

Exhibit M
Open Space Calculation
Suncadia Master Planned Resort
January 21, 2019

Phase, Sub-Phase or Plat Name/Number: Phase 2 Division 5

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)	15.0	308.2	323.2	488.8	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	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)	3.1	111.5	114.6	52.4	167.0
Total Developed Area	18.1	567.1	585.2	495.8	1081.0
Open Space Areas					
Private Open Space (5)	15.0	406.2	421.2	138.8	560.0
Future Development Tracts	0.0	804.4	804.4	-804.4	0.0
Access Tracts	0.0	3.1	3.1	6.9	10.0
Vegetated ROW Area	3.2	95.6	98.8	35.2	134.0
Community/Recreation (6)	5.0	197.7	202.7	219.3	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	23.2	3180.6	3203.8	2035.2	5239.0
Total Plat Area	41.3	3747.7	3789.0	2531.0	6320.0
Open Space Percentage	56.2%	84.9%	84.6%	80.4%	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
- (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

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Phase, Sub-Phase or Plat Name/Number: Phase 2 Division 3 adjusted for Tract Z-5 (Phase 2 Division 5)

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)	0.0	308.2	308.2	503.8	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	-41.3	144.1	102.8	-102.8	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	-41.3	608.4	567.1	513.9	1081.0
Open Space Areas					
Private Open Space (5)	0.0	406.2	406.2	153.8	560.0
Future Development Tracts	0.0	804.4	804.4	-804.4	0.0
Access Tracts	0.0	3.1	3.1	6.9	10.0
Vegetated ROW Area	0.0	95.6	95.6	38.4	134.0
Community/Recreation (6)	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	3180.6	3180.6	2058.4	5239.0
Total Plat Area	-41.3	3789.0	3747.7	2572.3	6320.0
Open Space Percentage	0.0%	83.9%	84.9%	80.0%	82.9%

- (1) Includes area within Developable Envelope and access drive.
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- Phase 1 Division 9 adjusted for Z3 (Phase 1 Division 13)
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- Phase 3 Divisions 6-9 Adjustment
- Phase 3 Division 14
- Phase 1 Division 9 adjusted for Phase 1 Division 15
- Phase 1 Division 15