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BlackRock Enhanced Dividend Achievers Trust
Form N-PX
August 24, 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: 811-21784

Exact name of registrant as specified in charter:

BlackRock Enhanced Dividend Achievers Trust

Address of principal executive offices: 100 Bellevue Parkway
Wilmington, DE 19809

Name and address of agent for service: Robert S. Kapito, President
40 East 52nd Street
New York, New York 10022

Registrant's telephone number, including area code: (888) 825-2257

Date of fiscal year end: 10/31

Date of reporting period: 07/01/2006 - 06/30/2007

Item 1 - PROXY VOTING RECORD -

The information contained herein discloses the following information for each matter relating to a portfolio security considered at any shareholder meeting held during the period covered by the report and with respect to which the registrant was entitled to vote:

- (a) The name of the issuer of the portfolio security;
- (b) The exchange ticker symbol of the portfolio security;
- (c) The Council on Uniform Securities Identification Procedures ("CUSIP") number for the portfolio security;
- (d) The shareholder meeting date;
- (e) A brief identification of the matter voted on;
- (f) Whether the matter was proposed by the issuer or by a security holder;
- (g) Whether the registrant cast its vote on the matter;
- (h) How the registrant cast its vote; and
- (i) Whether the registrant cast its vote for or against management.

***** FORM N-Px REPORT *****

ICA File Number: 811-21784

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Reporting Period: 07/01/2006 - 06/30/2007
 BlackRock Enhanced Dividend Achievers Trust

===== BLACKROCK ENHANCED DIVIDEND ACHIEVERS TRUST =====

3M CO

Ticker: MMM Security ID: 88579Y101
 Meeting Date: MAY 8, 2007 Meeting Type: Annual
 Record Date: MAR 9, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Linda G. Alvarado	For	For	Management
1.2	Elect Director George W. Buckley	For	For	Management
1.3	Elect Director Vance D. Coffman	For	For	Management
1.4	Elect Director Michael L. Eskew	For	For	Management
1.5	Elect Director W. James Farrell	For	For	Management
1.6	Elect Director Herbert L. Henkel	For	For	Management
1.7	Elect Director Edward M. Liddy	For	For	Management
1.8	Elect Director Robert S. Morrison	For	For	Management
1.9	Elect Director Aulana L. Peters	For	For	Management
1.10	Elect Director Rozanne L. Ridgway	For	For	Management
2	Ratify Auditors	For	For	Management
3	Reduce Supermajority Vote Requirement	For	For	Management
4	Rescind Fair Price Provision	For	For	Management
5	Approve Executive Incentive Bonus Plan	For	For	Management
6	Approve Executive Incentive Bonus Plan	For	For	Management
7	Pay For Superior Performance	Against	For	Shareholder

 ABBOTT LABORATORIES

Ticker: ABT Security ID: 002824100
 Meeting Date: APR 27, 2007 Meeting Type: Annual
 Record Date: FEB 28, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director R.S. Austin	For	For	Management
1.2	Elect Director W.M. Daley	For	For	Management
1.3	Elect Director W.J. Farrell	For	For	Management
1.4	Elect Director H.L. Fuller	For	For	Management
1.5	Elect Director R.A. Gonzalez	For	For	Management
1.6	Elect Director D.A.L. Owen	For	For	Management
1.7	Elect Director B. Powell Jr.	For	For	Management
1.8	Elect Director W.A. Reynolds	For	For	Management
1.9	Elect Director R.S. Roberts	For	For	Management
1.10	Elect Director S.C. Scott III	For	For	Management
1.11	Elect Director W.D. Smithburg	For	For	Management
1.12	Elect Director G.F. Tilton	For	For	Management
1.13	Elect Director M.D. White	For	For	Management
2	Ratify Auditors	For	For	Management

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3	Advisory Vote to Ratify Named Executive Officers' Compensation	Against	For	Shareholder
4	Separate Chairman and CEO Positions	Against	Against	Shareholder

