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COHEN & STEERS QUALITY INCOME REALTY FUND INC
Form N-PX
August 21, 2009

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: Francis C. Poli
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: 07/01/2008 - 06/30/2009

Cohen & Steers Quality Income Realty Fund

AMB PROPERTY CORPORATION

Agen

Security: 00163T109
Meeting Type: Annual
Meeting Date: 07-May-2009
Ticker: AMB
ISIN: US00163T1097

Prop.#	Proposal	Proposal Type	Proposal Vote
1A	ELECTION OF DIRECTOR: HAMID R. MOGHADAM	Mgmt	For
1B	ELECTION OF DIRECTOR: T. ROBERT BURKE	Mgmt	For
1C	ELECTION OF DIRECTOR: DAVID A. COLE	Mgmt	For
1D	ELECTION OF DIRECTOR: LYDIA H. KENNARD	Mgmt	For
1E	ELECTION OF DIRECTOR: J. MICHAEL LOSH	Mgmt	For

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1F	ELECTION OF DIRECTOR: FREDERICK W. REID	Mgmt	For
1G	ELECTION OF DIRECTOR: JEFFREY L. SKELTON	Mgmt	For
1H	ELECTION OF DIRECTOR: THOMAS W. TUSHER	Mgmt	For
1I	ELECTION OF DIRECTOR: CARL B. WEBB	Mgmt	For
2	RATIFICATION OF THE SELECTION OF PRICEWATERHOUSECOOPERS LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF AMB PROPERTY CORPORATION FOR THE FISCAL YEAR ENDING DECEMBER 31, 2009.	Mgmt	For

AMERICAN CAMPUS COMMUNITIES, INC.

Agen

Security: 024835100
Meeting Type: Annual
Meeting Date: 07-May-2009
Ticker: ACC
ISIN: US0248351001

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM C. BAYLESS JR. R.D. BURCK G. STEVEN DAWSON CYDNEY C. DONNELL EDWARD LOWENTHAL JOSEPH M. MACCHIONE BRIAN B. NICKEL WINSTON W. WALKER	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	RATIFICATION OF ERNST & YOUNG AS OUR INDEPENDENT AUDITORS FOR 2009	Mgmt	For

APARTMENT INVESTMENT AND MANAGEMENT CO.

Agen

Security: 03748R101
Meeting Type: Annual
Meeting Date: 27-Apr-2009
Ticker: AIV
ISIN: US03748R1014

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR JAMES N. BAILEY TERRY CONSIDINE RICHARD S. ELLWOOD	Mgmt Mgmt Mgmt	For For For

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	THOMAS L. KELTNER	Mgmt	For
	J. LANDIS MARTIN	Mgmt	For
	ROBERT A. MILLER	Mgmt	For
	MICHAEL A. STEIN	Mgmt	For
2	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, 2009.	Mgmt	For
3	STOCKHOLDER PROPOSAL REGARDING ENACTMENT OF A MAJORITY VOTE STANDARD FOR FUTURE UNCONTESTED DIRECTOR ELECTIONS.	Shr	For

AVALONBAY COMMUNITIES, INC.

Agen

Security: 053484101
 Meeting Type: Annual
 Meeting Date: 21-May-2009
 Ticker: AVB
 ISIN: US0534841012

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 PETER S. RUMMELL H. JAY SARLES W. EDWARD WALTER	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
02	TO APPROVE THE AVALONBAY COMMUNITIES, INC. 2009 STOCK OPTION AND INCENTIVE PLAN.	Mgmt	For
03	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2009.	Mgmt	For

BIOMED REALTY TRUST, INC.

Agen

Security: 09063H107
 Meeting Type: Annual
 Meeting Date: 27-May-2009
 Ticker: BMR
 ISIN: US09063H1077

Prop.#	Proposal	Proposal	Proposal Vote
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		Type	
1	DIRECTOR ALAN D. GOLD BARBARA R. CAMBON EDWARD A. DENNIS PH.D. RICHARD I. GILCHRIST GARY A. KREITZER THEODORE D. ROTH M. FAYE WILSON	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
2	RATIFICATION OF THE SELECTION OF KPMG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2009.	Mgmt	For
3	APPROVAL OF THE AMENDMENT AND RESTATEMENT OF THE 2004 INCENTIVE AWARD PLAN, INCLUDING THE INCREASE IN THE NUMBER OF SHARES OF COMMON STOCK RESERVED FOR ISSUANCE THEREUNDER FROM 2,500,000 TO 5,340,000 SHARES.	Mgmt	For

BOSTON PROPERTIES, INC.

