

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

COHEN & STEERS TOTAL RETURN REALTY FUND INC  
Form N-PX  
August 24, 2005

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

FORM N-PX

ANNUAL REPORT OF PROXY VOTING RECORD OF REGISTERED MANAGEMENT INVESTMENT  
COMPANY

INVESTMENT COMPANY ACT FILE NUMBER: 811-07154  
NAME OF REGISTRANT: Cohen & Steers Total Return  
Realty Fund, Inc.  
ADDRESS OF PRINCIPAL EXECUTIVE OFFICES: 757 Third Avenue  
New York, NY 10017  
NAME AND ADDRESS OF AGENT FOR SERVICE: John E. McLean  
757 Third Avenue  
New York, NY 10017  
REGISTRANT'S TELEPHONE NUMBER: 212-832-3232  
DATE OF FISCAL YEAR END: 12/31  
DATE OF REPORTING PERIOD: 07/01/2004 - 06/30/2005

Cohen & Steers Total Return Realty Fund

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AFFORDABLE RESIDENTIAL COMMUNITIES I

----- Agen

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Security: 008273104  
Meeting Type: Annual  
Meeting Date: 30-Jun-2005  
Ticker: ARC  
ISIN:  
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Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	SCOTT D. JACKSON	Mgmt	For
	JOHN G. SPRENGLE	Mgmt	For
	JORIS BRINKERHOFF	Mgmt	For
	GERALD J. FORD	Mgmt	For
	J. MARKHAM GREEN	Mgmt	For
	MICHAEL GREENE	Mgmt	For
	JAMES F. KIMSEY	Mgmt	For
	EUGENE MERCY, JR.	Mgmt	For
	JAMES R. "RANDY" STAFF	Mgmt	For

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	CARL B. WEBB	Mgmt	For
	LARRY D. WILLARD	Mgmt	For
02	RATIFICATION OF THE SELECTION OF PRICEWATERHOUSECOOPERS LLP AS ARC S INDEPENDENT AUDITOR FOR THE 2005 FISCAL YEAR.	Mgmt	For

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 AMERICAN CAMPUS COMMUNITIES, INC.

Agen

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 Security: 024835100  
 Meeting Type: Annual  
 Meeting Date: 12-May-2005  
 Ticker: ACC  
 ISIN:

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

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 ARCHSTONE-SMITH TRUST

Agen

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 Security: 039583109  
 Meeting Type: Annual  
 Meeting Date: 04-May-2005  
 Ticker: ASN  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAMES A. CARDWELL ROBERT P. KOGOD JAMES H. POLK, III	Mgmt Mgmt Mgmt	For For For
02	AMENDMENT OF THE DECLARATION OF TRUST OF ARCHSTONE-SMITH TO ELIMINATE THE CLASSIFICATION OF TRUSTEES.	Mgmt	For
03	RATIFICATION OF APPOINTMENT OF KPMG LLP AS AUDITORS FOR THE CURRENT FISCAL YEAR.	Mgmt	For

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 ARDEN REALTY, INC.

Agen

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 Security: 039793104  
 Meeting Type: Annual  
 Meeting Date: 25-May-2005  
 Ticker: ARI  
 ISIN:  
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Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR RICHARD S. ZIMAN VICTOR J. COLEMAN	Mgmt Mgmt	For For
02	RATIFICATION OF THE AUDIT COMMITTEE S APPOINTMENT OF ERNST & YOUNG LLP TO ACT AS OUR INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2005.	Mgmt	For
03	ADOPTION OF THE THIRD AMENDED AND RESTATED 1996 STOCK OPTION AND INCENTIVE PLAN OF ARDEN REALTY, INC. AND ARDEN REALTY LIMITED PARTNERSHIP.	Mgmt	For
04	STOCKHOLDER PROPOSAL REGARDING SEVERANCE AGREEMENTS FOR SENIOR EXECUTIVES.	Shr	For

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 AVALONBAY COMMUNITIES, INC.

