

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

COHEN & STEERS QUALITY INCOME REALTY FUND INC  
Form N-PX  
August 24, 2006

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: 811-10481  
NAME OF REGISTRANT: Cohen & Steers Quality Income  
Realty Fund, Inc.  
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: 07/01/2005 - 06/30/2006

Cohen & Steers Quality Income Realty Fund

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AMERICAN CAMPUS COMMUNITIES, INC.

Agen

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Security: 024835100  
Meeting Type: Annual  
Meeting Date: 11-May-2006  
Ticker: ACC  
ISIN:  
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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 DONNELL	Mgmt	For
	MICHAEL J. HENNEMAN	Mgmt	For
	EDWARD LOWENTHAL	Mgmt	For
	BRIAN B. NICKEL	Mgmt	For
	SCOTT H. RECHLER	Mgmt	For
	WINSTON W. WALKER	Mgmt	For

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02      RATIFICATION OF ERNST & YOUNG AS OUR INDEPENDENT      Mgmt      For  
 AUDITORS FOR 2006

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 AMERICAN FINANCIAL REALTY TRUST

Agen

Security: 02607P305  
 Meeting Type: Annual  
 Meeting Date: 01-Jun-2006  
 Ticker: AFR  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	GLENN BLUMENTHAL	Mgmt	For
	RAYMOND GAREA	Mgmt	For
	MICHAEL J. HAGAN	Mgmt	For
	JOHN P. HOLLIHAN III	Mgmt	For
	WILLIAM M. KAHANE	Mgmt	For
	RICHARD A. KRAEMER	Mgmt	For
	ALAN E. MASTER	Mgmt	For
	HAROLD W. POTE	Mgmt	For
	LEWIS S. RANIERI	Mgmt	For
	NICHOLAS S. SCHORSCH	Mgmt	For

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 APARTMENT INVESTMENT AND MANAGEMENT

Agen

Security: 03748R101  
 Meeting Type: Annual  
 Meeting Date: 10-May-2006  
 Ticker: AIV  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	TERRY CONSIDINE	Mgmt	For
	JAMES N. BAILEY	Mgmt	For
	RICHARD S. ELLWOOD	Mgmt	For
	J. LANDIS MARTIN	Mgmt	For
	THOMAS L. RHODES	Mgmt	For
	MICHAEL A. STEIN	Mgmt	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, 2006.	Mgmt	For
03	TO APPROVE THE SALE OF HIGH PERFORMANCE UNITS.	Mgmt	For

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 ARCHSTONE-SMITH TRUST

Agen

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 Security: 039583109  
 Meeting Type: Annual  
 Meeting Date: 17-May-2006  
 Ticker: ASN  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	JAMES A. CARDWELL	Mgmt	For
	ERNEST A. GERARDI, JR.	Mgmt	For
	RUTH ANN M. GILLIS	Mgmt	For
	NED S. HOLMES	Mgmt	For
	ROBERT P. KOGOD	Mgmt	For
	JAMES H. POLK, III	Mgmt	For
	JOHN M. RICHMAN	Mgmt	For
	JOHN C. SCHWEITZER	Mgmt	For
	R. SCOT SELLERS	Mgmt	For
	ROBERT H. SMITH	Mgmt	For
02	RATIFICATION OF APPOINTMENT OF KPMG LLP AS AUDITORS FOR THE CURRENT FISCAL YEAR.	Mgmt	For

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 ASHFORD HOSPITALITY TRUST, INC.

Agen

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 Security: 044103109  
 Meeting Type: Annual  
 Meeting Date: 02-May-2006  
 Ticker: AHT  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	ARCHIE BENNETT, JR.	Mgmt	For
	MONTGOMERY J. BENNETT	Mgmt	For
	MARTIN L. EDELMAN	Mgmt	For
	W.D. MINAMI	Mgmt	For
	W. MICHAEL MURPHY	Mgmt	For
	PHILLIP S. PAYNE	Mgmt	For
	CHARLES P. TOPPINO	Mgmt	For
02	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

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 AVALONBAY COMMUNITIES, INC. Agen

Security: 053484101  
 Meeting Type: Annual  
 Meeting Date: 17-May-2006  
 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
02	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

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 BRANDYWINE REALTY TRUST Agen