Agen

Security: 101121101
Meeting Type: Annual
Meeting Date: 19-May-2009
Ticker: BXP
ISIN: US1011211018

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR FREDERICK J ISEMAN EDWARD H LINDE DAVID A TWARDOCK	Mgmt Mgmt Mgmt	For For For
2	TO RATIFY THE AUDIT COMMITTEE'S APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2009.	Mgmt	For
3	TO CONSIDER AND ACT UPON A STOCKHOLDER PROPOSAL CONCERNING THE ANNUAL ELECTION OF DIRECTORS, IF PROPERLY PRESENTED AT THE MEETING.	Shr	Against
4	TO CONSIDER AND ACT UPON A STOCKHOLDER PROPOSAL CONCERNING MAJORITY VOTING, IF PROPERLY PRESENTED AT THE MEETING.	Shr	For
5	TO CONSIDER AND ACT UPON A STOCKHOLDER PROPOSAL CONCERNING THE PREPARATION OF A SUSTAINABILITY REPORT, IF PROPERLY PRESENTED AT THE MEETING.	Shr	Against
6	TO CONSIDER AND ACT UPON A STOCKHOLDER PROPOSAL CONCERNING AN INDEPENDENT BOARD CHAIRMAN, IF	Shr	Against

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PROPERLY PRESENTED AT THE MEETING.

BRE PROPERTIES, INC.

Agen

Security: 05564E106
Meeting Type: Annual
Meeting Date: 21-May-2009
Ticker: BRE
ISIN: US05564E1064

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR		
	PAULA F. DOWNEY	Mgmt	For
	EDWARD F. LANGE, JR.	Mgmt	For
	IRVING F. LYONS III	Mgmt	For
	EDWARD E. MACE	Mgmt	For
	CHRISTOPHER J. MCGURK	Mgmt	For
	MATTHEW T. MEDEIROS	Mgmt	For
	CONSTANCE B. MOORE	Mgmt	For
	JEANNE R. MYERSON	Mgmt	For
	THOMAS E. ROBINSON	Mgmt	For
	DENNIS E. SINGLETON	Mgmt	For
2	RATIFICATION OF APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDING DECEMBER 31, 2009.	Mgmt	For

COLONIAL PROPERTIES TRUST

Agen

Security: 195872106
Meeting Type: Annual
Meeting Date: 22-Apr-2009
Ticker: CLP
ISIN: US1958721060

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	CARL F. BAILEY	Mgmt	For
	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
	JOHN W. SPIEGEL	Mgmt	For

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02 TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS Mgmt For
 LLP, AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING
 FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING
 DECEMBER 31, 2009.

 DEVELOPERS DIVERSIFIED REALTY CORP. Agen

Security: 251591103
 Meeting Type: Special
 Meeting Date: 09-Apr-2009
 Ticker: DDR
 ISIN: US2515911038

Prop.#	Proposal	Proposal Type	Proposal Vote
01	TO APPROVE, FOR PURPOSES OF SECTION 312.03 OF THE NEW YORK STOCK EXCHANGE LISTED COMPANY MANUAL, THE ISSUANCE OF COMMON SHARES AND WARRANTS (AND THE COMMON SHARES ISSUABLE UPON EXERCISE OF THE WARRANTS) PURSUANT TO THE TERMS AND CONDITIONS OF THE STOCK PURCHASE AGREEMENT, DATED AS OF FEBRUARY 23, 2009, BETWEEN MR. ALEXANDER OTTO AND THE COMPANY.	Mgmt	For
02	TO APPROVE AMENDMENTS TO THE COMPANY'S SECOND AMENDED AND RESTATED ARTICLES OF INCORPORATION REQUIRED AS CONDITIONS PRECEDENT TO THE COMPLETION OF THE TRANSACTION CONTEMPLATED BY THE STOCK PURCHASE AGREEMENT, DATED AS OF FEBRUARY 23, 2009, BETWEEN MR. ALEXANDER OTTO AND THE COMPANY.	Mgmt	For
03	TO APPROVE AMENDMENTS TO THE COMPANY'S SECOND AMENDED AND RESTATED ARTICLES OF INCORPORATION TO UPDATE THE TRANSFER RESTRICTION AND EXCESS SHARE PROVISIONS.	Mgmt	For
04	TO APPROVE AN AMENDMENT TO THE COMPANY'S AMENDED AND RESTATED CODE OF REGULATIONS TO GRANT THE BOARD OF DIRECTORS THE AUTHORITY TO FIX THE NUMBER OF MEMBERS ON THE BOARD OF DIRECTORS.	Mgmt	For
05	TO APPROVE ADJOURNMENT OF THE SPECIAL MEETING, IF NECESSARY, TO SOLICIT ADDITIONAL PROXIES IF THERE ARE NOT SUFFICIENT VOTES AT THE TIME OF THE SPECIAL MEETING OR ANY ADJOURNMENT THEREOF TO APPROVE THE PROPOSALS.	Mgmt	For

