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ADLER DEA Form 4	AN S										
July 02, 2009)										
FORM 4 UNITED STATES SECURITIES AND EXCHANGE COMMISSION									OMB APPROVAL		
	Washington, D.C. 20549						COMMISSION	OMB Number:	3235-0287		
Check thi if no long subject to Section 10 Form 4 or Form 5 obligation may conti <i>See</i> Instru 1(b).	er STATEN 5. Filed put ¹⁵ Section 17(STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 20(b) of the Investment Company Act of 1940								Expires: January 31, 2005 Estimated average burden hours per response 0.5	
(Print or Type R	esponses)										
ADLER DEAN S Syn BE			Symbol	Name and			ıg	5. Relationship of Reporting Person(s) to Issuer (Check all applicable)			
	(First) (T-ADLER PAR RCH STREET,	,	(Month/D	-	insaction			X Director Officer (give below)		b Owner er (specify	
	(Street)	4. If Amendment, Date Original Filed(Month/Day/Year)				 6. Individual or Joint/Group Filing(Check Applicable Line) _X_ Form filed by One Reporting Person Form filed by More than One Reporting 					
PHILADEL	PHIA, PA 19104	4						Person	More than One Re	eporting	
(City)	(State)	(Zip)	Table	e I - Non-Do	erivative S	Securi	ties Acc	uired, Disposed o	f, or Beneficial	lly Owned	
1.Title of Security (Instr. 3)	2. Transaction Dat (Month/Day/Year)) Executio any	med	3.	4. Securi n(A) or D (D) (Instr. 3,	ties A ispose 4 and (A) or	cquired d of 5) Price	5. Amount of	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of	
Stock, \$.01 par value per share	06/30/2009			А	1,624	A	\$ 30.8 (1)	11,481	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)	4. Transacti Code (Instr. 8)	5. orNumber of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)		ate	Amou Under Secur	rlying	8. Price of Derivative Security (Instr. 5)	9. Nu Deriv Secu: Bene Own Follo Repo Trans (Instr
			Code V	(A) (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares		

Reporting Owners

Reporting Owner Name / Address		Relationships					
	Director	10% Owner	Officer	Other			
ADLER DEAN S C/O LUBERT-ADLER PARTNERS, I 2929 ARCH STREET, 29TH FLOOR PHILADELPHIA, PA 19104	P. X						
Signatures							
/s/ Ori Solomon - Attorney-in-fact	07/02/2009						
<u>**</u> Signature of Reporting Person	Date						

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).

Represents an automatic grant of restricted stock under the Company's 2004 Incentive Compensation Plan valued at \$50,000, issued as part of annual director compensation and approved by the Board of Directors of the Company on June 30, 2009. The number of shares

(1) part of annual director compensation and approved by the board of Directors of the Company of Jule 30, 2009. The number of shares
 (1) was determined based on a stock price of \$30.80, the average of the high and low trading prices of the Company's common stock on June 30, 2009, the date of the Company's Annual Meeting of Shareholders.

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.