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COHEN & STEERS QUALITY INCOME 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: 811-10481

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: 07/01/2006 - 06/30/2007

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: 03-May-2007  
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 C. DONNELL	Mgmt	For
	EDWARD LOWENTHAL	Mgmt	For
	BRIAN B. NICKEL	Mgmt	For
	SCOTT H. RECHLER	Mgmt	Withheld
	WINSTON W. WALKER	Mgmt	For

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

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 ANNALY CAPITAL MANAGEMENT, INC.

Agen

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

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 APARTMENT INVESTMENT AND MANAGEMENT

Agen

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

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

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ARCHSTONE-SMITH TRUST

Agen

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

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AVALONBAY COMMUNITIES, INC.

Agen

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

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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

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	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

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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

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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

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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

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CORPORATE OFFICE PROPERTIES TRUST

Agen

Security: 22002T702  
Meeting Type: Annual  
Meeting Date: 17-May-2007  
Ticker: OFCPRJ  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DOUGLAS M. FIRSTENBERG CLAY W. HAMLIN, III JAY H. SHIDLER KENNETH S. SWEET, JR.	Mgmt Mgmt Mgmt Mgmt	For For For For
02	EXTENSION OF THE TERM OF THE AMENDED AND RESTATED 1998 LONG-TERM INCENTIVE PLAN FOR A PERIOD OF TEN YEARS.	Mgmt	Against

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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	Mgmt Mgmt	For For

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	PHILLIP R. ALTINGER	Mgmt	For
	THOMAS F. AUGUST	Mgmt	For
	JOHN S. GATES, JR.	Mgmt	For
	TRIPP H. HARDIN	Mgmt	For
	JAMES R. MULVIHILL	Mgmt	For
	JOHN C. O'KEEFE	Mgmt	For
	BRUCE L. WARWICK	Mgmt	For
02	RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2007.	Mgmt	For

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DIAMONDROCK HOSPITALITY COMPANY

Agen

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

Prop.#	Proposal	Proposal Type	Proposal Vote
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

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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	Mgmt	For

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	MONTE J. BARROW	Mgmt	For
	WILLIAM J. CAHILL, III	Mgmt	For
	JOHN L. FORD	Mgmt	For
	WENDELL W. WEAKLEY	Mgmt	For
02	RATIFICATION OF APPOINTMENT OF DELOITTE & TOUCHE LLP AS EDR S INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007.	Mgmt	For

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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 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

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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

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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

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EXTRA SPACE STORAGE INC. Agen

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

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FIRST INDUSTRIAL REALTY TRUST, INC. Agen

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Security: 32054K103  
Meeting Type: Annual  
Meeting Date: 16-May-2007  
Ticker: FR  
ISIN:  
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Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAY H. SHIDLER* J. STEVEN WILSON* ROBERT D. NEWMAN*	Mgmt Mgmt Mgmt	For For For
02	APPROVAL OF AMENDMENT NO. 2 TO THE 2001 STOCK INCENTIVE PLAN.	Mgmt	For
03	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY S INDEPENDENT REGISTERED	Mgmt	For

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PUBLIC ACCOUNTING FIRM.

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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

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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. STEVEN J. KESSLER DENIS J. NAYDEN DENNIS J. O'LEARY BRUCE F. ROBINSON RICHARD A. SILFEN	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

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 GMH COMMUNITIES TRUST

Agen

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

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 GRAMERCY CAPITAL CORP.

Agen

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 Security: 384871109  
 Meeting Type: Annual  
 Meeting Date: 24-May-2007  
 Ticker: GKK  
 ISIN:  
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Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	MARC HOLLIDAY	Mgmt	For
	PAUL J. KONIGSBERG	Mgmt	For
	CHARLES S. LAVEN	Mgmt	For
02	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007.	Mgmt	For

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 HEALTH CARE PROPERTY INVESTORS, INC.

