

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

COHEN & STEERS TOTAL RETURN REALTY FUND INC

Form N-PX

August 23, 2007

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549

FORM N-PX

ANNUAL REPORT OF PROXY VOTING RECORD OF REGISTERED MANAGEMENT INVESTMENT  
COMPANY

INVESTMENT COMPANY ACT FILE NUMBER: 811-07154

NAME OF REGISTRANT: Cohen & Steers Total Return  
Realty Fund

ADDRESS OF PRINCIPAL EXECUTIVE OFFICES: 280 PARK AVENUE 10TH FLOOR  
New York, NY 10017

NAME AND ADDRESS OF AGENT FOR SERVICE: John E. McLean  
280 PARK AVENUE 10TH FLOOR  
New York, NY 10017

REGISTRANT'S TELEPHONE NUMBER: 212-832-3232

DATE OF FISCAL YEAR END: 12/31

DATE OF REPORTING PERIOD: 07/01/2006 - 06/30/2007

Cohen & Steers Total Return Realty Fund

-----  
AMERICAN CAMPUS COMMUNITIES, INC.

Agen

-----  
Security: 024835100  
Meeting Type: Annual  
Meeting Date: 03-May-2007  
Ticker: ACC  
ISIN:  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	WILLIAM C. BAYLESS JR.	Mgmt	For
	R.D. BURCK	Mgmt	For
	G. STEVEN DAWSON	Mgmt	For
	CYDNEY C. DONNELL	Mgmt	For
	EDWARD LOWENTHAL	Mgmt	For
	BRIAN B. NICKEL	Mgmt	For
	SCOTT H. RECHLER	Mgmt	Withheld
	WINSTON W. WALKER	Mgmt	For

## Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

02      RATIFICATION OF ERNST & YOUNG AS OUR INDEPENDENT      Mgmt      For  
 AUDITORS FOR 2007

ANNALY CAPITAL MANAGEMENT, INC.

Agen

Security: 035710409  
 Meeting Type: Annual  
 Meeting Date: 24-May-2007  
 Ticker: NLY  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR KEVIN P. BRADY E. WAYNE NORDBERG	Mgmt Mgmt	For For
02	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE COMPANY FOR THE 2007 FISCAL YEAR.	Mgmt	For

APARTMENT INVESTMENT AND MANAGEMENT

Agen

Security: 03748R101  
 Meeting Type: Annual  
 Meeting Date: 30-Apr-2007  
 Ticker: AIV  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAMES N. BAILEY TERRY CONSIDINE RICHARD S. ELLWOOD THOMAS L. KELTNER J. LANDIS MARTIN ROBERT A. MILLER THOMAS L. RHODES MICHAEL A. STEIN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP TO SERVE AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR AIMCO FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007.	Mgmt	For
03	TO APPROVE THE AIMCO 2007 STOCK AWARD AND INCENTIVE PLAN.	Mgmt	For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

04 TO APPROVE THE AIMCO 2007 EMPLOYEE STOCK PURCHASE PLAN. Mgmt For

-----  
ARCHSTONE-SMITH TRUST

Agen

-----  
Security: 039583109  
Meeting Type: Annual  
Meeting Date: 16-May-2007  
Ticker: ASN  
ISIN:  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR STEPHEN R. DEMERITT ERNEST A. GERARDI, JR. RUTH ANN M. GILLIS NED S. HOLMES ROBERT P. KOGOD JAMES H. POLK, III JOHN C. SCHWEITZER R. SCOT SELLERS ROBERT H. SMITH	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
02	SHAREHOLDER PROPOSAL, IF PRESENTED AT THE MEETING, REGARDING PAY-FOR-SUPERIOR PERFORMANCE.	Shr	Against
03	RATIFICATION OF APPOINTMENT OF KPMG LLP AS AUDITORS FOR THE CURRENT FISCAL YEAR.	Mgmt	For

-----  
AVALONBAY COMMUNITIES, INC.

Agen

-----  
Security: 053484101  
Meeting Type: Annual  
Meeting Date: 16-May-2007  
Ticker: AVB  
ISIN:  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR BRYCE BLAIR BRUCE A. CHOATE JOHN J. HEALY, JR. GILBERT M. MEYER TIMOTHY J. NAUGHTON LANCE R. PRIMIS H. JAY SARLES ALLAN D. SCHUSTER AMY P. WILLIAMS	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

02 TO RATIFY THE SELECTION OF ERNST & YOUNG LLP Mgmt For  
AS THE COMPANY S INDEPENDENT AUDITORS FOR THE  
YEAR ENDING DECEMBER 31, 2007.

