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Form **990-PF**

Return of Private Foundation

or Section 4947(a)(1) Trust Treated as Private Foundation

OMB No 1545-0052

2015

Open to Public Inspection

Department of the Treasury
Internal Revenue Service

Do not enter social security numbers on this form as it may be made public.
Information about Form 990-PF and its separate instructions is at www.irs.gov/form990pf.

For calendar year 2015 or tax year beginning

, and ending

Name of foundation
JESSIE & CARL WENTE CHAR TR

Number and street (or P O box number if mail is not delivered to street address) Room/suite
Wells Fargo Bank N A Trust Tax Dept - 1 W 4th St 4th Floor MAC D4000-041

City or town State ZIP code
Winston Salem NC 27101-3818

Foreign country name Foreign province/state/country Foreign postal code

A Employer identification number
94-6422990

B Telephone number (see instructions)
(888) 730-4933

C If exemption application is pending, check here ☐

D 1. Foreign organizations, check here ☐
2. Foreign organizations meeting the 85% test, check here and attach computation ☐

E If private foundation status was terminated under section 507(b)(1)(A), check here ☐

F If the foundation is in a 60-month termination under section 507(b)(1)(B), check here ☐

G Check all that apply ☐ Initial return ☐ Initial return of a former public charity
☐ Final return ☐ Amended return
☐ Address change ☐ Name change

H Check type of organization ☒ Section 501(c)(3) exempt private foundation
☐ Section 4947(a)(1) nonexempt charitable trust ☐ Other taxable private foundation

I Fair market value of all assets at end of year (from Part II, col (c), line 16) ▶ \$ 7,414,349 **J Accounting method.** ☒ Cash ☐ Accrual
☐ Other (specify) _____ (Part I, column (d) must be on cash basis)

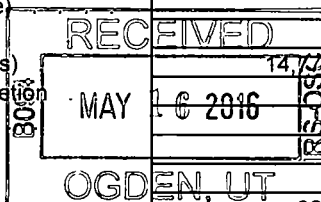
Part I Analysis of Revenue and Expenses (The total of amounts in columns (b), (c), and (d) may not necessarily equal the amounts in column (a) (see instructions))

	(a) Revenue and expenses per books	(b) Net investment income	(c) Adjusted net income	(d) Disbursements for charitable purposes (cash basis only)
1 Contributions, gifts, grants, etc., received (attach schedule)				
2 Check ☒ if the foundation is not required to attach Sch B				
3 Interest on savings and temporary cash investments				
4 Dividends and interest from securities	282,691	273,438		
5a Gross rents				
b Net rental income or (loss)				
6a Net gain or (loss) from sale of assets not on line 10	72,351			
b Gross sales price for all assets on line 6a 2,051,965				
7 Capital gain net income (from Part IV, line 2)		72,351		
8 Net short-term capital gain				
9 Income modifications				
10a Gross sales less returns and allowances				
b Less Cost of goods sold				
c Gross profit or (loss) (attach schedule)				
11 Other income (attach schedule)	10,316	10,316		
12 Total. Add lines 1 through 11	365,358	356,105	0	
13 Compensation of officers, directors, trustees, etc	85,713	64,285		21,428
14 Other employee salaries and wages				
15 Pension plans, employee benefits				
16a Legal fees (attach schedule)	5,239			5,239
b Accounting fees (attach schedule)	760			760
c Other professional fees (attach schedule)				
17 Interest				
18 Taxes (attach schedule) (see instructions)	14,726	3,562		
19 Depreciation (attach schedule) and depletion				
20 Occupancy				
21 Travel, conferences, and meetings				
22 Printing and publications				
23 Other expenses (attach schedule)	321	311		10
24 Total operating and administrative expenses. Add lines 13 through 23	106,809	68,158	0	27,437
25 Contributions, gifts, grants paid	365,772			365,772
26 Total expenses and disbursements. Add lines 24 and 25	472,581	68,158	0	393,209
27 Subtract line 26 from line 12				
a Excess of revenue over expenses and disbursements	-107,223			
b Net investment income (if negative, enter -0-)		287,947		
c Adjusted net income (if negative, enter -0-)			0	

For Paperwork Reduction Act Notice, see instructions.

Form 990-PF (2015)

HTA



ENVELOPE MAY 9 2016
POSTMARK DATE MAY 9 2016
SCANNED MAY 2 2016

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Part II Balance Sheets		Attached schedules and amounts in the description column should be for end-of-year amounts only (See instructions)		
		Beginning of year	End of year	
		(a) Book Value	(b) Book Value	(c) Fair Market Value
Assets	1 Cash—non-interest-bearing	2,864	5,311	
	2 Savings and temporary cash investments	290,927	70,525	75,834
	3 Accounts receivable ▶			
	Less allowance for doubtful accounts ▶			
	4 Pledges receivable ▶			
	Less allowance for doubtful accounts ▶			
	5 Grants receivable			
	6 Receivables due from officers, directors, trustees, and other disqualified persons (attach schedule) (see instructions)			
	7 Other notes and loans receivable (attach schedule) ▶			
	Less allowance for doubtful accounts ▶			
	8 Inventories for sale or use			
	9 Prepaid expenses and deferred charges			
	10a Investments—U.S. and state government obligations (attach schedule)			
	b Investments—corporate stock (attach schedule)			
	c Investments—corporate bonds (attach schedule)			
	11 Investments—land, buildings, and equipment basis ▶			
Less accumulated depreciation (attach schedule) ▶				
12 Investments—mortgage loans				
13 Investments—other (attach schedule)	7,323,836	7,439,782	7,338,515	
14 Land, buildings, and equipment basis ▶				
Less accumulated depreciation (attach schedule) ▶				
15 Other assets (describe ▶)				
16 Total assets (to be completed by all filers—see the instructions. Also, see page 1, item I)	7,617,627	7,515,618	7,414,349	
Liabilities	17 Accounts payable and accrued expenses			
	18 Grants payable			
	19 Deferred revenue			
	20 Loans from officers, directors, trustees, and other disqualified persons			
	21 Mortgages and other notes payable (attach schedule)			
	22 Other liabilities (describe ▶)			
23 Total liabilities (add lines 17 through 22)	0	0		
Net Assets or Fund Balances	Foundations that follow SFAS 117, check here ▶ ☐			
	24 Unrestricted			
	25 Temporarily restricted			
	26 Permanently restricted			
	Foundations that do not follow SFAS 117, check here ▶ ☒			
	27 Capital stock, trust principal, or current funds	7,617,627	7,515,618	
	28 Paid-in or capital surplus, or land, bldg, and equipment fund			
	29 Retained earnings, accumulated income, endowment, or other funds			
30 Total net assets or fund balances (see instructions)	7,617,627	7,515,618		
31 Total liabilities and net assets/fund balances (see instructions)	7,617,627	7,515,618		

Part III Analysis of Changes in Net Assets or Fund Balances

1 Total net assets or fund balances at beginning of year—Part II, column (a), line 30 (must agree with end-of-year figure reported on prior year's return)	1	7,617,627
2 Enter amount from Part I, line 27a	2	-107,223
3 Other increases not included in line 2 (itemize) ▶ Mutual Fund & CTF Income Additions	3	14,206
4 Add lines 1, 2, and 3	4	7,524,610
5 Decreases not included in line 2 (itemize) ▶ See Attached Statement	5	8,992
6 Total net assets or fund balances at end of year (line 4 minus line 5)—Part II, column (b), line 30	6	7,515,618

Part IV Capital Gains and Losses for Tax on Investment Income

(a) List and describe the kind(s) of property sold (e.g., real estate, 2-story brick warehouse, or common stock, 200 shs MLC Co)		(b) How acquired P—Purchase D—Donation	(c) Date acquired (mo, day, yr)	(d) Date sold (mo, day, yr)
1a See Attached Statement				
b				
c				
d				
e				
(e) Gross sales price	(f) Depreciation allowed (or allowable)	(g) Cost or other basis plus expense of sale	(h) Gain or (loss) (e) plus (f) minus (g)	
a				
b				
c				
d				
e				
Complete only for assets showing gain in column (h) and owned by the foundation on 12/31/69				
(i) FMV as of 12/31/69	(j) Adjusted basis as of 12/31/69	(k) Excess of col (i) over col (j), if any	(l) Gains (Col (h) gain minus col (k), but not less than -0-) or Losses (from col (h))	
a				
b				
c				
d				
e				
2 Capital gain net income or (net capital loss) { If gain, also enter in Part I, line 7 If (loss), enter -0- in Part I, line 7 }			2	72,351
3 Net short-term capital gain or (loss) as defined in sections 1222(5) and (6) If gain, also enter in Part I, line 8, column (c) (see instructions) If (loss), enter -0- in Part I, line 8 }			3	0

Part V Qualification Under Section 4940(e) for Reduced Tax on Net Investment Income

(For optional use by domestic private foundations subject to the section 4940(a) tax on net investment income.)

If section 4940(d)(2) applies, leave this part blank

Was the foundation liable for the section 4942 tax on the distributable amount of any year in the base period?

☐ Yes ☒ No

If "Yes," the foundation does not qualify under section 4940(e). Do not complete this part.

(a) Base period years Calendar year (or tax year beginning in)	(b) Adjusted qualifying distributions	(c) Net value of noncharitable-use assets	(d) Distribution ratio (col (b) divided by col (c))
2014	277,281	7,932,034	0.034957
2013	246,616	7,738,153	0.031870
2012	545,995	7,884,752	0.069247
2011	356,085	7,894,599	0.045105
2010	271,179	8,423,405	0.032194
2 Total of line 1, column (d)			2 0.213373
3 Average distribution ratio for the 5-year base period—divide the total on line 2 by 5, or by the number of years the foundation has been in existence if less than 5 years			3 0.042675
4 Enter the net value of noncharitable-use assets for 2015 from Part X, line 5			4 7,705,513
5 Multiply line 4 by line 3			5 328,833
6 Enter 1% of net investment income (1% of Part I, line 27b)			6 2,879
7 Add lines 5 and 6			7 331,712
8 Enter qualifying distributions from Part XII, line 4 If line 8 is equal to or greater than line 7, check the box in Part VI, line 1b, and complete that part using a 1% tax rate. See the Part VI instructions			8 393,209

Part VI Excise Tax Based on Investment Income (Section 4940(a), 4940(b), 4940(e), or 4948—see instructions)

