

**CITY OF MURRIETA
COMMUNITY FACILITIES DISTRICT NO. 2004-2
(MURRIETA FIELDS)
\$2,605,000
2005 SPECIAL TAX BONDS**

**Riverside, California
Dated: May 11, 2005
CUSIP: 62718P**



**2005 ANNUAL CONTINUING DISCLOSURE
INFORMATION STATEMENT
January 26, 2006**



Also available at:
MuniFinancial
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* In its role as Disclosure Consultant and Dissemination Agent, MuniFinacial has not passed upon the accuracy, completeness or fairness of the statements contained herein.

I. INTRODUCTION

Pursuant to an Official Statement dated April 27, 2005, the City of Murrieta (the "City") issued \$2,605,000 Community Facilities District No. 2004-2 (Murrieta Fields), 2005 Special Tax Bonds (the "Bonds"). The Bonds were issued primarily to provide Community Facilities District No. 2004-2 (the "District") with funds to finance School District facilities, City facilities, and Water District facilities.

The City is located about 85 miles southeast of central Los Angeles and about 60 miles north of downtown San Diego. The District is located in the northeastern portion of the City on the southwest corner of Keller Road and Menifee Road and consists of approximately 30.38 gross acres.

The Bonds are special obligations of the District. The Bonds are not a debt or liability of the City, the State of California, or any of its political subdivisions and neither the City, the State of California, nor any of its political subdivisions is liable. The Bonds do not constitute indebtedness within the meaning of any constitutional or statutory debt limit or restriction.

This Annual Continuing Disclosure Information Statement is being provided pursuant to a covenant made by the City for the benefit of the holders of the Bonds and includes the information specified in Continuing Disclosure Agreements. For further information and a more complete description of the District, the City, and the Bonds, reference is made to the Official Statement.

The information set forth herein has been furnished by the City and by sources, which are believed to be accurate and reliable but is not guaranteed as to accuracy or completeness. Statements contained in this Annual Continuing Disclosure Information Statement which involve estimates, forecasts, or other matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as representations of fact. Further, the information and expressions of opinion contained herein are subject to change without notice and the delivery of this Annual Continuing Disclosure Information Statement will not, under any circumstances, create any implication that there has been no change in the affairs of the City, the District or any other parties described herein.

II. BOND INFORMATION

A. PRINCIPAL OUTSTANDING

Bond Name	As of September 2, 2005
Special Tax Bonds of Community Facilities District 2004-2	\$2,605,000

B. FUND INFORMATION

Fund Name	As of September 30, 2005
Reserve Account	\$177,862.35
Reserve Requirement	\$176,986.26
Improvement Fund	\$1,621,516.42

III. FINANCIAL INFORMATION

The audited financial statements for the District for the fiscal year ended June 30, 2005 will be separately filed with the Nationally Recognized Municipal Securities Information Repositories and are hereby incorporated by reference into this Annual Continuing Disclosure Information Statement.

IV. OPERATING INFORMATION

A. DELINQUENCY INFORMATION

There are currently no delinquencies in the District.

B. PROPERTY ASSESSED VALUE AND DEVELOPMENT

Per an appraisal report prepared by McNamara & Associates dated March 15, 2005, the total assessed value of the undeveloped land is \$14,620,000. The District is 100% undeveloped. There was no Special Tax levied in Fiscal Year 2005/06.

C. FORECLOSURE SUMMARY

No foreclosure action has been taken at this time.

D. SPECIAL TAX CATEGORIES

All homes in the District are subject to a landowner Continuing Disclosure obligation.

E. ESTIMATED CONSTRUCTION COSTS

The construction costs to complete the public improvements are estimated to be \$1,622,000 as of September 30, 2005.