

**ANNUAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2014  
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, 2014 (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 relates (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 9, 2015

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, 2014**

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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.

The City of San Diego's Comprehensive Annual Financial Report for Fiscal Year Ended June 30, 2014 (CAFR), which includes the City's Fiscal Year 2014 audited financial statements, was electronically submitted to the EMMA System of the MSRB on March 13, 2015. The District Funds are included in the Required Supplementary Information section, under the heading Fiduciary Funds, Other Miscellaneous Agency. The capital improvements financed by District Funds are reported in the Required Supplementary Information section, under the heading Nonmajor Governmental Funds Capital Projects, Unbudgeted Special Assessment/Special Tax Bonds column, of the City's CAFR. Additional information related to outstanding Special Assessment/Special Tax Bonds can be found in Note 18 of the City's CAFR.

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

- (i) Principal amount of Bonds outstanding (data as of September 30, 2014 pursuant to the Continuing Disclosure Certificate):

**\$3,750,000**

Source: City of San Diego, Debt Management

- (ii) Balances in the Funds established under the Bond Indenture (data as of September 30, 2014 pursuant to the Continuing Disclosure Certificate):

<b>Reassessment Fund</b>	<b>\$24,328</b>
<b>Redemption Fund</b>	<b>\$0</b>
<b>Reserve Fund<sup>(a)</sup></b>	<b>\$322,394</b>

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

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<sup>(a)</sup> 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 <sup>(1)</sup>	Improvement Value <sup>(1)</sup>	Total Assessed Value <sup>(1)</sup>	Reassessment Lien Amount <sup>(2)</sup>	Assessed Value to Reassessment Lien <sup>(3)</sup>	% of Total Reassessment Lien Amount	Overlapping Tax and Assessment Debt <sup>(4)</sup>	Total Value to Lien <sup>(5)</sup>
646-240-49-00	\$2,421,883	\$2,874,670	\$5,296,553	\$423,087	12.52	11.28%	\$60,425	10.95
646-240-50-00	1,853,682	5,050,024	6,903,706	334,016	20.67	8.91%	53,333	17.82
646-240-51-00	2,501,600	6,318,352	8,819,952	421,814	20.91	11.25%	55,394	18.48
646-240-52-00	693,623	682,251	1,375,874	56,258	24.46	1.50%	57,444	12.10
646-240-53-00	358,620	666,010	1,024,630	66,487	15.41	1.77%	43,598	9.31
646-240-54-00	452,043	630,851	1,082,894	65,848	16.45	1.76%	41,252	10.11
646-240-55-00	703,857	620,848	1,324,705	56,258	23.55	1.50%	55,157	11.89
646-240-56-00	1,408,853	1,478,216	2,887,069	113,795	25.37	3.03%	55,358	17.07
646-240-57-00	550,000	1,230,000	1,780,000	76,077	23.40	2.03%	81,818	11.27
646-240-58-00	901,710	1,130,510	2,032,220	76,077	26.71	2.03%	71,664	13.76
646-240-59-00	1,446,377	1,331,530	2,777,907	140,646	19.75	3.75%	69,932	13.19
646-240-60-00	1,150,000	1,370,000	2,520,000	140,646	17.92	3.75%	101,110	10.42
646-240-61-00	550,000	825,000	1,375,000	67,766	20.29	1.81%	116,235	7.47
646-240-62-00	550,000	820,000	1,370,000	67,766	20.22	1.81%	137,564	6.67
646-240-63-00	873,981	1,637,403	2,511,384	113,795	22.07	3.03%	101,457	11.67
646-240-67-00	1,298,735	2,118,110	3,416,845	140,044	24.40	3.73%	111,840	13.57
646-240-68-00	548,475	952,383	1,500,858	55,381	27.10	1.48%	277,947	4.50
646-240-69-00	631,795	795,008	1,426,803	58,564	24.36	1.56%	355,097	3.45
646-240-70-00	691,870	1,045,123	1,736,993	92,938	18.69	2.48%	213,242	5.67
646-240-77-00	3,060,000	4,970,000	8,030,000	613,089	13.10	16.35%	284,643	8.94
646-240-78-00	2,840,000	4,230,000	7,070,000	569,648	12.41	15.19%	323,293	7.92
<b>Total</b>	<b>\$25,487,104</b>	<b>\$40,776,289</b>	<b>\$66,263,393</b>	<b>\$3,750,000</b>	<b>17.67</b>	<b>100.00%</b>	<b>\$2,667,805</b>	<b>10.32</b>

<sup>(1)</sup> Fiscal Year 2014-15 Assessed Values are as of January 1, 2014 provided by the San Diego County Assessor.