ALLSTATE CORP., THE

Ticker: ALL Security ID: 020002101
 Meeting Date: MAY 15, 2007 Meeting Type: Annual
 Record Date: MAR 16, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Director F. Duane Ackerman	For	For	Management
2	Elect Director James G. Andress	For	For	Management
3	Elect Director Robert D. Beyer	For	For	Management
4	Elect Director W. James Farrell	For	For	Management
5	Elect Director Jack M. Greenberg	For	For	Management
6	Elect Director Ronald T. LeMay	For	For	Management
7	Elect Director Edward M. Liddy	For	For	Management
8	Elect Director J. Christopher Reyes	For	For	Management
9	Elect Director H. John Riley, Jr.	For	For	Management
10	Elect Director Joshua I. Smith	For	For	Management
11	Elect Director Judith A. Sprieser	For	For	Management
12	Elect Director Mary Alice Taylor	For	For	Management
13	Elect Director Thomas J. Wilson	For	For	Management
14	Ratify Auditors	For	For	Management
15	Reduce Supermajority Vote Requirement	For	For	Management

ALTRIA GROUP, INC.

Ticker: MO Security ID: 02209S103
 Meeting Date: APR 26, 2007 Meeting Type: Annual
 Record Date: MAR 5, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Elizabeth E. Bailey	For	For	Management
1.2	Elect Director Harold Brown	For	For	Management
1.3	Elect Director Mathis Cabiallavetta	For	For	Management
1.4	Elect Director Louis C. Camilleri	For	For	Management
1.5	Elect Director J. Dudley Fishburn	For	For	Management
1.6	Elect Director Robert E. R. Huntley	For	For	Management
1.7	Elect Director Thomas W. Jones	For	For	Management
1.8	Elect Director George Munoz	For	For	Management
1.9	Elect Director Lucio A. Noto	For	For	Management
1.10	Elect Director John S. Reed	For	For	Management
1.11	Elect Director Stephen M. Wolf	For	For	Management
2	Ratify Auditors	For	For	Management
3	Provide for Cumulative Voting	Against	Against	Shareholder
4	Disclose Information on Secondhand Smoke	Against	Against	Shareholder
5	Cease Add Campaigns Oriented to Prevent Youth Smoking	Against	Against	Shareholder
6	Cease Production, Promotion, and Marketing of Tobacco Products	Against	Against	Shareholder
7	Adopt Animal Welfare Policy	Against	Against	Shareholder

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AMSOUTH BANCORPORATION

Ticker: ASO Security ID: 032165102
 Meeting Date: OCT 3, 2006 Meeting Type: Special
 Record Date: AUG 14, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Merger Agreement	For	For	Management
2	Adjourn Meeting	For	For	Management

ANHEUSER-BUSCH COMPANIES, INC.

Ticker: BUD Security ID: 035229103
 Meeting Date: APR 25, 2007 Meeting Type: Annual
 Record Date: FEB 28, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director August A. Busch III	For	For	Management
1.2	Elect Director August A. Busch IV	For	For	Management
1.3	Elect Director Carlos Fernandez G.	For	For	Management
1.4	Elect Director James R. Jones	For	For	Management
1.5	Elect Director Andrew C. Taylor	For	For	Management
1.6	Elect Director Douglas A. Warner III	For	For	Management
2	Approve Omnibus Stock Plan	For	For	Management
3	Approve Nonqualified Employee Stock Purchase Plan	For	For	Management
4	Ratify Auditors	For	For	Management
5	Report on Charitable Contributions	Against	Against	Shareholder

ARTHUR J. GALLAGHER & CO.

Ticker: AJG Security ID: 363576109
 Meeting Date: MAY 15, 2007 Meeting Type: Annual
 Record Date: MAR 19, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director William L. Bax	For	For	Management
1.2	Elect Director T. Kimball Brooker	For	For	Management
1.3	Elect Director David S. Johnson	For	For	Management
2	Ratify Auditors	For	For	Management

AT&T INC

Ticker: T Security ID: 00206R102
 Meeting Date: JUL 21, 2006 Meeting Type: Special
 Record Date: JUN 1, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Merger Agreement	For	For	Management

