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Form 4										
January 04, 2007									PPROVAL	
	UNITED	STATES		RITIES A			E COMMISSIO	N OMB Number:	3235-0287	
Check this bo if no longer subject to Section 16. Form 4 or Form 5		NGES IN SECUI	burden hou response	urs per						
obligations may continue <i>See</i> Instructio 1(b).	Section 17((a) of the l	Public U	Itility Hol	ding Cor		nge Act of 1934, t of 1935 or Secti 1940			
(Print or Type Resp	onses)									
1. Name and Address of Reporting Person <u>*</u> RICH ANDREA L			Symbol	er Name an 1s Emmet		-	5. Relationship of Reporting Person(s) to Issuer			
(Last)	(First) (A	Middle)	3. Date of Earliest Transaction					heck all applicable)		
808 WILSHIRE BOULEVARD, SUITE 200			(Month/Day/Year) 01/01/2007				X_ Director 10% Owner Officer (give title Other (specify below) below)			
(Street) 4. If Amendment, Date Original Filed(Month/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 					
SANTA MONI	CA, CA 9040)1					Person	More than One R	eporting	
(City)	(State)	(Zip)	Tab	le I - Non-	Derivative	Securities A	Acquired, Disposed	of, or Beneficia	lly Owned	
	ransaction Date nth/Day/Year)	2A. Deeme Execution any (Month/Da	Date, if	3. Transactic Code (Instr. 8)	4. Securit onAcquired Disposed (Instr. 3, 4	(A) or of (D)	5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)	
				Code V	Amount	(D) Price	(Insu: 5 and 4)			
Reminder: Report o	n a separate line	e for each cl	ass of sec	urities bene	-	-	-	ation of s	SEC 1474	
					inforn requir	nation con ed to resp lys a curre	spond to the colle tained in this forn ond unless the fo ntly valid OMB co	n are not rm	(9-02)	

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

1. Title of	2.	3. Transaction Date	3A. Deemed	4.	5. Number	6. Date Exercisable and	7. Title and Amount of
Derivative	Conversion	(Month/Day/Year)	Execution Date, if	Transactio	onof Derivative	Expiration Date	Underlying Securities
Security	or Exercise		any	Code	Securities	(Month/Day/Year)	(Instr. 3 and 4)

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(Instr. 3)	Price of Derivative Security		(Month/Day/Year)	(Instr.	8)	Acquired (A) or Disposed (D) (Instr. 3, and 5)	of				
				Code	V	(A)	(D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares
Long-Term Incentive Plan Units	<u>(2)</u>	01/02/2007		А		1,880		<u>(3)</u>	<u>(4)</u>	Common Stock	1,880
Long Term Incentive Plan Units (1)	(2)	01/01/2007		А		325		01/01/2007 <u>(6)</u>	<u>(4)</u>	Common Stock	325

Reporting Owners

Reporting Owner Name / Address	Relationships							
	Director	10% Owner	Officer	Other				
RICH ANDREA L 808 WILSHIRE BOULEVARD SUITE 200 SANTA MONICA, CA 90401	Х							
Signatures								
/s/ Theodore E. Guth P/A Andrea Rich	L. 01/02/2007							
**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 long-term incentive plan units ("LTIP Units") in Douglas Emmett Properties, LP, a DE limited partnership (the "Operating Partnership"). The Issuer is the sole stockholder of the general partner of the Operating Partnership. Initially, LTIP Units will not have full parity with the common limited partnership units (the "Common Units") of the Operating Partnership. However, LTIP Units may

- (1) over time achieve full parity with Common Units for all purposes, and thereafter may be converted into an equal number of Common Units on a one-for-one basis at any time. Common Units are redeemable commencing 14 months from the Transaction Date for cash based on the fair market value of an equivalent number of shares of the Issuer's common stock, or, at the election of the Issuer, an equal number of shares of the Issuer's common stock.
- (2) LTIP Units are convertible into common stock of the Issuer on a one-for-one basis.
- (3) 1,880 LTIP Units will vest one-quarter in equal installments on each of March 31, 2007, June 30, 2007, September 30, 2007, and December 31, 2007.
- (4) Not applicable.

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- (5) The Reporting Person also owns 7,500 LTIP Units which vest in three equal annual installments on October 30, of 2007, 2008, and 2009.
- (6) 325 LTIP Units are fully vested and exercisable as of January 1, 2007.

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.