Security: 105368203  
 Meeting Type: Special  
 Meeting Date: 21-Dec-2005  
 Ticker: BDN  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	APPROVAL OF THE ISSUANCE OF BRANDYWINE COMMON SHARES UNDER AND AS CONTEMPLATED BY THE AGREEMENT AND PLAN OF MERGER DATED AS OF OCTOBER 3, 2005, BY AND AMONG BRANDYWINE REALTY TRUST, BRANDYWINE OPERATING PARTNERSHIP, L.P., BRANDYWINE COGNAC I, LLC, BRANDYWINE COGNAC II, LLC, PRENTISS PROPERTIES TRUST AND PRENTISS ACQUISITION PARTNERS, L.P. T	Mgmt	For

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 BRANDYWINE REALTY TRUST Agen

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Security: 105368203  
 Meeting Type: Annual  
 Meeting Date: 02-May-2006  
 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

CAMDEN PROPERTY TRUST

Agen

Security: 133131102  
 Meeting Type: Annual  
 Meeting Date: 02-May-2006  
 Ticker: CPT  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR RICHARD J. CAMPO WILLIAM R. COOPER GEORGE A. HRDLICKA SCOTT S. INGRAHAM LEWIS A. LEVEY WILLIAM B. MCGUIRE, JR. WILLIAM F. PAULSEN D. KEITH ODEN F. GARDNER PARKER STEVEN A. WEBSTER	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For
02	RATIFICATION OF DELOITTE & TOUCHE LLP AS THE INDEPENDENT AUDITORS	Mgmt	For

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CEDAR SHOPPING CENTERS, INC.

Agen

Security: 150602209  
 Meeting Type: Annual  
 Meeting Date: 13-Jun-2006  
 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 RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

COLONIAL PROPERTIES TRUST

Agen

Security: 195872106  
 Meeting Type: Annual  
 Meeting Date: 26-Apr-2006  
 Ticker: CLP  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR CARL F. BAILEY M. MILLER GORRIE WILLIAM M. JOHNSON GLADE M. KNIGHT JAMES K. LOWDER THOMAS H. LOWDER HERBERT A. MEISLER CLAUDE B. NIELSEN HAROLD W. RIPPS DONALD T. SENTERFITT JOHN W. SPIEGEL	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For
02	TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP, AS INDEPENDENT AUDITORS OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

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COMMERCIAL NET LEASE REALTY, INC.

Agen

Security: 202218111  
 Meeting Type: Annual  
 Meeting Date: 11-May-2006  
 Ticker: NNNPRA  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR G. N. BECKWITH III KEVIN B. HABICHT CLIFFORD R. HINKLE RICHARD B. JENNINGS TED B. LANIER ROBERT C. LEGLER CRAIG MACNAB ROBERT MARTINEZ	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
02	TO TRANSACT SUCH OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE MEETING OR ANY ADJOURNMENT THEREOF.	Mgmt	Against

COUSINS PROPERTIES INCORPORATED

Agen

Security: 222795403  
 Meeting Type: Annual  
 Meeting Date: 09-May-2006  
 Ticker: CUZPRB  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR THOMAS D. BELL, JR. ERSKINE B. BOWLES RICHARD W. COURTS, II THOMAS G. COUSINS LILLIAN C. GIORNELLI S. TAYLOR GLOVER JAMES H. HANCE, JR. WILLIAM B. HARRISON, JR BOONE A. KNOX WILLIAM PORTER PAYNE	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	No vote No vote No vote No vote No vote No vote No vote No vote No vote No vote
02	PROPOSAL TO AMEND THE 1999 INCENTIVE STOCK PLAN TO INCREASE THE NUMBER OF SHARES AVAILABLE UNDER THE PLAN BY 870,000.	Mgmt	No vote
03	PROPOSAL TO RATIFY THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR THE FISCAL YEAR ENDING	Mgmt	No vote

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DECEMBER 31, 2006.