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AT&T INC

Ticker: T Security ID: 00206R102
 Meeting Date: APR 27, 2007 Meeting Type: Annual
 Record Date: FEB 28, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Director William F. Aldinger III	For	For	Management
2	Elect Director Gilbert F. Amelio	For	For	Management
3	Elect Director Reuben V. Anderson	For	For	Management
4	Elect Director James H. Blanchard	For	For	Management
5	Elect Director August A. Busch III	For	For	Management
6	Elect Director James P. Kelly	For	For	Management
7	Elect Director Charles F. Knight	For	For	Management
8	Elect Director Jon C. Madonna	For	For	Management
9	Elect Director Lynn M. Martin	For	For	Management
10	Elect Director John B. McCoy	For	For	Management
11	Elect Director Mary S. Metz	For	For	Management
12	Elect Director Toni Rembe	For	For	Management
13	Elect Director Joyce M. Roche	For	For	Management
14	Elect Director Randall L. Stephenson	For	For	Management
15	Elect Director Laura D' Andrea Tyson	For	For	Management
16	Elect Director Patricia P. Upton	For	For	Management
17	Elect Director Edward E. Whitacre, Jr.	For	For	Management
18	Ratify Auditors	For	For	Management
19	Compensation Specific-Severance Payments to Executives	For	For	Management
20	Report on Political Contributions	Against	Against	Shareholder
21	Amend Articles/Bylaws/Charter - Call Special Meetings	Against	For	Shareholder
22	Pay For Superior Performance	Against	For	Shareholder
23	Advisory Vote to Ratify Named Executive Officers' Compensation	Against	For	Shareholder
24	Establish SERP Policy	Against	For	Shareholder

ATMOS ENERGY CORP.

Ticker: ATO Security ID: 049560105
 Meeting Date: FEB 7, 2007 Meeting Type: Annual
 Record Date: DEC 11, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Robert W. Best	For	Withhold	Management
1.2	Elect Director Thomas J. Garland	For	For	Management
1.3	Elect Director Phillip E. Nichol	For	For	Management
1.4	Elect Director Charles K. Vaughan	For	For	Management
2	Amend Omnibus Stock Plan	For	For	Management
3	Approve/Amend Executive Incentive Bonus Plan	For	For	Management

BANCORPSOUTH, INC.

Ticker: BXS Security ID: 059692103
 Meeting Date: APR 25, 2007 Meeting Type: Annual
 Record Date: MAR 5, 2007

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#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Larry G. Kirk	For	For	Management
1.2	Elect Director Guy W. Mitchell, III	For	For	Management
1.3	Elect Director R. Madison Murphy	For	For	Management
1.4	Elect Director Aubrey B. Patterson	For	For	Management
2	Ratify Auditors	For	For	Management
3	Authorize Board to Fill Vacancies	For	For	Management

BANK OF AMERICA CORP.

Ticker: BAC Security ID: 060505104
 Meeting Date: APR 25, 2007 Meeting Type: Annual
 Record Date: MAR 2, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Director William Barnet, III	For	For	Management
2	Elect Director Frank P. Bramble, Sr.	For	For	Management
3	Elect Director John T. Collins	For	For	Management
4	Elect Director Gary L. Countryman	For	For	Management
5	Elect Director Tommy R. Franks	For	For	Management
6	Elect Director Charles K. Gifford	For	For	Management
7	Elect Director W. Steven Jones	For	For	Management
8	Elect Director Kenneth D. Lewis	For	For	Management
9	Elect Director Monica C. Lozano	For	For	Management
10	Elect Director Walter E. Massey	For	For	Management
11	Elect Director Thomas J. May	For	For	Management
12	Elect Director Patricia E. Mitchell	For	For	Management
13	Elect Director Thomas M. Ryan	For	For	Management
14	Elect Director O. Temple Sloan, Jr.	For	For	Management
15	Elect Director Meredith R. Spangler	For	For	Management
16	Elect Director Robert L. Tillman	For	For	Management
17	Elect Director Jackie M. Ward	For	For	Management
18	Ratify Auditors	For	For	Management
19	Prohibit Executive Stock-Based Awards	Against	Against	Shareholder
20	Change Size of Board of Directors	Against	Against	Shareholder
21	Separate Chairman and CEO Positions	Against	Against	Shareholder

BB&T CORPORATION

Ticker: BBT Security ID: 054937107
 Meeting Date: APR 24, 2007 Meeting Type: Annual
 Record Date: FEB 28, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director John A. Allison Iv	For	For	Management
1.2	Elect Director Jennifer S. Banner	For	For	Management
1.3	Elect Director Anna R. Cablik	For	For	Management
1.4	Elect Director Nelle R. Chilton	For	For	Management
1.5	Elect Director Ronald E. Deal	For	For	Management
1.6	Elect Director Tom D. Efid	For	For	Management
1.7	Elect Director Barry J. Fitzpatrick	For	For	Management
1.8	Elect Director L. Vincent Hackley	For	For	Management
1.9	Elect Director Jane P. Helm	For	For	Management
1.10	Elect Director John P. Howe, III, M.D.	For	For	Management
1.11	Elect Director James H. Maynard	For	For	Management