1a	Exempt operating foundations described in section 4940(d)(2), check here ☐ and enter "N/A" on line 1 Date of ruling or determination letter. (attach copy of letter if necessary—see instructions)		
b	Domestic foundations that meet the section 4940(e) requirements in Part V, check here ☒ and enter 1% of Part I, line 27b	1	2,879
c	All other domestic foundations enter 2% of line 27b. Exempt foreign organizations enter 4% of Part I, line 12, col (b)		
2	Tax under section 511 (domestic section 4947(a)(1) trusts and taxable foundations only Others enter -0-)	2	0
3	Add lines 1 and 2	3	2,879
4	Subtitle A (income) tax (domestic section 4947(a)(1) trusts and taxable foundations only Others enter -0-)	4	
5	Tax based on investment income. Subtract line 4 from line 3. If zero or less, enter -0-	5	2,879
6	Credits/Payments		
a	2015 estimated tax payments and 2014 overpayment credited to 2015	6a	8,296
b	Exempt foreign organizations—tax withheld at source	6b	
c	Tax paid with application for extension of time to file (Form 8868)	6c	
d	Backup withholding erroneously withheld	6d	
7	Total credits and payments Add lines 6a through 6d	7	8,296
8	Enter any penalty for underpayment of estimated tax. Check here ☐ if Form 2220 is attached	8	
9	Tax due. If the total of lines 5 and 8 is more than line 7, enter amount owed	9	0
10	Overpayment. If line 7 is more than the total of lines 5 and 8, enter the amount overpaid	10	5,417
11	Enter the amount of line 10 to be: Credited to 2016 estimated tax 2,879 Refunded	11	2,538

Part VII-A Statements Regarding Activities

	Yes	No
1a During the tax year, did the foundation attempt to influence any national, state, or local legislation or did it participate or intervene in any political campaign?		X
1b Did it spend more than \$100 during the year (either directly or indirectly) for political purposes (see Instructions for the definition)? <i>If the answer is "Yes" to 1a or 1b, attach a detailed description of the activities and copies of any materials published or distributed by the foundation in connection with the activities</i>		X
1c Did the foundation file Form 1120-POL for this year?		X
d Enter the amount (if any) of tax on political expenditures (section 4955) imposed during the year: (1) On the foundation \$ (2) On foundation managers \$		
e Enter the reimbursement (if any) paid by the foundation during the year for political expenditure tax imposed on foundation managers \$		
2 Has the foundation engaged in any activities that have not previously been reported to the IRS? <i>If "Yes," attach a detailed description of the activities</i>		X
3 Has the foundation made any changes, not previously reported to the IRS, in its governing instrument, articles of incorporation, or bylaws, or other similar instruments? <i>If "Yes," attach a conformed copy of the changes</i>		X
4a Did the foundation have unrelated business gross income of \$1,000 or more during the year?		X
4b If "Yes," has it filed a tax return on Form 990-T for this year?	N/A	
5 Was there a liquidation, termination, dissolution, or substantial contraction during the year? <i>If "Yes," attach the statement required by General Instruction T</i>		X
6 Are the requirements of section 508(e) (relating to sections 4941 through 4945) satisfied either: • By language in the governing instrument, or • By state legislation that effectively amends the governing instrument so that no mandatory directions that conflict with the state law remain in the governing instrument?	X	
7 Did the foundation have at least \$5,000 in assets at any time during the year? <i>If "Yes," complete Part II, col. (c), and Part XV</i>	X	
8a Enter the states to which the foundation reports or with which it is registered (see instructions) CA		
b If the answer is "Yes" to line 7, has the foundation furnished a copy of Form 990-PF to the Attorney General (or designate) of each state as required by <i>General Instruction G</i> ? <i>If "No," attach explanation</i>	X	
9 Is the foundation claiming status as a private operating foundation within the meaning of section 4942(j)(3) or 4942(j)(5) for calendar year 2015 or the taxable year beginning in 2015 (see instructions for Part XIV)? <i>If "Yes," complete Part XIV</i>		X
10 Did any persons become substantial contributors during the tax year? <i>If "Yes," attach a schedule listing their names and addresses</i>		X

Part VII-A Statements Regarding Activities (continued)

11	At any time during the year, did the foundation, directly or indirectly, own a controlled entity within the meaning of section 512(b)(13)? If "Yes," attach schedule (see instructions)	11		X
12	Did the foundation make a distribution to a donor advised fund over which the foundation or a disqualified person had advisory privileges? If "Yes," attach statement (see instructions)	12		X
13	Did the foundation comply with the public inspection requirements for its annual returns and exemption application? Website address ► N/A	13	X	
14	The books are in care of ► WELLS FARGO BANK N A Telephone no ► 888-730-4933 Located at ► 1 W 4th St 4th Floor MAC D4000-041 Winston Salem NC ZIP+4 ► 27101-3818			
15	Section 4947(a)(1) nonexempt charitable trusts filing Form 990-PF in lieu of Form 1041—Check here and enter the amount of tax-exempt interest received or accrued during the year ► 15 N/A			
16	At any time during calendar year 2015, did the foundation have an interest in or a signature or other authority over a bank, securities, or other financial account in a foreign country? See the instructions for exceptions and filing requirements for FinCEN Form 114 If "Yes," enter the name of the foreign country ►	16	Yes	No
				X

Part VII-B Statements Regarding Activities for Which Form 4720 May Be Required

File Form 4720 if any item is checked in the "Yes" column, unless an exception applies.

		Yes	No
1a	During the year did the foundation (either directly or indirectly)		
	(1) Engage in the sale or exchange, or leasing of property with a disqualified person? ☐ Yes ☒ No		
	(2) Borrow money from, lend money to, or otherwise extend credit to (or accept it from) a disqualified person? ☐ Yes ☒ No		
	(3) Furnish goods, services, or facilities to (or accept them from) a disqualified person? ☐ Yes ☒ No		
	(4) Pay compensation to, or pay or reimburse the expenses of, a disqualified person? ☒ Yes ☐ No		
	(5) Transfer any income or assets to a disqualified person (or make any of either available for the benefit or use of a disqualified person)? ☐ Yes ☒ No		
	(6) Agree to pay money or property to a government official? (Exception. Check "No" if the foundation agreed to make a grant to or to employ the official for a period after termination of government service, if terminating within 90 days) ☐ Yes ☒ No		
b	If any answer is "Yes" to 1a(1)–(6), did any of the acts fail to qualify under the exceptions described in Regulations section 53.4941(d)-3 or in a current notice regarding disaster assistance (see instructions)? Organizations relying on a current notice regarding disaster assistance check here ► ☐	1b	X
c	Did the foundation engage in a prior year in any of the acts described in 1a, other than excepted acts, that were not corrected before the first day of the tax year beginning in 2015?	1c	X
2	Taxes on failure to distribute income (section 4942) (does not apply for years the foundation was a private operating foundation defined in section 4942(j)(3) or 4942(j)(5))		
a	At the end of tax year 2015, did the foundation have any undistributed income (lines 6d and 6e, Part XIII) for tax year(s) beginning before 2015? ☐ Yes ☒ No If "Yes," list the years ► 20____, 20____, 20____, 20____		
b	Are there any years listed in 2a for which the foundation is not applying the provisions of section 4942(a)(2) (relating to incorrect valuation of assets) to the year's undistributed income? (If applying section 4942(a)(2) to all years listed, answer "No" and attach statement—see instructions)	2b	N/A
c	If the provisions of section 4942(a)(2) are being applied to any of the years listed in 2a, list the years here ► 20____, 20____, 20____, 20____		
3a	Did the foundation hold more than a 2% direct or indirect interest in any business enterprise at any time during the year? ☐ Yes ☒ No		
b	If "Yes," did it have excess business holdings in 2015 as a result of (1) any purchase by the foundation or disqualified persons after May 26, 1969, (2) the lapse of the 5-year period (or longer period approved by the Commissioner under section 4943(c)(7)) to dispose of holdings acquired by gift or bequest, or (3) the lapse of the 10-, 15-, or 20-year first phase holding period? (Use Schedule C, Form 4720, to determine if the foundation had excess business holdings in 2015)	3b	N/A
4a	Did the foundation invest during the year any amount in a manner that would jeopardize its charitable purposes?	4a	X
b	Did the foundation make any investment in a prior year (but after December 31, 1969) that could jeopardize its charitable purpose that had not been removed from jeopardy before the first day of the tax year beginning in 2015?	4b	X

Part VII-B Statements Regarding Activities for Which Form 4720 May Be Required (continued)

- 5a** During the year did the foundation pay or incur any amount to:
- (1) Carry on propaganda, or otherwise attempt to influence legislation (section 4945(e))? ☐ Yes ☒ No
- (2) Influence the outcome of any specific public election (see section 4955), or to carry on, directly or indirectly, any voter registration drive? ☐ Yes ☒ No
- (3) Provide a grant to an individual for travel, study, or other similar purposes? ☐ Yes ☒ No
- (4) Provide a grant to an organization other than a charitable, etc., organization described in section 4945(d)(4)(A)? (see instructions). ☐ Yes ☒ No
- (5) Provide for any purpose other than religious, charitable, scientific, literary, or educational purposes, or for the prevention of cruelty to children or animals? ☐ Yes ☒ No
- b** If any answer is "Yes" to 5a(1)–(5), did any of the transactions fail to qualify under the exceptions described in Regulations section 53.4945 or in a current notice regarding disaster assistance (see instructions)? ☐ Yes ☒ No
- Organizations relying on a current notice regarding disaster assistance check here ☐
- c** If the answer is "Yes" to question 5a(4), does the foundation claim exemption from the tax because it maintained expenditure responsibility for the grant? ☐ Yes ☒ No
- If "Yes," attach the statement required by Regulations section 53.4945–5(d)
- 6a** Did the foundation, during the year, receive any funds, directly or indirectly, to pay premiums on a personal benefit contract? ☐ Yes ☒ No
- b** Did the foundation, during the year, pay premiums, directly or indirectly, on a personal benefit contract? ☐ Yes ☒ No
- If "Yes" to 6b, file Form 8870
- 7a** At any time during the tax year, was the foundation a party to a prohibited tax shelter transaction? ☐ Yes ☒ No
- b** If "Yes," did the foundation receive any proceeds or have any net income attributable to the transaction? ☐ Yes ☒ No

5b

N/A

6b

X

7b

N/A

Part VIII Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors**1 List all officers, directors, trustees, foundation managers and their compensation (see instructions).**

(a) Name and address	(b) Title, and average hours per week devoted to position	(c) Compensation (If not paid, enter -0-)	(d) Contributions to employee benefit plans and deferred compensation	(e) Expense account, other allowances
Wells Fargo Bank, N A 1 W 4th St 4th Floor MAC D4000-041 Winston Salem, I	Trustee 4 00	85,713		

2 Compensation of five highest-paid employees (other than those included on line 1—see instructions). If none, enter "NONE."

