in property location with reference to streets and other parcels. No representation is made as to accuracy and the company assumes no liability for any loss occurring by reason of reliance thereon.

Note No. 2: All documents recorded in Washington State must include an abbreviated legal description and tax parcel number on the first page of the document. The abbreviated description for this property is: Tract Z-2, SUNCADIA - PH 1 DIV 9, Book 11, pgs 78-82.

NOTE: In the event any contracts, liens, mortgages, judgments, etc. which may be set forth herein are not paid off and released in full, prior to or immediately following the recording of the forthcoming plat (short plat), this Company will require any parties holding the beneficial interest in any such matters to join in on the platting and dedication provisions of the said plat (short plat) to guarantee the insurability of any lots or parcels created thereon. We are unwilling to assume the risk involved created by the possibility that any matters dedicated to the public, or the plat (short plat) in its entirety, could be rendered void by a foreclosure action of any such underlying matter if said beneficial party has not joined in on the plat (short plat).

#### **END OF GUARANTEE**

# TRACT Z2



Date: 3/16/2018

1 inch = 376 feet  
Relative Scale 1:4,514

*Disclaimer:*  
Kittitas County makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data, its use, or its interpretation. Kittitas County does not guarantee the accuracy of the material contained herein and is not responsible for any use, misuse or representations by others regarding this information or its derivatives.