 DEVELOPERS DIVERSIFIED REALTY CORP. Agen

Security: 251591103
 Meeting Type: Annual
 Meeting Date: 25-Jun-2009

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Ticker: DDR
ISIN: US2515911038

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DEAN S. ADLER TERRANCE R. AHERN ROBERT H. GIDEL DANIEL B. HURWITZ VOLKER KRAFT VICTOR B. MACFARLANE CRAIG MACNAB SCOTT D. ROULSTON BARRY A. SHOLEM WILLIAM B. SUMMERS, JR. SCOTT A. WOLSTEIN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For Withheld For For For Withheld For For Withheld Withheld Withheld
02	TO AMEND THE COMPANY'S SECOND AMENDED AND RESTATED ARTICLES OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED COMMON SHARES FROM 300,000,000 TO 500,000,000, WHICH RESULTS IN AN INCREASE IN THE TOTAL NUMBER OF AUTHORIZED SHARES OF THE COMPANY FROM 311,000,000 TO 511,000,000.	Mgmt	For
03	TO APPROVE THE AMENDED AND RESTATED 2008 DEVELOPERS DIVERSIFIED REALTY CORPORATION EQUITY-BASED AWARD PLAN.	Mgmt	For
04	TO RATIFY THE SELECTION OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE COMPANY'S FISCAL YEAR ENDING DECEMBER 31, 2009.	Mgmt	For

EASTGROUP PROPERTIES, INC.

Agen

Security: 277276101
Meeting Type: Annual
Meeting Date: 27-May-2009
Ticker: EGP
ISIN: US2772761019

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR D. PIKE ALOIAN H.C. BAILEY, JR. HAYDEN C. EAVES, III FREDRIC H. GOULD DAVID H. HOSTER II MARY E. MCCORMICK DAVID M. OSNOS LELAND R. SPEED	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For

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02 TO CONSIDER AND RATIFY THE APPOINTMENT OF KPMG Mgmt For
 LLP AS THE COMPANY'S INDEPENDENT REGISTERED
 PUBLIC ACCOUNTING FIRM FOR THE 2009 FISCAL
 YEAR.

 EDUCATION REALTY TRUST, INC. Agen

 Security: 28140H104
 Meeting Type: Annual
 Meeting Date: 20-May-2009
 Ticker: EDR
 ISIN: US28140H1041

Prop.#	Proposal	Proposal Type	Proposal Vote
1	DIRECTOR PAUL O. BOWER MONTE J. BARROW WILLIAM J. CAHILL JOHN L. FORD WENDELL W. WEAKLEY	Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For
2	TO RATIFY THE APPOINTMENT OF DELOITTE AND TOUCHE LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2009.	Mgmt	For
3	TO REAPPROVE THE PERFORMANCE GOALS UNDER THE EDUCATION REALTY TRUST, INC. 2004 INCENTIVE PLAN PURSUANT TO SECTION 162(M) OF THE INTERNAL REVENUE CODE.	Mgmt	For

 EQUITY RESIDENTIAL Agen

 Security: 29476L107
 Meeting Type: Annual
 Meeting Date: 11-Jun-2009
 Ticker: EQR
 ISIN: US29476L1070

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JOHN W. ALEXANDER CHARLES L. ATWOOD BOONE A. KNOX JOHN E. NEAL DAVID J. NEITHERCUT SHELI Z. ROSENBERG GERALD A. SPECTOR	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For

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	B. JOSEPH WHITE	Mgmt	For
	SAMUEL ZELL	Mgmt	For
02	RATIFICATION OF THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT AUDITOR FOR THE YEAR ENDING DECEMBER 31, 2009.	Mgmt	For
03	SHAREHOLDER PROPOSAL RELATING TO A CHANGE IN THE VOTING STANDARD FOR TRUSTEE ELECTIONS.	Shr	For

EXTRA SPACE STORAGE INC.