Agen

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 Security: 053484101  
 Meeting Type: Annual  
 Meeting Date: 11-May-2005  
 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 CHARLES D. PEEBLER, JR. LANCE R. PRIMIS ALLAN D. SCHUSTER AMY P. WILLIAMS	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 AS THE COMPANY S INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

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BRANDYWINE REALTY TRUST

Agen

Security: 105368203  
 Meeting Type: Annual  
 Meeting Date: 02-May-2005  
 Ticker: BDN  
 ISIN:

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

CAMDEN PROPERTY TRUST

Agen

Security: 133131102  
 Meeting Type: Special  
 Meeting Date: 28-Feb-2005  
 Ticker: CPT  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	APPROVAL OF THE ISSUANCE OF CAMDEN COMMON SHARES PURSUANT TO THE AGREEMENT AND PLAN OF MERGER, DATED AS OF OCTOBER 4, 2004, BY AND AMONG CAMDEN PROPERTY TRUST, CAMDEN SUMMIT, INC. (FORMERLY KNOWN AS CAMDEN SPARKS, INC.) AND SUMMIT PROPERTIES INC., AS AMENDED.	Mgmt	For

CAMDEN PROPERTY TRUST

Agen

Security: 133131102  
 Meeting Type: Annual  
 Meeting Date: 06-May-2005

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Ticker: CPT  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	RICHARD J. CAMPO	Mgmt	For
	WILLIAM R. COOPER	Mgmt	For
	GEORGE A. HRDLICKA	Mgmt	For
	SCOTT S. INGRAHAM	Mgmt	For
	LEWIS A. LEVEY	Mgmt	For
	WILLIAM B. MCGUIRE, JR.	Mgmt	For
	D. KEITH ODEN	Mgmt	For
	F. GARDNER PARKER	Mgmt	For
	WILLIAM F. PAULSEN	Mgmt	For
	STEVEN A. WEBSTER	Mgmt	For

CARRAMERICA REALTY CORPORATION

Agen

Security: 144418100  
Meeting Type: Annual  
Meeting Date: 28-Apr-2005  
Ticker: CRE  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	ANDREW F. BRIMMER	Mgmt	For
	BRYCE BLAIR	Mgmt	For
	JOAN CARTER	Mgmt	For
	PHILIP L. HAWKINS	Mgmt	For
	ROBERT E. TORRAY	Mgmt	For
	THOMAS A. CARR	Mgmt	For
	WESLEY S. WILLIAMS, JR.	Mgmt	For
02	RATIFY THE APPOINTMENT OF KPMG LLP AS CARRAMERICA S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

CBL & ASSOCIATES PROPERTIES, INC.

Agen

Security: 124830100  
Meeting Type: Annual  
Meeting Date: 09-May-2005  
Ticker: CBL  
ISIN:

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Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR CHARLES B. LEBOVITZ CLAUDE M. BALLARD GARY L. BRYENTON LEO FIELDS	Mgmt Mgmt Mgmt Mgmt	For For For For
02	TO ACT UPON A PROPOSAL TO APPROVE AN AMENDMENT TO THE COMPANY S AMENDED AND RESTATED CERTIFICATE OF INCORPORATION TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF THE COMPANY S COMMON STOCK, PAR VALUE \$0.01 PER SHARE, FROM 95,000,000 TO 180,000,000 SHARES	Mgmt	For
03	TO RATIFY THE SELECTION OF DELOITTE & TOUCHE, LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS FOR THE COMPANY S FISCAL YEAR ENDING DECEMBER 31, 2005	Mgmt	For

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CEDAR SHOPPING CENTERS, INC.

