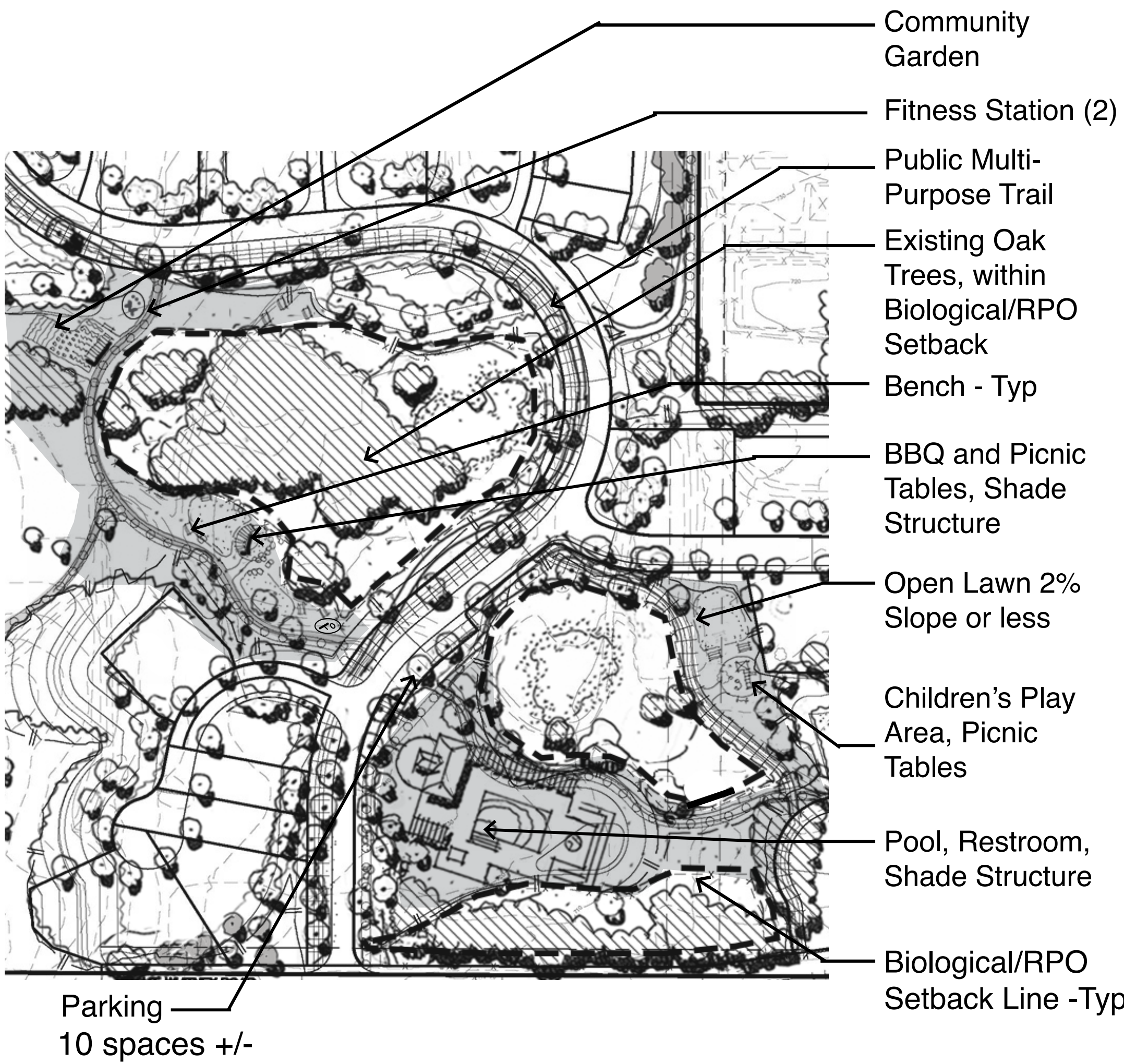
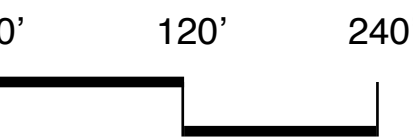


Park and Public Multi-Use Trail Location Map

Not to Scale



Private Recreation Area and Central Oak Park



Park Concept Plan

County of San Diego - PDS2013-SP-13-001
Eden Hills Project Owner, LLC
November 30, 2015

Monica Simpson ASLA
Landscape Architecture/Planning
Laguna Beach, CA
949.375.2523

SUMMARY PARK ACREAGE TYPE AND CREDIT

Required	Units required sf/du		Required Acres	
Escondido LPPA	326	373.74	2.79	
Provided				
Park Name or Lot Number	Public or Private	Gross Acres	Net Acres (Per PLDO)	PLDO Credit
Public Park and Trail Staging Area	Public	2.49	1.74	* 70%
Central Oak Park	Private	1.56	0.00	0%
Private Recreation Area	Private	2.33	1.17	50%
Trail Head Park	Private	0.45	0.00	0%
TOTALS		6.83	2.91	