(a) Name and address of each employee paid more than \$50,000	(b) Title, and average hours per week devoted to position	(c) Compensation	(d) Contributions to employee benefit plans and deferred compensation	(e) Expense account, other allowances
NONE				

Total number of other employees paid over \$50,000

0

Part VIII Information About Officers, Directors, Trustees, Foundation Managers, Highly Paid Employees, and Contractors (continued)**3 Five highest-paid independent contractors for professional services (see instructions). If none, enter "NONE."**

(a) Name and address of each person paid more than \$50,000	(b) Type of service	(c) Compensation
NONE		
Total number of others receiving over \$50,000 for professional services		

Part IX-A Summary of Direct Charitable Activities

List the foundation's four largest direct charitable activities during the tax year. Include relevant statistical information such as the number of organizations and other beneficiaries served, conferences convened, research papers produced, etc.

	Expenses
1 NONE	
2	
3	
4	

Part IX-B Summary of Program-Related Investments (see instructions)

Describe the two largest program-related investments made by the foundation during the tax year on lines 1 and 2.

	Amount
1 NONE	
2	
All other program-related investments. See instructions.	
3 NONE	
Total. Add lines 1 through 3	0

Part X Minimum Investment Return (All domestic foundations must complete this part. Foreign foundations, see instructions.)

1	Fair market value of assets not used (or held for use) directly in carrying out charitable, etc., purposes		
a	Average monthly fair market value of securities	1a	7,536,458
b	Average of monthly cash balances	1b	286,398
c	Fair market value of all other assets (see instructions)	1c	
d	Total (add lines 1a, b, and c)	1d	7,822,856
e	Reduction claimed for blockage or other factors reported on lines 1a and 1c (attach detailed explanation)	1e	
2	Acquisition indebtedness applicable to line 1 assets	2	
3	Subtract line 2 from line 1d	3	7,822,856
4	Cash deemed held for charitable activities. Enter 1 1/2 % of line 3 (for greater amount, see instructions)	4	117,343
5	Net value of noncharitable-use assets. Subtract line 4 from line 3. Enter here and on Part V, line 4	5	7,705,513
6	Minimum investment return. Enter 5% of line 5	6	385,276

Part XI Distributable Amount (see instructions) (Section 4942(j)(3) and (j)(5) private operating foundations and certain foreign organizations check here ☐ and do not complete this part.)

1	Minimum investment return from Part X, line 6	1	385,276
2a	Tax on investment income for 2015 from Part VI, line 5	2a	2,879
b	Income tax for 2015 (This does not include the tax from Part VI)	2b	
c	Add lines 2a and 2b	2c	2,879
3	Distributable amount before adjustments. Subtract line 2c from line 1	3	382,397
4	Recoveries of amounts treated as qualifying distributions	4	
5	Add lines 3 and 4	5	382,397
6	Deduction from distributable amount (see instructions)	6	
7	Distributable amount as adjusted. Subtract line 6 from line 5. Enter here and on Part XIII, line 1	7	382,397

Part XII Qualifying Distributions (see instructions)

1	Amounts paid (including administrative expenses) to accomplish charitable, etc., purposes		
a	Expenses, contributions, gifts, etc.—total from Part I, column (d), line 26	1a	393,209
b	Program-related investments—total from Part IX-B	1b	
2	Amounts paid to acquire assets used (or held for use) directly in carrying out charitable, etc., purposes	2	
3	Amounts set aside for specific charitable projects that satisfy the		
a	Suitability test (prior IRS approval required)	3a	
b	Cash distribution test (attach the required schedule)	3b	
4	Qualifying distributions. Add lines 1a through 3b. Enter here and on Part V, line 8, and Part XIII, line 4	4	393,209
5	Foundations that qualify under section 4940(e) for the reduced rate of tax on net investment income. Enter 1% of Part I, line 27b (see instructions)	5	2,879
6	Adjusted qualifying distributions. Subtract line 5 from line 4	6	390,330

Note. The amount on line 6 will be used in Part V, column (b), in subsequent years when calculating whether the foundation qualifies for the section 4940(e) reduction of tax in those years.

Part XIII Undistributed Income (see instructions)

	(a) Corpus	(b) Years prior to 2014	(c) 2014	(d) 2015
1 Distributable amount for 2015 from Part XI, line 7				382,397
2 Undistributed income, if any, as of the end of 2015				
a Enter amount for 2014 only			365,772	
b Total for prior years 20____, 20____, 20____				
3 Excess distributions carryover, if any, to 2015				
a From 2010				
b From 2011				
c From 2012				
d From 2013				
e From 2014				
f Total of lines 3a through e	0			
4 Qualifying distributions for 2015 from Part XII, line 4 ▶ \$ 393,209				
a Applied to 2014, but not more than line 2a			365,772	
b Applied to undistributed income of prior years (Election required—see instructions)				
c Treated as distributions out of corpus (Election required—see instructions)				
d Applied to 2015 distributable amount				27,437
e Remaining amount distributed out of corpus				
5 Excess distributions carryover applied to 2015. (If an amount appears in column (d), the same amount must be shown in column (a).)				
6 Enter the net total of each column as indicated below:				
a Corpus. Add lines 3f, 4c, and 4e. Subtract line 5	0			
b Prior years' undistributed income. Subtract line 4b from line 2b		0		
c Enter the amount of prior years' undistributed income for which a notice of deficiency has been issued, or on which the section 4942(a) tax has been previously assessed				
d Subtract line 6c from line 6b. Taxable amount—see instructions				
e Undistributed income for 2014. Subtract line 4a from line 2a. Taxable amount—see instructions			0	
f Undistributed income for 2015. Subtract lines 4d and 5 from line 1. This amount must be distributed in 2016				354,960
7 Amounts treated as distributions out of corpus to satisfy requirements imposed by section 170(b)(1)(F) or 4942(g)(3) (Election may be required—see instructions)				
8 Excess distributions carryover from 2010 not applied on line 5 or line 7 (see instructions)				
9 Excess distributions carryover to 2016. Subtract lines 7 and 8 from line 6a				
10 Analysis of line 9				
a Excess from 2011				
b Excess from 2012				
c Excess from 2013				
d Excess from 2014				
e Excess from 2015				

Part XIV Private Operating Foundations (see instructions and Part VII-A, question 9)

N/A

1a If the foundation has received a ruling or determination letter that it is a private operating foundation, and the ruling is effective for 2015, enter the date of the ruling ▶

b Check box to indicate whether the foundation is a private operating foundation described in section ☐ 4942(j)(3) or ☐ 4942(j)(5)

2a Enter the lesser of the adjusted net income from Part I or the minimum investment return from Part X for each year listed.

Tax year	Prior 3 years			(e) Total
(a) 2015	(b) 2014	(c) 2013	(d) 2012	
				0
b 85% of line 2a				0
c Qualifying distributions from Part XII, line 4 for each year listed				0
d Amounts included in line 2c not used directly for active conduct of exempt activities				0
e Qualifying distributions made directly for active conduct of exempt activities Subtract line 2d from line 2c				0
3 Complete 3a, b, or c for the alternative test relied upon				
a "Assets" alternative test—enter				
(1) Value of all assets				0
(2) Value of assets qualifying under section 4942(j)(3)(B)(i)				0
b "Endowment" alternative test—enter 2/3 of minimum investment return shown in Part X, line 6 for each year listed				0
c "Support" alternative test—enter				
(1) Total support other than gross investment income (interest, dividends, rents, payments on securities loans (section 512(a)(5)), or royalties)				0
(2) Support from general public and 5 or more exempt organizations as provided in section 4942(j)(3)(B)(iii)				0
(3) Largest amount of support from an exempt organization				0
(4) Gross investment income				0

Part XV Supplementary Information (Complete this part only if the foundation had \$5,000 or more in assets at any time during the year—see instructions.)

- 1 Information Regarding Foundation Managers:**
- a** List any managers of the foundation who have contributed more than 2% of the total contributions received by the foundation before the close of any tax year (but only if they have contributed more than \$5,000) (See section 507(d)(2))

NONE

- b** List any managers of the foundation who own 10% or more of the stock of a corporation (or an equally large portion of the ownership of a partnership or other entity) of which the foundation has a 10% or greater interest

NONE

2 Information Regarding Contribution, Grant, Gift, Loan, Scholarship, etc., Programs:

Check here ☒ if the foundation only makes contributions to preselected charitable organizations and does not accept unsolicited requests for funds. If the foundation makes gifts, grants, etc. (see instructions) to individuals or organizations under other conditions, complete items 2a, b, c, and d.

- a** The name, address, and telephone number or e-mail address of the person to whom applications should be addressed

- b** The form in which applications should be submitted and information and materials they should include

- c** Any submission deadlines

- d** Any restrictions or limitations on awards, such as by geographical areas, charitable fields, kinds of institutions, or other factors

Part XV Supplementary Information (continued)**3 Grants and Contributions Paid During the Year or Approved for Future Payment**

Recipient Name and address (home or business)	If recipient is an individual, show any relationship to any foundation manager or substantial contributor	Foundation status of recipient	Purpose of grant or contribution	Amount
a Paid during the year See Attached Statement				
Total			▶ 3a	365,772
b Approved for future payment NONE				
Total			▶ 3b	0

Part XVII Information Regarding Transfers To and Transactions and Relationships With Noncharitable Exempt Organizations

- | | | |
|---|--|----|
| 1 | Did the organization directly or indirectly engage in any of the following with any other organization described in section 501(c) of the Code (other than section 501(c)(3) organizations) or in section 527, relating to political organizations? | |
| a | Transfers from the reporting foundation to a noncharitable exempt organization of | |
| | (1) Cash | 1a |
| | (2) Other assets | 1a |
| b | Other transactions | |
| | (1) Sales of assets to a noncharitable exempt organization | 1b |
| | (2) Purchases of assets from a noncharitable exempt organization | 1b |
| | (3) Rental of facilities, equipment, or other assets | 1b |
| | (4) Reimbursement arrangements | 1b |
| | (5) Loans or loan guarantees | 1b |
| | (6) Performance of services or membership or fundraising solicitations | 1b |
| c | Sharing of facilities, equipment, mailing lists, other assets, or paid employees | |
| d | If the answer to any of the above is "Yes," complete the following schedule. Column (b) should always show the fair market value of the goods, other assets, or services given by the reporting foundation. If the foundation received less than fair market value in any transaction or sharing arrangement, show in column (d) the value of the goods, other assets, or services received. | 1 |

	Yes	No
1a(1)		X
1a(2)		X
1b(1)		X
1b(2)		X
1b(3)		X
1b(4)		X
1b(5)		X
1b(6)		X
1c		X

[illegible]

- 2a** Is the foundation directly or indirectly affiliated with, or related to, one or more tax-exempt organizations described in section 501(c) of the Code (other than section 501(c)(3)) or in section 527? ☐ Yes ☒ No
- b** If "Yes," complete the following schedule

(a) Name of organization	(b) Type of organization	(c) Description of relationship

**Sign
Here**

Under penalties of perjury, I declare that I have examined this return, including accompanying schedules and statements, and to the best of my knowledge and belief, it is true, correct, and complete. Declaration of preparer (other than taxpayer) is based on all information of which preparer has any knowledge.