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 DIAMONDROCK HOSPITALITY CO. Agen

Security: 252784301  
 Meeting Type: Annual  
 Meeting Date: 27-Apr-2006  
 Ticker: DRH  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	WILLIAM W. MCCARTEN	Mgmt	For
	DANIEL J. ALTOBELLO	Mgmt	For
	W. ROBERT GRAFTON	Mgmt	For
	MAUREEN L. MCAVEY	Mgmt	For
	GILBERT T. RAY	Mgmt	For
	JOHN L. WILLIAMS	Mgmt	For
02	TO RATIFY THE SELECTION OF KPMG LLP AS THE INDEPENDENT AUDITORS FOR DIAMONDROCK HOSPITALITY COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

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 DIGITAL REALTY TRUST, INC. Agen

Security: 253868202  
 Meeting Type: Annual  
 Meeting Date: 01-May-2006  
 Ticker: DLRPRA  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	RICHARD A. MAGNUSON	Mgmt	No vote
	MICHAEL F. FOUST	Mgmt	No vote
	LAURENCE A. CHAPMAN	Mgmt	No vote
	KATHLEEN EARLEY	Mgmt	No vote
	RUANN F. ERNST, PH.D.	Mgmt	No vote
	DENNIS E. SINGLETON	Mgmt	No vote
02	RATIFICATION OF THE SELECTION OF KPMG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE YEAR ENDED DECEMBER 31, 2006.	Mgmt	No vote



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DUKE REALTY CORPORATION

Agen

Security: 264411505  
 Meeting Type: Annual  
 Meeting Date: 26-Apr-2006  
 Ticker: DRE  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR BARRINGTON H. BRANCH GEOFFREY BUTTON WILLIAM CAVANAUGH III NGAIRE E. CUNEO CHARLES R. EITEL R. GLENN HUBBARD MARTIN C. JISCHKE L. BEN LYTLE WILLIAM O. MCCOY DENNIS D. OKLAK JACK R. SHAW ROBERT J. WOODWARD, JR.	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For For
02	PROPOSAL TO RATIFY THE APPOINTMENT OF KPMG LLP AS INDEPENDENT AUDITORS.	Mgmt	For

EDUCATION REALTY TRUST, INC.

Agen

Security: 28140H104  
 Meeting Type: Annual  
 Meeting Date: 24-May-2006  
 Ticker: EDR  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR PAUL O. BOWER MONTE J. BARROW WILLIAM J. CAHILL, III RANDALL L. CHURCHEY JOHN L. FORD	Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For
02	RATIFICATION OF APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

ENTERTAINMENT PROPERTIES TRUST

Agen

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Security: 29380T105  
 Meeting Type: Annual  
 Meeting Date: 10-May-2006  
 Ticker: EPR  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MORGAN G. EARNEST II JAMES A. OLSON	Mgmt Mgmt	For For
02	PROPOSAL TO RATIFY THE APPOINTMENT OF KPMG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2006.	Mgmt	For

EQUITY OFFICE PROPERTIES TRUST

Agen

Security: 294741103  
 Meeting Type: Annual  
 Meeting Date: 24-May-2006  
 Ticker: EOP  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MARILYN A. ALEXANDER THOMAS E. DOBROWSKI WILLIAM M. GOODYEAR JAMES D. HARPER, JR. RICHARD D. KINCAID SHELI Z. ROSENBERG STEPHEN I. SADOVE SALLY SUSMAN J.H.W.R. VAN DER VLIST SAMUEL ZELL	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 ERNST & YOUNG LLP AS INDEPENDENT AUDITORS.	Mgmt	For

EXTRA SPACE STORAGE INC.

Agen

Security: 30225T102  
 Meeting Type: Annual  
 Meeting Date: 24-May-2006  
 Ticker: EXR  
 ISIN:

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Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR KENNETH M. WOOLLEY ANTHONY FANTICOLA HUGH W. HORNE SPENCER F. KIRK JOSEPH D. MARGOLIS ROGER B. PORTER K. FRED SKOUSEN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

FEDERAL REALTY INVESTMENT TRUST

Agen

Security: 313747503  
Meeting Type: Annual  
Meeting Date: 03-May-2006  
Ticker: FRTPRB  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WALTER F. LOEB JOSEPH S. VASSALLUZZO	Mgmt Mgmt	No vote No vote
02	TO RATIFY THE APPOINTMENT OF GRANT THORNTON LLP AS THE TRUST S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	No vote

FIRST INDUSTRIAL REALTY TRUST, INC.

Agen

Security: 32054K103  
Meeting Type: Annual  
Meeting Date: 17-May-2006  
Ticker: FR  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAMES F. MILLAR* JOHN RAU** ROBERT J. SLATER** W. ED TYLER**	Mgmt Mgmt Mgmt Mgmt	For For For For

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02	APPROVAL OF AMENDMENT NO. 1 TO THE 2001 STOCK INCENTIVE PLAN.	Mgmt	For
03	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

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GLIMCHER REALTY TRUST

Agen

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 Security: 379302102  
 Meeting Type: Annual  
 Meeting Date: 05-May-2006  
 Ticker: GRT  
 ISIN:  
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Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR HERBERT GLIMCHER HOWARD GROSS	Mgmt Mgmt	For For
02	RATIFICATION OF THE APPOINTMENT OF BDO SEIDMAN, LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

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GRAMERCY CAPITAL CORP.