BRANDYWINE REALTY TRUST

Agen

Security: 105368203  
Meeting Type: Annual  
Meeting Date: 09-May-2007  
Ticker: BDN  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WALTER D'ALESSIO D. PIKE ALOIAN THOMAS F. AUGUST DONALD E. AXINN WYCHE FOWLER MICHAEL J. JOYCE ANTHONY A. NICHOLS, SR. MICHAEL V. PRENTISS CHARLES P. PIZZI GERARD H. SWEENEY	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For
02	RATIFICATION OF THE AUDIT COMMITTEE S APPOINTMENT OF PRICEWATERHOUSECOOPERS, LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM	Mgmt	For
03	AMENDMENT AND RESTATEMENT OF 1997 LONG-TERM INCENTIVE PLAN	Mgmt	For
04	EMPLOYEE SHARE PURCHASE PLAN	Mgmt	For

CAMDEN PROPERTY TRUST

Agen

Security: 133131102  
Meeting Type: Annual  
Meeting Date: 01-May-2007  
Ticker: CPT  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR RICHARD J. CAMPO WILLIAM R. COOPER SCOTT S. INGRAHAM	Mgmt Mgmt Mgmt	For For For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

	LEWIS A. LEVEY	Mgmt	For
	WILLIAM B. MCGUIRE, JR.	Mgmt	For
	WILLIAM F. PAULSEN	Mgmt	For
	D. KEITH ODEN	Mgmt	For
	F. GARDNER PARKER	Mgmt	For
	STEVEN A. WEBSTER	Mgmt	For
02	RATIFICATION OF DELOITTE & TOUCHE LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

-----  
CEDAR SHOPPING CENTERS, INC.

----- Agen

-----  
Security: 150602209  
Meeting Type: Annual  
Meeting Date: 19-Jun-2007  
Ticker: CDR  
ISIN:  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAMES J. BURNS RICHARD HOMBURG PAUL G. KIRK, JR. EVERETT B. MILLER, III LEO S. ULLMAN BRENDA J. WALKER ROGER M. WIDMANN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	TO AMEND THE ARTICLES OF INCORPORATION TO INCREASE AUTHORIZED COMMON STOCK AND PREFERRED STOCK.	Mgmt	Against
03	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007.	Mgmt	For

-----  
COLONIAL PROPERTIES TRUST

----- Agen

-----  
Security: 195872106  
Meeting Type: Annual  
Meeting Date: 25-Apr-2007  
Ticker: CLP  
ISIN:  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WESTON M. ANDRESS CARL F. BAILEY	Mgmt Mgmt	For For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

M. MILLER GORRIE	Mgmt	For
WILLIAM M. JOHNSON	Mgmt	For
GLADE M. KNIGHT	Mgmt	For
JAMES K. LOWDER	Mgmt	For
THOMAS H. LOWDER	Mgmt	For
HERBERT A. MEISLER	Mgmt	For
CLAUDE B. NIELSEN	Mgmt	For
HAROLD W. RIPPS	Mgmt	For
DONALD T. SENTERFITT	Mgmt	For
JOHN W. SPIEGEL	Mgmt	For
C.R. THOMPSON, III	Mgmt	For
02 TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP, AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007.	Mgmt	For

-----  
DCT INDUSTRIAL TRUST

Agen

-----  
Security: 233153105  
Meeting Type: Annual  
Meeting Date: 03-May-2007  
Ticker: DCT  
ISIN:  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR THOMAS G. WATTLES PHILIP L. HAWKINS PHILLIP R. ALTINGER THOMAS F. AUGUST JOHN S. GATES, JR. TRIPP H. HARDIN JAMES R. MULVIHILL JOHN C. O'KEEFE BRUCE L. WARWICK	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
02	RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2007.	Mgmt	For

-----  
DIAMONDROCK HOSPITALITY COMPANY

Agen

-----  
Security: 252784301  
Meeting Type: Annual  
Meeting Date: 26-Apr-2007  
Ticker: DRH  
ISIN:  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
--------	----------	---------------	---------------

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

		Type	
01	DIRECTOR WILLIAM W. MCCARTEN DANIEL J. ALTOBELLO W. ROBERT GRAFTON MAUREEN L. MCAVEY GILBERT T. RAY JOHN L. WILLIAMS	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
02	TO APPROVE THE AMENDMENTS TO DIAMONDROCK HOSPITALITY COMPANY S 2004 STOCK OPTION AND INCENTIVE PLAN ATTACHED TO THE PROXY STATEMENT.	Mgmt	For
03	TO RATIFY THE SELECTION OF KPMG LLP AS THE INDEPENDENT AUDITORS FOR DIAMONDROCK HOSPITALITY COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007.	Mgmt	For

-----  
 EDUCATION REALTY TRUST, INC.