John A. Salento SVP Wells Fargo Bank N.A.
Signature of officer or trustee

4/7/2016
Date

SVP Wells Fargo Bank N A
Title

May the IRS discuss this return with the preparer shown below (see instructions)? ☒ Yes ☐ No

**Paid
Preparer
Use Only**

Print/Type preparer's name
JOSEPH J CASTRIANO

Preparer's signature 

Date	4/7/2016
------	----------

Check ☒ if self-employed

PTIN	P01251603
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Firm's name ► PricewaterhouseCoopers, LLP

Firm's EIN ▶ 13-4008324

Firm's address ▶ 600 GRANT STREET, PITTSBURGH, PA 15219-2777

Phone no	412-355-6000
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Continuation of Part XV, Line 3a (990-PF) - Grants and Contributions Paid During the Year

Recipient(s) paid during the year

Name

BOY SCOUTS OF AMERICA

Street

1001 DAVIS STREET

City

SAN LEANDRO

State

CA

Zip Code

94577

Foreign Country

Relationship

NONE

Foundation Status

PC

Purpose of grant/contribution

GENERAL SUPPORT GRANT

Amount

174,133

Name

THE SAN FRANCISCO FOUNDATION

Street

ONE EMBARCADERO CENTER

City

SAN FRANCISCO

State

CA

Zip Code

94111

Foreign Country

Relationship

NONE

Foundation Status

PC

Purpose of grant/contribution

GENERAL SUPPORT GRANT

Amount

191,639

Name

Street

City

State

Zip Code

Foreign Country

Relationship

Foundation Status

Purpose of grant/contribution

Amount

Name

Street

City

State

Zip Code

Foreign Country

Relationship

Foundation Status

Purpose of grant/contribution

Amount

Name

Street

City

State

Zip Code

Foreign Country

Relationship

Foundation Status

Purpose of grant/contribution

Amount

Name

Street

City

State

Zip Code

Foreign Country

Relationship

Foundation Status

Purpose of grant/contribution

Amount

Part I, Line 6 (990-PF) - Gain/Loss from Sale of Assets Other Than Inventory

Long Term CG Distributions		Amount		Totals															Net Gain or Loss					
Short Term CG Distributions		92,339		Capital Gains/Losses Other sales															2,051,965		1,979,614		72,351	
		0																	0		0		0	
Description	CUSIP #	Check "X" if to include in Part IV	Purchaser	Check "X" if Purchaser is a Business	Acquisition Method	Date Acquired	Date Sold	Gross Sales Price	Cost or Other Basis	Valuation Method	Expense of Sale and Cost of Improvements	Depreciation	Adjustments	Net Gain or Loss										
1 AMERICAN TOWER CORP	03027X100	X				11/22/2013	3/6/2015	193	154					39										
2 ASHMORE EMERG MKTS CR	044820504	X				6/4/2014	12/22/2015	27,653	35,416					-7,753										
3 BANK MONTREAL QUE COM	063671101	X				9/21/2012	6/19/2015	4,804	4,764					40										
4 BASF AKTIENGESELLSCHAFT	055262505	X				4/9/2015	11/4/2015	1,997	2,436					-439										
5 BASF AKTIENGESELLSCHAFT	055262505	X				7/31/2015	11/4/2015	1,914	1,983					-69										
6 BASF AKTIENGESELLSCHAFT	055262505	X				3/22/2013	11/4/2015	2,080	2,305					-225										
7 BANK MONTREAL QUE COM	063671101	X				3/22/2013	6/19/2015	2,702	2,819					-117										
8 BANK MONTREAL QUE COM	063671101	X				4/19/2013	6/19/2015	2,702	2,754					-52										
9 BANK MONTREAL QUE COM	063671101	X				8/27/2013	6/19/2015	1,801	1,884					-83										
10 BANK MONTREAL QUE COM	063671101	X				10/2/2014	6/19/2015	1,321	1,612					-291										
11 BANK MONTREAL QUE COM	063671101	X				4/9/2015	6/19/2015	1,741	1,801					-60										
12 BOSTON PROPERTIES INC C	101121101	X				11/22/2013	3/6/2015	269	203					66										
13 CAMDEN PPTY TR SH BEN IN	133131102	X				11/22/2013	5/15/2015	10,236	7,926					2,310										
14 CARE CAPITAL PROPERTIES	141824106	X				8/21/2014	6/24/2015	8	9					-1										
15 CARE CAPITAL PROPERTIES	141824106	X				11/22/2013	9/9/2015	676	667					9										
16 CARE CAPITAL PROPERTIES	141824106	X				8/21/2014	9/9/2015	225	248					-23										
17 CHESAPEAKE LODGING TRU	15240102	X				8/21/2014	3/6/2015	130	122					8										
18 CORESITE REALTY CORP	21870Q105	X				12/19/2013	3/6/2015	92	61					31										
19 CROWN CASTLE INTL CORP	22822V101	X				8/21/2014	3/6/2015	171	159					12										
20 DDR CORP	23317H102	X				4/24/2014	3/6/2015	110	100					10										
21 DDR CORP	23317H102	X				4/24/2014	6/24/2015	1,131	1,179					-48										
22 DDR CORP	23317H102	X				11/22/2013	6/24/2015	494	493					1										
23 DEUTSCHE BOERSE AG ADR	251542106	X				8/27/2013	11/4/2015	1,450	1,165					285										
24 DEUTSCHE BOERSE AG ADR	251542106	X				3/22/2013	11/4/2015	1,089	784					305										
25 DOMINION RES INC VA	25746U109	X				4/19/2013	2/20/2015	2,937	2,421					516										
26 DOMINION RES INC VA	25746U109	X				8/27/2013	2/20/2015	1,835	1,459					376										
27 DOMINION RES INC VA	25746U109	X				3/22/2013	2/20/2015	147	114					33										
28 DREYFUS EMG MKT DEBT LC	26198Q494	X				8/14/2012	3/3/2015	34,428	41,450					-7,022										
29 DREYFUS EMG MKT DEBT LC	26198Q494	X				8/31/2010	11/12/2015	19,090	25,000					-5,910										
30 DREYFUS EMG MKT DEBT LC	26198Q494	X				8/31/2010	11/12/2015	19,090	25,000					-5,910										
31 DREYFUS EMG MKT DEBT LC	26198Q494	X				8/14/2012	11/12/2015	50,872	68,550					-17,678										
32 DUPONT FABROS TECHNOL	28613Q106	X				3/20/2014	2/9/2015	7,509	5,729					1,780										
33 EQUINIX INC	28444U700	X				3/6/2015	5/15/2015	261	235					26										
34 EQUINIX INC	28444U700	X				11/10/2015	11/17/2015	87	86					1										
35 EQUITY LIFESTYLE PTYS IN	29472R108	X				11/22/2013	1/26/2015	2,779	1,785					984										
36 NATIONAL GRID PLC ADR	636274300	X				4/9/2015	6/19/2015	1,836	1,798					38										
37 NUVEEN HIGH YIELD MUNI B	67065Q772	X				3/13/2014	1/30/2015	270,383	250,000					20,383										
38 PIMCO EMERG MKTS BD-INS	693391559	X				8/14/2012	1/30/2015	132,168	160,000					-27,832										
39 ELI LULLY & CO COM	532457108	X				7/31/2015	9/7/2015	1,848	1,949					-101										
40 PPL CORPORATION	69351T106	X				9/21/2012	4/16/2015	2,829	2,437					392										
41 PPL CORPORATION	69351T106	X				1/18/2013	4/16/2015	1,664	1,463					201										
42 PPL CORPORATION	69351T106	X				3/22/2013	4/16/2015	2,487	2,254					243										
43 PPL CORPORATION	69351T106	X				4/19/2013	4/16/2015	166	161					5										
44 PPL CORPORATION	69351T106	X				8/27/2013	4/16/2015	1,654	1,543					121										
45 PPL CORPORATION	69351T106	X				4/9/2015	4/16/2015	1,731	1,752					-21										
46 PFIZER INC	717081103	X				7/31/2015	9/7/2015	2,588	2,960					-372										
47 PFIZER INC	717081103	X				4/9/2015	9/7/2015	1,799	1,997					-198										
48 PIMCO FOREIGN BOND (UNH	722005220	X				2/23/2011	1/30/2015	231,350	248,359					-17,009										
49 PLUM CREEK TIMBER CO INC	729251108	X				5/9/2008	4/8/2015	21,710	20,835					875										
50 PLUM CREEK TIMBER CO INC	729251108	X				5/21/2008	4/8/2015	10,655	10,742					113										
51 PLUM CREEK TIMBER CO INC	729251108	X				5/9/2008	4/8/2015	21,710	20,835					875										
52 PLUM CREEK TIMBER CO INC	729251108	X				5/21/2008	4/8/2015	10,655	10,742					113										
53 PRINCIPAL PREFERRED SEC	74253Q416	X				9/9/2008	3/3/2015	93,301	75,000					18,301										
54 PRINCIPAL PREFERRED SEC	74253Q416	X				2/23/2011	3/3/2015	27,054	26,222					832										
55 PRINCIPAL PREFERRED SEC	74253Q416	X				9/9/2008	3/3/2015	28,492	22,904					5,588										
56 PRINCIPAL PREFERRED SEC	74253Q416	X				9/9/2008	7/28/2015	25,254	20,557					4,697										
57 PRINCIPAL PREFERRED SEC	74253Q416	X				9/9/2008	12/22/2015	38,066	31,539					6,527										
58 PRINCIPAL PREFERRED SEC	74253Q416	X				9/16/2008	12/22/2015	5,043	3,624					1,419										
59 PRUDENTIAL PLC - ADR	74435K204	X				4/9/2015	4/16/2015	2,342	2,367					-25										
60 PUBLIC STORAGE INC COM	74460U109	X				11/22/2013	10/13/2015	4,119	2,940					1,179										
61 PUTNAM FLOATING RATE IN	746763226	X				2/23/2011	3/3/2015	45,894	47,659					-1,775										
62 RECKITT BENCKISUS ADR	756255204	X				3/22/2013	4/16/2015	4,188	3,325					863										
63 RECKITT BENCKISUS ADR	756255204	X				4/9/2015	4/16/2015	2,103	2,113					-10										
64 RECKITT BENCKISUS ADR	756255204	X				4/19/2013	4/16/2015	214	169					45										
65 SL GREEN REALTY CORP CO	78440X101	X				11/22/2013	10/13/2015	5,008	4,019					989										
66 SIMON PROPERTY GROUP IN	828806109	X				1/26/2015	3/6/2015	363	407					-44										
67 PRUDENTIAL PLC - ADR	74435K204	X				8/27/2013	4/16/2015	2,442	1,706					736										
68 PRUDENTIAL PLC - ADR	74435K204	X				3/22/2013	6/19/2015	4,287	2,658					1,409										
69 PRUDENTIAL PLC - ADR	74435K204	X				8/27/2013	6/19/2015	301	209					92										
70 PRUDENTIAL PLC - ADR	74435K204	X				4/19/2013	6/19/2015	803	506					297										
71 EQUITY LIFESTYLE PTYS IN	29472R108	X				11/22/2013	12/11/2015	3,714	2,137					1,577										
72 EXTRA SPACE STORAGE INC	30225T102	X				11/22/2013	3/6/2015	128	83					45										