Agen

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 Security: 384871109  
 Meeting Type: Annual  
 Meeting Date: 17-May-2006  
 Ticker: GKK  
 ISIN:  
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Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR STEPHEN L. GREEN ALLAN J. BAUM	Mgmt Mgmt	For For
02	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

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HEALTH CARE PROPERTY INVESTORS, INC.

Agen

Security: 421915109  
 Meeting Type: Annual  
 Meeting Date: 11-May-2006  
 Ticker: HCP  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MARY A CIRILLO-GOLDBERG ROBERT R. FANNING, JR. JAMES F. FLAHERTY III DAVID B. HENRY MICHAEL D. MCKEE HAROLD M. MESSMER, JR. PETER L. RHEIN KENNETH B. ROATH RICHARD M. ROSENBERG JOSEPH P. SULLIVAN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For
02	TO APPROVE THE COMPANY S 2006 PERFORMANCE INCENTIVE PLAN.	Mgmt	For
03	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For
04	AT THEIR DISCRETION, THE PROXIES ARE AUTHORIZED TO CONSIDER AND VOTE UPON SUCH OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE MEETING OR ANY ADJOURNMENT THEREOF.	Mgmt	Against

HEALTH CARE REIT, INC.

Agen

Security: 42217K106  
 Meeting Type: Annual  
 Meeting Date: 04-May-2006  
 Ticker: HCN  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR PIER C. BORRA GEORGE L. CHAPMAN SHARON M. OSTER	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR 2006.	Mgmt	For

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HEALTHCARE REALTY TRUST INCORPORATED

Agen

Security: 421946104  
 Meeting Type: Annual  
 Meeting Date: 09-May-2006  
 Ticker: HR  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DAVID R. EMERY* BATEY M. GRESHAM, JR.* DAN S. WILFORD* C.R. FERNANDEZ, M.D.,** ERROL L. BIGGS, PHD** BRUCE D. SULLIVAN**	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
02	PROPOSAL TO RATIFY THE APPOINTMENT OF BDO SEIDMAN, LLP AS THE COMPANY S INDEPENDENT AUDITORS.	Mgmt	For

HERITAGE PROPERTY INVESTMENT TRUST,

Agen

Security: 42725M107  
 Meeting Type: Annual  
 Meeting Date: 12-May-2006  
 Ticker: HTG  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR KENNETH K. QUIGLEY, JR. WILLIAM M. VAUGHN III RITCHIE E. REARDON ROBERT J. WATSON	Mgmt Mgmt Mgmt Mgmt	For For For For

HIGHLAND HOSPITALITY CORP.

Agen

Security: 430141101  
 Meeting Type: Annual  
 Meeting Date: 23-May-2006  
 Ticker: HIH  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
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		Type	
01	DIRECTOR		
	BRUCE D. WARDINSKI	Mgmt	For
	JAMES L. FRANCIS	Mgmt	For
	JOHN M. ELWOOD	Mgmt	For
	W. REEDER GLASS	Mgmt	For
	JOHN W. HILL	Mgmt	For
	THOMAS A. NATELLI	Mgmt	For
	MARGARET A. SHEEHAN	Mgmt	For
	WILLIAM L. WILSON	Mgmt	For
02	RATIFICATION OF THE APPOINTMENT OF KPMG LLP.	Mgmt	For
03	AMENDMENT AND RESTATEMENT OF 2003 OMNIBUS STOCK INCENTIVE PLAN.	Mgmt	For

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HOME PROPERTIES, INC.

