

**Exhibit M**  
**Open Space Calculation**  
**Suncadia Master Planned Resort**  
January 24, 2022

Phase, Sub-Phase or Plat Name/Number: Phase 2 Division 7

<b>Land Use</b>	<b>A This Plat</b>	<b>B Prior Plats to Date*</b>	<b>C Subtotal This plat and prior plats (A+B)</b>	<b>D Estimated Future Plats</b>	<b>E Estimated Total Project (C+D)</b>
<b>Developed Areas</b>	<b>Acres</b>	<b>Acres</b>	<b>Acres</b>	<b>Acres</b>	<b>Acres</b>
Single Family Lots (1)	37.2	403.9	441.1	370.9	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	12.9	102.8	115.7	-115.7	0.0
Recreation Facilities (3)	0.0	10.4	10.4	19.6	30.0
Roads (4)	10.8	132.0	142.8	24.2	167.0
<b>Total Developed Area</b>	<b>60.9</b>	<b>688.4</b>	<b>749.3</b>	<b>331.7</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)	37.2	507.6	544.8	15.2	560.0
Future Development Tracts	12.8	804.4	817.2	-817.2	0.0
Access Tracts	0.0	4.4	4.4	5.6	10.0
Vegetated ROW Area	2.7	109.5	112.2	21.8	134.0
Community/Recreation (6)	21.2	238.7	259.9	162.1	422.0
Golf Course	0.0	653.4	653.4	-199.4	454.0
Natural Open Space/Cle Elum River	133.9	452.4	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	87.5	1123.3	1210.8	-571.8	639.0
Managed Open Space/Easton Ridge	0.0	20.6	20.6	1340.4	1361.0
Perimeter Buffer	12.5	211.5	224.0	136.0	360.0
<b>Total Open Space</b>	<b>307.8</b>	<b>4125.8</b>	<b>4433.6</b>	<b>805.4</b>	<b>5239.0</b>
<b>Total Plat Area</b>	<b>368.7</b>	<b>4814.2</b>	<b>5182.9</b>	<b>1137.1</b>	<b>6320.0</b>
<b>Open Space Percentage</b>	<b>83.5%</b>	<b>85.7%</b>	<b>85.5%</b>	<b>70.8%</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)  
Phase 2 Division 6 (Nelson Ridge)  
Phase 3 Division 17