Part I, Line 6 (990-PF) - Gain/Loss from Sale of Assets Other Than Inventory

Long Term CG Distributions		Amount	Short Term CG Distributions		Totals										Gross Sales		Cost or Other Basis, Expenses Depreciation and Adjustments		Net Gain or Loss	
		92,339			Capital Gains/Losses										2,051,985		1,979,614		72,351	
		0			Other Sales										0		0		0	
Description	CUSIP #	Check "X" to include in Part IV	Purchaser	Check "X" if Purchaser is a Business	Acquisition Method	Date Acquired	Date Sold	Gross Sales Price	Cost or Other Basis	Valuation Method	Expense of Sale and Cost of Improvements	Depreciation	Adjustments	Net Gain or Loss						
73 EXTRA SPACE STORAGE INC	30225T102	X				11/22/2013	10/13/2015	1,989	1,079				0	920						
74 FEDERATED STRAT VAL DIV	314172560	X				6/10/2014	12/28/2015	50,000	55,106				0	-5,106						
75 FID ADVY EMER MKTS INC-CL	315920702	X				1/30/2015	7/28/2015	20,774	20,934				0	-160						
76 HCP INC	40414L109	X				11/22/2013	9/15/2015	120	114				0	6						
77 HSEC HOLDINGS PLC 4 875	404280AL3	X				1/30/2015	7/28/2015	165,960	172,116				0	-6,156						
78 HARRIS CORP DEL	413875105	X				9/21/2012	2/20/2015	4,297	2,816				0	1,481						
79 HARRIS CORP DEL	413875105	X				3/22/2013	2/20/2015	2,344	1,318				0	1,026						
80 HARRIS CORP DEL	413875105	X				4/19/2013	2/20/2015	2,734	1,485				0	1,249						
81 HARRIS CORP DEL	413875105	X				8/27/2013	2/20/2015	1,562	1,127				0	435						
82 HERMES INTL SHARES DEEN	427593118	X				2/27/2015	2/27/2015	1,059	1,093				0	-34						
83 HOME PROPERTIES INC	437306103	X				11/22/2013	6/24/2015	4,551	3,332				0	1,219						
84 HOME PROPERTIES INC	437306103	X				12/18/2013	6/24/2015	1,395	1,013				0	382						
85 INDIVIOR PLC-SPON ADR	45579E105	X				10/2/2014	11/3/2015	0	0				0	0						
86 INDIVIOR PLC-SPON ADR	45579E105	X				9/21/2012	11/4/2015	182	129				0	53						
87 INDIVIOR PLC-SPON ADR	45579E105	X				3/22/2013	11/4/2015	107	94				0	13						
88 INDIVIOR PLC-SPON ADR	45579E105	X				4/19/2013	11/4/2015	102	89				0	13						
89 INDIVIOR PLC-SPON ADR	45579E105	X				8/27/2013	11/4/2015	68	57				0	11						
90 INDIVIOR PLC-SPON ADR	45579E105	X				10/2/2014	11/4/2015	41	42				0	-1						
91 JPMORGAN HIGH YIELD FUN	4812C0803	X				8/14/2012	3/3/2015	109,198	113,008				0	-3,810						
92 JPMORGAN HIGH YIELD FUN	4812C0803	X				8/14/2012	7/28/2015	125,778	134,690				0	-8,912						
93 JPMORGAN HIGH YIELD FUN	4812C0803	X				1/30/2015	7/28/2015	10,150	10,326				0	-176						
94 KIMBERLY CLARK CORP COI	494368103	X				8/21/2012	2/20/2015	3,298	2,457				0	841						
95 KIMBERLY CLARK CORP COI	494368103	X				3/22/2013	2/20/2015	1,649	1,377				0	272						
96 KIMBERLY CLARK CORP COI	494368103	X				4/19/2013	2/20/2015	2,199	2,027				0	172						
97 KIMBERLY CLARK CORP COI	494368103	X				8/27/2013	2/20/2015	1,099	892				0	207						
98 LASALLE HOTEL PROPERTIES	517942108	X				6/24/2015	12/11/2015	2,027	2,838				0	-811						
99 LASALLE HOTEL PROPERTIES	517942108	X				11/22/2013	12/11/2015	546	654				0	-108						
100 ELI LILLY & CO COM	532457108	X				3/22/2013	9/1/2015	321	223				0	98						
101 ELI LILLY & CO COM	532457108	X				8/27/2013	9/1/2015	2,851	1,896				0	955						
102 MACERICH CO COM	554382101	X				11/22/2013	12/8/2015	16,448	10,786				0	5,662						
103 MCDONALDS CORP	580135101	X				9/21/2012	2/20/2015	3,288	3,283				0	5						
104 MCDONALDS CORP	580135101	X				3/22/2013	2/20/2015	2,349	2,487				0	-138						
105 MCDONALDS CORP	580135101	X				4/19/2013	2/20/2015	1,879	1,996				0	-117						
106 MCDONALDS CORP	580135101	X				8/27/2013	2/20/2015	939	951				0	-12						
107 MICHELIN (CDE) ADR	59410T106	X				3/22/2013	6/19/2015	1,983	1,558				0	447						
108 MICHELIN (CDE) ADR	59410T106	X				8/27/2013	6/19/2015	1,212	1,086				0	126						
109 MICHELIN (CDE) ADR	59410T106	X				9/21/2012	6/19/2015	3,195	2,384				0	811						
110 NATIONAL GRID PLC ADR	636274300	X				11/14/2012	6/19/2015	4,420	3,564				0	856						
111 NATIONAL GRID PLC ADR	636274300	X				3/22/2013	6/19/2015	1,020	864				0	156						
112 NATIONAL GRID PLC ADR	636274300	X				8/27/2013	6/19/2015	1,360	1,152				0	208						
113 NATIONAL GRID PLC ADR	636274300	X				12/19/2014	6/19/2015	3,468	3,629				0	-161						
114 SINGAPORE TELECOMMUNIC	82929R304	X				7/31/2015	9/7/2015	1,691	1,927				0	-236						
115 SINGAPORE TELECOMMUNIC	82929R304	X				5/24/2013	9/7/2015	860	764				0	-124						
116 SOUTH32 - ADR	84473L105	X				5/29/2015	6/4/2015	7	7				0	0						
117 SINGAPORE TELECOMMUNIC	82929R304	X				4/9/2015	18/5	2,291					0	-416						
118 SOUTH32 - ADR	84473L105	X				5/29/2015	6/8/2015	559	630				0	-71						
119 SUMITOMO TRUST AND BAN	86562M209	X				9/21/2012	6/19/2015	4,399	3,390				0	1,009						
120 SUMITOMO TRUST AND BAN	86562M209	X				3/22/2013	6/19/2015	2,453	2,444				0	9						
121 ZURICH INSURANCE GROUP	998925104	X				8/27/2013	9/7/2015	1,893	1,814				0	-79						
122 ZURICH INSURANCE GROUP	998925104	X				10/2/2014	9/7/2015	1,433	1,588				0	-155						
123 ZURICH INSURANCE GROUP	998925104	X				4/9/2015	9/7/2015	1,487	1,763				0	-276						
124 EATON CORP PLC	G29183103	X				12/3/2012	9/7/2015	5,527	4,767				0	760						
125 EATON CORP PLC	G29183103	X				3/22/2013	9/7/2015	2,543	2,717				0	-174						
126 EATON CORP PLC	G29183103	X				4/19/2013	6/1/2015	3,040	2,906				0	134						
127 EATON CORP PLC	G29183103	X				10/2/2014	9/7/2015	1,382	1,495				0	-113						
128 EATON CORP PLC	G29183103	X				7/31/2015	9/7/2015	2,045	2,244				0	-199						
129 SUMITOMO TRUST AND BAN	86562M209	X				4/19/2013	6/19/2015	2,326	2,502				0	-176						
130 SUMITOMO TRUST AND BAN	86562M209	X				8/27/2013	6/19/2015	1,734	1,849				0	-115						
131 SUMITOMO TRUST AND BAN	86562M209	X				4/9/2015	6/19/2015	2,216	2,074				0	-142						
132 TANGER FACTORY OUTLET	875465106	X				11/22/2013	3/6/2015	4,483	4,350				0	93						
133 TEMPLETON GLOBAL BOND	880208400	X				9/2/2008	7/29/2015	10,469	9,838				0	631						
134 TEMPLETON GLOBAL BOND	880208400	X				9/2/2008	7/29/2015	7,638	72,954				0	4,684						
135 TOUCHSTONE SMALL CAP C	89155H256	X				1/15/2014	8/7/2015	23,887	25,000				0	-1,113						
136 VERIZON COMMUNICATIONS	92343V104	X				9/21/2012	9/7/2015	5,407	5,482				0	-75						
137 VERIZON COMMUNICATIONS	92343V104	X				3/22/2013	9/7/2015	1,882	2,059				0	-167						
138 VERIZON COMMUNICATIONS	92343V104	X				8/21/2013	9/7/2015	1,902	1,875				0	-27						
139 VERIZON COMMUNICATIONS	92343V104	X				4/9/2015	9/7/2015	1,622	1,769				0	-147						
140 WEYERHAEUSER CO	962166104	X				11/22/2013	1/26/2015	2,514	2,066				0	446						
141 WEYERHAEUSER CO	962166104	X				11/22/2013	3/6/2015	3,093	2,775				0	318						
142 WEYERHAEUSER CO	962166104	X				11/22/2013	6/24/2015	5,866	5,372				0	494						
143 ZURICH INSURANCE GROUP	998925104	X				9/21/2012	9/7/2015	4,867	4,660				0	207						
144 ZURICH INSURANCE GROUP	998925104	X				3/22/2013	9/7/2015	2,704	2,821				0	-117						

Part I, Line 6 (990-PF) - Gain/Loss from Sale of Assets Other Than Inventory

[illegible]

Part I, Line 11 (990-PF) - Other Income

		10,316	10,316	0
Description		Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income
1	OTHER TAXABLE INCOME	10,316	10,316	

