FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

washington, D.C.	. 20349	

hours per response:

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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 Section 30(h) of the Investment Company Act of 1940

1. Name and Address of Reporting Person* Stephen Andrea M											(Che	5. Relationship of Reporting Person(s) to Issuer (Check all applicable)					
(Last) (First) (Middle) 401 WILSHIRE BLVD., SUITE 700					3. Date of Earliest Transaction (Month/Day/Year) 01/01/2016									give title		10% Own Other (sp below)	·
(Street) SANTA MONICA	A C.	A	90401	4.	. If Ame	endment, C	Date o	of Original F	iled (Month/Da	y/Year)	6. Inc Line)	Form file	ed by One F	Report		
(City)	(S	tate)	(Zip)														
	Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned																
1. Title of Security (Instr. 3) 2. Transa Date (Month/D			9	Execution Da		Date	Code (Instr					Beneficial Owned Fo	Form ly (D) o		Direct Ir Indirect B tr. 4) C	7. Nature of Indirect Beneficial Ownership	
							Code	v	Amount	(A) o (D)	r Price		ransaction(s) Instr. 3 and 4)			(Instr. 4)	
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)	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 5)		6. Date Exercisable and Expiration Date (Month/Day/Year)		7. Title and Amount of Securities Underlying Derivativ Security (Instr. 3 and 4)			9. Number of derivative Securities Beneficially Owned Following Reported Transaction(s)		10. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	11. Nature of Indirect Beneficial Ownership (Instr. 4)	
				Code	v	(A)	(D)	Date Exercisabl		xpiration ate	Title	Amount or Number of Shares		(Instr. 4)			
Phantom Stock Units	\$0 ⁽¹⁾	01/01/2016		A		1,309.23		(2)		(2)	Common Stock	1,309.23	\$0	5,900.33	(3)	D	

Explanation of Responses:

- 1. Convertible on a 1 for 1 basis
- 2. The shares attributable to the phantom stock units first become distributable upon the January 1 following the date of termination of service in five annual installments pursuant to an earlier election in accordance
- 3. Includes 258.63 previously unreported phantom stock units accrued under the dividend reinvestment feature of the Plan.

Thomas J. Leanse for ANDREA 01/05/2016 M. STEPHEN

** Signature of Reporting Person

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.

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