Agen

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Security: 150602209  
Meeting Type: Annual  
Meeting Date: 20-May-2005  
Ticker: CDR  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAMES J. BURNS RICHARD HOMBURG J.A.M.H. DER KINDEREN 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, 2005.	Mgmt	For

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COLONIAL PROPERTIES TRUST

Agen

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Security: 195872106  
Meeting Type: Special  
Meeting Date: 15-Apr-2005  
Ticker: CLP  
ISIN:

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Prop.#	Proposal	Proposal Type	Proposal Vote
01	TO APPROVE THE ISSUANCE OF COLONIAL COMMON SHARES CONTEMPLATED BY THE AGREEMENT AND PLAN OF MERGER, DATED AS OF OCTOBER 25, 2004, AS AMENDED, BY AND AMONG THE COMPANY, CLNL ACQUISITION SUB LLC, AND CORNERSTONE REALTY INCOME TRUST, INC. THE MERGER AGREEMENT IS DESCRIBED IN, AND ATTACHED AS ANNEX A TO, THE ACCOMPANYING JOINT PROXY STATEMENT/PROSPECTUS.	Mgmt	For
02	TO APPROVE AN AMENDMENT TO THE COLONIAL DECLARATION OF TRUST TO INCREASE THE NUMBER OF AUTHORIZED COLONIAL COMMON SHARES FROM 65,000,000 TO 125,000,000 AND COLONIAL PREFERRED SHARES FROM 10,000,000 TO 20,000,000.	Mgmt	For
03	TO APPROVE THE ISSUANCE OF UP TO 15,000,000 COLONIAL PREFERRED SHARES.	Mgmt	For
04	TO APPROVE AN ADJOURNMENT OR POSTPONEMENT OF THE SPECIAL MEETING OF SHAREHOLDERS, IF NECESSARY, TO SOLICIT ADDITIONAL PROXIES IN FAVOR OF THE PROPOSALS ABOVE.	Mgmt	For

COLONIAL PROPERTIES TRUST

Agen

Security: 195872403  
 Meeting Type: Special  
 Meeting Date: 15-Apr-2005  
 Ticker: CLPPRD  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	TO APPROVE AN AMENDMENT TO THE COLONIAL DECLARATION OF TRUST TO INCREASE THE NUMBER OF AUTHORIZED COLONIAL COMMON SHARES FROM 65,000,000 TO 125,000,000 AND COLONIAL PREFERRED SHARES FROM 10,000,000 TO 20,000,000.	Mgmt	No vote
02	TO APPROVE THE ISSUANCE OF UP TO 15,000,000 COLONIAL PREFERRED SHARES.	Mgmt	No vote
03	TO APPROVE AN ADJOURNMENT OR POSTPONEMENT OF THE SPECIAL MEETING OF SHAREHOLDERS, IF NECESSARY, TO SOLICIT ADDITIONAL PROXIES IN FAVOR OF THE PROPOSALS ABOVE.	Mgmt	No vote

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COLONIAL PROPERTIES TRUST

Agen

Security: 195872106  
 Meeting Type: Annual  
 Meeting Date: 27-Apr-2005  
 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	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, 2005.	Mgmt	For

CRESCENT REAL ESTATE EQUITIES COMPAN

Agen

Security: 225756105  
 Meeting Type: Annual  
 Meeting Date: 13-Jun-2005  
 Ticker: CEI  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JOHN C. GOFF PAUL E. ROWSEY, III ROBERT W. STALLINGS	Mgmt Mgmt Mgmt	For For For
02	TO APPROVE THE APPOINTMENT OF ERNST & YOUNG LLP AS THE INDEPENDENT AUDITORS OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

EDUCATION REALTY TRUST, INC.

Agen

Security: 28140H104  
 Meeting Type: Annual



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Meeting Date: 25-May-2005  
 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, 2005.	Mgmt	For

## EQUITY OFFICE PROPERTIES TRUST

Agen

Security: 294741103  
 Meeting Type: Annual  
 Meeting Date: 24-May-2005  
 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 DAVID K. MCKOWN 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 Mgmt	For 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: 16-May-2005  
 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

FIRST INDUSTRIAL REALTY TRUST, INC.