Part I, Line 16a (990-PF) - Legal Fees

		5,239	0	0	5,239
Description		Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes (Cash Basis Only)
1	LEGAL FEES	5,239			5,239

Part I, Line 16b (990-PF) - Accounting Fees

		760	0	0	760
Description		Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes (Cash Basis Only)
1	TAX PREP FEES	760			760

Part I, Line 18 (990-PF) - Taxes

		14,776	3,562	0	0
Description		Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
1	FOREIGN TAX PAID	3,562	3,562		
2	PY EXCISE TAX PAID	2,918			
3	ESTIMATED EXCISE PAYMENT	8,296			

Part I, Line 23 (990-PF) - Other Expenses

		321	311	0	10
Description		Revenue and Expenses per Books	Net Investment Income	Adjusted Net Income	Disbursements for Charitable Purposes
1	ADR FEES	311	311		
2	STATE AG FEES	10	0		- 10

Part II, Line 13 (990-PF) - Investments - Other

Asset Description		Basis of Valuation	Book Value Beg of Year	Book Value End of Year	FMV End of Year
1				0	
2	T ROWE PRICE SMALL CAP STOCK 65		0	40,313	44,624
3	MERGER FUND-INST #301		0	200,000	188,616
4	SAN FRANCISCO CLEARING HOUSE		0	1	1
5	"CA, FRE. 13S 12E S33.34 50 MI"		0	20,000	1
6	ISHARES RUSSELL 2000 VALUE INDEX FD		0	151,329	137,910
7	EATON VANCE GLOBAL MACRO - I		0	249,188	241,853
8	ISHARES RUSSELL MIDCAP VALUE		0	450,824	446,290
9	DRIEHAUS ACTIVE INCOME FUND		0	125,000	120,402
10	GRAMERCY PROPERTY TRUST		0	181,688	167,825
11	OPPENHEIMER DEVELOPING MKT-I 799		0	164,782	150,064
12	POWERSHARES LISTED PRIVATE EQUITY		0	98,752	89,420
13	ETRACS ALERIAN MLP ETN		0	200,263	127,358
14	SPDR DJ WILSHIRE INTERNATIONAL REA		0	131,699	127,140
15	ROBECO BP LNG/SHRT RES-INS		0	150,000	153,290
16	FEDERATED STRAT VAL DIV FD IS 662		0	1,494,894	1,482,982
17	VANGUARD INDEX FD ETF		0	147,808	149,544
18	BEMIS COMPANY INC COM		0	8,784	9,340
19	MICHELIN (CGDE) ADR		0	9,078	9,437
20	CISCO SYSTEMS INC		0	22,908	25,661
21	DIAGEO PLC - ADR		0	12,805	11,998
22	ENI SPA - ADR		0	13,710	10,132
23	GLAXOSMITHKLINE PLC - ADR		0	16,621	14,082
24	HASBRO INC		0	9,956	10,373
25	INTEL CORP		0	14,278	17,122
26	JOHNSON & JOHNSON		0	33,019	37,904
27	ELI LILLY & CO COM		0	10,214	14,998
28	LOCKHEED MARTIN CORP		0	14,308	24,538
29	MICROSOFT CORP		0	17,916	28,628
30	NESTLE S A REGISTERED SHARES - ADR		0	34,072	35,796
31	NOVARTIS AG - ADR		0	25,528	27,361
32	PFIZER INC		0	28,908	32,441
33	PROCTER & GAMBLE CO		0	12,515	12,309
34	PUBLIC SVC ENTERPRISE GROUP INC		0	10,253	11,414
35	RIO TINTO PLC - ADR		0	9,331	5,358
36	ROCHE HOLDINGS LTD - ADR		0	22,650	25,818
37	TORONTO DOMINION BK ONT COM NEW		0	19,750	18,057
38	TOTAL FINA ELF S A ADR		0	23,635	20,722
39	COCA COLA CO		0	15,209	16,067
40	BRITISH AMERICAN TOBACCO P L C - ADR		0	27,684	28,496
41	ASTRAZENECA PLC SPONS ADR		0	9,283	11,271
42	UNILEVER N V - ADR		0	22,440	24,173
43	TOYOTA MOTOR CORPORATION - ADR		0	21,758	21,655
44	HSBC - ADR		0	25,741	19,774
45	EXXON MOBIL CORPORATION		0	36,723	32,817
46	BASF AG		0	19,214	16,647

Part II, Line 13 (990-PF) - Investments - Other

Asset Description		Basis of Valuation	Book Value Beg of Year	Book Value End of Year	FMV End of Year
47	BANCO BILBAO VIZCAYA ARGENT- ADR		0	15,548	7,338,515
48	DOMINION RES INC VA		0	10,997	12,243
49	DEUTSCHE BOERSE AG ADR		0	6,593	8,995
50	TELSTRA CORPORATION LIMITED - ADR		0	12,185	11,460
51	COMPASS GROUP PLC - ADR		0	9,949	10,184
52	PRUDENTIAL PLC - ADR		0	15,013	19,069
53	KONINKLIJKE PHILIPS ELECTRONIC - ADR		0	24,758	20,029
54	BHP BILLITON LIMITED		0	15,392	7,754
55	JPMORGAN CHASE & CO		0	8,594	9,178
56	TELENOR ASA - ADR		0	12,049	9,905
57	SIEMENS AG - ADR		0	27,910	23,178
58	SUNCOR ENERGY INC NEW F		0	17,375	16,331
59	CHEVRON CORP		0	28,618	22,850
60	MERCK & CO INC NEW		0	22,976	20,864
61	SANOFI-AVENTIS - ADR		0	17,647	14,800
62	LYONDELLBASELL INDU-CL A		0	20,836	18,684
63	BANK OF NOVA SCOTIA CAD COM NPV		0	17,674	13,386
64	LVMH MOET HENNESSY UNSP ADR - ADR		0	15,498	13,291
65	NEXTERA ENERGY INC		0	11,736	11,740
66	LAS VEGAS SANDS CORP		0	22,172	17,536
67	ROYAL DUTCH SHELL PLC ADR		0	36,847	26,375
68	AT & T INC		0	13,319	13,970
69	DUKE ENERGY HOLDING CORP. COM		0	10,577	11,208
70	SINGAPORE TELECOMMUNICATIONS LTD		0	9,330	8,343
71	RECKITT BENCKIS/S ADR		0	15,039	19,864
72	PHILIP MORRIS INTERNATIONAL IN		0	28,340	28,043
73	APARTMENT INVT & MGMT CO CL A		0	9,786	11,729
74	BOSTON PROPERTIES INC COM		0	10,455	13,137
75	DUKE REALTY CORPORATION		0	6,220	8,471
76	EQUITY RESIDENTIAL PPTYS TR SH BEN		0	4,023	6,446
77	FIRST INDL RLTY TR INC COM		0	4,201	5,355
78	KIMCO RLTY CORP		0	10,773	12,807
79	LASALLE HOTEL PROPERTIES COM		0	3,677	2,969
80	MID AMERICA APARTMENT COM		0	10,569	11,351
81	PUBLIC STORAGE INC COM		0	3,095	4,954
82	VENTAS INC COM		0	6,210	6,602
83	SIMON PROPERTY GROUP INC		0	19,576	24,305
84	AVALONBAY CMNTYS INC		0	4,118	6,445
85	"HOST HOTELS & RESORTS, INC "		0	6,795	5,614
86	GEO GROUP INC/THE		0	13,725	10,234
87	OUTFRONT MEDIA INC		0	6,799	6,549
88	CROWN CASTLE INTL CORP		0	11,922	14,005
89	EQUINIX INC		0	8,233	10,584
90	EQUINIX INC		0	297	302
91	CHESAPEAKE LODGING TRUST		0	4,761	3,925
92	PIEDMONT OFFICE REALTY TRU-A		0	5,161	5,909

Part II, Line 13 (990-PF) - Investments - Other

Asset Description		Basis of Valuation	Book Value Beg of Year	Book Value End of Year	FMV End of Year
93	FIRST POTOMAC RLTY TR		0	6,411	7,338,515
94	CORESITE REALTY CORP		0	5,826	10,947
95	GENERAL GROWTH PROPERTIE-W/I		0	15,448	13,823
96	SABRA HEALTH CARE REIT -		0	4,832	3,763
97	EXTRA SPACE STORAGE INC		0	7,344	15,613
98	AMERICAN CAMPUS CMNTYS INC		0	4,322	5,498
99	STAG INDUSTRIAL INC		0	3,763	3,284
100	RLJ LODGING TRUST		0	5,781	5,234
101	PROLOGIS INC		0	13,975	15,194
102	NATIONAL RETAIL PPTYS INC		0	6,307	8,010
103	EPR PROPERTIES		0	6,236	7,248
104	HCP INC		0	10,180	10,210
105	UNITED TECHNOLOGIES 6 125% 2/01/19		0	74,878	83,638
106	CATERPILLAR FINANCIA 7 150% 2/15/19		0	199,660	229,184
107	UNILEVER CAPITAL COR 4 800% 2/15/19		0	199,794	217,692
108	FID ADV EMER MKTS INC- CLI 607		0	227,470	218,991
109	OMNICOM GROUP INC 4 450% 8/15/20		0	162,363	159,968
110	GENERAL ELEC CAP COR 4 375% 9/16/20		0	164,526	162,837
111	JPMORGAN CHASE & CO 4 250% 10/15/20		0	216,480	212,168
112	BERKSHIRE HATHAWAY 4 250% 1/15/21		0	163,791	163,610
113	JPMORGAN HIGH YIELD FUND SS 3580		0	254,345	228,610
114	ASHMORE EMERG MKTS CR DB-INS		0	64,286	49,860
115	PUTNAM FLOATING RATE INC FUND 1857		0	228,546	211,193
116	PRINCIPAL PREFERRED SEC-INS 4929		0	112,376	175,173
117	TARGET CORP 6 000% 1/15/18		0	49,597	54,495
118	CARNIVAL CORP 3 950% 10/15/20		0	156,846	156,678
119	JOHN DEERE CAPITAL 5 750% 9/10/18		0	99,647	110,047
120	MEDICAL PPTYS TR INC		0	5,594	4,857
121	DDR CORP		0	5,719	6,298
122	AMERICAN TOWER REIT		0	11,239	14,155

Part III (990-PF) - Changes in Net Assets or Fund Balances

Line 3 - Other increases not included in Part III, Line 2

1	Mutual Fund & CTF Income Additions	1	14,206
2	Total	2	14,206

Line 5 - Decreases not included in Part III, Line 2

1	Cost Basis Adjustment	1	1,905
2	Mutual Fund & CTF Income Subtraction	2	2,240
3	PY Return of Capital Adjustment	3	4,847
4	Total	4	8,992