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Agen

Security: 437306103  
Meeting Type: Annual  
Meeting Date: 04-May-2006  
Ticker: HME  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	WILLIAM BALDERSTON, III	Mgmt	For
	JOSH E. FIDLER	Mgmt	For
	ALAN L. GOSULE	Mgmt	For
	LEONARD F. HELBIG, III	Mgmt	For
	ROGER W. KOBER	Mgmt	For
	NORMAN P. LEENHOUTS	Mgmt	For
	NELSON B. LEENHOUTS	Mgmt	For
	EDWARD J. PETTINELLA	Mgmt	For
	CLIFFORD W. SMITH, JR.	Mgmt	For
	PAUL L. SMITH	Mgmt	For
	THOMAS S. SUMMER	Mgmt	For
	AMY L. TAIT	Mgmt	For
02	TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2006.	Mgmt	For

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HOSPITALITY PROPERTIES TRUST

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Agen

Security: 44106M102  
Meeting Type: Annual  
Meeting Date: 23-May-2006  
Ticker: HPT  
ISIN:

Edgar Filing: COHEN & STEERS QUALITY INCOME REALTY FUND INC - Form N-PX

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR FRANK J. BAILEY GERARD M. MARTIN	Mgmt Mgmt	For Withheld
02	TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST THAT PERMITS US TO ISSUE SHARES WITHOUT CERTIFICATES.	Mgmt	For
03	TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST TO REMOVE OUR OBLIGATION TO DELIVER CERTAIN REPORTS TO OUR SHAREHOLDERS.	Mgmt	For
04	TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST THAT PERMITS AFFILIATES OF HRPT PROPERTIES TRUST TO SERVE AS INDEPENDENT TRUSTEES.	Mgmt	For
05	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 APPROVE ITEMS 2, 3 AND 4.	Mgmt	Against

HRPT PROPERTIES TRUST

Agen

Security: 40426W101  
Meeting Type: Annual  
Meeting Date: 23-May-2006  
Ticker: HRP  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM A. LAMKIN ADAM D. PORTNOY	Mgmt Mgmt	For For
02	TO APPROVE AMENDMENTS TO OUR DECLARATION OF TRUST THAT INCREASE CERTAIN OF OUR BENEFICIAL OWNERSHIP LIMITATIONS FROM 8.5% TO 9.8% OF THE VALUE OF OUR TOTAL SHARES OUTSTANDING, AND PROVIDE THAT OUR BYLAWS MAY INCLUDE MEASURES TO ENFORCE THOSE OWNERSHIP LIMITATIONS, IN ADDITION TO THE MECHANISMS CURRENTLY PROVIDED IN OUR DECLARATION OF TRUST.	Mgmt	For
03	TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST THAT WILL PROVIDE THE BOARD OF TRUSTEES WITH THE POWER TO AMEND OUR DECLARATION OF TRUST TO CHANGE OUR NAME.	Mgmt	For
04	TO APPROVE AN AMENDMENT TO OUR DECLARATION OF	Mgmt	For



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TRUST THAT PERMITS US TO ISSUE SHARES WITHOUT CERTIFICATES.

05	TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST TO REMOVE OUR OBLIGATION TO DELIVER CERTAIN REPORTS TO OUR SHAREHOLDERS.	Mgmt	For
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 APPROVE ITEMS 2 THROUGH 5.	Mgmt	Against

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 INLAND REAL ESTATE CORPORATION

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 Agen

Security: 457461200  
 Meeting Type: Annual  
 Meeting Date: 22-Jun-2006  
 Ticker: IRC  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROLAND W. BURRIS THOMAS P. D'ARCY DANIEL L. GOODWIN JOEL G. HERTER HEIDI N. LAWTON THOMAS H. MCAULEY THOMAS R. MCWILLIAMS ROBERT D. PARKS JOEL D. SIMMONS	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
02	RATIFY THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

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 ISTAR FINANCIAL INC.

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 Agen

Security: 45031U101  
 Meeting Type: Annual  
 Meeting Date: 31-May-2006  
 Ticker: SFI  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAY SUGARMAN	Mgmt	For

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	WILLIS ANDERSEN, JR.	Mgmt	For
	GLENN R. AUGUST	Mgmt	For
	ROBERT W. HOLMAN, JR.	Mgmt	For
	ROBIN JOSEPHS	Mgmt	For
	JOHN G. MCDONALD	Mgmt	For
	GEORGE R. PUSKAR	Mgmt	For
	JEFFREY A. WEBER	Mgmt	For
02	APPROVAL OF AMENDMENTS TO CHARTER OF ISTAR FINANCIAL INC.	Mgmt	For
03	APPROVAL OF ADOPTION OF ISTAR FINANCIAL INC. 2006 LONG-TERM INCENTIVE PLAN.	Mgmt	For
04	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

