## LNR PROPERTY CORP

Form 4

February 11, 2002

			// / OMB APPROV	/ /AL /
			// / OMB Number: / Expires: / Estimated average / hours per respons	3235-0287 / PENDING / burden /
F	+ ORM 4   +	U.S. SECURITIES	AND EXCHANGE COMMI	ISSION
		Washin	gton, D.C. 20549	
[_]	Check this box if no longer subject to Section 16.	ANNUAL STATEMENT OF	CHANGES IN BENEFIC	TAL OWNERSHIP
Form 4 or Form 5  obligations may continue. See Public Utility Holding Company Action 1(b).  Filed pursuant to Section 16(a) of Exchange Act of 1934, Section 1 Public Utility Holding Company Action 30(f) of the Investment Continue.				of the 1935 or
1.	Name and Address of F	Reporting Person		
	Team	David		0.
	(Last)	(First)		(Middle)
		760 N.W. 107th Aven	ue	
		(Street)		
	Miami	FL		33172
	(City)	(State)		(Zip)
2.	Issuer Name and Ticke	er or Trading Symbol LN	R Property Corporat	ion / LNR
3.	IRS Identification Nu (voluntary)	umber of Reporting Perso	n, if an entity	
4.	Statement for Month/Y	/ear Jan-02		
5.	If Amendment, Date of	f Original (Mo./Yr.)		
6.	Director	rting Person) to Issuer X Officer 10		
	Vice President	(give title below)		
7.	Individual of Joint/G	Group Filing		
	X Form filed by Or	ne Reporting Person		
	Form filed by Mo	ore than One Reporting P	erson	

Table I--Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned

1. Title of Security (Instr. 3)	action Date (Mo/	action Code (Instr. 8)	4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)	Securities Beneficially Owned at
	Day/ Yr)			Year
			Amount / (A) or (D) / Price	
Common Stock			N/A 	83
Common Stock	1/19/2002	(J)		12,900
Restricted Common			12,500 / (D)	

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly. (Print or Type Responses)

- (1) Represents shares of restricted stock. The shares vest with respect to one-quarter of the total number of shares on January 19, 2002 (50,000), and the remainder will vest on each January 19, 2003, January 19, 2004 and January 19, 2005 to the extent of one-quarter of the total number of shares.
- (J) Represents release of restrictions from restricted common stock.

#### FORM 4 (continued)

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. Trans- action Date (Month/ Day/ Year)	4. Transac- tion Code (Instr. 8)
			Code / V

Common Stock Options	13.73	N/A		N/A
Common Stock Options	24.8125	N/A		N/A
Common Stock Options	17.3125	N/A		N/A
Common Stock Options	18.15625	N/A		N/A
Common Stock Options	26.84375	N/A		N/A
Common Stock Options		 /2/2002		 А
Stock Purchase Agreement (2	31.10	N/A		N/A
6. Date Exer-	7. Title / Amt. of		8. Price	9. Number
cisable and	Underlying Securities		of	of Deriv-
Expiration	(Instr. 3 & 4)		Deriv-	ative
I)ate			ative	Secur-
Date (Month/Day/			ative Secur-	Secur- ities
Date (Month/Day/ Year)			Secur-	Secur- ities Bene-
(Month/Day/				ities
(Month/Day/			Secur- ity	ities Bene-
(Month/Day/			Secur- ity (Instr.	ities Bene- ficially Owned at End
(Month/Day/	Title / Amt.		Secur- ity (Instr.	ities Bene- ficially Owned at End of
(Month/Day/	Title / Amt. or # of shares		Secur- ity (Instr.	ities Bene- ficially Owned at End of Year
(Month/Day/ Year)			Secur- ity (Instr.	ities Bene- ficially Owned at End of Year
(Month/Day/ Year)			Secur- ity (Instr.	ities Bene- ficially Owned at End of Year
(Month/Day/ Year) Exer/Expir.	or # of shares		Secur- ity (Instr. 5)	ities Bene- ficially Owned at End of Year (Instr. 4
(Month/Day/ Year) Exer/Expir	or # of shares  Common Stock Options/ 12,	 500 	Secur- ity (Instr. 5)	ities Bene- ficially Owned at End of Year (Instr. 4
(Month/Day/Year) Exer/Expir	or # of shares  Common Stock Options/ 12,  Common Stock Options/ 37,	500  250	Security (Instr. 5)	ities Bene- ficially Owned at End of Year (Instr. 4
(Month/Day/Year) Exer/Expir	Common Stock Options/ 12,  Common Stock Options/ 37,  Common Stock Options/ 26,	500 	Security (Instr. 5)  N/A  N/A	ities Bene- ficially Owned at End of Year (Instr. 4
(Month/Day/Year)  Exer/Expir.  10-31-97/08-15-06  10-31-98/10-30-07  01-01-99/12-14-07	Common Stock Options/ 12,  Common Stock Options/ 37,  Common Stock Options/ 26,  Common Stock Options/ 10,	500 	Security (Instr. 5)  N/A  N/A  N/A	ities Bene- ficially Owned at End of Year (Instr. 4
(Month/Day/Year)  Exer/Expir.  10-31-97/08-15-06  10-31-98/10-30-07  01-01-99/12-14-07  01-28-01/01-27-10  01-17-02/01-16-11	Common Stock Options/ 12,  Common Stock Options/ 37,  Common Stock Options/ 26,  Common Stock Options/ 10,  Common Stock Options/ 10,	500 	Security (Instr. 5)  N/A  N/A  N/A  N/A	ities Bene- ficially Owned at End of Year (Instr. 4


Explanation of Responses:

David O. Team

/s/ David O. Team 2/8/2002
-----\*\*Signature of Reporting Person Date

- \* Reporting person denies beneficial ownership of these securities.
- \*\* Intentional misstatements or ommissions 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 provided is insufficient, See instruction 6 for procedure.

(2) Represents a signed purchase agreement under the 2001 Senior Officer Stock Purchase Plan. On April 1st of each year from 2002 through 2006, Mr. Team will make purchases of LNR common stock. These purchases will total 15,792 shares.

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