

DISTRICT DISCLOSURE STATEMENT
Paradise of Colorado Metropolitan District

Lots within Paradise of Colorado Master Plan (the "Community") containing 200 plus acres are located within the boundaries of the Paradise of Colorado Metropolitan District (the "District"). The District is a quasi-municipal corporation and political subdivision of the State of Colorado. The City of Woodland Park has approved the Service Plan for the District (the "Service Plan").

The District was created to assist with the planning, design, acquisition, construction, installation, operation, maintenance, relocation, and financing of certain public improvements serving the Community. From time to time, the District may provide certain public improvements of benefit to the Community, including but not limited to: (1) water and water storage related improvements; (2) landscaping and maintenance, (3) parks and/or recreational related improvements; or (4) drainage and flood control improvements and maintenance, as more fully set forth and described in the Service Plan. The District was also formed in lieu of a homeowners' association (HOA), and will be providing covenant enforcement and design review services. Property taxes paid to the District will support ongoing operation and maintenance of public improvements such as the landscaping and park trails. The District may obtain financing for the capital improvements needed for the Community through the issuance of limited tax general obligation debt which may include bonds, notes, debentures, certificates, leases, loan agreements, or other contracts ("Debt").

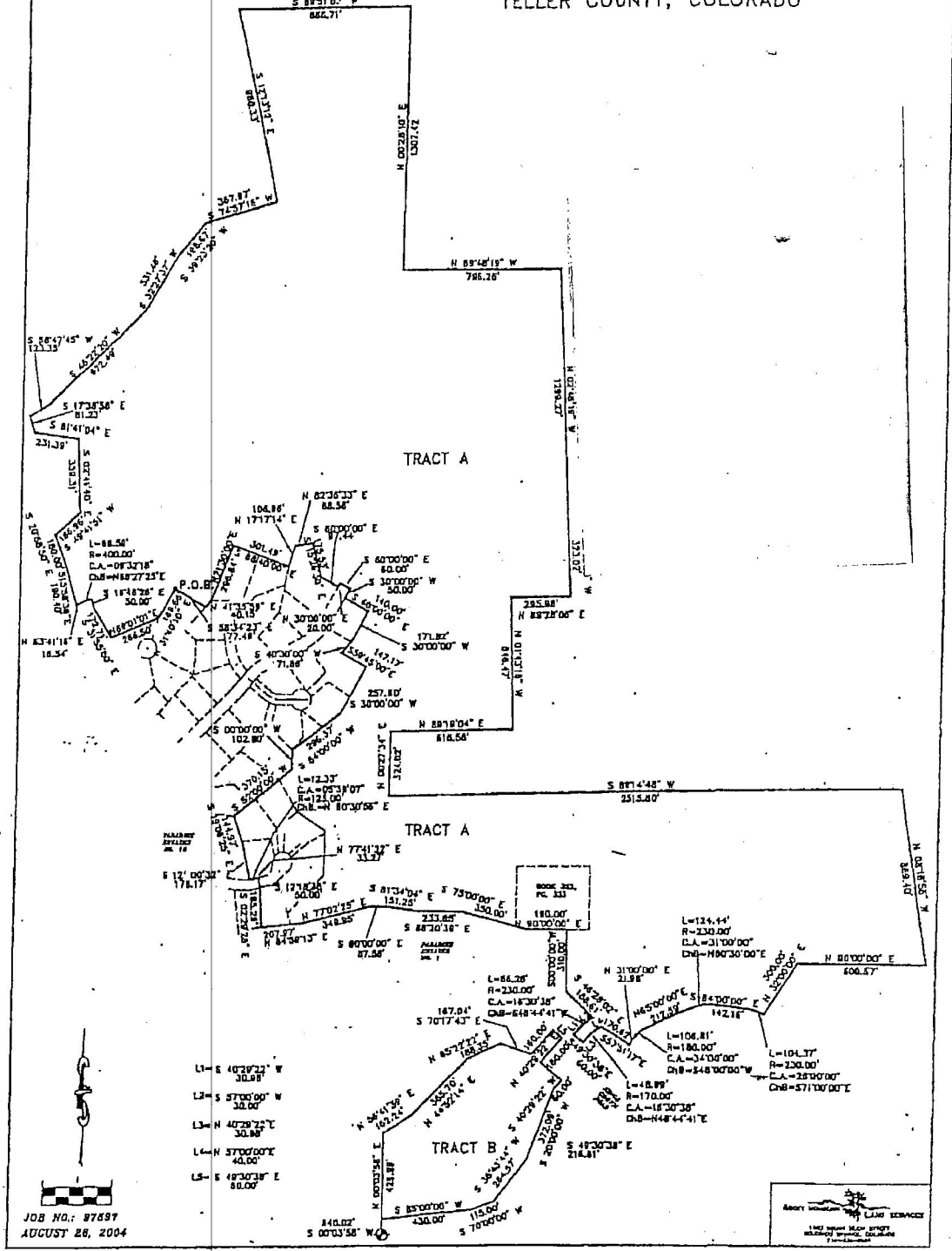
Paradise of Colorado Metropolitan District
(In the City of Woodland Park, Teller County, Colorado)

