

**ANNUAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2013
RELATING TO**

**\$3,830,000
CITY OF SAN DIEGO
ASSESSMENT DISTRICT NO. 4096 (PIPER RANCH)
LIMITED OBLIGATION REFUNDING BONDS**

(CUSIP Number 797283)

The following Annual Report is being provided by the City of San Diego (the "City") for the above stated issue (the "Bonds"), pursuant to the Continuing Disclosure Certificate requirements and in compliance with Securities and Exchange Commission Rule 15c2-12 for the fiscal year ending June 30, 2013 (the "Annual Report").

The Annual Report, including any amendment or supplement hereto, is electronically transmitted by the City acting as the Dissemination Agent to the Electronic Municipal Market Access ("EMMA") System of the Municipal Securities Rulemaking Board ("MSRB").

The Annual Report is provided in accordance with the terms of the Continuing Disclosure Certificate, and does not purport to provide full and complete information on the terms of the Bonds. The filing of the Annual Report does not constitute or imply any representation that no changes, circumstances or events have occurred since the end of the fiscal year to which the Annual Report relate (other than as contained in the Annual Report), or that no other information exists which may have a bearing on the security for the Bonds, or an investor's decision to buy, sell or hold the Bonds. Certain information and data provided herein was obtained from sources other than the City (the "Outside Information"), as indicated by the source citations. Although the information contained in the Annual Report has been obtained from sources which are believed to be reliable, the City has not independently verified such Outside Information, and the City cannot guarantee its completeness or accuracy. No statements in this annual report should be construed as a prediction or representation about future financial performance of the City or Assessment District No. 4096 (Piper Ranch).

The City is acting as the Dissemination Agent for the above stated issuance. The City does not have any obligation to update this report other than as expressly provided in the Continuing Disclosure Certificate.

Any statements regarding the above stated issuance, other than a statement made by the City in an official release or subsequent notice or annual report, published in a financial newspaper of general circulation and/or filed with the MSRB's EMMA system, are not authorized by the City. The City shall not be responsible for the accuracy, completeness or fairness of any such unauthorized statement.

DATED: March 10, 2014

CITY OF SAN DIEGO

By: _____

Mary Lewis

Chief Financial Officer

**CITY OF SAN DIEGO
ASSESSMENT DISTRICT NO. 4096
(PIPER RANCH)
LIMITED OBLIGATION REFUNDING BONDS**

Annual Report under the Continuing Disclosure Certificate

Fiscal Year Ending June 30, 2013

This Annual Report includes information required by the Continuing Disclosure Certificate for the City of San Diego Assessment District No. 4096 (Piper Ranch) Limited Obligation Refunding Bonds.

(a) **Financial Statements.**

The requirement that the City file its audited financial statements as a part of the Annual Report has been included in the Disclosure Agreement solely to satisfy the provisions of Rule 15c2-12. The inclusion of this information does not mean that the Bonds are secured by any resources or property of the City.

Refer to the City of San Diego's Comprehensive Annual Financial Report Fiscal Year Ended June 30, 2013 ("CAFR"), filed on the MSRB's EMMA site on February 11, 2014. The District Funds are included in the Supplementary Information section, under the heading Fiduciary Funds, Other Miscellaneous Agency. The capital improvements financed by District Funds can be found in the Supplementary Information section, under the heading Nonmajor Governmental Funds - Capital Projects (Special Assessment/Special Tax Bonds), of the City's CAFR. Additional information related to Special Assessment/Special Tax Bonds can be found in Note 19.

(b) **Financial and Operating Data.**

- (i) Principal amount of Bonds outstanding (data as of September 30, 2013 pursuant to the Continuing Disclosure Certificate):

\$3,830,000

Source: City of San Diego, Debt Management

- (ii) Balances in the Funds established under the Bond Indenture (data as of September 30, 2013 pursuant to the Continuing Disclosure Certificate):

Reassessment Fund	\$9
Redemption Fund	\$0
Reserve Fund^(a)	\$322,390

Source: City of San Diego, Debt Management: Union Bank Trustee Statements

^(a) Reserve Requirement: \$322,288

(iii) An update of Tables 3 and 4 of the Official Statement and a description of any parcels for which the Reassessment have been prepaid, including the amount prepaid, since the date of the last Annual Report.

- An update of Table 3 setting forth the Value-To-Lien Information for the District is attached as Exhibit 1.