* Excludes Parking Lot

PLDO County of San Diego

Valiano Park Plan Summary Tables

Rev 11/21/2014

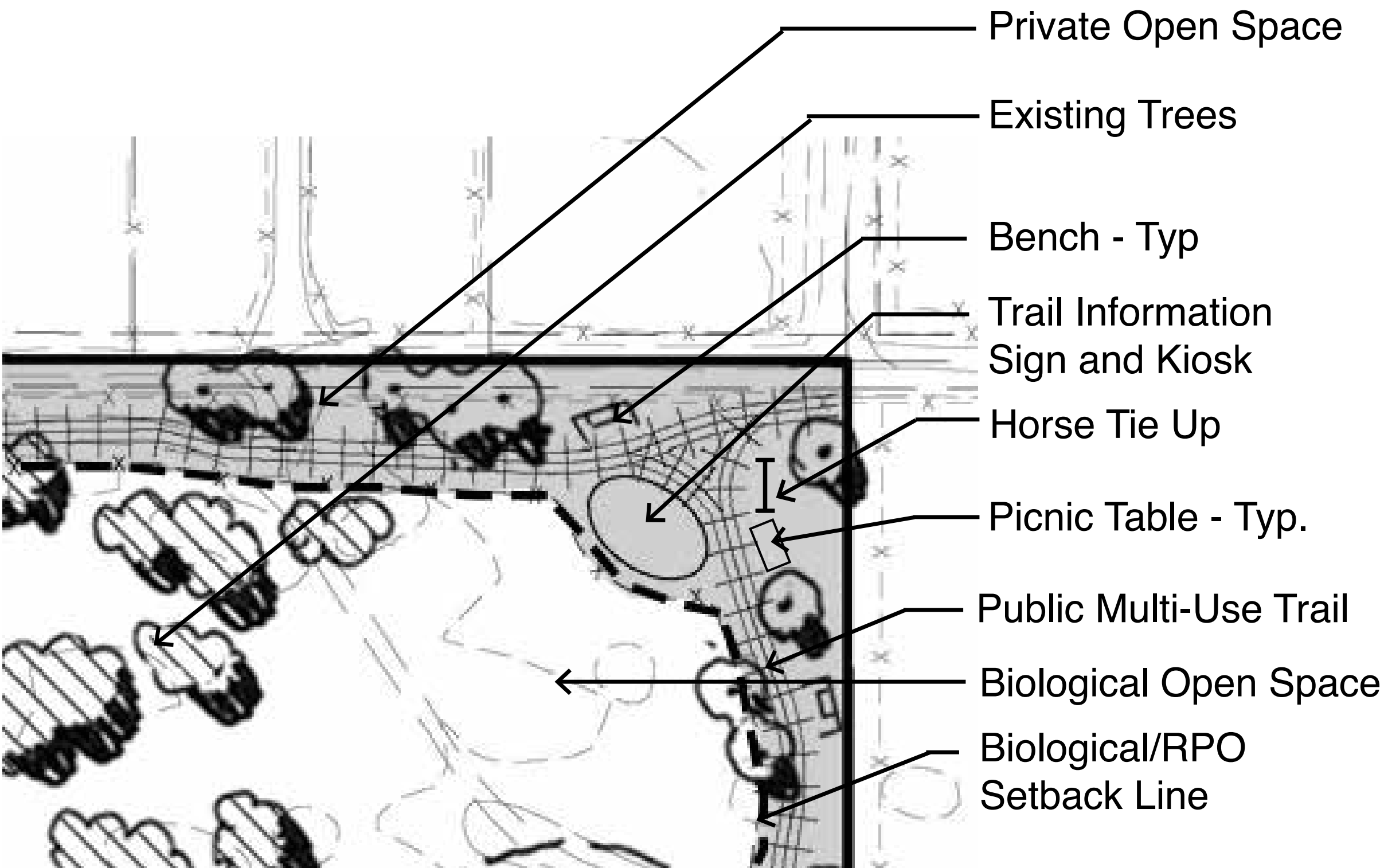
Summary of Amenities

Park Name or Lot Number	Public or Private	Description of Amenities	Gross Area
Public Park and Trail Staging Area at Country Club Drive	Public	Informal Play Lawn, One Group Shade Structure, Three Picnic Tables, Multi Age Children's Play Areas, Half Court basketball, One Horse Hitching Station, Seating areas, Community Garden. One Kiosk with Trail Map. Five Benches. Off Street Parking.	2.49 Acres
Central Oak Park	Private	Informal Play Meadow, Trails, Two Picnic Tables, Four Benches, One Small Shade Structure, Exercise Station or Course.	1.56 Acres
Private Recreation Area	Private	Swimming Pool with Community Room, Restrooms, Shade Structure, 2 Picnic Tables, 1 Children's Play Area, Informal Lawn.	2.33 Acres
Trail Head Park	Private	Two Picnic Tables, Two Benches, One Kiosk with Trail Map. Horse Tie Up.	.45 Acres