Part IV (990-PF) - Capital Gains and Losses for Tax on Investment Income

Long Term CG Distributions													Amount	
Short Term CG Distributions													92,339	
													0	
Description of Property Sold	CUSIP #	Acquisition Method	Date Acquired	Date Sold	Gross Sales Price	Depreciation Allowed	Adjustments	Cost or Other Basis Plus Expense of Sale	Gain or Loss	F M V as of 12/31/89	Adjusted Basis as of 12/31/89	Excess of FMV Over Adjusted Basis	Gains Minus Excess FMV Over Adj Basis or Losses	
1 AMERICAN TOWER CORP	030274X100		11/22/2013	3/6/2015	193			154	39				-19,988	
2 ASHMORE EMERG MKTS CR	044820D504		6/4/2014	12/22/2015	27,663			35,416	-7,753					
3 BANK MONTRÉAL QUE COM	063671101		9/21/2012	6/19/2015	4,804			4,764	40					
4 BASF AKTIENGESSELLSCHAF	055262505		4/9/2015	11/4/2015	1,987			2,436	-439					
5 BASF AKTIENGESSELLSCHAF	055262505		7/31/2015	11/4/2015	1,914			1,983	-69					
6 BANK MONTRÉAL QUE COM	063671101		3/22/2013	11/4/2015	2,080			2,305	-225					
7 BANK MONTRÉAL QUE COM	063671101		3/22/2013	6/19/2015	2,702			2,819	-117					
8 BANK MONTRÉAL QUE COM	063671101		4/19/2013	6/19/2015	2,702			2,754	-52					
9 BANK MONTRÉAL QUE COM	063671101		8/27/2013	6/19/2015	1,801			1,884	-83					
10 BANK MONTRÉAL QUE COM	063671101		10/2/2014	6/19/2015	1,321			1,612	-291					
11 BANK MONTRÉAL QUE COM	063671101		4/9/2015	6/19/2015	1,741			1,801	-60					
12 BOSTON PROPERTIES INC C	101121101		11/22/2013	3/6/2015	269			203	66					
13 CAMDEN PPTY TR SH BEN IN	133131102		11/22/2013	5/15/2015	10,236			7,926	2,310					
14 CARE CAPITAL PROPERTIES	141624106		8/21/2014	8/26/2015	8			9	-1					
15 CARE CAPITAL PROPERTIES	141624106		11/22/2013	9/9/2015	678			667	9					
16 CARE CAPITAL PROPERTIES	141624106		8/21/2014	9/9/2015	225			248	-23					
17 CHESAPEAKE LODGING TRU	165240102		8/21/2014	3/6/2015	130			122	8					
18 CORESITE REALTY CORP	218700105		12/18/2013	3/6/2015	92			61	31					
19 CROWN CASTLE INTL CORP	22822V101		8/21/2014	3/6/2015	171			159	12					
20 DDR CORP	23317H102		4/24/2014	3/6/2015	110			100	10					
21 DDR CORP	23317H102		4/24/2014	6/24/2015	1,131			1,179	-48					
22 DDR CORP	23317H102		11/22/2013	6/24/2015	494			483	11					
23 DEUTSCHE BOERSE AG ADR	251542106		8/27/2013	11/4/2015	1,450			1,165	285					
24 DEUTSCHE BOERSE AG ADR	251542106		3/22/2013	11/4/2015	1,089			784	305					
25 DOMINION RES INC VA	25746U109		4/19/2013	2/20/2015	2,937			2,421	516					
26 DOMINION RES INC VA	25746U109		8/27/2013	2/20/2015	1,835			1,459	376					
27 DOMINION RES INC VA	25746U109		3/22/2013	2/20/2015	147			114	33					
28 DREYFUS EMG MKT DEBT LC	261980494		8/14/2012	3/3/2015	34,428			41,450	-7,022					
29 DREYFUS EMG MKT DEBT LC	261980494		8/31/2010	11/12/2015	19,090			25,000	-5,910					
30 DREYFUS EMG MKT DEBT LC	261980494		8/31/2010	11/12/2015	19,090			25,000	-5,910					
31 DREYFUS EMG MKT DEBT LC	261980494		8/14/2012	11/12/2015	50,872			68,550	-17,678					
32 DUPONT FABROS TECHNOL	26613Q106		3/20/2014	2/9/2015	7,509			5,729	1,780					
33 EQUINIX INC	29444U700		3/6/2015	5/15/2015	261			235	26					
34 EQUINIX INC	29444U700		11/12/2013	11/17/2015	87			86	1					
35 EQUITY LIFESTYLE PPTYS IN	29472R108		11/22/2013	1/26/2015	2,779			1,785	994					
36 NATIONAL GRID PLC ADR	636274300		4/9/2015	6/19/2015	1,836			1,798	38					
37 NUVEEN HIGH YIELD MUNI B	67065G172		3/13/2014	1/30/2015	270,383			250,000	20,383					
38 PIMCO EMERG MKTS BD-INS	693391559		8/14/2012	1/30/2015	132,168			160,000	-27,832					
39 ELI LILLY & CO COM	532457108		7/31/2015	9/1/2015	1,848			1,949	-101					
40 PPL CORPORATION	69351T108		9/21/2012	4/16/2015	2,829			2,437	392					
41 PPL CORPORATION	69351T108		1/18/2013	4/16/2015	1,664			1,463	201					
42 PPL CORPORATION	69351T106		3/22/2013	4/16/2015	2,497			2,254	243					
43 PPL CORPORATION	69351T106		4/19/2013	4/16/2015	1,65			161	5					
44 PPL CORPORATION	69351T106		8/27/2013	4/16/2015	1,564			1,543	121					
45 PPL CORPORATION	69351T106		4/9/2015	4/16/2015	1,731			1,752	-21					
46 PFIZER INC	71708T103		7/31/2015	9/1/2015	2,588			2,960	-372					
47 PFIZER INC	71708T103		4/9/2015	9/1/2015	1,799			1,997	-198					
48 PIMCO FOREIGN BOND (UNH	722052220		2/23/2011	1/30/2015	231,350			248,359	-17,009					
49 PLUM CREEK TIMBER CO INC	72925T108		5/9/2008	4/8/2015	21,710			20,635	875					
50 PLUM CREEK TIMBER CO INC	72925T108		5/21/2008	4/8/2015	10,855			10,742	113					
51 PLUM CREEK TIMBER CO INC	72925T108		5/9/2008	4/8/2015	21,710			20,835	875					
52 PLUM CREEK TIMBER CO INC	72925T108		5/21/2008	4/8/2015	10,855			10,742	113					
53 PRINCIPAL PREFERRED SEC	74253Q416		9/9/2008	3/3/2015	93,301			75,000	18,301					
54 PRINCIPAL PREFERRED SEC	74253Q416		2/23/2011	3/3/2015	27,054			26,222	832					
55 PRINCIPAL PREFERRED SEC	74253Q416		9/9/2008	3/3/2015	28,492			22,904	5,588					
56 PRINCIPAL PREFERRED SEC	74253Q416		9/9/2008	7/28/2015	25,254			20,557	4,697					
57 PRINCIPAL PREFERRED SEC	74253Q416		9/9/2008	12/22/2015	38,066			31,539	6,527					
58 PRINCIPAL PREFERRED SEC	74253Q416		9/16/2008	12/22/2015	5,043			3,624	1,419					
59 PRUDENTIAL PLC - ADR	74435K204		4/9/2015	4/16/2015	2,342			2,367	-25					
60 PUBLIC STORAGE INC COM	74460D109		11/22/2013	10/13/2015	4,119			2,940	1,179					
61 PUTNAM FLOATING RATE IN	746763226		2/23/2011	3/3/2015	46,884			47,659	-775					
62 RECKITT BENCKIS/ADR	756255204		3/22/2013	4/16/2015	4,188			3,325	863					
63 RECKITT BENCKIS/ADR	756255204		4/9/2015	4/15/2015	2,103			2,113	-10					
64 RECKITT BENCKIS/ADR	756255204		4/19/2013	4/16/2015	214			169	45					
65 SL GREEN REALTY CORP CC	78440X101		11/22/2013	10/13/2015	5,008			4,019	989					
66 SIMON PROPERTY GROUP IN	828805109		1/26/2015	3/6/2015	363			407	-44					
67 PRUDENTIAL PLC - ADR	74435K204		8/27/2013	4/16/2015	2,442			1,706	736					
68 PRUDENTIAL PLC - ADR	74435K204		3/22/2013	6/19/2015	4,267			2,858	1,409					
69 PRUDENTIAL PLC - ADR	74435K204		8/27/2013	6/19/2015	301			209	92					

