FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

Washington,	DC	205/19	
vvasiiiigtoii,	D.C.	20049	

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Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

	d Address of la Anthor	Reporting Person*						and Tick						Relationship on the contract of the contract o	able)	ting Pers		Ssuer Owner
(Last) 17 PELIC	(Fii	•	(Middle)			3. Date of Earliest Transaction (Month/Day/Year) 08/01/2007								Officer below)			Othe below	r (specify v)
(Street) NEWPORT CA 92657			4. If	f Ame	ndmer	nt, Date o	of Origina	al File	d (Month/Da	Lin	6. Individual or Joint/Group Filing (Check Applicable Line) X Form filed by One Reporting Person Form filed by More than One Reporting Person							
(City)	(St	ate) ((Zip)											. 0.00				
		Tab	le I - No	n-Deriv	vative	e Se	curit	ies Ac	quired	l, Dis	sposed o	f, or Bei	neficial	ly Owned				
1. Title of Security (Instr. 3)		2. Transa Date (Month/D		r) Ex	2A. Deemed Execution Date, if any (Month/Day/Year)		3. Transaction Code (Instr. 8)			es Acquired (A) or Of (D) (Instr. 3, 4 and		5. Amount Securities Beneficially Owned Fol Reported	y	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	Direct ndirect	7. Nature of Indirect Beneficial Ownership (Instr. 4)		
									Code	v	Amount	(A) or (D)	Price	Transaction (Instr. 3 and				(
Common	Stock			08/01	/2007				A		2,000	A	(1)	4,00	4,000)	
Common	Stock			08/01/	/2007				М		19,885	A	(2)	447,335]	I	Held by The Anthony and JoAnn Fanticola Family Limited Partnership
Common Stock		08/01/2007				M		6,195	A	(2)	139,358		1		Held by the Anthony and JoAnn Fanticola Family Trust			
		7	Table II								osed of, convertib			Owned				
1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deem Execution if any (Month/D	ned n Date,	4. Transa	saction de (Instr. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)		isable and te	7. Title and Amour of Securities Underlying Derivative Security (Instr. 3 and 4)		8. Price of Derivative Security (Instr. 5)			10. Owners Form: Direct (I or Indire (I) (Instr	ct (Instr. 4)			
					Code	v	(A)	(D)	Date Exercisa	able	Expiration Date	Title	Amount or Number of Shares					
Contingent Conversion Shares	(2)	08/01/2007			М			19,885	(2)		12/31/2008	Common Stock	19,885	(2)	151	,720	I	Held by t Anthony and JoAn Fanticola Family Limited Partnersh
Contingent Conversion Shares	(2)	08/01/2007			M			6,195	(2)		12/31/2008	Common Stock	6,195	(2)	47,	265	I	Held by t Anthony and JoAn Fanticola Family Trust

Explanation of Responses:

- 1. Market value on the date of grant was \$14.35
- 2. Contingent Conversion Shares, \$0.01 par value per share, of the Issuer. Contingent conversion shares are automatically convertible into shares of the Issuer's common stock on a one-for-one basis upon the achievement of certain performance thresholds relating to 14 properties owned by the Issuer.

Anthony Fanticola

08/03/2007

** Signature of Reporting Person

Date

** Intentional misstatements or omissions of facts constitute Federal Criminal Violations See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

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