UNITED STATES SECURITIES AND EXCHANGE **COMMISSION**

Washington, DC 20549

OMB Number: 3235-0287

OMB APPROVAL

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

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

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility

Expires: January 31, 2005 Estimated average burden hours per response. . . 0.5

Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940

1. Name and Address of Reportin Smith, Richard A.	g Person*		Name a		er or Trading Symbol (CD)	6. Relationship of Reporting Person(s) to Issuer							
								(Check	c all applicable	e)			
(Last) (First) (Middle)	Number	Identifica of Repor if an enti ry)	tina	4. Statement for Mo	onth/E	Day/Year	Director 10% Owner _X_ Officer (give title below) Other (specify below) Senior Executive Vice President, Chairman & CEO, Real Estate Services Division					
(Stree	et)				5. If Amendment, D (Month/Day/Year)	ate o		7. Individual or Joint/Group Filing (Check Applicable Line)X_ Form filed by One Reporting PersonForm filed by More than One Reporting Person					
(City) (State) (Zip) Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned													
1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	Transaction		Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)			5. Amount of Securities Beneficially Owned Following	6. Ownership Form: Direct (D) or Indirect	7. Nature of Indirect Beneficial Ownership (Instr. 4)			
			Code	V	Amount	(A) or (D)	Price	Reported Transactions (Instr. 3 and 4)	(I) (Instr. 4)				
Common Stock (series designated CD stock)	04/24/2003		М		207,895	А	\$3.30		D				
Common Stock (series designated CD stock)	04/24/2003		s		207,895	D	(1)		D				
Common Stock (series designated CD stock)	04/28/2003		М		100,000	А	\$3.30		D				
Common Stock (series designated CD stock)	04/28/2003		s		100,000	D	(2)	41,356	D				
Common Stock (series designated CD stock)								516.9	ı	Held in NQ plan			

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

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 control number.

(Over) SEC 1474 (9-02)

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned FORM 4 (continued) (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. Transaction Code (Instr. 8)		5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr.3,4 and		6. Date Exercisable and Expiration Date (Month/Day/Year)		7. Title and Amount of Underlying Securities (Instr. 3 and 4)		8. Price of Derivative Security (Instr. 5)	9. Number of Derivative Securities Beneficially Owned Following Reported Transaction(s)	10. Ownership Form of Derivative Security: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)
				Code	٧	(A)	(D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares		(Instr. 4)		
Stock Option (right to buy)	\$3.30	04/24/2003		М			207,895	12/17/1997	07/29/2003	Common Stock (series designated CD stock)	207,895	\$0	100,000	D	
Stock Option (right to buy)	\$3.30	04/28/2003		М			100,000	12/17/1997	07/29/2003	Common Stock (series designated CD stock)	100,000	\$0	0	D	

^{*} If the form is filed by more than one reporting person, see Instructions 4(b)(v).

- 1. 16,400 shares at \$13.55; 17,200 shares at \$13.56; 12,300 shares at \$13.57; 3,100 shares at \$13.58; 1,000 shares at \$13.59; 81,500 shares at \$13.70; 13,500 shares at \$13.71; 19,800 shares at \$13.72; 5,200 shares at \$13.75; 33,095 shares at \$13.91 and 4,800 shares at \$13.91.
- 2. 50,000 shares at \$13.61; 5,800 shares at \$13.77; 400 shares at \$13.78; 2,000 shares at \$13.79; 21,900 shares at \$13.80; 1,600 shares at \$13.85; 11,300 shares at \$13.86 and 7,000 shares at \$13.87.
 - ** Intentional misstatements or omissions of facts constitute Federal Criminal Violations.

See 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

/s/ Lynn A. Feldman 04/28/2003

**Signature of Reporting Person
By: Lynn A. Feldman, Attorney-in-fact for Richard A. Smith

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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