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LIBERTY PROPERTY TRUST

Agen

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Security: 531172104  
Meeting Type: Annual  
Meeting Date: 18-May-2006  
Ticker: LRY  
ISIN:  
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Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM P. HANKOWSKY DAVID L. LINGERFELT JOSE A. MEJIA JOHN A . MILLER	Mgmt Mgmt Mgmt Mgmt	For For 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 2006.	Mgmt	For
03	APPROVAL OF THE PROPOSAL TO AMEND THE TRUST S AMENDED AND RESTATED SHARE INCENTIVE PLAN, INCLUDING AN AMENDMENT TO INCREASE THE NUMBER OF SHARES AVAILABLE FOR AWARDS THEREUNDER BY 1,400,000 SHARES TO 12,826,256 SHARES.	Mgmt	For

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MACK-CALI REALTY CORPORATION

Agen

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Security: 554489104  
Meeting Type: Annual  
Meeting Date: 24-May-2006  
Ticker: CLI  
ISIN:  
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Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JOHN R. CALI MITCHELL E. HERSH IRVIN D. REID ROBERT F. WEINBERG	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, 2006.	Mgmt	For
03	APPROVAL AND ADOPTION OF A SHAREHOLDER PROPOSAL, IF PRESENTED AT THE ANNUAL MEETING, REQUESTING THAT THE COMPANY ADOPT A MAJORITY VOTE STANDARD FOR ELECTIONS OF PERSONS TO THE BOARD OF DIRECTORS OF THE COMPANY.	Shr	Against

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MAGUIRE PROPERTIES INC.

Agen

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Security: 559775101  
Meeting Type: Annual  
Meeting Date: 06-Jun-2006  
Ticker: MPG  
ISIN:  
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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 For For For For For
02	RATIFICATION OF THE SELECTION OF KPMG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDED DECEMBER 31, 2006.	Mgmt	For

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MEDICAL PROPERTIES TRUST, INC.

Agen

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Security: 58463J304  
Meeting Type: Annual  
Meeting Date: 12-Oct-2005  
Ticker: MPW  
ISIN:  
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Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR EDWARD K. ALDAG, JR. VIRGINIA A. CLARKE G. STEVEN DAWSON BRYAN L. GOOLSBY R. STEVEN HAMNER ROBERT E. HOLMES, PH.D. WILLIAM G. MCKENZIE L. GLENN ORR, JR.	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	TO APPROVE AMENDMENTS TO THE COMPANY S CHARTER RELATED TO TRANSFERS OR OWNERSHIP RESTRICTIONS ON THE COMPANY S COMMON STOCK AS DESCRIBED IN THE PROXY STATEMENT.	Mgmt	For
03	TO APPROVE AN AMENDMENT TO THE AMENDED AND RESTATED MEDICAL PROPERTIES TRUST, INC. 2004 EQUITY INCENTIVE PLAN AS DESCRIBED IN THE PROXY STATEMENT.	Mgmt	For

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MEDICAL PROPERTIES TRUST, INC.

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Agen

Security: 58463J304  
Meeting Type: Annual  
Meeting Date: 18-May-2006  
Ticker: MPW  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR EDWARD K. ALDAG, JR. VIRGINIA A. CLARKE G. STEVEN DAWSON BRYAN L. GOOLSBY R. STEVEN HAMNER ROBERT E. HOLMES, PH.D. WILLIAM G. MCKENZIE L. GLENN ORR, JR.	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	TO RATIFY THE APPOINTMENT OF KPMG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

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MID-AMERICA APARTMENT COMMUNITIES, I

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Agen

Security: 59522J103  
Meeting Type: Annual  
Meeting Date: 16-May-2006

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Ticker: MAA  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR GEORGE E. CATES* JOHN S. GRINALDS* SIMON R.C. WADSWORTH* MARY BETH MCCORMICK**	Mgmt Mgmt Mgmt Mgmt	For For For For
02	RATIFICATION OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR 2006.	Mgmt	For

NATIONWIDE HEALTH PROPERTIES, INC.

Agen

Security: 638620104  
Meeting Type: Annual  
Meeting Date: 21-Apr-2006  
Ticker: NHP  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM K. DOYLE ROBERT D. PAULSON KEITH P. RUSSELL	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE CALENDER YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

NEWCASTLE INVESTMENT CORP.