-----  
 Agen

Security: 28140H104  
 Meeting Type: Annual  
 Meeting Date: 22-May-2007  
 Ticker: EDR  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR PAUL O. BOWER MONTE J. BARROW WILLIAM J. CAHILL, III JOHN L. FORD WENDELL W. WEAKLEY	Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For
02	RATIFICATION OF APPOINTMENT OF DELOITTE & TOUCHE LLP AS EDR S INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007.	Mgmt	For

-----  
 ENTERTAINMENT PROPERTIES TRUST

-----  
 Agen

Security: 29380T105  
 Meeting Type: Annual  
 Meeting Date: 09-May-2007  
 Ticker: EPR  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

	BARRETT BRADY	Mgmt	For
02	PROPOSAL TO APPROVE THE COMPANY S 2007 EQUITY INCENTIVE PLAN.	Mgmt	For
03	PROPOSAL TO APPROVE THE COMPANY S ANNUAL PERFORMANCE-BASED INCENTIVE PLAN.	Mgmt	For
04	PROPOSAL TO RATIFY THE APPOINTMENT OF KPMG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2007.	Mgmt	For

-----  
EQUITY OFFICE PROPERTIES TRUST

Agen

Security: 294741103  
Meeting Type: Special  
Meeting Date: 07-Feb-2007  
Ticker: EOP  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	TO APPROVE THE MERGER OF EQUITY OFFICE PROPERTIES TRUST WITH AND INTO BLACKHAWK ACQUISITION TRUST AND THE AGREEMENT AND PLAN OF MERGER, DATED AS OF NOVEMBER 19, 2006, AS AMENDED, AMONG EQUITY OFFICE PROPERTIES TRUST, EOP OPERATING LIMITED PARTNERSHIP, BLACKHAWK PARENT LLC, BLACKHAWK ACQUISITION TRUST AND BLACKHAWK ACQUISITION L.P., AS FULLY DESCRIBED IN THE ENCLOSED STATEMENT.	Mgmt	For
02	TO APPROVE ANY ADJOURNMENTS OF THE SPECIAL MEETING FOR THE PURPOSE OF SOLICITING ADDITIONAL PROXIES IF THERE ARE NOT SUFFICIENT VOTES AT THE SPECIAL MEETING TO APPROVE THE MERGER AND THE AGREEMENT AND PLAN OF MERGER, AS AMENDED.	Mgmt	For

-----  
EXTRA SPACE STORAGE INC.

Agen

Security: 30225T102  
Meeting Type: Annual  
Meeting Date: 23-May-2007  
Ticker: EXR  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR KENNETH M. WOOLLEY* ANTHONY FANTICOLA**	Mgmt Mgmt	For For



## Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

	HUGH W. HORNE**	Mgmt	For
	SPENCER F. KIRK**	Mgmt	For
	JOSEPH D. MARGOLIS**	Mgmt	For
	ROGER B. PORTER**	Mgmt	For
	K. FRED SKOUSEN**	Mgmt	For
02	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

---

### GLIMCHER REALTY TRUST

Agen

Security: 379302102  
 Meeting Type: Annual  
 Meeting Date: 11-May-2007  
 Ticker: GRT  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR NILES C. OVERLY* WILLIAM S. WILLIAMS* DAVID M. ARONOWITZ**	Mgmt Mgmt Mgmt	For For For
03	APPROVAL OF THE FOLLOWING MATTERS WITH RESPECT TO THE GLIMCHER REALTY TRUST 2004 INCENTIVE COMPENSATION PLAN, AS AMENDED, ALL AS MORE FULLY DESCRIBED IN THE PROXY STATEMENT.	Mgmt	For
04	RATIFICATION OF THE APPOINTMENT OF BDO SEIDMAN, LLP AS GLIMCHER REALTY TRUST S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007.	Mgmt	For

---

### GMH COMMUNITIES TRUST

Agen

Security: 36188G102  
 Meeting Type: Annual  
 Meeting Date: 06-Sep-2006  
 Ticker: GCT  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR FREDERICK F. BUCHHOLZ RADM J.W EASTWOOD (RET) MICHAEL D. FASCITELLI GARY M. HOLLOWAY, SR.	Mgmt Mgmt Mgmt Mgmt	No vote No vote No vote No vote

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

STEVEN J. KESSLER	Mgmt	No vote
DENIS J. NAYDEN	Mgmt	No vote
DENNIS J. O'LEARY	Mgmt	No vote
BRUCE F. ROBINSON	Mgmt	No vote
RICHARD A. SILFEN	Mgmt	No vote

-----  
 GMH COMMUNITIES TRUST

Agen

-----  
 Security: 36188G102  
 Meeting Type: Annual  
 Meeting Date: 14-Jun-2007  
 Ticker: GCT  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	GARY M. HOLLOWAY, SR.	Mgmt	Withheld
	BRUCE F. ROBINSON	Mgmt	For
	FREDERICK F. BUCHHOLZ	Mgmt	For
	RADM J.W EASTWOOD (RET)	Mgmt	For
	MICHAEL D. FASCITELLI	Mgmt	For
	STEVEN J. KESSLER	Mgmt	For
	DENIS J. NAYDEN	Mgmt	For
	DENNIS J. O'LEARY	Mgmt	For
	RICHARD A. SILFEN	Mgmt	For

-----  
 HEALTH CARE PROPERTY INVESTORS, INC.