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1.12	Elect Director Albert O. McCauley	For	For	Management
1.13	Elect Director J. Holmes Morrison	For	For	Management
1.14	Elect Director Nido R. Qubein	For	For	Management
1.15	Elect Director E. Rhone Sasser	For	For	Management
2	Amend Omnibus Stock Plan	For	Against	Management
3	Ratify Auditors	For	For	Management

BLACK HILLS CORP.

Ticker: BKH Security ID: 092113109
 Meeting Date: MAY 22, 2007 Meeting Type: Annual
 Record Date: APR 3, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Jack W. Eugster	For	For	Management
1.2	Elect Director Gary L. Pechota	For	For	Management
1.3	Elect Director Thomas J. Zeller	For	For	Management
2	Ratify Auditors	For	For	Management

CAPITAL ONE FINANCIAL CORP.

Ticker: COF Security ID: 14040H105
 Meeting Date: APR 26, 2007 Meeting Type: Annual
 Record Date: FEB 28, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director W. Ronald Dietz	For	For	Management
1.2	Elect Director Lewis Hay, III	For	For	Management
1.3	Elect Director Mayo A. Shattuck, III	For	For	Management
2	Ratify Auditors	For	For	Management
3	Amend Articles of Incorporation - Remove Provision of Plurality Voting for the Election of Directors	For	For	Management
4	Advisory Vote to Ratify Named Executive Officers' Compensation	Against	For	Shareholder

CATERPILLAR INC.

Ticker: CAT Security ID: 149123101
 Meeting Date: JUN 13, 2007 Meeting Type: Annual
 Record Date: APR 16, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director John T. Dillon	For	For	Management
1.2	Elect Director Juan Gallardo	For	For	Management
1.3	Elect Director William A. Osborn	For	For	Management
1.4	Elect Director Edward B. Rust, Jr.	For	For	Management
2	Ratify Auditors	For	For	Management
3	Separate Chairman and CEO Positions	Against	Against	Shareholder
4	Require a Majority Vote for the Election of Directors	Against	For	Shareholder

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CHEMICAL FINANCIAL CORP.

Ticker: CHFC Security ID: 163731102
 Meeting Date: APR 16, 2007 Meeting Type: Annual
 Record Date: FEB 16, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Gary E. Anderson	For	For	Management
1.2	Elect Director J. Daniel Bernson	For	For	Management
1.3	Elect Director Nancy Bowman	For	For	Management
1.4	Elect Director James A. Currie	For	For	Management
1.5	Elect Director Thomas T. Huff	For	For	Management
1.6	Elect Director Michael T. Laethem	For	For	Management
1.7	Elect Director Geoffery E. Merszei	For	For	Management
1.8	Elect Director Terence F. Moore	For	For	Management
1.9	Elect Director Aloysius J. Oliver	For	For	Management
1.10	Elect Director Calvin D. Prins	For	For	Management
1.11	Elect Director David B. Ramaker	For	For	Management
1.12	Elect Director Larry D. Stauffer	For	For	Management
1.13	Elect Director William S. Stavropoulos	For	For	Management
1.14	Elect Director Franklin C. Wheatlake	For	For	Management

