FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

shington, D.C.	20549
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OMB APF	PROVAL
OMP Number:	2225 02

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

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934

						or Sec	tion 30	(n) of th	ie Investme	ent Co	ompany i	Act of 19	10								
1. Name and Address of Reporting Person* SCARBOROUGH DEAN A															Relationship of Reporting Person(s) to Issuer (Check all applicable)						
					- -										X	Director			10% Ow	ner	
(Last) (First) (Middle)						3. Date of Earliest Transaction (Month/Day/Year)									X	Officer (below)	(give title Other below			pecify	
207 GOODE AVENUE							03/09/2016									Chairman and CEO					
(Street)					4.	. If Ame	endme	nt, Date	of Origina	l Filed	d (Month	/Day/Yea	r)		. Indivine)	idual or Jo	int/Group	Filing (Check Appl	icable	
GLENDA	ALE C	CA	91203												X		,		ting Person		
(City)	(5	State)	(Zip)													Form file Person	ed by More	e than	One Report	ing	
		Ta	able I - No	on-De	rivati	ve S	ecuri	ties A	cquired	l, Dis	spose	d of, o	Ben	eficia	illy (Owned					
0			Date	2. Transaction Date (Month/Day/Year)		2A. Deemed Execution Date, if any (Month/Day/Year)		Code (Transaction Code (Instr.		4. Securities Acquired (A) or Disposed Of (D) (Instr. 3, 4 a			nd 5) Securities Beneficially Owned Following		ly	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)		7. Nature of Indirect Beneficial Ownership		
									Code	v	Amoun	nt (4	A) or D)	Price		Reported Transaction(s) (Instr. 3 and 4)				Instr. 4)	
Common Stock			03/09/2016		16			S		27,9	015	D	\$69.0)9 (1)	145,486			D			
Common	Stock															20 I By				By Son	
Common	Common Stock															14	18		I 1	Owned By Spouse	
Common Stock (Savings Plan)															41,138	3.5911			Savings Plan		
			Table II						quired, ts, optic							wned					
Derivative Conversion Da		3. Transaction Date (Month/Day/Year) (Month/Day/Year) 3. Dee Execution if any (Month/I		Date, Transa Code (rative rities ired r osed)	6. Date Exel Expiration I Month/Day	Date		7. Title and Amount Securities Underlyin Derivative Security (Instr. 3 and 4)		lerlying urity	8. Price of Derivative Security (Instr. 5)		9. Numbe derivative Securitie Beneficia Owned Following Reported Transacti (Instr. 4)	e s ally g	10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)	
				Code	v	(A)		Date Exercisable		piration te	Title	Nu	mber of ares								

Explanation of Responses:

Common

Units

1. This transaction was executed in multiple trades at prices ranging from \$68.57 to \$69.69. The price reported above reflects the weighted average sale price. The reporting person hereby undertakes to provide upon request to the SEC staff, the issuer, or a security holder of the issuer full information regarding the number of shares and prices at which the transaction was effected

08/08/1988

/ Erica Perry POA for Dean A

3,184.7857

Scarborough

Common Stock

08/08/1988

** Signature of Reporting Person Date

3,184.7857

03/10/2016

Cap Trust

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

- * 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).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB Number.