Part IV (990-PF) - Capital Gains and Losses for Tax on Investment Income

Long Term CG Distributions												Amount	
Short Term CG Distributions												92,338	0
Description of Property Sold	CUSIP #	Acquisition Method	Date Acquired	Date Sold	Gross Sales Price	Depreciation Allowed	Adjustments	Cost or Other Basis Plus Expense of Sale	F M V as of 12/31/89	Adjusted Basis as of 12/31/89	Excess of FMV Over Adjusted Basis	Gains Minus Excess FMV Over Adj Basis or Losses	
70 PRUDENTIAL PLC - ADP	74435X204		4/19/2013	6/19/2015	803		0	506	297	0	0	0	
71 EQUITY LIFESTYLE PPTYS IN	29472R108		11/22/2013	12/11/2015	3,714		0	2,137	1,577	0	0	297	
72 EXTRA SPACE STORAGE INC	30225T102		11/22/2013	3/6/2015	128		0	83	45	0	0	1,577	
73 EXTRA SPACE STORAGE INC	30225T102		11/22/2013	10/13/2015	1,999		0	1,079	920	0	0	45	
74 FEDERATED STRAT VAL DIV	31417Z560		6/10/2014	12/28/2015	50,000		0	55,106	-5,106	0	0	920	
75 FID ADV EMER MKTS INC- CL	315920702		1/30/2015	7/28/2015	20,774		0	20,934	-160	0	0	-5,106	
76 HCP INC	40414L109		11/22/2013	5/15/2015	120		0	114	6	0	0	-160	
77 HSBC HOLDINGS PLC	404280AL3		1/30/2015	7/28/2015	165,960		0	172,116	-6,156	0	0	-6,156	
78 HARRIS CORP DEL	41387S105		9/21/2012	2/20/2015	4,297		0	2,816	1,481	0	0	1,481	
79 HARRIS CORP DEL	41387S105		3/22/2013	2/20/2015	2,344		0	1,318	1,026	0	0	1,026	
80 HARRIS CORP DEL	41387S105		4/19/2013	2/20/2015	2,734		0	1,465	1,269	0	0	1,269	
81 HARRIS CORP DEL	41387S105		8/27/2013	2/20/2015	1,562		0	1,127	435	0	0	435	
82 HERMES INTL SHARES DEEN	427993118		2/27/2015	2/27/2015	1,059		0	1,093	-34	0	0	-34	
83 HOME PROPERTIES INC	437306103		11/22/2013	6/24/2015	4,551		0	3,332	1,219	0	0	1,219	
84 HOME PROPERTIES INC	437306103		12/18/2013	6/24/2015	1,395		0	1,013	382	0	0	382	
85 INDIVIOR PLC-SPON ADR	45579E105		10/2/2014	1/13/2015	0		0	0	0	0	0	0	
86 INDIVIOR PLC-SPON ADR	45579E105		9/21/2012	1/14/2015	182		0	129	53	0	0	53	
87 INDIVIOR PLC-SPON ADR	45579E105		3/22/2013	1/14/2015	107		0	94	13	0	0	13	
88 INDIVIOR PLC-SPON ADR	45579E105		4/19/2013	1/14/2015	102		0	89	13	0	0	13	
89 INDIVIOR PLC-SPON ADR	45579E105		8/27/2013	1/14/2015	68		0	57	11	0	0	11	
90 INDIVIOR PLC-SPON ADR	45579E105		10/2/2014	1/14/2015	41		0	42	-1	0	0	-1	
91 JPMORGAN HIGH YIELD FUN	4812C0803		8/14/2012	3/3/2015	109,198		0	113,008	-3,810	0	0	-3,810	
92 JPMORGAN HIGH YIELD FUN	4812C0803		8/14/2012	7/28/2015	125,778		0	134,690	-8,912	0	0	-8,912	
93 JPMORGAN HIGH YIELD FUN	4812C0803		1/30/2015	7/28/2015	10,150		0	10,326	-176	0	0	-176	
94 KIMBERLY CLARK CORP COI	494368103		9/21/2012	2/20/2015	3,298		0	2,457	841	0	0	841	
95 KIMBERLY CLARK CORP COI	494368103		3/22/2013	2/20/2015	1,649		0	1,377	272	0	0	272	
96 KIMBERLY CLARK CORP COI	494368103		4/19/2013	2/20/2015	2,199		0	2,027	172	0	0	172	
97 KIMBERLY CLARK CORP COI	494368103		8/27/2013	2/20/2015	1,099		0	892	207	0	0	207	
98 LASALLE HOTEL PROPRTIE	51794Z108		6/24/2013	12/11/2015	2,027		0	2,838	-811	0	0	-811	
99 LASALLE HOTEL PROPRTIE	51794Z108		11/22/2013	12/11/2015	546		0	654	-108	0	0	-108	
100 ELI LILLY & CO COM	53245T108		3/22/2013	9/1/2015	321		0	223	98	0	0	98	
101 ELI LILLY & CO COM	53245T108		8/27/2013	9/1/2015	2,651		0	1,996	655	0	0	655	
102 MACERICH CO COM	55438Z101		11/22/2013	1/26/2015	16,446		0	10,796	5,650	0	0	5,650	
103 MCDONALDS CORP	580135101		9/21/2012	2/20/2015	3,288		0	3,283	5	0	0	5	
104 MCDONALDS CORP	580135101		3/22/2013	2/20/2015	2,349		0	2,487	-138	0	0	-138	
105 MCDONALDS CORP	580135101		4/19/2013	2/20/2015	1,879		0	1,996	-117	0	0	-117	
106 MCDONALDS CORP	580135101		8/27/2013	2/20/2015	939		0	951	-12	0	0	-12	
107 MICHELIN (CGDE) ADR	59410T106		3/22/2013	6/19/2015	1,983		0	1,536	447	0	0	447	
108 MICHELIN (CGDE) ADR	59410T106		8/27/2013	6/19/2015	1,212		0	1,086	126	0	0	126	
109 MICHELIN (CGDE) ADR	59410T106		9/21/2012	6/19/2015	3,195		0	2,384	811	0	0	811	
110 NATIONAL GRID PLC ADR	636274300		11/14/2012	6/19/2015	4,420		0	3,584	836	0	0	836	
111 NATIONAL GRID PLC ADR	636274300		3/22/2013	6/19/2015	1,020		0	864	156	0	0	156	
112 NATIONAL GRID PLC ADR	636274300		8/27/2013	6/19/2015	1,350		0	1,152	208	0	0	208	
113 NATIONAL GRID PLC ADR	636274300		12/19/2014	6/19/2015	3,468		0	3,629	-161	0	0	-161	
114 SINGAPORE TELECOMMUNIC	82929R304		7/31/2015	9/1/2015	1,691		0	1,927	-236	0	0	-236	
115 SINGAPORE TELECOMMUNIC	82929R304		5/24/2013	9/1/2015	660		0	784	-124	0	0	-124	
116 SOUTH32 - ADR	84473L105		5/29/2015	6/4/2015	7		0	7	0	0	0	0	
117 SINGAPORE TELECOMMUNIC	82929R304		4/9/2015	9/1/2015	1,875		0	2,291	-416	0	0	-416	
118 SOUTH32 - ADR	84473L105		5/29/2015	6/8/2015	559		0	630	-71	0	0	-71	
119 SUMITOMO TRUST AND BAN	86562M209		9/21/2012	6/19/2015	4,399		0	3,390	1,009	0	0	1,009	
120 SUMITOMO TRUST AND BAN	86562M209		3/22/2013	6/19/2015	2,453		0	2,444	9	0	0	9	
121 ZURICH INSURANCE GROUP	989825104		8/27/2013	9/1/2015	1,893		0	1,814	79	0	0	79	
122 ZURICH INSURANCE GROUP	989825104		10/2/2014	9/1/2015	1,433		0	1,588	-155	0	0	-155	
123 ZURICH INSURANCE GROUP	989825104		4/9/2015	9/1/2015	1,487		0	1,763	-276	0	0	-276	
124 EATON CORP PLC	G29183103		3/22/2013	9/1/2015	5,527		0	4,767	760	0	0	760	
125 EATON CORP PLC	G29183103		3/22/2013	9/1/2015	2,543		0	2,717	-174	0	0	-174	
126 EATON CORP PLC	G29183103		10/2/2014	9/1/2015	3,040		0	2,906	134	0	0	134	
127 EATON CORP PLC	G29183103		10/2/2014	9/1/2015	1,382		0	1,495	-113	0	0	-113	
128 EATON CORP PLC	G29183103		7/31/2015	9/1/2015	2,045		0	2,244	-199	0	0	-199	
129 SUMITOMO TRUST AND BAN	86562M209		4/19/2013	6/19/2015	2,326		0	2,502	-176	0	0	-176	
130 SUMITOMO TRUST AND BAN	86562M209		8/27/2013	6/19/2015	1,734		0	1,949	-115	0	0	-115	
131 SUMITOMO TRUST AND BAN	86562M209		4/9/2015	6/19/2015	2,216		0	2,074	142	0	0	142	
132 TANGER FACTORY OUTLET	874465109		11/22/2013	3/6/2015	4,483		0	4,390	91	0	0	91	
133 TEMPLETON GLOBAL BOND	880208400		9/2/2008	7/29/2015	10,469		0	9,838	631	0	0	631	
134 TEMPLETON GLOBAL BOND	880208400		9/2/2008	7/29/2015	77,638		0	72,954	4,684	0	0	4,684	
135 TOUCHSTONE SMALL CAP C	92343V104		1/15/2014	8/7/2015	23,887		0	25,000	-1,113	0	0	-1,113	
136 VERIZON COMMUNICATIONS	92343V104		9/21/2012	9/1/2015	5,407		0	5,482	-75	0	0	-75	
137 VERIZON COMMUNICATIONS	92343V104		3/22/2013	9/1/2015	1,892		0	2,059	-167	0	0	-167	
138 VERIZON COMMUNICATIONS	92343V104		8/27/2013	9/1/2015	1,802		0	1,875	-73	0	0	-73	

Part IV (990-PF) - Capital Gains and Losses for Tax on Investment Income

Long Term CG Distributions		Amount		1,959,626											-19,988		1,979,614		-19,988		0		0		0		-19,988	
Short Term CG Distributions		92,339		0		0		0		0		0		0		0		0		0		0		0		0		
	Description of Property Sold	CUSIP #	Acquisition Method	Date Acquired	Date Sold	Gross Sales Price	Depreciation Allowed	Adjustments	Cost or Other Basis Plus Expense of Sale	Gain or Loss	F M V as of 12/31/89	Adjusted Basis as of 12/31/89	Excess of FMV Over Adjusted Basis	Gains Minus Excess FMV Over Adj Basis or Losses														
139	VERIZON COMMUNICATIONS	923433V104		4/9/2015	9/1/2015	1,622		0	1,769	-147		0	0	-147														
140	WEYERHAEUSER CO	962166104		11/22/2013	1/26/2015	2,514		0	2,066	448		0	0	448														
141	WEYERHAEUSER CO	962166104		11/22/2013	3/6/2015	3,093		0	2,775	318		0	0	318														
142	WEYERHAEUSER CO	962166104		11/22/2013	6/24/2015	5,866		0	5,372	494		0	0	494														
143	ZURICH INSURANCE GROUP	989825104		9/21/2012	9/1/2015	4,867		0	4,660	207		0	0	207														
144	ZURICH INSURANCE GROUP	989825104		3/22/2013	9/1/2015	2,704		0	2,821	-117		0	0	-117														
145	ZURICH INSURANCE GROUP	989825104		4/19/2013	9/1/2015	2,569		0	2,477	92		0	0	92														

Part VIII, Line 1 (990-PF) - Compensation of Officers, Directors, Trustees and Foundation Managers

Name		Check "X" if Business	Street	City	State	Zip Code	Foreign Country	Title	Avg Hrs Per Week	Compensation	Benefits	Expense Account
1	Wells Fargo Bank N A Trust Tax D	X	1 W 4th St 4th Floor MAC D4000-041	Winston Salem	NC	27101-3818		TRUSTEE	4 00	85,713		
										85,713	0	0

Part VI, Line 6a (990-PF) - Estimated Tax Payments

	Date		Amount
1 Credit from prior year return		1	0
2 First quarter estimated tax payment	5/8/2015	2	2,074
3 Second quarter estimated tax payment	6/10/2015	3	2,074
4 Third quarter estimated tax payment	9/10/2015	4	2,074
5 Fourth quarter estimated tax payment	12/10/2015	5	2,074
6 Other payments		6	
7 Total		7	8,296

Part XIII, Line 2a, Column C (990-PF) - Prior Year Undistributed Income

1	Distributable amounts for 2014 that remained undistributed at the beginning of the 2015 tax year	1	<u>365,772</u>
2		2	
3		3	
4		4	
5		5	
6		6	
7		7	
8		8	
9		9	
10	Total	10	<u>365,772</u>