CHEVRON CORPORATION

Ticker: CVX Security ID: 166764100
 Meeting Date: APR 25, 2007 Meeting Type: Annual
 Record Date: MAR 12, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Director Samuel H. Armacost	For	For	Management
2	Elect Director Linnet F. Deily	For	For	Management
3	Elect Director Robert E. Denham	For	For	Management
4	Elect Director Robert J. Eaton	For	For	Management
5	Elect Director Sam Ginn	For	For	Management
6	Elect Director Franklyn G. Jenifer	For	For	Management
7	Elect Director Sam Nunn	For	For	Management
8	Elect Director David J. O'Reilly	For	For	Management
9	Elect Director Donald B. Rice	For	For	Management
10	Elect Director Peter J. Robertson	For	For	Management
11	Elect Director Kevin W. Sharer	For	For	Management
12	Elect Director Charles R. Shoemate	For	For	Management
13	Elect Director Ronald D. Sugar	For	For	Management
14	Elect Director Carl Ware	For	For	Management
15	Ratify Auditors	For	For	Management
16	Reduce Supermajority Vote Requirement	For	For	Management
17	Adopt Human Rights Policy	Against	For	Shareholder
18	Adopt Greenhouse Gas Emission Reduction Goals	Against	Against	Shareholder
19	Adopt Animal Welfare Policy	Against	Against	Shareholder
20	Separate Chairman and CEO Positions	Against	For	Shareholder
21	Approve/Amend Terms of Existing Poison Pill	Against	Against	Shareholder
22	Report on Market Specific Environmental Laws	Against	Against	Shareholder

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CITIGROUP INC.

Ticker: C Security ID: 172967101
 Meeting Date: APR 17, 2007 Meeting Type: Annual
 Record Date: FEB 21, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Director C. Michael Armstrong	For	For	Management
2	Elect Director Alain J.P. Belda	For	For	Management
3	Elect Director George David	For	For	Management
4	Elect Director Kenneth T. Derr	For	For	Management
5	Elect Director John M. Deutch	For	For	Management
6	Elect Director Roberto Hernandez Ramirez	For	For	Management
7	Elect Director Klaus Kleinfeld	For	For	Management
8	Elect Director Andrew N. Liveris	For	For	Management
9	Elect Director Anne Mulcahy	For	For	Management
10	Elect Director Richard D. Parsons	For	For	Management
11	Elect Director Charles Prince	For	For	Management
12	Elect Director Judith Rodin	For	For	Management
13	Elect Director Robert E. Rubin	For	For	Management
14	Elect Director Franklin A. Thomas	For	For	Management
15	Ratify Auditors	For	For	Management
16	Report on Government Service of Employees	Against	Against	Shareholder
17	Report on Political Contributions	Against	For	Shareholder
18	Report on Charitable Contributions	Against	Against	Shareholder
19	Approve Report of the Compensation Committee	Against	For	Shareholder
20	Report on Pay Disparity	Against	Against	Shareholder
21	Separate Chairman and CEO Positions	Against	Against	Shareholder
22	Stock Retention/Holding Period	Against	Against	Shareholder
23	Restore or Provide for Cumulative Voting	Against	Against	Shareholder
24	Amend Bylaws to Permit Shareholders to Call Special Meetings	Against	For	Shareholder

 COCA-COLA COMPANY, THE

Ticker: KO Security ID: 191216100
 Meeting Date: APR 18, 2007 Meeting Type: Annual
 Record Date: FEB 20, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Director Herbert A. Allen	For	For	Management
2	Elect Director Ronald W. Allen	For	For	Management
3	Elect Director Cathleen P. Black	For	For	Management
4	Elect Director Barry Diller	For	Against	Management
5	Elect Director E. Neville Isdell	For	For	Management
6	Elect Director Donald R. Keough	For	For	Management
7	Elect Director Donald F. McHenry	For	For	Management
8	Elect Director Sam Nunn	For	For	Management
9	Elect Director James D. Robinson, III	For	For	Management
10	Elect Director Peter V. Ueberroth	For	For	Management
11	Elect Director James B. Williams	For	For	Management
12	Ratify Auditors	For	For	Management
13	Approve Executive Incentive Bonus Plan	For	For	Management
14	Limit Executive Compensation	Against	Against	Shareholder
15	Advisory Vote to Ratify Named Executive Officers' Compensation	Against	For	Shareholder
16	Report on Chemical and Biological Testing	Against	Against	Shareholder

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	Data			
17	Report on Environmental Liabilities in India	Against	Against	Shareholder
18	Performance-Based and/or Time-Based Equity Awards	Against	For	Shareholder