Agen

Security: 32054K103  
Meeting Type: Annual  
Meeting Date: 18-May-2005  
Ticker: FR  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MICHAEL W. BRENNAN MICHAEL G. DAMONE KEVIN W. LYNCH	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

GABLES RESIDENTIAL TRUST

Agen

Security: 362418105  
Meeting Type: Annual  
Meeting Date: 17-May-2005  
Ticker: GBP  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DAVID D. FITCH JOHN W. MCINTYRE	Mgmt Mgmt	For For

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CHRIS D. WHEELER

Mgmt

For

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GLIMCHER REALTY TRUST

Agen

Security: 379302102  
Meeting Type: Annual  
Meeting Date: 06-May-2005  
Ticker: GRT  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WAYNE S. DORAN MICHAEL P. GLIMCHER ALAN R. WEILER	Mgmt Mgmt Mgmt	For 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, 2005.	Mgmt	For
03	TO VOTE AND OTHERWISE REPRESENT THE UNDERSIGNED ON ANY OTHER MATTER THAT MAY PROPERLY COME BEFORE THE MEETING OR ANY ADJOURNMENT OR POSTPONEMENT THEREOF IN THE DISCRETION OF THE PROXY HOLDER.	Mgmt	Against

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GMH COMMUNITIES TRUST

Agen

Security: 36188G102  
Meeting Type: Annual  
Meeting Date: 08-Jun-2005  
Ticker: GCT  
ISIN:

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

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HEALTH CARE PROPERTY INVESTORS, INC.

Agen

Security: 421915109  
 Meeting Type: Annual  
 Meeting Date: 12-May-2005  
 Ticker: HCP  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MARY A. CIRILLO 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 Withheld For For For For
02	RATIFICATION OF ERNST & YOUNG LLP AS INDEPENDENT AUDITORS FOR THE YEAR ENDING DECEMBER 31, 2005.	Mgmt	For
03	APPROVAL OF PROPOSAL TO ISSUE REPORT ON GREENHOUSE GAS EMISSIONS AND ENVIRONMENTAL EFFICIENCY.	Shr	Against

HEALTH CARE REIT, INC.

Agen

Security: 42217K106  
 Meeting Type: Annual  
 Meeting Date: 05-May-2005  
 Ticker: HCN  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM C. BALLARD, JR. PETER J. GRUA R. SCOTT TRUMBULL	Mgmt Mgmt Mgmt	For For For
02	APPROVAL OF THE 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 2005.	Mgmt	For

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HERITAGE PROPERTY INVESTMENT TRUST,

Agen

Security: 42725M107  
 Meeting Type: Annual  
 Meeting Date: 06-May-2005  
 Ticker: HTG  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR BERNARD CAMMARATA MICHAEL J. JOYCE THOMAS C. PRENDERGAST	Mgmt Mgmt Mgmt	For For For

HOME PROPERTIES, INC.

Agen

Security: 437306103  
 Meeting Type: Annual  
 Meeting Date: 06-May-2005  
 Ticker: HME  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM BALDERSTON, III 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 Mgmt Mgmt	For For For For For For For For For For For For
02	TO APPROVE THE HOME PROPERTIES, INC. AMENDED AND RESTATED 2003 STOCK BENEFIT PLAN.	Mgmt	For
03	TO APPROVE THE HOME PROPERTIES, INC. SECOND AMENDED AND RESTATED DIRECTOR DEFERRED COMPENSATION PLAN.	Mgmt	For
04	TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2005.	Mgmt	For

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HOSPITALITY PROPERTIES TRUST

Agen

Security: 44106M102  
 Meeting Type: Annual  
 Meeting Date: 11-May-2005  
 Ticker: HPT  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JOHN L. HARRINGTON BARRY M. PORTNOY	Mgmt Mgmt	Withheld Withheld

HRPT PROPERTIES TRUST

Agen

Security: 40426W101  
 Meeting Type: Annual  
 Meeting Date: 10-May-2005  
 Ticker: HRP  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR BARRY M. PORTNOY F.N. ZEYTOONJIAN	Mgmt Mgmt	For For