- An update of Table 4 setting forth the Top Property Owners for the District is attached as Exhibit 2.

- No parcels have been prepaid as of the date of filing this Annual Report.

Source: City of San Diego, Debt Management; Willdan Financial Services

(iv) An update of Table 7 of the Official Statement with respect to the last five full fiscal years only.

- An update of Table 7 setting forth the Delinquency History for the five most recent Fiscal Years in which the Reassessment was levied is attached as Exhibit 3.

**TABLE 3
THE CITY OF SAN DIEGO
ASSESSMENT DISTRICT NO. 4096 (PIPER RANCH)
VALUE-TO-LIEN INFORMATION**

APN	Land Value ⁽¹⁾	Improvement Value ⁽¹⁾	Total Assessed Value ⁽¹⁾	Reassessment Lien Amount ⁽²⁾	Assessed Value to Reassessment Lien ⁽³⁾	% of Total Reassessment Lien Amount	Overlapping Tax and Assessment Debt ⁽⁴⁾	Total Value to Lien ⁽⁵⁾
646-240-49-00	\$2,410,938	\$2,861,678	\$5,272,616	\$432,112	12.20	11.28%	\$228,559	7.98
646-240-50-00	1,845,305	5,027,201	6,872,506	341,141	20.15	8.91%	297,912	10.75
646-240-51-00	2,490,295	6,289,797	8,780,092	430,813	20.38	11.25%	380,602	10.82
646-240-52-00	690,489	679,168	1,369,657	57,459	23.84	1.50%	59,372	11.72
646-240-53-00	357,000	663,000	1,020,000	67,906	15.02	1.77%	44,215	9.10
646-240-54-00	450,000	575,000	1,025,000	67,253	15.24	1.76%	44,432	9.18
646-240-55-00	700,676	618,043	1,318,719	57,459	22.95	1.50%	57,164	11.50
646-240-56-00	1,402,486	1,471,536	2,874,022	116,223	24.73	3.03%	124,584	11.93
646-240-57-00	550,000	1,230,000	1,780,000	77,700	22.91	2.03%	77,160	11.49
646-240-58-00	897,635	1,125,401	2,023,036	77,700	26.04	2.03%	87,695	12.23
646-240-59-00	1,439,841	1,325,513	2,765,354	143,646	19.25	3.75%	119,873	10.49
646-240-60-00	1,150,000	1,370,000	2,520,000	143,646	17.54	3.75%	109,238	9.97
646-240-61-00	550,000	825,000	1,375,000	69,211	19.87	1.81%	59,604	10.67
646-240-62-00	550,000	820,000	1,370,000	69,211	19.79	1.81%	59,387	10.65
646-240-63-00	870,032	1,630,003	2,500,035	116,223	21.51	3.03%	108,372	11.13
646-240-67-00	1,292,866	2,108,538	3,401,404	143,032	23.78	3.73%	147,445	11.71
646-240-68-00	545,997	948,079	1,494,076	56,563	26.41	1.48%	64,766	12.31
646-240-69-00	628,940	791,415	1,420,355	59,813	23.75	1.56%	61,570	11.70
646-240-70-00	688,744	1,040,400	1,729,144	94,921	18.22	2.48%	74,955	10.18
646-240-77-00	3,060,000	4,970,000	8,030,000	626,169	12.82	16.35%	348,087	8.24
646-240-78-00	2,840,000	4,230,000	7,070,000	581,799	12.15	15.19%	306,472	7.96
Total	\$25,411,244	\$40,599,772	\$66,011,016	\$3,830,000	17.24	100.00%	\$2,861,467	9.86

⁽¹⁾ Fiscal Year 2013-14 Assessed Values are as of January 1, 2013 provided by the San Diego County Assessor.

⁽²⁾ Reassessment lien amount as of September 30, 2013.

⁽³⁾ Calculated by dividing Total Assessed Value by Reassessment Lien amount.

⁽⁴⁾ Overlapping Tax and Assessment Debt represents the total overlapping tax and assessment debt as provided by California Municipal Statistics, Inc. with data as of February 1, 2014, not inclusive of the Reassessment Lien Amount.

⁽⁵⁾ Calculated by dividing Total Assessed Value by the sum of the Reassessment Lien Amount and the Overlapping Tax and Assessment Debt.