COLONIAL PROPERTIES TRUST

Ticker: CLP Security ID: 195872106
 Meeting Date: APR 25, 2007 Meeting Type: Annual
 Record Date: MAR 8, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Weston M. Andress	For	For	Management
1.2	Elect Director Carl F. Bailey	For	For	Management
1.3	Elect Director M. Miller Gorrie	For	For	Management
1.4	Elect Director William M. Johnson	For	For	Management
1.5	Elect Director Glade M. Knight	For	For	Management
1.6	Elect Director James K. Lowder	For	For	Management
1.7	Elect Director Thomas H. Lowder	For	For	Management
1.8	Elect Director Herbert A. Meisler	For	For	Management
1.9	Elect Director Claude B. Nielsen	For	For	Management
1.10	Elect Director Harold W. Ripps	For	For	Management
1.11	Elect Director Donald T. Senterfitt	For	For	Management
1.12	Elect Director John W. Spiegel	For	For	Management
1.13	Elect Director C.R. Thompson, III	For	For	Management
2	Ratify Auditors	For	For	Management

COMERICA INC.

Ticker: CMA Security ID: 200340107
 Meeting Date: MAY 15, 2007 Meeting Type: Annual
 Record Date: MAR 16, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Director Ralph W. Babb, Jr.	For	For	Management
2	Elect Director James F. Cordes	For	For	Management
3	Elect Director Peter D. Cummings	For	For	Management
4	Elect Director William P. Vititoe	For	For	Management
5	Elect Director Kenneth L. Way	For	For	Management
6	Ratify Auditors	For	For	Management
7	Prepare Sustainability Report	Against	For	Shareholder

CONAGRA FOODS INC.

Ticker: CAG Security ID: 205887102
 Meeting Date: SEP 28, 2006 Meeting Type: Annual
 Record Date: JUL 31, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director David H. Batchelder	For	For	Management
1.2	Elect Director Steven F. Goldstone	For	For	Management
1.3	Elect Director Mark H. Rauenhorst	For	For	Management

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1.4	Elect Director Gary M. Rodkin	For	For	Management
2	Approve Omnibus Stock Plan	For	For	Management
3	Ratify Auditors	For	For	Management

CONSOLIDATED EDISON, INC.

Ticker: ED Security ID: 209115104
 Meeting Date: MAY 21, 2007 Meeting Type: Annual
 Record Date: APR 5, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Kevin Burke	For	For	Management
1.2	Elect Director Vincent A. Calarco	For	For	Management
1.3	Elect Director George Campbell, Jr.	For	For	Management
1.4	Elect Director Gordon J. Davis	For	For	Management
1.5	Elect Director Michael J. Del Giudice	For	For	Management
1.6	Elect Director Ellen V. Futter	For	For	Management
1.7	Elect Director Sally Hernandez	For	For	Management
1.8	Elect Director Peter W. Likins	For	For	Management
1.9	Elect Director Eugene R. McGrath	For	For	Management
1.10	Elect Director L. Frederick Sutherland	For	For	Management
1.11	Elect Director Stephen R. Volk	For	For	Management
2	Ratify Auditors	For	For	Management
3	Increase Disclosure of Executive Compensation	Against	For	Shareholder

DUKE REALTY CORPORATION

Ticker: DRE Security ID: 264411505
 Meeting Date: APR 25, 2007 Meeting Type: Annual
 Record Date: FEB 26, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Barrington H. Branch	For	For	Management
1.2	Elect Director Geoffrey Button	For	For	Management
1.3	Elect Director William Cavanaugh III	For	For	Management
1.4	Elect Director Ngairé E. Cuneo	For	For	Management
1.5	Elect Director Charles R. Eitel	For	For	Management
1.6	Elect Director R. Glenn Hubbard	For	For	Management
1.7	Elect Director Martin C. Jischke	For	For	Management
1.8	Elect Director L. Ben Lytle	For	For	Management
1.9	Elect Director William O. Mccoy	For	For	Management
1.10	Elect Director Dennis D. Oklak	For	For	Management
1.11	Elect Director Jack R. Shaw	For	For	Management
1.12	Elect Director Robert J. Woodward, Jr.	For	For	Management
2	Ratify Auditors	For	For	Management

ELI LILLY AND CO.