Agen

Security: 30225T102
Meeting Type: Annual
Meeting Date: 20-May-2009
Ticker: EXR
ISIN: US30225T1025

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

FEDERAL REALTY INVESTMENT TRUST

Agen

Security: 313747206
Meeting Type: Annual
Meeting Date: 06-May-2009
Ticker: FRT
ISIN: US3137472060

Prop.#	Proposal	Proposal Type	Proposal Vote
1A	TO ELECT THE FOLLOWING TRUSTEE FOR THE TERM AS SET FORTH IN THE ACCOMPANYING PROXY STATEMENT: GAIL P. STEINEL	Mgmt	For
1B	TO ELECT THE FOLLOWING TRUSTEE FOR THE TERM AS SET FORTH IN THE ACCOMPANYING PROXY STATEMENT: JOSEPH S. VASSALLUZZO	Mgmt	For

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2	TO RATIFY THE APPOINTMENT OF GRANT THORNTON LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2009.	Mgmt	For
3	TO CONSIDER A PROPOSAL TO AMEND OUR DECLARATION OF TRUST TO ELIMINATE OUR CLASSIFIED BOARD.	Mgmt	For
4	TO CONSIDER A PROPOSAL TO RATIFY AN AMENDMENT TO OUR SHAREHOLDER RIGHTS PLAN TO EXTEND THE TERM FOR THREE YEARS AND TO ADD A QUALIFIED OFFER PROVISION.	Mgmt	Against

GLIMCHER REALTY TRUST

Agen

Security: 379302102
Meeting Type: Annual
Meeting Date: 07-May-2009
Ticker: GRT
ISIN: US3793021029

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DAVID M. ARONOWITZ HERBERT GLIMCHER HOWARD GROSS	Mgmt Mgmt Mgmt	For For For
02	TO RATIFY THE APPOINTMENT OF BDO SEIDMAN, LLP AS GLIMCHER REALTY TRUST'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2009.	Mgmt	For

HCP, INC.

Agen

Security: 40414L109
Meeting Type: Annual
Meeting Date: 23-Apr-2009
Ticker: HCP
ISIN: US40414L1098

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT R. FANNING, JR. JAMES F. FLAHERTY III CHRISTINE N. GARVEY DAVID B. HENRY LAURALEE E. MARTIN	Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For

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	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 APPROVE AMENDMENTS TO HCP'S 2006 PERFORMANCE INCENTIVE PLAN	Mgmt	For
03	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS HCP'S INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2009	Mgmt	For

HEALTH CARE REIT, INC.

Agen

Security: 42217K106
Meeting Type: Annual
Meeting Date: 07-May-2009
Ticker: HCN
ISIN: US42217K1060

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR PIER C. BORRA GEORGE L. CHAPMAN SHARON M. OSTER JEFFREY R. OTTEN	Mgmt Mgmt Mgmt Mgmt	For For For For
02	APPROVAL OF THE AMENDED AND RESTATED HEALTH CARE REIT, INC. 2005 LONG-TERM INCENTIVE PLAN.	Mgmt	For
03	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR 2009.	Mgmt	For

HIGHWOODS PROPERTIES, INC.

Agen

Security: 431284108
Meeting Type: Annual
Meeting Date: 13-May-2009
Ticker: HIW
ISIN: US4312841087

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR GENE H. ANDERSON DAVID J. HARTZELL	Mgmt Mgmt	For For

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	L. GLENN ORR, JR.	Mgmt	For
02	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2009.	Mgmt	For
03	APPROVAL OF THE 2009 LONG-TERM EQUITY INCENTIVE PLAN.	Mgmt	For

HOME PROPERTIES, INC.

Agen

Security: 437306103
 Meeting Type: Annual
 Meeting Date: 05-May-2009
 Ticker: HME
 ISIN: US4373061039

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR STEPHEN R. BLANK JOSH E. FIDLER ALAN L. GOSULE LEONARD F. HELBIG, III NORMAN P. LEENHOUTS NELSON B. LEENHOUTS EDWARD J. PETTINELLA CLIFFORD W. SMITH, JR. PAUL L. SMITH AMY L. TAIT	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For
02	TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2009.	Mgmt	For

HOSPITALITY PROPERTIES TRUST

Agen

Security: 44106M102
 Meeting Type: Annual
 Meeting Date: 15-May-2009
 Ticker: HPT
 ISIN: US44106M1027

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR BRUCE M. GANS, M.D.* ADAM D. PORTNOY**	Mgmt Mgmt	Withheld Withheld

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03 TO CONSIDER AND VOTE ON A SHAREHOLDER PROPOSAL, Shr For
IF PROPERLY PRESENTED AT THE MEETING.

