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Form 4											
FORM 4 UNITED STATES SECURITIES AND EXCHANCE COMMISSION									OMB APPROVAL		
	Washington, D.C. 20549								OMB Number:	3235-0287	
Check th if no lon subject t Section Form 4 c		SECUR	RITIES	NERSHIP OF	Expires:January 31 2008Estimated average burden hours per response0.8						
Form 5 obligatic may con <i>See</i> Instr 1(b).	tinue. Section 17	(a) of the	Public U		ding Con	npany	y Act of	e Act of 1934, 1935 or Section 0	I		
(Print or Type	Responses)										
1. Name and Address of Reporting Person <u>*</u> Kirby Thomas D			8					5. Relationship of Reporting Person(s) to Issuer			
(Last)	(First)	(Middle)	3. Date of Earliest Transaction (Chec						all applicable)	
3760 KILR SUITE 300	OY AIRPORT V	WAY,	(Month/I 12/01/2	009/Year) 2009				Director X Officer (give to below) Executiv		Owner er (specify ent	
	Filed(Mon			endment, Da nth/Day/Year	-	1		6. Individual or Joint/Group Filing(Check Applicable Line) _X_ Form filed by One Reporting Person Form filed by More than One Reporting			
LONG BEA	ACH, CA 90806							Person		F8	
(City)	(State)	(Zip)	Tab	le I - Non-I	Derivative	Secur	ities Acqu	uired, Disposed of,	or Beneficial	ly Owned	
1.Title of Security (Instr. 3)		ransaction Date 2A. Deemed nth/Day/Year) Execution Date, 2 any (Month/Day/Yea		3. Transactio Code (Instr. 8)		ed of (4 and 5 (A)	(D)) 5. Amount of Securities Beneficially Owned Following Reported Transaction(s)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	Beneficial) Ownership	
Common				Code V	Amount	or (D)	Price	(Instr. 3 and 4)			
Common Stock	12/01/2009			М	10,000	А	\$ 16.031	64,517	D		
Common Stock	12/01/2009			S	10,000	D	\$ 31.6 (1)	54,517	D		

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

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Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)

1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transacti Code (Instr. 8)	5. Number of tiorDerivative Securities) Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)		6. Date Exercisable and Expiration Date (Month/Day/Year)		7. Title and Amount of Underlying Securities (Instr. 3 and 4)	
				Code V	(A)	(D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares
Employee Stock Option (Right to Buy)	\$ 16.031	12/01/2009		М		10,000	(2)	01/18/2011	Common Stock	10,000

Reporting Owners

Reporting Owner Name / Address	Relationships						
	Director	10% Owner	Officer	Other			
Kirby Thomas D 3760 KILROY AIRPORT WAY, SUITE 300 LONG BEACH, CA 90806			Executive Vice President				
Signatures							
Eric J. Stambol, Power of Attorney for Thomas Kirby	s D.	12/02	/2009				
**Signature of Reporting Person		Da	te				
Explanation of Responses	:						

* 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).

(1) Represents the average sale price ranging from \$31.59 to \$31.601.

(2) Shares vest annually at a rate of 20% per year commencing on the first anniversary of the January 18, 2001 grant date.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure. Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.