INLAND REAL ESTATE CORPORATION

Agen

Security: 457461200  
 Meeting Type: Annual  
 Meeting Date: 23-Jun-2005  
 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	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For

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	JOEL D. SIMMONS	Mgmt	For
02	RATIFY THE APPOINTMENT OF KPMG LLP AS OUR INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For
03	APPROVE THE 2005 EQUITY AWARD PLAN.	Mgmt	For
04	APPROVE AMENDMENTS TO ARTICLE VI OF OUR THIRD ARTICLES OF AMENDMENT AND RESTATEMENT TO INCREASE THE NUMBER OF SHARES OF COMMON STOCK AUTHORIZED FOR ISSUANCE FROM 100.0 MILLION SHARES TO 500.0 MILLION SHARES.	Mgmt	For
05	APPROVE AMENDMENTS TO ARTICLE VIII OF OUR THIRD ARTICLES OF AMENDMENT AND RESTATEMENT TO CLARIFY THAT RESTRICTIONS ON OWNERSHIP DO NOT, AND CANNOT IN ANY WAY, IMPEDE SETTLEMENT OF TRADES IN OUR COMMON STOCK.	Mgmt	For

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ISTAR FINANCIAL INC.

Agen

Security: 45031U101  
 Meeting Type: Annual  
 Meeting Date: 25-May-2005  
 Ticker: SFI  
 ISIN:

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Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAY SUGARMAN WILLIS ANDERSEN, JR. ROBERT W. HOLMAN, JR. ROBIN JOSEPHS JOHN G. MCDONALD GEORGE R. PUSKAR JEFFREY A. WEBER	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	APPROVAL OF EXPANDING THE ISTAR FINANCIAL INC. EXECUTIVE AND DIRECTOR HIGH PERFORMANCE UNIT PROGRAM TO ADD A 2007 PLAN, 2008 PLAN AND 2009 PLAN.	Mgmt	Against
03	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For

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KILROY REALTY CORPORATION

Agen

Security: 49427F108  
 Meeting Type: Annual

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Meeting Date: 17-May-2005  
 Ticker: KRC  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JOHN B. KILROY, SR. EDWARD F. BRENNAN, PHD MATTHEW J. HART	Mgmt Mgmt Mgmt	Withheld For For

## KRAMONT REALTY TRUST

Agen

Security: 50075Q107  
 Meeting Type: Special  
 Meeting Date: 14-Apr-2005  
 Ticker: KRT  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	A PROPOSAL TO ADOPT THE AMENDED AND RESTATED AGREEMENT AND PLAN OF MERGER, DATED AS OF JANUARY 27, 2005, BY AND AMONG CENTRO WATT AMERICA III, L.P., CENTRO WATT AMERICA III OP, LLC, CWAR OP MERGER SUB, LLC, CWAR OP MERGER SUB II, LLC, CWAR OP MERGER SUB III TRUST, CENTRO PROPERTIES LIMITED, CPT MANAGER LIMITED, AS MORE FULLY DESCRIBED IN THE PROXY STATEMENT.	Mgmt	For
02	TO VOTE, IN THEIR DISCRETION, AND OTHERWISE REPRESENT THE UNDERSIGNED ON ANY MOTION TO ADJOURN OR POSTPONE THE MEETING.	Mgmt	For

## LIBERTY PROPERTY TRUST

Agen

Security: 531172104  
 Meeting Type: Annual  
 Meeting Date: 19-May-2005  
 Ticker: LRY  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR FREDERICK F. BUCHHOLZ THOMAS C. DELOACH, JR. DANIEL P. GARTON	Mgmt Mgmt Mgmt	For For For