Agen

Security: 65105M108  
Meeting Type: Annual  
Meeting Date: 18-May-2006  
Ticker: NCT  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR KEVIN J. FINNERTY* STUART A. MCFARLAND** PETER M. MILLER**	Mgmt Mgmt Mgmt	For For For

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02 PROPOSAL TO APPROVE THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE FISCAL YEAR 2006. Mgmt For

PRENTISS PROPERTIES TRUST

Agen

Security: 740706106  
Meeting Type: Special  
Meeting Date: 21-Dec-2005  
Ticker: PP  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	APPROVAL OF THE AGREEMENT AND PLAN OF MERGER, DATED AS OF OCTOBER 3, 2005, BY AND AMONG BRANDYWINE REALTY TRUST, BRANDYWINE OPERATING PARTNERSHIP, L.P., BRANDYWINE COGNAC I, LLC, BRANDYWINE COGNAC II, LLC, PRENTISS PROPERTIES TRUST AND PRENTISS PROPERTIES ACQUISITION PARTNERS, L.P., AS MORE FULLY DESCRIBED IN THE ACCOMPANYING JOINT PROXY STATEMENT/PROSPECTUS. T	Mgmt	For

RECKSON ASSOCIATES REALTY CORP.

Agen

Security: 75621K106  
Meeting Type: Annual  
Meeting Date: 25-May-2006  
Ticker: RA  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR SCOTT H. RECHLER MICHAEL MATURO DOUGLAS CROCKER II ELIZABETH MCCAUL RONALD H. MENAKER PETER QUICK LEWIS S. RANIERI JOHN F. RUFFLE STANLEY STEINBERG	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
02	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

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SIMON PROPERTY GROUP, INC. Agen  
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Security: 828806604  
Meeting Type: Annual  
Meeting Date: 11-May-2006  
Ticker: SPGPRF  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	BIRCH BAYH	Mgmt	No vote
	MELVYN E. BERGSTEIN	Mgmt	No vote
	LINDA WALKER BYNOE	Mgmt	No vote
	KAREN N. HORN	Mgmt	No vote
	REUBEN S. LEIBOWITZ	Mgmt	No vote
	J. ALBERT SMITH, JR.	Mgmt	No vote
	PIETER S. VAN DEN BERG	Mgmt	No vote

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SOVRAN SELF STORAGE, INC. Agen  
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Security: 84610H108  
Meeting Type: Annual  
Meeting Date: 18-May-2006  
Ticker: SSS  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	ROBERT J. ATTEA	Mgmt	For
	KENNETH F. MYSZKA	Mgmt	For
	JOHN E. BURNS	Mgmt	For
	MICHAEL A. ELIA	Mgmt	For
	ANTHONY P. GAMMIE	Mgmt	For
	CHARLES E. LANNON	Mgmt	For
02	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT AUDITORS FOR FISCAL YEAR 2006.	Mgmt	For

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SPIRIT FINANCE CORPORATION Agen  
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Security: 848568309  
Meeting Type: Annual

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Meeting Date: 19-May-2006  
 Ticker: SFC  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MORTON H. FLEISCHER CHRISTOPHER H. VOLK WILLIE R. BARNES LINDA J. BLESSING DENNIS E. MITCHEM PAUL F. OREFFICE JAMES R. PARISH KENNETH B. ROATH CASEY J. SYLLA SHELBY YASTROW	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For
02	PROPOSAL TO CONSIDER THE RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

STRATEGIC HOTELS & RESORTS INC.

Agen

Security: 86272T106  
 Meeting Type: Annual  
 Meeting Date: 11-May-2006  
 Ticker: BEE  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT P. BOWEN MICHAEL W. BRENNAN EDWARD C. COPPOLA JOHN C. DETERDING RICHARD L. FISHER LAURENCE S. GELLER DAVID M.C. 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, 2006.	Mgmt	For

THE MACERICH COMPANY

Agen



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Security: 554382101  
 Meeting Type: Annual  
 Meeting Date: 01-Jun-2006  
 Ticker: MAC  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ARTHUR M. COPPOLA JAMES S. COWNIE MACE SIEGEL	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, 2006.	Mgmt	For
03	STOCKHOLDER PROPOSAL REGARDING EXECUTIVE COMPENSATION.	Shr	Against

