

Exhibit M
Open Space Calculation
Suncadia Master Planned Resort
November 13, 2020

Phase, Sub-Phase or Plat Name/Number: Phase 2 Division 1 (Nelson Creek)

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)	11.0	355.8	366.8	445.2	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)	1.4	123.9	125.3	41.7	167.0
Total Developed Area	12.4	632.2	644.6	436.4	1081.0
Open Space Areas	Acres	Acres	Acres	Acres	Acres
Private Open Space (5)	10.9	459.7	470.6	89.4	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	0.7	106.7	107.4	26.6	134.0
Community/Recreation (6)	2.9	220.0	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	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
Total Open Space	14.5	3472.9	3487.4	1751.6	5239.0
Total Plat Area	26.9	4105.1	4132.0	2188.0	6320.0
Open Space Percentage	53.9%	84.6%	84.4%	80.1%	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