Agen

-----  
 Security: 421915109  
 Meeting Type: Annual  
 Meeting Date: 10-May-2007  
 Ticker: HCP  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	M.A. CIRILLO-GOLDBERG	Mgmt	For
	ROBERT R. FANNING, JR.	Mgmt	For
	JAMES F. FLAHERTY III	Mgmt	For
	DAVID B. HENRY	Mgmt	For
	MICHAEL D. MCKEE	Mgmt	For
	HAROLD M. MESSMER, JR.	Mgmt	For
	PETER L. RHEIN	Mgmt	For
	KENNETH B. ROATH	Mgmt	For
	RICHARD M. ROSENBERG	Mgmt	For
	JOSEPH P. SULLIVAN	Mgmt	For
02	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP	Mgmt	For

# Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

AS THE COMPANY S INDEPENDENT AUDITORS FOR THE  
FISCAL YEAR ENDING DECEMBER 31, 2007.

03 STOCKHOLDER PROPOSAL REGARDING EXECUTIVE COMPENSATION. Shr Against

HEALTH CARE REIT, INC.

Agen

Security: 42217K106  
Meeting Type: Annual  
Meeting Date: 11-May-2007  
Ticker: HCN  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR RAYMOND W. BRAUN THOMAS J. DEROSA JEFFREY H. DONAHUE FRED S. KLIPSCH	Mgmt Mgmt Mgmt Mgmt	For For For For
02	APPROVAL OF AN AMENDMENT TO THE COMPANY S SECOND RESTATED CERTIFICATE OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF COMMON STOCK FROM 125,000,000 TO 225,000,000.	Mgmt	For
03	APPROVAL OF AN AMENDMENT TO THE COMPANY S SECOND RESTATED CERTIFICATE OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF PREFERRED STOCK FROM 25,000,000 TO 50,000,000.	Mgmt	For
04	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR 2007.	Mgmt	For

HEALTH CARE REIT, INC.

Agen

Security: 42217K403  
Meeting Type: Annual  
Meeting Date: 11-May-2007  
Ticker: HCNPRF  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	APPROVAL OF AN AMENDMENT TO THE COMPANY S SECOND RESTATED CERTIFICATE OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF PREFERRED STOCK FROM 25,000,000 TO 50,000,000.	Mgmt	For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

HEALTH CARE REIT, INC.

Agen

Security: 42217K502  
 Meeting Type: Annual  
 Meeting Date: 11-May-2007  
 Ticker: HCNPRG  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	APPROVAL OF AN AMENDMENT TO THE COMPANY S SECOND RESTATED CERTIFICATE OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF PREFERRED STOCK FROM 25,000,000 TO 50,000,000.	Mgmt	For

HOME PROPERTIES, INC.

Agen

Security: 437306103  
 Meeting Type: Annual  
 Meeting Date: 01-May-2007  
 Ticker: HME  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JOSH E. FIDLER ALAN L. GOSULE LEONARD F. HELBIG, III ROGER W. KOBER NORMAN P. LEENHOUTS NELSON B. LEENHOUTS EDWARD J. PETTINELLA CLIFFORD W. SMITH, JR. PAUL L. SMITH THOMAS S. SUMMER AMY L. TAIT	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	Withheld For For For For For For For For For
02	TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2007.	Mgmt	For

HOSPITALITY PROPERTIES TRUST

Agen

Security: 44106M102  
 Meeting Type: Annual

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

Meeting Date: 15-May-2007  
 Ticker: HPT  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM A. LAMKIN	Mgmt	For
02	TO APPROVE AN AMENDMENT TO THE DECLARATION OF TRUST THAT WILL CHANGE THE REQUIRED SHAREHOLDER VOTE FOR CERTAIN ACTIONS AND PROVIDE THAT THE REQUIRED SHAREHOLDER VOTE NECESSARY FOR THE ELECTION OF TRUSTEES OR TO TAKE CERTAIN OTHER ACTIONS SHALL BE SET IN THE BYLAWS.	Mgmt	Against
03	TO APPROVE AMENDMENTS TO OUR DECLARATION OF TRUST THAT WILL CHANGE THE REQUIRED SHAREHOLDER VOTE FOR CERTAIN AMENDMENTS TO THE DECLARATION OF TRUST OR FOR TERMINATION OF THE TRUST.	Mgmt	Against
04	TO APPROVE AN AMENDMENT TO THE DECLARATION OF TRUST THAT, SUBJECT TO AN EXPRESS PROVISION IN THE TERMS OF ANY CLASS OR SERIES OF SHARES OF BENEFICIAL INTEREST, WOULD AUTHORIZE THE BOARD TO DIVIDE OR COMBINE THE OUTSTANDING SHARES OF ANY CLASS OR SERIES OF SHARES OF BENEFICIAL INTEREST WITHOUT A SHAREHOLDER VOTE.	Mgmt	Against
05	TO APPROVE AN AMENDMENT TO THE DECLARATION OF TRUST TO PROVIDE THAT ANY SHAREHOLDER WHO VIOLATES THE DECLARATION OF TRUST OR BYLAWS WILL INDEMNIFY AND HOLD THE COMPANY HARMLESS FROM AND AGAINST ALL COSTS, EXPENSES, PENALTIES, FINES AND OTHER AMOUNTS, INCLUDING ATTORNEYS AND OTHER PROFESSIONAL FEES, ALL AS MORE FULLY DESCRIBED IN THE PROXY STATEMENT.	Mgmt	Against
06	TO APPROVE THE ADJOURNMENT OR POSTPONEMENT OF THE MEETING, IF NECESSARY OR APPROPRIATE, TO SOLICIT ADDITIONAL PROXIES IF THERE ARE INSUFFICIENT VOTES AT THE TIME OF THE MEETING TO ELECT A TRUSTEE AS PROPOSED IN ITEM 1 OR TO APPROVE ITEMS 2, 3, 4 OR 5.	Mgmt	Against