Park Construction Timing Proposal

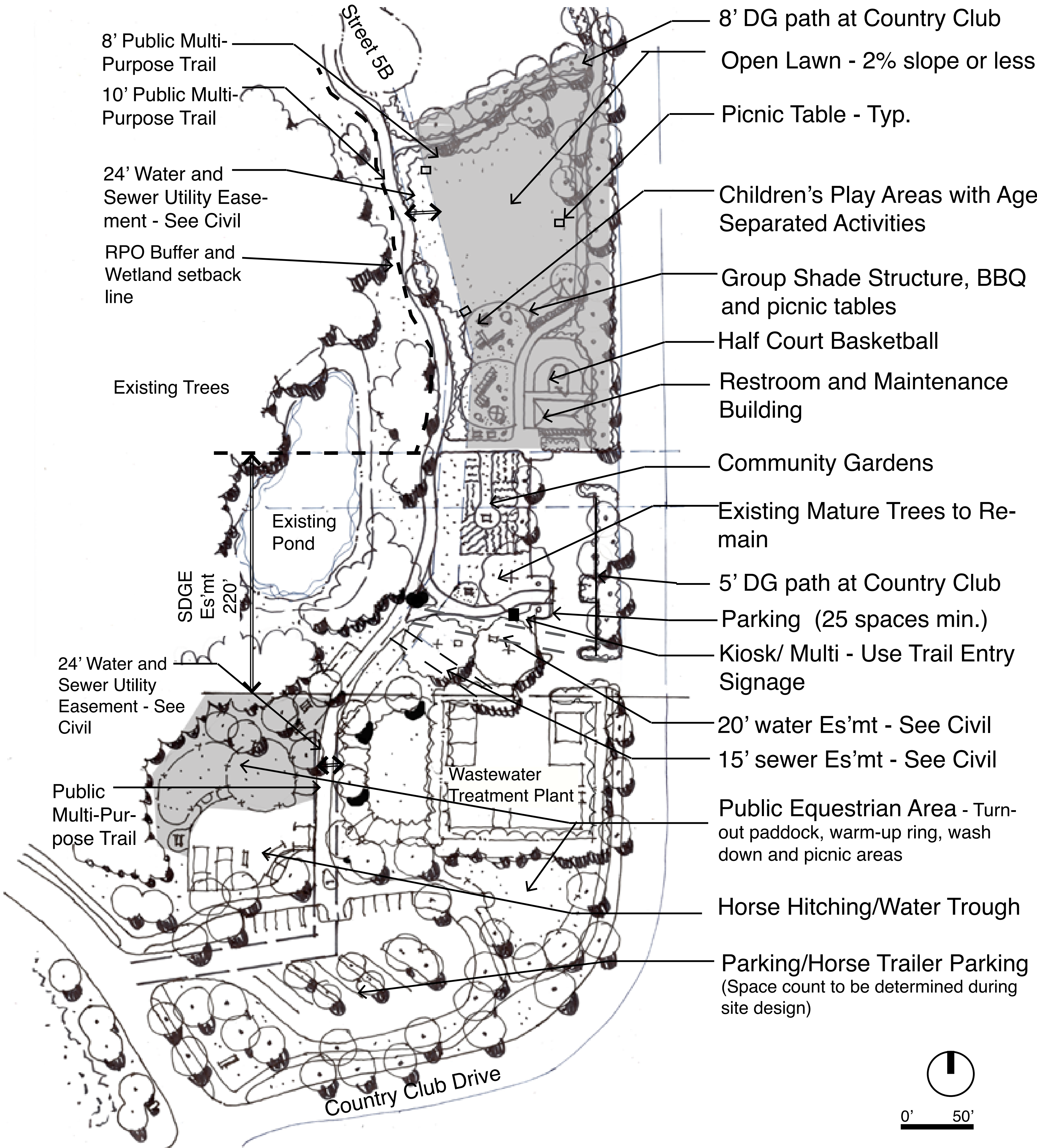
Park Name or Lot Number	Public or Private	Phase	Completed Prior to:
Park at Country Club Drive	Public	2 or 3	TBD
Central Oak Park	Private	2 or 3	TBD
Private Recreation Area	Private	2 or 3	TBD
Trail Head Park	Private	2 or 3	TBD

Park Summary Tables



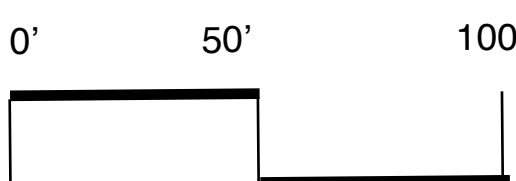
Trail Head Park

A privately maintained park allowing Eden Valley resident access to the County maintained Public Multi-Use Trail.



Note:
Park facilities and program locations are conceptual and subject to further review and refinement. Shaded area shows area used for park credit. All Public Park facilities shall be maintained by the County of San Diego. Equestrian Area is privately operated but open to the Public. See Park Table for Park Credit breakdown.

Public Neighborhood Park and Trail Staging Area



Notes:
Park facilities and program locations are conceptual and subject to further review and refinement. All facilities to conform to San Diego County Park and Recreation Requirements.

All public park facilities shall be maintained by San Diego County Park and Recreation Department. Private park facilities will be maintained by Valiano Homeowners Association.