HOST HOTELS & RESORTS, INC. Agen

Security: 44107P104
Meeting Type: Annual
Meeting Date: 14-May-2009
Ticker: HST
ISIN: US44107P1049

Prop.#	Proposal	Proposal Type	Proposal Vote
1A	ELECTION OF DIRECTOR: ROBERT M. BAYLIS	Mgmt	For
1B	ELECTION OF DIRECTOR: TERENCE C. GOLDEN	Mgmt	For
1C	ELECTION OF DIRECTOR: ANN M. KOROLOGOS	Mgmt	For
1D	ELECTION OF DIRECTOR: RICHARD E. MARRIOTT	Mgmt	For
1E	ELECTION OF DIRECTOR: JUDITH A. MCHALE	Mgmt	For
1F	ELECTION OF DIRECTOR: JOHN B. MORSE, JR.	Mgmt	For
1G	ELECTION OF DIRECTOR: W. EDWARD WALTER	Mgmt	For
02	RATIFY APPOINTMENT OF KPMG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS.	Mgmt	For
03	APPROVAL OF 2009 COMPREHENSIVE STOCK AND CASH INCENTIVE PLAN.	Mgmt	For
04	APPROVAL OF AMENDMENT TO OUR CHARTER TO INCREASE AUTHORIZED CAPITAL STOCK.	Mgmt	For

KILROY REALTY CORPORATION Agen

Security: 49427F108
Meeting Type: Annual
Meeting Date: 27-May-2009
Ticker: KRC
ISIN: US49427F1084

Prop.#	Proposal	Proposal Type	Proposal Vote
01	CHARTER AMENDMENT TO DECLASSIFY THE BOARD OF DIRECTORS	Mgmt	For
02	DIRECTOR		

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	JOHN B. KILROY, SR.+	Mgmt	For
	JOHN B. KILROY, JR.+*	Mgmt	Withheld
	EDWARD BRENNAN, PH.D+	Mgmt	Withheld
	WILLIAM P. DICKEY+	Mgmt	Withheld
	SCOTT S. INGRAHAM+	Mgmt	For
	DALE F. KINSELLA+*	Mgmt	Withheld
03	AMENDMENT TO KILROY REALTY 2006 INCENTIVE AWARD PLAN	Mgmt	Against

KIMCO REALTY CORPORATION

Agen

Security: 49446R109
Meeting Type: Annual
Meeting Date: 12-May-2009
Ticker: KIM
ISIN: US49446R1095

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR M. COOPER R. DOOLEY J. GRILLS D. HENRY F.P. HUGHES F. LOURENSO R. SALTZMAN P. COVIELLO	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	THE RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERSMg LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2009.	Mgmt	For

LAND SECURITIES GROUP PLC R.E.I.T, LONDON

Agen

Security: G5375M118
Meeting Type: AGM
Meeting Date: 17-Jul-2008
Ticker:
ISIN: GB0031809436

Prop.#	Proposal	Proposal Type	Proposal Vote
1.	Receive the report and financial statements for the YE 31 MAR 2008, together with the report of the Auditors	Mgmt	For
2.	Approve the interim dividend paid in the year and grant authority for the payment of a final	Mgmt	For

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	dividend for the year of 16p per share		
3.	Approve the Directors' remuneration report for the YE 31 MAR 2008	Mgmt	For
4.	Re-elect Sir. Christopher Bland as a Director	Mgmt	For
5.	Re-elect Mr. Rick Haythornthwaite as a Director	Mgmt	For
6.	Re-elect Mr. Kevin O'Byrne as a Director	Mgmt	For
7.	Re-elect Mr. David Rough as a Director	Mgmt	For
8.	Re-elect Mr. Alison Carnwath as a Director	Mgmt	For
9.	Re-elect Mr. Ian Ellis as a Director	Mgmt	For
10.	Re-elect Mr. Richard Akers as a Director	Mgmt	For
11.	Re-appoint PricewaterhouseCoopers LLP as the Auditors of the Company for the ensuing year	Mgmt	For
12.	Authorize the Directors to determine the remuneration of the Auditors	Mgmt	For
	Transact any other business	Non-Voting	No vote
13.	Authorize the Directors, in accordance with Section 80 of the Companies Act 1985, to allot relevant securities [Section 80(2) of the Act] up to an aggregate nominal amount of GBP 12,906,770.40; [Authority expires at the conclusion of the next AGM of the Company]; and the Directors may allot relevant securities after the expiry of this authority in pursuance of such an offer or agreement made prior to such expiry	Mgmt	For
S.14	Authorize the Directors, pursuant to Section 95 of the Companies Act 1985, to allot equity securities [Section 94(2) of the Act] for cash pursuant to the authority conferred by Resolution 13 and/or where such allotment constitutes an allotment of equity securities by virtue of Section 94(3A) of the said Act, disapplying the statutory pre-emption rights [Section 89(1)], provided that this power is limited to the allotment of equity securities: i) in connection with a right issue, open offer or other offer of securities in favour of the holders of the ordinary shares; ii) up to an aggregate nominal amount of GBP 2,354,661; [Authority expires at the conclusion of the next AGM of the Company]; and the Directors may allot equity securities after the expiry of this authority in pursuance of such an offer or agreement made prior to such expiry	Mgmt	For
S.15	Authorize the Company to purchase its own ordinary shares in accordance with Section 166 of the Companies Act 1985 by way of market purchase [Section 163(3) of the Companies Act 1985] of up 47,093,229 Ordinary Shares of 10p, at	Mgmt	For