Agen

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 Security: 421915109  
 Meeting Type: Annual  
 Meeting Date: 10-May-2007  
 Ticker: HCP  
 ISIN:  
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Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR M.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 RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007.	Mgmt	For
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

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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

HIGHWOODS PROPERTIES, INC.

Agen

Security: 431284108  
 Meeting Type: Annual  
 Meeting Date: 03-Aug-2006  
 Ticker: HIW  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR THOMAS W. ADLER GENE H. ANDERSON KAY N. CALLISON SHERRY A. KELLETT L. GLENN ORR, JR. O. TEMPLE SLOAN, JR.	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
02	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

HIGHWOODS PROPERTIES, INC.

Agen

Security: 431284108  
 Meeting Type: Annual  
 Meeting Date: 18-May-2007  
 Ticker: HIW  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
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01	DIRECTOR EDWARD J. FRITSCH LAWRENCE A. KAPLAN SHERRY A. KELLETT	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2007.	Mgmt	For

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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

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HOSPITALITY PROPERTIES TRUST Agen

Security: 44106M102  
Meeting Type: Annual  
Meeting Date: 15-May-2007  
Ticker: HPT  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM A. LAMKIN	Mgmt	For

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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

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 HRPT PROPERTIES TRUST

Agen

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 Security: 40426W101  
 Meeting Type: Annual  
 Meeting Date: 15-May-2007  
 Ticker: HRP  
 ISIN:  
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Prop.#	Proposal	Proposal Type	Proposal Vote
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	Mgmt	Against

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THE BYLAWS.

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

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 INLAND REAL ESTATE CORPORATION

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 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 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 Withheld 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, 2007.	Mgmt	For

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 ISTAR FINANCIAL INC. Agen  
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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

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 LEXINGTON REALTY TRUST Agen  
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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

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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

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

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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

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

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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

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

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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	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:

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	Mgmt	Against

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A CALIFORNIA CORPORATION TO A MARYLAND REAL ESTATE INVESTMENT TRUST.

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

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

PUBLIC STORAGE, INC. Agen

Security: 74460D323  
Meeting Type: Annual  
Meeting Date: 03-May-2007  
Ticker: PSAPRH

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

ISIN:

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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

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PUBLIC STORAGE, INC.

Agen

Security: 74460D398  
 Meeting Type: Annual  
 Meeting Date: 03-May-2007  
 Ticker: PSAPRE  
 ISIN:

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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

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PUBLIC STORAGE, INC.

Agen

Security: 74460D448  
 Meeting Type: Annual  
 Meeting Date: 03-May-2007  
 Ticker: PSAPRC  
 ISIN:

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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

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 SENIOR HOUSING PROPERTIES TRUST

Agen

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

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 SOVRAN SELF STORAGE, INC.

Agen

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

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02      RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG      Mgmt      For  
 LLP AS INDEPENDENT AUDITORS FOR FISCAL YEAR  
 2007.

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 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

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 THE MACERICH COMPANY      Agen

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	Shr	For

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AT THE MEETING.

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 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	Mgmt	For
	J.C. (JACK) DANNEMILLER	Mgmt	For
	W.M. DIEFENDERFER III	Mgmt	For
	HAROLD S. HALLER	Mgmt	For
	DEAN JERNIGAN	Mgmt	For
	MARIANNE M. KELER	Mgmt	For
	DAVID J. LARUE	Mgmt	For
02	APPROVAL OF THE U-STORE-IT TRUST 2007 EQUITY INCENTIVE PLAN	Mgmt	For

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 UNITED DOMINION REALTY TRUST, INC.

Agen

Security: 910197102  
 Meeting Type: Annual  
 Meeting Date: 08-May-2007  
 Ticker:  
 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, 2007.	Mgmt	For

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 URSTADT BIDDLE PROPERTIES INC. Agen  
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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

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 VENTAS, INC. Agen  
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Security: 92276F100  
 Meeting Type: Annual  
 Meeting Date: 16-May-2007  
 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 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	Mgmt	For

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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.

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VORNADO REALTY TRUST

Agen

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

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 08/23/2007