FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington,	D.C.	20549
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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).

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

OMB APPROVAL OMB Number: Estimated average burden hours per response: 0.5

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

1. Name and Address of Reporting Person* KARATZ BRUCE					AVY]										Check all	ationship of Reportir k all applicable) Director Officer (give title below)		10% C	Owner
(Last) 10990 W	(Last) (First) (Middle) 10990 WILSHIRE BLVD.						3. Date of Earliest Transaction (Month/Day/Year) 04/22/2004											Other (specify below)	
(Street) LOS AN (City)	GELES CA		90024 Zip)		- 4. If	4. If Amendment, Date of Original Filed (Month/Day/Year)								ine) X F F	dual or Joint/Group Filing (Check Applicable Form filed by One Reporting Person Form filed by More than One Reporting Person				
	Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned																		
				2. Transaction Date (Month/Day/Year)		2A. Deemed Execution Date, if any (Month/Day/Year		Transaction Disposed O Code (Instr. 5)		ities Acquired (A d Of (D) (Instr. 3,			and Se Be Ov	Amount of curities neficially when Following ported	Fo (D	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)		
									Code	v	Amount	(A) or D)	Price	Tra	ansaction(s) str. 3 and 4)			(1130.4)
Common	Common Stock 0				22/2004				A		200	A		\$	\$0 1,600			D	
		Та	able II - C								sed of, onvertib					ed			
1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	Execution Date, if any (Month/Day/Year)		Transa Code (rative rities ired r osed)	6. Date Exercisable and Expiration Date (Month/Day/Year) Date Expiration Date Expiration Date			7. Title and Amount of Securities Underlying Derivative Security (Instr. and 4) Amount or Number of Title Shares			8. Price Derivati Security (Instr. 5	ve derivative / Securities	ly	10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)

Explanation of Responses:

By: Irene S. Marquard For: Bruce E. Karatz

04/22/2004

** Signature of Reporting Person

Date

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

- * If the form is filed by more than one reporting person, see Instruction 4 (b)(v).
- ** 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.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB Number.