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a minimum price of 10p and up to 105% of the average middle market quotations for such shares derived from the London Stock Exchange Daily Official List, over the previous 5 business days; [Authority expires at the conclusion of the AGM of the Company in 2009]; the Company, before the expiry, may make a contract to purchase ordinary shares which will or may be executed wholly or partly after such expiry

- | | | | |
|------|--|------|-----|
| S.16 | Amend the Articles of Association of the Company, as specified | Mgmt | For |
| 17. | Authorize the Company, in accordance with Section 366 and 367 of the Companies Act 2006 [the Act], in aggregate to: [i] make political donations to political parties and/or independent election candidates not exceeding GBP 20,000 in total; [ii] make political donations to political Organizations other than political parties not exceeding GBP 20,000 in total; and [iii] incur political expenditure not exceeding GBP 20,000 in total [Authority expires at the conclusion of the AGM of the Company in 2008] | Mgmt | For |

LIBERTY PROPERTY TRUST

Agen

Security: 531172104
Meeting Type: Annual
Meeting Date: 21-May-2009
Ticker: LRY
ISIN: US5311721048

- | Prop.# | Proposal | Proposal Type | Proposal Vote |
|--------|--|----------------------|-------------------|
| 01 | DIRECTOR
WILLIAM P. HANKOWSKY
DAVID L. LINGERFELT
JOSE A. MEJIA | Mgmt
Mgmt
Mgmt | 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 2009. | Mgmt | For |
| 03 | APPROVAL OF THE PROPOSAL TO AMEND AND RESTATE THE LIBERTY PROPERTY TRUST AMENDED AND RESTATED SHARE INCENTIVE PLAN TO INCREASE THE NUMBER OF SHARES AVAILABLE FOR GRANT THEREUNDER AND MAKE OTHER SPECIFIED REVISIONS. | Mgmt | For |

LTC PROPERTIES, INC.

Agen

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Security: 502175102
 Meeting Type: Annual
 Meeting Date: 15-May-2009
 Ticker: LTC
 ISIN: US5021751020

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ANDRE C. DIMITRIADIS BOYD W. HENDRICKSON EDMUND C. KING WENDY L. SIMPSON TIMOTHY J. TRICHE, M.D.	Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For
02	RATIFICATION OF THE COMPANY'S INDEPENDENT AUDITORS.	Mgmt	For

MACK-CALI REALTY CORPORATION

Agen

Security: 554489104
 Meeting Type: Annual
 Meeting Date: 02-Jun-2009
 Ticker: CLI
 ISIN: US5544891048

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MITCHELL E. HERSH JOHN R. CALI IRVIN D. REID MARTIN S. BERGER	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, 2009.	Mgmt	For

MAGUIRE PROPERTIES INC.

Agen

Security: 559775101
 Meeting Type: Annual
 Meeting Date: 02-Oct-2008
 Ticker: MPG
 ISIN: US5597751016

Prop.#	Proposal	Proposal Type	Proposal Vote
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01	DIRECTOR JONATHAN M. BROOKS CHRISTINE N. GARVEY CYRUS S. HADIDI NELSON C. RISING GEORGE A. VANDEMAN PAUL M. WATSON DAVID L. WEINSTEIN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	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 THE FISCAL YEAR ENDING DECEMBER 31, 2008	Mgmt	For

NATIONWIDE HEALTH PROPERTIES, INC.

Agen

Security: 638620104
Meeting Type: Annual
Meeting Date: 05-May-2009
Ticker: NHP
ISIN: US6386201049

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM K. DOYLE RICHARD I. GILCHRIST ROBERT D. PAULSON JEFFREY L. RUSH KEITH P. RUSSELL	Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For
02	RATIIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2009.	Mgmt	For

OMEGA HEALTHCARE INVESTORS, INC.

Agen

Security: 681936100
Meeting Type: Annual
Meeting Date: 21-May-2009
Ticker: OHI
ISIN: US6819361006

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR THOMAS F. FRANKE BERNARD J. KORMAN	Mgmt Mgmt	For For
02	APPROVAL OF THE AMENDMENT TO OUR ARTICLES OF	Mgmt	For

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INCORPORATION DESCRIBED IN PROPOSAL 2 IN THE
ACCOMPANYING PROXY STATEMENT

03	RATIFICATION OF INDEPENDENT AUDITORS ERNST & YOUNG LLP	Mgmt	For
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PROLOGIS

Agen

Security: 743410102
Meeting Type: Annual
Meeting Date: 20-May-2009
Ticker: PLD
ISIN: US7434101025

