

# Municipal Secondary Market Disclosure Information Cover Sheet

This cover sheet should be sent with all submissions made to the Municipal Securities Rulemaking Board, Nationally Recognized Municipal Securities Information Repositories, and any applicable State Information Depository, whether the filing is voluntary or made pursuant to Securities and Exchange Commission rule 15c2-12 or any analogous state statute.

See [www.sec.gov/info/municipal/nrmsir.htm](http://www.sec.gov/info/municipal/nrmsir.htm) for list of current NRMSIRs and SIDs

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**IF THIS FILING RELATES TO ALL SECURITIES ISSUED BY THE ISSUER OR ALL SECURITIES OF A SPECIFIC CREDIT OR ISSUED UNDER A SINGLE INDENTURE:**

Issuer's Name (please include name of state where Issuer is located):

**CITY OF SAN DIEGO (STATE: CALIFORNIA)**

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

Other Obligated Person's Name (if any): \_\_\_\_\_  
(Exactly as it appears on the Official Statement Cover)

Provide six-digit CUSIP\* number(s), if available, of Issuer:

**THE CITY OF SAN DIEGO, CALIFORNIA related CUSIP: 797283**

\*(Contact CUSIP's Municipal Disclosure Assistance Line at 212.438.6518 for assistance with obtaining the proper CUSIP numbers.)

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**TYPE OF FILING:**

Electronic (no. of pages attached) 3 pages

Paper (no. of pages attached) \_\_\_\_\_

If information is also available on the Internet, give URL: Not Available

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**WHAT TYPE OF INFORMATION ARE YOU PROVIDING? (Check all that apply)**

**A. Annual Financial Information and Operating Data pursuant to Rule 15c2-12**

(Financial information and operating data should not be filed with the MSRB.)

**B. Financial Statements or CAFR pursuant to Rule 15c2-12**

**C. Notice of a Material Event pursuant to Rule 15c2-12 (Check as appropriate)**

- |   |   |
|---|---|
| 1. Principal and interest payment delinquencies                                 | 6. Adverse tax opinions or events affecting the tax-exempt status of the security   |
| 2. Non-payment related defaults   | 7. Modifications to the rights of security holders                                  |
| 3. Unscheduled draws on debt service reserves reflecting financial difficulties | 8. Bond calls   |
| 4. Unscheduled draws on credit enhancements reflecting financial difficulties   | 9. Defeasances  |
| 5. Substitution of credit or liquidity providers, or their failure to perform   | 10. Release, substitution, or sale of property securing repayment of the securities |
|   | 11. Rating changes  |

D.  **Notice of Failure to Provide the Annual Report for the fiscal year ended June 30, 2004 – See information attached.**

E. **Other Secondary Market Information (Specify):** \_\_\_\_\_

**I hereby represent that I am authorized by the issuer or obligor or its agent to distribute this information publicly:**

**Issuer Contact:**

Name P. LAMONT EWELL Title CITY MANAGER  
Employer CITY OF SAN DIEGO  
Address 202 C STREET, MAIL STATION 9A City SAN DIEGO State CA Zip Code 92101

**Dissemination Agent Contact, if any:**

Name: P. LAMONT EWELL Title: CITY MANAGER  
Employer: CITY OF SAN DIEGO  
Address: 202 C STREET, MAIL STATION 9A City: SAN DIEGO State: CA Zip Code: 92101  
Relationship to Issuer: DISCLOSURE REPRESENTATIVE

**Press Contact:**

Name: GINA LEW Title: DIRECTOR OF PUBLIC AND MEDIA AFFAIRS  
Telephone: (619) 236-6851 Fax: (619) 236-6067

NOTICE TO MUNICIPAL SECURITIES RULEMAKING BOARD AND  
NATIONALLY RECOGNIZED MUNICIPAL SECURITIES INFORMATION REPOSITORIES  
OF FAILURE TO FILE CONTINUING DISCLOSURE ANNUAL REPORT REGARDING

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

NOTICE IS HEREBY GIVEN that as of April 1, 2005 the City of San Diego has not provided an Annual Report for the fiscal year ended June 30, 2004 with respect to the bonds referenced above.

The Annual Report, when filed, will not include the audited financial statements of the City for the fiscal year ended June 30, 2003, or for the fiscal year ended June 30, 2004, because such audits are not yet complete. In addition, in light of certain errors with respect to the audited financial statements of the City for the fiscal year ended June 30, 2002, which were reported to the Nationally Recognized Municipal Securities Information Repositories on January 27, 2004 and March 12, 2004, the City has determined that it would not be prudent to file unaudited financials at this time.

The City anticipates that the annual financial information required by the continuing disclosure agreements, other than the audited or unaudited financial statements, will be filed in the near future. The audited financial statements for the years ended June 30, 2003 and June 30, 2004 will be filed as soon as they become available.

Dated: April 1, 2005

 as,  
Disclosure Representative

cc: Municipal Securities Rulemaking Board  
Nationally Recognized Municipal Securities Information Repositories  
Union Bank of California (Trustee)  
Stone & Youngberg LLC (Participating Underwriter)