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	STEPHEN B. SIEGEL	Mgmt	For
02	APPROVAL OF THE PROPOSAL TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE TRUST S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2005.	Mgmt	For
03	APPROVAL OF THE SHAREHOLDER PROPOSAL RELATING TO TRUSTEE ELECTION BY MAJORITY VOTE OF THE SHAREHOLDERS.	Shr	For
04	APPROVAL OF THE SHAREHOLDER PROPOSAL RELATING TO THE ESTABLISHMENT OF A SPECIAL COMMITTEE TO REVIEW ENVIRONMENTAL ISSUES.	Shr	Against

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MACK-CALI REALTY CORPORATION

Agen

Security: 554489104  
 Meeting Type: Annual  
 Meeting Date: 23-Jun-2005  
 Ticker: CLI  
 ISIN:

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Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR NATHAN GANTCHER DAVID S. MACK WILLIAM L. MACK ALAN G. PHILIBOSIAN	Mgmt Mgmt Mgmt Mgmt	For For For For
02	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTANTS OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	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	For

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MAGUIRE PROPERTIES INC.

Agen

Security: 559775101  
 Meeting Type: Annual  
 Meeting Date: 07-Jun-2005  
 Ticker: MPG  
 ISIN:

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Prop.#	Proposal	Proposal Type	Proposal Vote
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01	DIRECTOR ROBERT F. MAGUIRE III RICHARD I. GILCHRIST LAWRENCE S. KAPLAN CAROLINE S. MCBRIDE ANDREA L. VAN DE KAMP WALTER L. WEISMAN	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, 2005.	Mgmt	For

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MID-AMERICA APARTMENT COMMUNITIES, I

Agen

Security: 59522J103  
Meeting Type: Annual  
Meeting Date: 19-May-2005  
Ticker: MAA  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR H. ERIC BOLTON, JR. ALAN B. GRAF, JR. RALPH HORN	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF KPMG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR 2005.	Mgmt	For

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NATIONWIDE HEALTH PROPERTIES, INC.

Agen

Security: 638620104  
Meeting Type: Annual  
Meeting Date: 27-Apr-2005  
Ticker: NHP  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR R. BRUCE ANDREWS CHARLES D. MILLER	Mgmt Mgmt	For For
02	APPROVAL OF THE NATIONWIDE HEALTH PROPERTIES, INC. 2005 PERFORMANCE INCENTIVE PLAN.	Mgmt	For

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NEWCASTLE INVESTMENT CORP.

Agen

Security: 65105M108  
 Meeting Type: Annual  
 Meeting Date: 17-May-2005  
 Ticker: NCT  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WESLEY R. EDENS DAVID K. MCKOWN	Mgmt Mgmt	For For
02	PROPOSAL TO APPROVE THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE FISCAL YEAR 2005.	Mgmt	For

PRENTISS PROPERTIES TRUST

Agen

Security: 740706106  
 Meeting Type: Annual  
 Meeting Date: 11-May-2005  
 Ticker: PP  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MICHAEL V. PRENTISS THOMAS J. HYNES, JR. BARRY J.C. PARKER	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2005.	Mgmt	For
03	APPROVAL OF THE 2005 SHARE INCENTIVE PLAN.	Mgmt	For

RECKSON ASSOCIATES REALTY CORP.

Agen

Security: 75621K106  
 Meeting Type: Annual  
 Meeting Date: 19-May-2005  
 Ticker: RA  
 ISIN:

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Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR SCOTT H. RECHLER 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	For For For For For For For For
02	TO AMEND THE CHARTER OF THE COMPANY TO INCREASE THE NUMBER OF AUTHORIZED SHARES OF COMMON STOCK FROM 100,000,000 TO 200,000,000.	Mgmt	For
03	TO APPROVE THE COMPANY S 2005 STOCK OPTION PLAN.	Mgmt	For
04	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, 2005.	Mgmt	For

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SOVRAN SELF STORAGE, INC.