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR STEPHEN L. FEINBERG GEORGE L. FOTIADES CHRISTINE N. GARVEY LAWRENCE V. JACKSON DONALD P. JACOBS WALTER C. RAKOWICH D. MICHAEL STEUERT J. ANDRE TEIXEIRA WILLIAM D. ZOLLARS ANDREA M. ZULBERTI	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For
02	RATIFY THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2009.	Mgmt	For

PUBLIC STORAGE

Agen

Security: 74460D109
Meeting Type: Annual
Meeting Date: 07-May-2009
Ticker: PSA
ISIN: US74460D1090

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR B. WAYNE HUGHES RONALD L. HAVNER, JR. DANN V. ANGELOFF WILLIAM C. BAKER JOHN T. EVANS TAMARA HUGHES GUSTAVSON URI P. HARKHAM B. WAYNE HUGHES, JR.	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For

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	HARVEY LENKIN	Mgmt	For
	GARY E. PRUITT	Mgmt	For
	DANIEL C. STATON	Mgmt	For
02	RATIFICATION OF APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2009.	Mgmt	For

 REGENCY CENTERS CORPORATION

Agen

 Security: 758849103
 Meeting Type: Annual
 Meeting Date: 05-May-2009
 Ticker: REG
 ISIN: US7588491032

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MARTIN E. STEIN, JR. RAYMOND L. BANK C. RONALD BLANKENSHIP A.R. CARPENTER J. DIX DRUCE MARY LOU FIALA BRUCE M. JOHNSON DOUGLAS S. LUKE JOHN C. SCHWEITZER BRIAN M. SMITH THOMAS G. WATTLES	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For For
02	RATIFICATION OF APPOINTMENT OF KPMG LLP AS THE COMPANY'S INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2009.	Mgmt	For

 SENIOR HOUSING PROPERTIES TRUST

Agen

 Security: 81721M109
 Meeting Type: Annual
 Meeting Date: 18-May-2009
 Ticker: SNH
 ISIN: US81721M1099

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JEFFREY P. SOMERS* BARRY M. PORTNOY**	Mgmt Mgmt	Withheld Withheld

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SIMON PROPERTY GROUP, INC.

Agen

Security: 828806109
Meeting Type: Annual
Meeting Date: 08-May-2009
Ticker: SPG
ISIN: US8288061091

Prop.#	Proposal	Proposal Type	Proposal Vote
1A	TO APPROVE PROPOSAL TO AMEND THE CHARTER TO: PROVIDE FOR THE ELECTION OF UP TO FIFTEEN DIRECTORS. (IF THIS PROPOSAL IS NOT APPROVED BY 80% OF THE VOTES ENTITLED TO BE CAST, THE BOARD WILL HAVE ONLY 9 DIRECTORS, 5 OF WHOM ARE ELECTED BY HOLDERS OF COMMON STOCK.)	Mgmt	For
1B	TO APPROVE PROPOSAL TO AMEND THE CHARTER TO: DELETE SUPERMAJORITY VOTING REQUIREMENTS.	Mgmt	For
1C	TO APPROVE PROPOSAL TO AMEND THE CHARTER TO: INCREASE THE NUMBER OF AUTHORIZED SHARES.	Mgmt	For
1D	TO APPROVE PROPOSAL TO AMEND THE CHARTER TO: DELETE OR CHANGE OBSOLETE OR UNNECESSARY PROVISIONS.	Mgmt	For
02	DIRECTOR MELVYN E. BERGSTEIN LINDA WALKER BYNOE KAREN N. HORN, PH.D. REUBEN S. LEIBOWITZ J. ALBERT SMITH, JR. PIETER S. VAN DEN BERG* ALLAN HUBBARD* DANIEL C. SMITH*	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
03	TO AUTHORIZE MANAGEMENT TO ADJOURN, POSTPONE OR CONTINUE THE MEETING, IF NECESSARY, TO SOLICIT ADDITIONAL PROXIES IN THE EVENT THAT THERE ARE NOT SUFFICIENT VOTES AT THE TIME OF THE MEETING TO ADOPT PROPOSAL 1(A) OR PROPOSAL 1(B) LISTED ABOVE.	Mgmt	For
04	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2009.	Mgmt	For

SOVRAN SELF STORAGE, INC.