<sup>(2)</sup> Reassessment lien amount as of September 30, 2014.

<sup>(3)</sup> Calculated by dividing Total Assessed Value by Reassessment Lien amount.

<sup>(4)</sup> Overlapping Tax and Assessment Debt represents the total overlapping tax and assessment debt as provided by California Municipal Statistics, Inc. with data as of January 1, 2015, not inclusive of the Reassessment Lien Amount.

<sup>(5)</sup> 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 <sup>(1)</sup>	Reassessment Lien Amount as of September 30, 2014	% of Total Reassessment Lien Amount
646-240-77-00 646-240-78-00	GRANITE PIPER RANCH L P <sup>(2)</sup>	\$1,182,736.40	31.54%
646-240-50-00 646-240-51-00	LOT 18 OTAY MESA ROAD INC. <sup>(3)</sup>	755,830.21	20.16%
646-240-61-00 646-240-62-00	AIR WING L L C <sup>(4)</sup>	135,531.52	3.61%
646-240-49-00	WHALEN KENNETH J TRUST 07-01-05	423,086.78	11.28%
646-240-59-00	CASTANEDA MAURICIO	140,645.92	3.75%
646-240-60-00	8724 LLC	140,645.92	3.75%
646-240-67-00	R C J PROPERTIES L L C	140,044.13	3.73%
646-240-56-00	ENTERPRISE PROPERTIES L L C	113,795.34	3.03%
646-240-63-00	1351 AIR WING L L C	113,795.34	3.03%
646-240-70-00	BURBOA FRANCISCO J B FAMILY TRUST 10-21-81	92,938.38	2.48%
646-240-57-00	R D J FRESH PRODUCE L L C	76,076.65	2.03%
646-240-58-00	GUTIERREZ DANTE	76,076.65	2.03%
646-240-53-00	JIPSON L L C	66,487.16	1.77%
646-240-54-00	BHY REALTY L L C	65,847.86	1.76%
646-240-69-00	CHOI HWA SIK	58,563.91	1.56%
646-240-52-00	NORMAN RALPH S	56,258.37	1.50%
646-240-55-00	IBARRA JAVIER & GARCIA-IBARRA ANGELICA	56,258.37	1.50%
646-240-68-00	CORONADO JUAN	55,381.09	1.49%
<b>Total</b>		<b>\$3,750,000.00</b>	<b>100.00%</b>

<sup>(1)</sup> Owner data is per the San Diego County Assessor as of January 1, 2014, with the exception of APN 646-240-61-00 which had a name correction deed issued on 3/19/2014 and APN 646-240-60-00 which had a transfer of ownership on 10/23/2014.

<sup>(2)</sup> 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.

<sup>(3)</sup> 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.

<sup>(4)</sup> Airwing LLC owns Assessor Parcel Numbers 646-240-61-00 and 646-240-62-00 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 <sup>(1)</sup>			Remaining Delinquent As of 2/18/2015 <sup>(2)</sup>			
			Delinquent Parcels	Amount Delinquent	Percent Delinquent	Delinquent Parcels	Amount Delinquent <sup>(2)</sup>	Percent Delinquent	
2013-14	21	\$330,852	0	\$0	0.00%	0	\$0	0.00%	
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%	
<b>Total Amount Delinquent:</b>							<b>\$0</b>		

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

<sup>(2)</sup> Delinquent data is as of February 18, 2015. Amount remaining delinquent does not include penalties and interest.

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, 2015, there were no parcels that exceeded the foreclosure threshold.

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