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Agen

Security: 84610H108  
Meeting Type: Annual  
Meeting Date: 18-May-2005  
Ticker: SSS  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT J. ATTEA KENNETH F. MYSZKA JOHN E. BURNS MICHAEL A. ELIA ANTHONY P. GAMMIE CHARLES E. LANNON	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
02	APPROVAL OF ADOPTION OF THE 2005 AWARD AND OPTION PLAN.	Mgmt	For
03	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT AUDITORS FOR FISCAL YEAR 2005.	Mgmt	For

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STRATEGIC HOTEL CAPITAL, INC.

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Agen

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Security: 86272T106  
 Meeting Type: Annual  
 Meeting Date: 18-May-2005  
 Ticker: SLH  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT P. BOWEN JOHN C. DETERDING ROBERT M. FALZON LAURENCE S. GELLER THOMAS A. HASSARD JONATHAN LANGER ROBERT J. WATSON	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	AUDITORS. RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2005.	Mgmt	For
03	TO VOTE, IN ITS DISCRETION, UPON ANY OTHER BUSINESS THAT MAY PROPERLY COME BEFORE THE ANNUAL MEETING OR ANY POSTPONEMENT OR ADJOURNMENT THEREOF. MANAGEMENT IS NOT AWARE OF ANY OTHER MATTERS THAT SHOULD COME BEFORE THE ANNUAL MEETING.	Mgmt	Against

THE MACERICH COMPANY

Agen

Security: 554382101  
 Meeting Type: Annual  
 Meeting Date: 19-May-2005  
 Ticker: MAC  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DANA K. ANDERSON DIANA M. LAING STANLEY A. MOORE	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, 2005.	Mgmt	For

THE MILLS CORPORATION

Agen

Security: 601148109  
 Meeting Type: Annual

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Meeting Date: 07-Jun-2005  
 Ticker: MLS  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR LAURENCE C. SIEGEL FRANZ VON PERFALL CRISTINA L. ROSE COLOMBE M. NICHOLAS	Mgmt Mgmt Mgmt Mgmt	For For For For
02	PROPOSAL TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS AUDITORS FOR 2005.	Mgmt	For

U-STORE-IT TRUST

Agen

Security: 91274F104  
 Meeting Type: Annual  
 Meeting Date: 31-May-2005  
 Ticker: YSI  
 ISIN:

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

URSTADT BIDDLE PROPERTIES INC.

Agen

Security: 917286205  
 Meeting Type: Annual  
 Meeting Date: 09-Mar-2005  
 Ticker: UBA  
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR CHARLES D. URSTADT PETER HERRICK GEORGE J. VOJTA	Mgmt Mgmt Mgmt	For For For

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02 TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP Mgmt For  
AS THE INDEPENDENT AUDITORS OF THE COMPANY  
FOR ONE YEAR.

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VENTAS, INC. Agen

Security: 92276F100  
Meeting Type: Annual  
Meeting Date: 24-May-2005  
Ticker: VTR  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DEBRA A. CAFARO RONALD G. GEARY DOUGLAS CROCKER II CHRISTOPHER T. HANNON THOMAS C. THEOBALD JAY M. GELLERT SHELI Z. ROSENBERG	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE INDEPENDENT AUDITORS FOR FISCAL YEAR 2005.	Mgmt	For
03	TO ADOPT THE VENTAS EMPLOYEE AND DIRECTOR STOCK PURCHASE PLAN.	Mgmt	For

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VORNADO REALTY TRUST Agen

Security: 929042109  
Meeting Type: Annual  
Meeting Date: 18-May-2005  
Ticker: VNO  
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ANTHONY DEERING MICHAEL LYNNE ROBERT H. SMITH RONALD TARGAN	Mgmt Mgmt Mgmt Mgmt	For For For For
02	THE RATIFICATION OF THE SELECTION OF INDEPENDENT AUDITORS	Mgmt	For

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An \* in the For/Against management field indicates management position unknown since information regarding non-U.S. issuers is not readily available.

SIGNATURES

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

(Registrant)	Cohen & Steers Total Return Realty Fund, Inc.
By (Signature)	/s/ John E. McLean
Name	John E. McLean
Title	Assistant Secretary
Date	08/17/2005