Agen

Security: 84610H108
Meeting Type: Annual
Meeting Date: 21-May-2009

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Ticker: SSS
 ISIN: US84610H1086

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT J. ATTEA KENNETH F. MYSZKA JOHN E. BURNS ANTHONY P. GAMMIE CHARLES E. LANNON JAMES R. BOLDT	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
02	ADOPTION OF THE SOVRAN SELF STORAGE, INC. 2009 OUTSIDE DIRECTORS' STOCK OPTION AND AWARD PLAN.	Mgmt	For
03	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY'S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR FISCAL YEAR 2009.	Mgmt	For

THE MACERICH COMPANY

Agen

Security: 554382101
 Meeting Type: Annual
 Meeting Date: 08-Jun-2009
 Ticker: MAC
 ISIN: US5543821012

Prop.#	Proposal	Proposal Type	Proposal Vote
1A	ELECTION OF DIRECTOR: ARTHUR M. COPPOLA	Mgmt	For
1B	ELECTION OF DIRECTOR: JAMES S. COWNIE	Mgmt	Against
1C	ELECTION OF DIRECTOR: MASON G. ROSS	Mgmt	For
02	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS OUR INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2009	Mgmt	For
03	APPROVAL OF OUR AMENDED AND RESTATED 2003 EQUITY INCENTIVE PLAN	Mgmt	Against
04	APPROVAL OF AN AMENDMENT TO OUR CHARTER TO INCREASE OUR AUTHORIZED SHARES OF COMMON STOCK TO 250,000,000 AND OUR TOTAL NUMBER OF AUTHORIZED SHARES OF STOCK TO 325,000,000	Mgmt	For

U-STORE-IT TRUST

Agen

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Security: 91274F104
 Meeting Type: Annual
 Meeting Date: 26-May-2009
 Ticker: YSI
 ISIN: US91274F1049

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR W.M. DIEFENDERFER III CHARLES ELLIOTT ANDREWS J.C. (JACK) DANNEMILLER HAROLD S. HALLER, PH.D. DANIEL B. HURWITZ DEAN JERNIGAN MARIANNE M. KELER DAVID J. LARUE	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	RATIFICATION OF THE APPOINTMENT OF KPMG LLP AS THE INDEPENDENT AUDITOR FOR THE YEAR ENDING DECEMBER 31, 2009.	Mgmt	For

UDR, INC.

Agen

Security: 902653104
 Meeting Type: Annual
 Meeting Date: 13-May-2009
 Ticker: UDR
 ISIN: US9026531049

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	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, 2009.	Mgmt	For
03	APPROVE THE AMENDED AND RESTATED 1999 LONG-TERM INCENTIVE PLAN, INCLUDING TO (I) INCREASE NUMBER OF SHARES RESERVED FOR ISSUANCE FROM 4,000,000 SHARES TO 16,000,000 SHARES (II) RAISE ANNUAL PER PERSON LIMIT ON AWARDS OTHER THAN OPTIONS	Mgmt	For

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AND STOCK APPRECIATION RIGHTS TO \$5,000,000,
AND SHARES OF STOCK WITH RESPECT TO OPTIONS
AND/OR STOCK APPRECIATION RIGHTS TO 5,000,000
SHARES.

URSTADT BIDDLE PROPERTIES INC.

Agen

Security: 917286205
Meeting Type: Annual
Meeting Date: 05-Mar-2009
Ticker: UBA
ISIN: US9172862057

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR KEVIN J. BANNON ROBERT R. DOUGLASS GEORGE H.C. LAWRENCE CHARLES J. URSTADT	Mgmt Mgmt Mgmt Mgmt	For Withheld Withheld Withheld
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: 07-May-2009
Ticker: VTR
ISIN: US92276F1003

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DEBRA A. CAFARO DOUGLAS CROCKER II RONALD G. GEARY JAY M. GELLERT ROBERT D. REED SHELI Z. ROSENBERG JAMES D. SHELTON THOMAS C. THEOBALD	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For 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 2009.	Mgmt	For

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VORNADO REALTY TRUST

Agen

Security: 929042109
 Meeting Type: Annual
 Meeting Date: 14-May-2009
 Ticker: VNO
 ISIN: US9290421091

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR STEVEN ROTH MICHAEL D. FASCITELLI RUSSELL B. WIGHT, JR.	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
04	SHAREHOLDER PROPOSAL REGARDING THE APPOINTMENT OF AN INDEPENDENT CHAIRMAN.	Shr	Against

WEINGARTEN REALTY INVESTORS

Agen

Security: 948741103
 Meeting Type: Annual
 Meeting Date: 01-May-2009
 Ticker: WRI
 ISIN: US9487411038

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR STANFORD ALEXANDER ANDREW M. ALEXANDER JAMES W. CROWNOVER ROBERT J. CRUIKSHANK MELVIN A. DOW STEPHEN A. LASHER DOUGLAS W. SCHNITZER C. PARK SHAPER MARC J. SHAPIRO	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For
02	RATIFICATION OF DELOITTE & TOUCHE LLP AS WEINGARTEN'S 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	08/21/2009