HRPT PROPERTIES TRUST

Agen

Security: 40426W101  
 Meeting Type: Annual  
 Meeting Date: 15-May-2007  
 Ticker: HRP  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
--------	----------	---------------	---------------

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

01	DIRECTOR PATRICK F. DONELAN	Mgmt	Withheld
02	TO APPROVE AMENDMENTS TO THE DECLARATION OF TRUST THAT WILL CHANGE THE REQUIRED SHAREHOLDER VOTE AND MANNER OF VOTING FOR CERTAIN ACTIONS AND PROVIDE THAT THE REQUIRED SHAREHOLDER VOTE NECESSARY FOR THE ELECTION OF TRUSTEES OR TO TAKE CERTAIN OTHER ACTIONS SHALL BE SET IN THE BYLAWS.	Mgmt	Against
03	TO APPROVE AMENDMENTS TO THE DECLARATION OF TRUST THAT WILL CHANGE THE REQUIRED SHAREHOLDER VOTE FOR CERTAIN AMENDMENTS TO THE DECLARATION OF TRUST, FOR CERTAIN BUSINESS COMBINATIONS OR FOR TERMINATION OF THE TRUST.	Mgmt	Against
04	TO APPROVE AN AMENDMENT TO THE DECLARATION OF TRUST THAT, SUBJECT TO AN EXPRESS PROVISION IN THE TERMS OF ANY CLASS OR SERIES OF SHARES OF BENEFICIAL INTEREST, WOULD AUTHORIZE THE BOARD TO DIVIDE OR COMBINE THE OUTSTANDING SHARES OF ANY CLASS OR SERIES OF SHARES OF BENEFICIAL INTEREST WITHOUT A SHAREHOLDER VOTE.	Mgmt	Against
05	TO APPROVE AN AMENDMENT TO THE DECLARATION OF TRUST TO PROVIDE THAT ANY SHAREHOLDER WHO VIOLATES THE DECLARATION OF TRUST OR BYLAWS, ALL AS MORE FULLY DESCRIBED IN THE PROXY STATEMENT.	Mgmt	Against
06	TO APPROVE AN AMENDMENT TO THE DECLARATION OF TRUST THAT WOULD PERMIT ISSUANCE OF SECURITIES.	Mgmt	For
07	TO APPROVE THE ADJOURNMENT OR POSTPONEMENT OF THE MEETING, IF NECESSARY OR APPROPRIATE, TO SOLICIT ADDITIONAL PROXIES IF THERE ARE INSUFFICIENT VOTES AT THE TIME OF THE MEETING TO ELECT A TRUSTEE AS PROPOSED IN ITEM 1 OR TO APPROVE ITEMS 2, 3, 4, 5 OR 6.	Mgmt	Against

-----  
 INLAND REAL ESTATE CORPORATION

Agen

-----  
 Security: 457461200  
 Meeting Type: Annual  
 Meeting Date: 20-Jun-2007  
 Ticker: IRC  
 ISIN:  
 -----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROLAND W. BURRIS THOMAS P. D'ARCY DANIEL L. GOODWIN JOEL G. HERTER	Mgmt Mgmt Mgmt Mgmt	For For Withheld For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

	HEIDI N. LAWTON	Mgmt	For
	THOMAS H. MCAULEY	Mgmt	For
	THOMAS R. MCWILLIAMS	Mgmt	For
	ROBERT D. PARKS	Mgmt	For
	JOEL D. SIMMONS	Mgmt	For
02	RATIFY THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007.	Mgmt	For

---

ISTAR FINANCIAL INC.

Agen

Security: 45031U101  
 Meeting Type: Annual  
 Meeting Date: 30-May-2007  
 Ticker: SFI  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAY SUGARMAN GLENN R. AUGUST ROBERT W. HOLMAN, JR. ROBIN JOSEPHS CARTER MCCLELLAND JOHN G. MCDONALD GEORGE R. PUSKAR JEFFREY A. WEBER	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	APPROVAL OF ADOPTION OF ISTAR FINANCIAL INC. 2007 INCENTIVE COMPENSATION PLAN.	Mgmt	For
03	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007.	Mgmt	For

---

KILROY REALTY CORPORATION

Agen

Security: 49427F108  
 Meeting Type: Annual  
 Meeting Date: 17-May-2007  
 Ticker: KRC  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM P. DICKEY	Mgmt	For