Source: Willdan Financial Services

**TABLE 4
THE CITY OF SAN DIEGO
ASSESSMENT DISTRICT NO. 4096 (PIPER RANCH)
TOP PROPERTY OWNERS**

APN	Owner ⁽¹⁾	Reassessment Lien Amount as of September 30, 2013	% of Total Reassessment Lien Amount
646-240-77-00	GRANITE PIPER RANCH L P ⁽²⁾	\$1,207,968.11	31.54%
646-240-78-00			
646-240-50-00	LOT 18 OTAY MESA ROAD INC. ⁽³⁾	771,954.59	20.16%
646-240-51-00			
646-240-49-00	WHALEN KENNETH J TRUST 07-01-05	432,112.63	11.28%
646-240-59-00	CASTANEDA MAURICIO	143,646.37	3.75%
646-240-60-00	CHEN LLOYD L & DONG LIPING	143,646.37	3.75%
646-240-67-00	R C J PROPERTIES L L C	143,031.74	3.73%
646-240-56-00	ENTERPRISE PROPERTIES L L C	116,222.97	3.03%
646-240-63-00	1351 AIR WING L L C	116,222.97	3.03%
646-240-70-00	BURBOA FRANCISCO J B FAMILY TRUST 10-21-81	94,921.07	2.48%
646-240-57-00	R D J FRESH PRODUCE L L C	77,699.62	2.03%
646-240-58-00	GUTIERREZ DANTE	77,699.62	2.03%
646-240-61-00	1411 AIR WING L L C	69,211.43	1.81%
646-240-62-00	AIR WING L L C	69,211.43	1.81%
646-240-53-00	JIPSON L L C	67,905.55	1.77%
646-240-54-00	BHY REALTY L L C	67,252.61	1.76%
646-240-69-00	CHOI HWA SIK	59,813.27	1.56%
646-240-52-00	NORMAN RALPH S	57,458.55	1.50%
646-240-55-00	IBARRA JAVIER & GARCIA-IBARRA ANGELICA	57,458.55	1.50%
646-240-68-00	CORONADO JUAN	56,562.55	1.48%
Total		\$3,830,000.00	100.00%

⁽¹⁾ Owner data is per the San Diego County Assessor as of January 1, 2013, with the exception of APN 646-240-54-00 which reflects ownership as of May 24, 2013.

⁽²⁾ Granite Piper Ranch LP owns Assessor Parcel Numbers 646-240-77-00 and 646-240-78-00 and the Reassessment lien amount and percentage are the combined totals for the two parcels.

⁽³⁾ Lot 18 Otay Mesa Road Inc. owns Assessor Parcel Numbers 646-240-50-00 and 646-240-51-00 and the Reassessment lien amount and percentage are the combined totals for the two parcels.

Source: Willdan Financial Services

**TABLE 7
THE CITY OF SAN DIEGO
ASSESSMENT DISTRICT NO. 4096 (PIPER RANCH)**

FIVE YEAR DELINQUENCY HISTORY

Fiscal Year	Number of Parcels Assessed	Total Reassessment Levy	Fiscal Year-End Delinquencies ⁽¹⁾			Remaining Delinquent As of 2/18/2014 ⁽²⁾			
			Delinquent Parcels	Amount Delinquent	Percent Delinquent	Delinquent Parcels	Amount Delinquent	Percent Delinquent	
2012-13	21	\$355,117	1	\$6,661	1.88%	0	\$0	0.00%	
2011-12	21	369,877	0	0	0.00%	0	0	0.00%	
2010-11	21	370,240	1	3,760	1.02%	0	0	0.00%	
2009-10	21	363,995	1	6,464	1.78%	0	0	0.00%	
2008-09	21	356,731	3	20,789	5.83%	0	0	0.00%	
Total Amount Delinquent:								\$0	

⁽¹⁾ Reflects final fiscal year end data reported in August of each year; does not include penalties and interest.

⁽²⁾ Delinquent data is as of February 18, 2014.

The District has covenanted that it will commence judicial foreclosure proceedings against parcels with delinquent special assessments in excess of \$12,500 by the November 1 following the close of each fiscal year in which such special assessments were due. As of February 18, 2014, there were no parcels that exceeded the foreclosure threshold.

Source: City of San Diego, Debt Management; San Diego County Delinquency Reports ST280190 and ST28009002