

SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 or 15 (d) of the  
Securities Exchange Act of 1934

Date of Report (Date of earliest event reported): December 15, 2003

BPP LIQUIDATING TRUST  
(Exact name of Registrant as specified in charter)

Maryland	1-9524	02-6148466
(State or other jurisdiction of incorporation)	(Commission file number)	(IRS employer identification no.)

3633 Camino del Rio South, Suite 205, San Diego, California 92108  
(Address of principal executive offices) (Zip Code)

(619) 641-1141  
(Registrant's telephone number, including area code)

N/A  
(Former name, former address and former fiscal year, if changed since last report)

ITEM 5. Other Events and Required FD Disclosure.

The trustees of the Trust have determined to make a liquidating distribution in the amount of \$0.10 per unit to the registered beneficiaries of the Trust. The trustees anticipate that this distribution will be paid on or about December 15, 2003. A letter from the trustees of the Trust to the registered beneficiaries regarding the distribution will accompany the payment of the distribution.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, as amended, the registrant has duly caused this report to be filed on its behalf by the undersigned thereunto duly authorized.

Dated: December 12, 2003

BPP LIQUIDATING TRUST

By: /s/ SCOTT C. VERGES  
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Name: Scott C. Verges  
Title: Co-Trustee

By: /s/ DOUGLAS P. WILSON  
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Name: Douglas P. Wilson  
Title: Co-Trustee