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

LEXINGTON REALTY TRUST

Agen

Security: 529043101  
 Meeting Type: Special  
 Meeting Date: 20-Nov-2006  
 Ticker: LXP  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	TO APPROVE THE AGREEMENT AND PLAN OF MERGER, DATED AS OF JULY 23, 2006, BY AND AMONG LEXINGTON CORPORATE PROPERTIES TRUST AND NEWKIRK REALTY TRUST, INC., A COPY OF WHICH IS ATTACHED AS ANNEX A TO THE JOINT PROXY STATEMENT/PROSPECTUS, AND THE TRANSACTIONS CONTEMPLATED THEREBY.	Mgmt	For
02	THE ADJOURNMENT OR POSTPONEMENT OF THE SPECIAL MEETING, IF NECESSARY, TO PERMIT FURTHER SOLICITATION OF PROXIES IF THERE ARE NOT SUFFICIENT VOTES AT THE TIME OF THE SPECIAL MEETING TO APPROVE THE PROPOSALS.	Mgmt	For

LIBERTY PROPERTY TRUST

Agen

Security: 531172104  
 Meeting Type: Annual  
 Meeting Date: 17-May-2007  
 Ticker: LRY  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR J. ANTHONY HAYDEN M. LEANNE LACHMAN	Mgmt Mgmt	For For
02	APPROVAL OF THE PROPOSAL TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE TRUST S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2007.	Mgmt	For
03	APPROVAL OF THE PROPOSAL TO AMEND AND RESTATE THE TRUST S AMENDED AND RESTATED SHARE INCENTIVE PLAN, WITHOUT INCREASING THE NUMBER OF SHARES AVAILABLE FOR GRANT THEREUNDER, INCLUDING AMONG OTHER THINGS TO ADD TO THE TYPES OF AWARDS AVAILABLE FOR GRANT UNDER THE PLAN.	Mgmt	For



Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

MACK-CALI REALTY CORPORATION

Agen

Security: 554489104  
 Meeting Type: Annual  
 Meeting Date: 23-May-2007  
 Ticker: CLI  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ALAN S. BERNIKOW KENNETH M. DUBERSTEIN VINCENT TESE ROY J. ZUCKERBERG	Mgmt Mgmt Mgmt Mgmt	For For For For
02	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007.	Mgmt	For

MAGUIRE PROPERTIES INC.

Agen

Security: 559775101  
 Meeting Type: Annual  
 Meeting Date: 05-Jun-2007  
 Ticker: MPG  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT F. MAGUIRE III LAWRENCE S. KAPLAN CAROLINE S. MCBRIDE ANDREA L. VAN DE KAMP WALTER L. WEISMAN LEWIS N. WOLFF	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For Withheld Withheld Withheld Withheld Withheld
02	RATIFICATION OF THE SELECTION OF KPMG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDED DECEMBER 31, 2007.	Mgmt	For
03	APPROVAL OF THE SECOND AMENDED AND RESTATED 2003 INCENTIVE AWARD PLAN OF THE COMPANY, MAGUIRE PROPERTIES SERVICES, INC. AND MAGUIRE PROPERTIES L.P.	Mgmt	Against

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

MID-AMERICA APARTMENT COMMUNITIES, I

Agen

Security: 59522J103  
 Meeting Type: Annual  
 Meeting Date: 22-May-2007  
 Ticker: MAA  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MARY E. MCCORMICK WILLIAM B. SANSOM	Mgmt Mgmt	For For
02	RATIFICATION OF ERNST & YOUNG LLP AS MID-AMERICA S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2007.	Mgmt	For

NATIONWIDE HEALTH PROPERTIES, INC.

Agen

Security: 638620104  
 Meeting Type: Annual  
 Meeting Date: 24-Apr-2007  
 Ticker: NHP  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DAVID R. BANKS DOUGLAS M. PASQUALE JACK D. SAMUELSON	Mgmt Mgmt Mgmt	For For For
02	APPROVE THE SHARE INCREASE AMENDMENT TO AMEND THE COMPANY S CHARTER TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF COMMON STOCK OF THE COMPANY FROM 100,000,000 TO 200,000,000 SHARES.	Mgmt	For
03	APPROVE THE REIT PROTECTION AMENDMENT TO AMEND THE COMPANY S CHARTER TO AUGMENT, ENHANCE AND CLARIFY COMPANY STOCK OWNERSHIP RESTRICTIONS TO PROTECT THE COMPANY S STATUS AS A REAL ESTATE INVESTMENT TRUST FOR U.S. FEDERAL INCOME TAX PURPOSES.	Mgmt	For
04	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2007.	Mgmt	For

# Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

NEWCASTLE INVESTMENT CORP.

Agen

Security: 65105M108  
 Meeting Type: Annual  
 Meeting Date: 17-May-2007  
 Ticker: NCT  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR KEVIN J. FINNERTY KENNETH M. RIIS	Mgmt Mgmt	For For
02	PROPOSAL TO APPROVE THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE FISCAL YEAR 2007.	Mgmt	For

PARKWAY PROPERTIES, INC.