TOWN & COUNTRY TRUST

Agen

Security: 892081100  
 Meeting Type: Special  
 Meeting Date: 09-Mar-2006  
 Ticker: TCT  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	APPROVAL OF THE MERGER OF THE TOWN AND COUNTRY TRUST WITH AND INTO MAGAZINE ACQUISITION LP PURSUANT TO THE AGREEMENT AND PLAN OF MERGER, DATED AS OF DECEMBER 19, 2005, BY AND AMONG MAGAZINE ACQUISITION GP LLC, MAGAZINE ACQUISITION LP, MAGAZINE ACQUISITION LLC, THE TOWN AND COUNTRY TRUST AND THE TC OPERATING LIMITED, ALL AS MORE FULLY DESCRIBED IN PROXY STATEMENT.	Mgmt	For
02	ANY ADJOURNMENTS OR POSTPONEMENTS OF THE SPECIAL MEETING FOR THE PURPOSE OF SOLICITING ADDITIONAL PROXIES.	Mgmt	For

U-STORE-IT TRUST

Agen

Security: 91274F104  
 Meeting Type: Annual  
 Meeting Date: 25-May-2006  
 Ticker: YSI  
 ISIN:

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Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	ROBERT J. AMSDELL	Mgmt	For
	BARRY L. AMSDELL	Mgmt	For
	THOMAS A. COMMES	Mgmt	For
	J.C. (JACK) DANNEMILLER	Mgmt	For
	W.M. DIEFENDERFER III	Mgmt	For
	HAROLD S. HALLER	Mgmt	For
	DAVID J. LARUE	Mgmt	For
	DEAN JERNIGAN	Mgmt	For

UNITED DOMINION REALTY TRUST, INC.

Agen

Security: 910197102  
 Meeting Type: Annual  
 Meeting Date: 02-May-2006  
 Ticker: UDR  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	KATHERINE A. CATTANACH	Mgmt	For
	ERIC J. FOSS	Mgmt	For
	ROBERT P. FREEMAN	Mgmt	For
	JON A. GROVE	Mgmt	For
	JAMES D. KLINGBEIL	Mgmt	For
	ROBERT C. LARSON	Mgmt	For
	THOMAS R. OLIVER	Mgmt	For
	LYNNE B. SAGALYN	Mgmt	For
	MARK J. SANDLER	Mgmt	For
	THOMAS W. TOOMEY	Mgmt	For
	THOMAS C. WAJNERT	Mgmt	For
02	PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP TO SERVE AS OUR INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2006.	Mgmt	For
03	PROPOSAL TO RATIFY AND APPROVE THE 1999 LONG-TERM INCENTIVE PLAN.	Mgmt	For

URSTADT BIDDLE PROPERTIES INC.

Agen

Security: 917286205  
 Meeting Type: Annual  
 Meeting Date: 09-Mar-2006  
 Ticker: UBA  
 ISIN:

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Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT R. DOUGLASS GEORGE H.C. LAWRENCE CHARLES J. URSTADT	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
03	TO AMEND THE COMPANY S RESTRICTED STOCK AWARD PLAN.	Mgmt	For

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 VENTAS, INC.

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 Agen

Security: 92276F100  
 Meeting Type: Annual  
 Meeting Date: 19-May-2006  
 Ticker: VTR  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
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 AUDITORS FOR FISCAL YEAR 2006.	Mgmt	For
03	DIRECTORS PROPOSAL: TO APPROVE THE ADOPTION OF THE VENTAS, INC. 2006 INCENTIVE PLAN.	Mgmt	For
04	DIRECTORS PROPOSAL: TO APPROVE THE ADOPTION OF THE VENTAS, INC. 2006 STOCK PLAN FOR DIRECTORS.	Mgmt	For

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 VORNADO REALTY TRUST

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 Agen

Security: 929042109  
 Meeting Type: Annual  
 Meeting Date: 18-May-2006  
 Ticker: VNO  
 ISIN:

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Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR STEVEN ROTH MICHAEL D. FASCITELLI RUSSELL B. WIGHT, JR.	Mgmt Mgmt Mgmt	For For For
02	APPROVAL OF FULL ALLOTMENT OF SHARES AVAILABLE UNDER THE 2002 OMNIBUS SHARE PLAN, AS AMENDED.	Mgmt	Against
03	RATIFICATION OF SELECTION OF INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

\* Management position unknown

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 Quality Income Realty Fund, Inc.
By (Signature)	/s/ Adam M. Derechin
Name	Adam M. Derechin
Title	President
Date	08/15/2006