SPECIAL DISTRICT PUBLIC DISCLOSURE

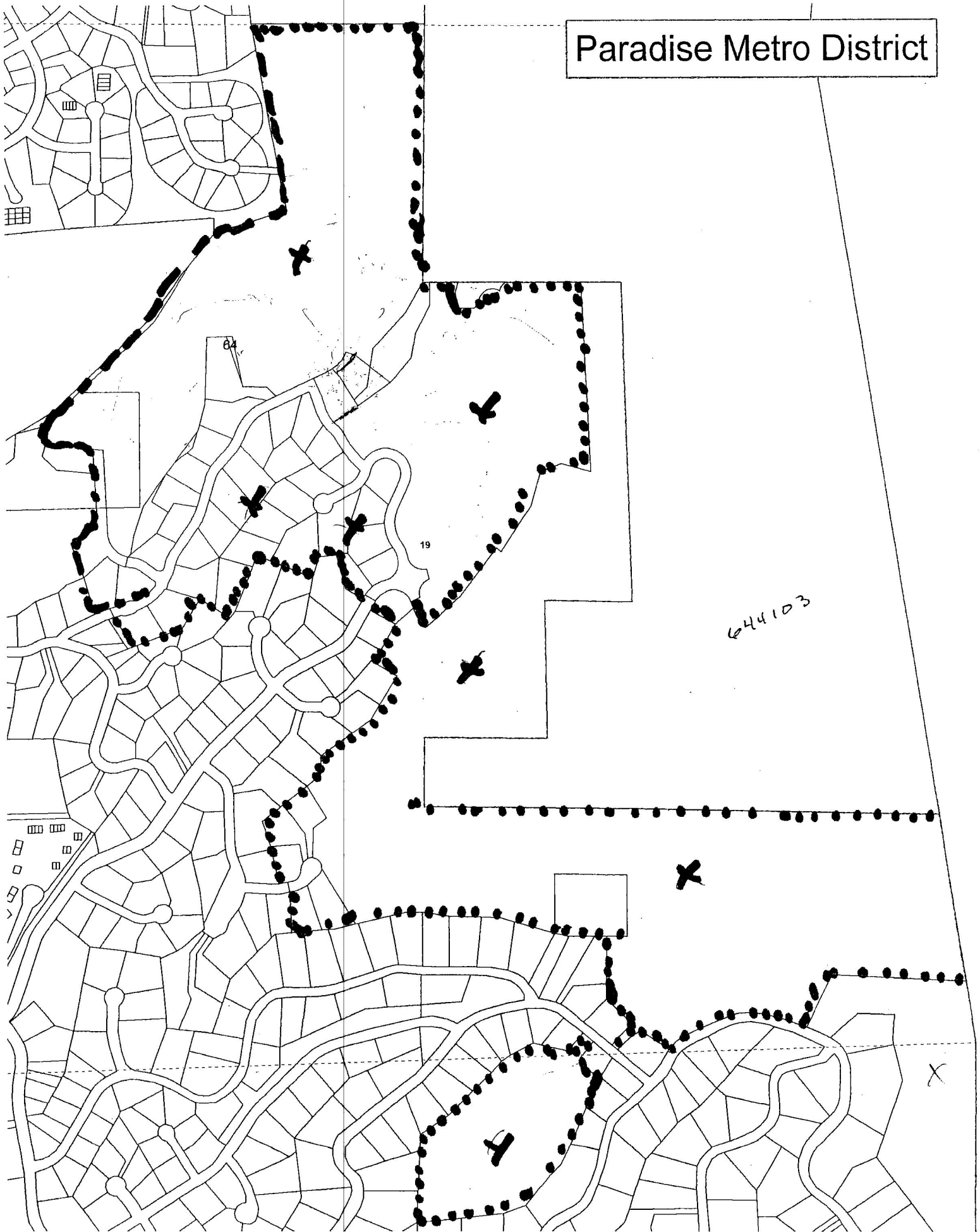
Pursuant to § 32-1-104.8, C.R.S.

Name of District (Per § 32-1-104.8(1)(a))	Paradise of Colorado Metropolitan District
Powers of the District, as authorized by § 32-1-1004, C.R.S. and the District's service as of the time of this filing (Per § 32-1-104.8(1)(b))	Water, Storm Drainage, Parks and Recreation, and Covenant Enforcement.
Service Plan (Per § 32-1-104.8(1)(c))	The District's service plan, which may be amended from time to time, includes a description of the District's powers and authority. A copy of service plan is available from the Division of Local Government.
Disclosure Statement (Per § 32-1-104.8(1)(d))	<p>Paradise of Colorado Metropolitan District is authorized by Title 32 of the Colorado Revised Statutes to use a number of methods to raise revenues for capital needs and general operations costs. These methods, subject to the limitations imposed by section 20 of article X of the Colorado constitution, include issuing debt, levying taxes, and imposing fees and charges. Information concerning directors, management, meetings, elections, and current taxes are provided annually in the Notice to Electors described in § 32-1-809(1), Colorado Revised Statutes, which can be found at the District's office, on the District's web site, on file at the Division of Local Government in the state Department of Local Affairs, or on file at the office of the clerk and recorder of the county in which the District is located.</p> <p>For any district that is a member of a statewide organization of special districts formed pursuant to section 29-1-401, C.R.S. (as of the date of the recording of this notice, the "Special District Association of Colorado"), the Notice to Electors may also be available on the publicly accessible section of the association's web site.</p>
District Map (Per § 32-1-104.8(1))	See the map attached as Exhibit A depicting the District's boundaries as of the date of this filing. The District's boundaries may change from time to time. The Division of Local Government should be contacted for the most current map.

EXHIBIT FOR LEGAL DESCRIPTION
PARADISE OF COLORADO METROPOLITAN DISTRICT, CITY OF WOODLAND PARK
TELLER COUNTY, COLORADO



Paradise Metro District



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