Agen

Security: 70159Q104  
 Meeting Type: Annual  
 Meeting Date: 10-May-2007  
 Ticker: PKY  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DANIEL P. FRIEDMAN ROGER P. FRIOU MARTIN L. GARCIA MATTHEW W. KAPLAN MICHAEL J. LIPSEY STEVEN G. ROGERS LELAND R. SPEED TROY A. STOVALL LENORE M. SULLIVAN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
02	TO CONSIDER AND RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT ACCOUNTANTS OF THE COMPANY FOR THE 2007 FISCAL YEAR.	Mgmt	For

PUBLIC STORAGE, INC.

Agen

Security: 74460D232  
 Meeting Type: Annual  
 Meeting Date: 03-May-2007  
 Ticker: PSAPRM  
 ISIN:

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

---

Prop.#	Proposal	Proposal Type	Proposal Vote
01	APPROVAL OF THE PROPOSAL TO REORGANIZE FROM A CALIFORNIA CORPORATION TO A MARYLAND REAL ESTATE INVESTMENT TRUST.	Mgmt	Against
02	APPROVAL OF ADJOURNMENTS OR POSTPONEMENTS OF THE ANNUAL MEETING IF NECESSARY.	Mgmt	Against

---

PUBLIC STORAGE, INC.

Agen

Security: 74460D257  
 Meeting Type: Annual  
 Meeting Date: 03-May-2007  
 Ticker: PSAPRL  
 ISIN:

---

Prop.#	Proposal	Proposal Type	Proposal Vote
01	APPROVAL OF THE PROPOSAL TO REORGANIZE FROM A CALIFORNIA CORPORATION TO A MARYLAND REAL ESTATE INVESTMENT TRUST.	Mgmt	Against
02	APPROVAL OF ADJOURNMENTS OR POSTPONEMENTS OF THE ANNUAL MEETING IF NECESSARY.	Mgmt	Against

---

PUBLIC STORAGE, INC.

Agen

Security: 74460D273  
 Meeting Type: Annual  
 Meeting Date: 03-May-2007  
 Ticker: PSAPRK  
 ISIN:

---

Prop.#	Proposal	Proposal Type	Proposal Vote
01	APPROVAL OF THE PROPOSAL TO REORGANIZE FROM A CALIFORNIA CORPORATION TO A MARYLAND REAL ESTATE INVESTMENT TRUST.	Mgmt	Against
02	APPROVAL OF ADJOURNMENTS OR POSTPONEMENTS OF THE ANNUAL MEETING IF NECESSARY.	Mgmt	Against

---

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

PUBLIC STORAGE, INC.

Agen

Security: 74460D299  
 Meeting Type: Annual  
 Meeting Date: 03-May-2007  
 Ticker: PSAPRI  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	APPROVAL OF THE PROPOSAL TO REORGANIZE FROM A CALIFORNIA CORPORATION TO A MARYLAND REAL ESTATE INVESTMENT TRUST.	Mgmt	Against
02	APPROVAL OF ADJOURNMENTS OR POSTPONEMENTS OF THE ANNUAL MEETING IF NECESSARY.	Mgmt	Against

SENIOR HOUSING PROPERTIES TRUST

Agen

Security: 81721M109  
 Meeting Type: Annual  
 Meeting Date: 30-May-2007  
 Ticker: SNH  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JOHN L. HARRINGTON ADAM D. PORTNOY	Mgmt Mgmt	Withheld Withheld
02	TO APPROVE AMENDMENTS TO THE DECLARATION OF TRUST THAT WILL CHANGE THE REQUIRED SHAREHOLDER VOTE FOR CERTAIN ACTIONS AND PROVIDE THAT THE REQUIRED SHAREHOLDER VOTE NECESSARY FOR CERTAIN OTHER ACTIONS SHALL BE SET IN THE BYLAWS.	Mgmt	Against
03	TO APPROVE AN AMENDMENT TO THE DECLARATION OF TRUST TO PROVIDE THAT ANY SHAREHOLDER WHO VIOLATES THE DECLARATION OF TRUST OR BYLAWS WILL INDEMNIFY AND HOLD THE COMPANY HARMLESS FROM AND AGAINST ALL COSTS, EXPENSES, PENALTIES, FINES AND OTHER AMOUNTS, INCLUDING ATTORNEYS AND OTHER PROFESSIONAL FEES, ALL AS MORE FULLY DESCRIBED IN THE PROXY STATEMENT.	Mgmt	Against
04	TO APPROVE THE ADJOURNMENT OR POSTPONEMENT OF THE MEETING, IF NECESSARY OR APPROPRIATE, TO SOLICIT ADDITIONAL PROXIES IF THERE ARE INSUFFICIENT VOTES AT THE TIME OF THE MEETING TO ELECT EACH OF THE TRUSTEES AS PROPOSED IN ITEM 1 OR TO APPROVE ITEMS 2 OR 3.	Mgmt	Against

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

SOVRAN SELF STORAGE, INC.

Agen

Security: 84610H108  
 Meeting Type: Annual  
 Meeting Date: 21-May-2007  
 Ticker: SSS  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT J. ATTEA KENNETH F. MYSZKA JOHN E. BURNS MICHAEL A. ELIA ANTHONY P. GAMMIE CHARLES E. LANNON	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
02	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT AUDITORS FOR FISCAL YEAR 2007.	Mgmt	For

STRATEGIC HOTELS & RESORTS INC.

Agen

Security: 86272T106  
 Meeting Type: Annual  
 Meeting Date: 17-May-2007  
 Ticker: BEE  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT P. BOWEN MICHAEL W. BRENNAN EDWARD C. COPPOLA KENNETH FISHER LAURENCE S. GELLER JAMES A. JEFFS SIR DAVID MICHELS WILLIAM A. PREZANT	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007.	Mgmt	For

THE MACERICH COMPANY

Agen

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

Security: 554382101  
 Meeting Type: Annual  
 Meeting Date: 30-May-2007  
 Ticker: MAC  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR EDWARD C. COPPOLA FRED S. HUBBELL DR. WILLIAM P. SEXTON	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2007.	Mgmt	For
03	STOCKHOLDER PROPOSAL REGARDING DECLASSIFICATION OF THE BOARD OF DIRECTORS, IF PROPERLY PRESENTED AT THE MEETING.	Shr	For

U-STORE-IT TRUST

Agen

Security: 91274F104  
 Meeting Type: Annual  
 Meeting Date: 08-May-2007  
 Ticker: YSI  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR THOMAS A. COMMES J.C. (JACK) DANNEMILLER W.M. DIEFENDERFER III HAROLD S. HALLER DEAN JERNIGAN MARIANNE M. KELER DAVID J. LARUE	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	APPROVAL OF THE U-STORE-IT TRUST 2007 EQUITY INCENTIVE PLAN	Mgmt	For

UNITED DOMINION REALTY TRUST, INC.

Agen

Security: 910197102  
 Meeting Type: Annual  
 Meeting Date: 08-May-2007  
 Ticker:

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR KATHERINE A. CATTANACH ERIC J. FOSS ROBERT P. FREEMAN JON A. GROVE JAMES D. KLINGBEIL ROBERT C. LARSON THOMAS R. OLIVER LYNNE B. SAGALYN MARK J. SANDLER THOMAS W. TOOMEY THOMAS C. WAJNERT	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For
02	PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP TO SERVE AS OUR INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2007.	Mgmt	For

URSTADT BIDDLE PROPERTIES INC.

Agen

Security: 917286205  
Meeting Type: Annual  
Meeting Date: 08-Mar-2007  
Ticker: UBA  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLING L. BIDDLE E. VIRGIL CONWAY ROBERT J. MUELLER	Mgmt Mgmt Mgmt	For For For
02	TO RATIFY THE APPOINTMENT OF PKF AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR ONE YEAR.	Mgmt	For

VENTAS, INC.

Agen

Security: 92276F100  
Meeting Type: Annual  
Meeting Date: 16-May-2007  
Ticker: VTR  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
--------	----------	---------------	---------------



Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

		Type	
01	DIRECTOR DEBRA A. CAFARO DOUGLAS CROCKER II JAY M. GELLERT RONALD G. GEARY CHRISTOPHER T. HANNON SHELI Z. ROSENBERG THOMAS C. THEOBALD	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	DIRECTORS PROPOSAL: TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2007.	Mgmt	For
03	DIRECTORS PROPOSAL: TO APPROVE AN AMENDMENT TO THE CERTIFICATE OF INCORPORATION TO INCREASE THE AUTHORIZED COMMON STOCK.	Mgmt	For
04	DIRECTORS PROPOSAL: TO APPROVE AN AMENDMENT TO THE CERTIFICATE OF INCORPORATION TO INCLUDE CERTAIN PROVISIONS LIMITING THE CONSTRUCTIVE OWNERSHIP OF THE CAPITAL STOCK IN ORDER TO PROVIDE FURTHER ASSURANCES FOR CONTINUED COMPLIANCE AS A QUALIFIED REAL ESTATE INVESTMENT TRUST UNDER U.S. FEDERAL INCOME TAX LAW.	Mgmt	For

-----  
VORNADO REALTY TRUST

Agent

-----  
Security: 929042109  
Meeting Type: Annual  
Meeting Date: 22-May-2007  
Ticker: VNO  
ISIN:  
-----

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT P. KOGOD DAVID MANDELBAUM RICHARD R. WEST	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF SELECTION OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For
03	SHAREHOLDER PROPOSAL REGARDING MAJORITY VOTING FOR TRUSTEES.	Shr	For

\* Management position unknown

Edgar Filing: COHEN & STEERS TOTAL RETURN REALTY FUND INC - Form N-PX

SIGNATURES

Pursuant to the requirements of the Investment Company Act of 1940, the registrant has duly caused this report to be signed on its behalf by the undersigned, thereunto duly authorized.

(Registrant)	Cohen & Steers Total Return Realty Fund
By (Signature)	/s/ Adam M. Derechin
Name	Adam M. Derechin
Title	President
Date	08/23/2007