Ticker: LLY Security ID: 532457108
 Meeting Date: APR 16, 2007 Meeting Type: Annual
 Record Date: FEB 15, 2007

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#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Sir Winfried Bischoff	For	For	Management
1.2	Elect Director J. Michael Cook	For	For	Management
1.3	Elect Director Franklyn G. Prendergast, M.D., Ph.D.	For	For	Management
1.4	Elect Director Kathi P. Seifert	For	For	Management
2	Ratify Auditors	For	For	Management
3	Declassify the Board of Directors	For	For	Management
4	Amend Omnibus Stock Plan	For	For	Management
5	Report on Animal Welfare	Against	Against	Shareholder
6	Report on Animal Testing Policies	Against	Against	Shareholder
7	Separate Chairman and CEO Positions	Against	For	Shareholder
8	Amend Vote Requirements to Amend Articles/Bylaws/Charter	Against	For	Shareholder
9	Adopt Simple Majority Vote	Against	For	Shareholder

EMERSON ELECTRIC CO.

Ticker: EMR Security ID: 291011104
 Meeting Date: FEB 6, 2007 Meeting Type: Annual
 Record Date: NOV 28, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director C. Fernandez G	For	For	Management
1.2	Elect Director W. J. Galvin	For	For	Management
1.3	Elect Director R. L. Ridgway	For	For	Management
1.4	Elect Director R. L. Stephenson	For	For	Management
2	Ratify Auditors	For	For	Management

EXXON MOBIL CORP.

Ticker: XOM Security ID: 30231G102
 Meeting Date: MAY 30, 2007 Meeting Type: Annual
 Record Date: APR 5, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Michael J. Boskin	For	For	Management
1.2	Elect Director William W. George	For	For	Management
1.3	Elect Director James R. Houghton	For	For	Management
1.4	Elect Director William R. Howell	For	For	Management
1.5	Elect Director Reatha Clark King	For	For	Management
1.6	Elect Director Philip E. Lippincott	For	For	Management
1.7	Elect Director Marilyn Carlson Nelson	For	For	Management
1.8	Elect Director Samuel J. Palmisano	For	For	Management
1.9	Elect Director Steven S Reinemund	For	For	Management
1.10	Elect Director Walter V. Shipley	For	For	Management
1.11	Elect Director J. Stephen Simon	For	For	Management
1.12	Elect Director Rex W. Tillerson	For	For	Management
2	Ratify Auditors	For	For	Management
3	Restore or Provide for Cumulative Voting	Against	Against	Shareholder
4	Amend Articles/Bylaws/Charter -- Call Special Meetings	Against	For	Shareholder
5	Separate Chairman and CEO Positions	Against	Against	Shareholder
6	Initiate Payment of Cash Dividend	Against	Against	Shareholder
7	Advisory Vote to Ratify Named Executive Officers' Compensation	Against	For	Shareholder

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8	Company-Specific- Amend Article IX of the Corporation's by-laws	Against	Against	Shareholder
9	Review Executive Compensation	Against	For	Shareholder
10	Limit Executive Compensation	Against	Against	Shareholder
11	Claw-back of Payments under Restatements	Against	For	Shareholder
12	Report on Political Contributions	Against	Against	Shareholder
13	Amend Equal Employment Opportunity Policy to Prohibit Discrimination Based on Sexual Orientation	Against	For	Shareholder
14	Report on Environmental Accountability	Against	Against	Shareholder
15	Report on Emission Reduction Goals	Against	Against	Shareholder
16	Report on Carbon Dioxide Emissions Information at Gas Stations	Against	Against	Shareholder
17	Adopt Policy to Increase Renewable Energy Portfolio	Against	Against	Shareholder

F.N.B CORP.

Ticker: FNB Security ID: 302520101
 Meeting Date: MAY 14, 2007 Meeting Type: Annual
 Record Date: MAR 5, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director William B. Campbell	For	For	Management
1.2	Elect Director Stephen J. Gurgovits	For	For	Management
1.3	Elect Director Harry F. Radcliffe	For	For	Management
1.4	Elect Director John W. Rose	For	For	Management
1.5	Elect Director Arthur J. Rooney, II	For	For	Management
1.6	Elect Director Dawne S. Hickton	For	For	Management
2	Ratify Auditors	For	For	Management
3	Approve Omnibus Stock Plan	For	For	Management

FIFTH THIRD BANCORP

Ticker: FITB Security ID: 316773100
 Meeting Date: APR 17, 2007 Meeting Type: Annual
 Record Date: FEB 28, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Darryl F. Allen	For	For	Management
1.2	Elect Director John F. Barrett	For	For	Management
1.3	Elect Director James P. Hackett	For	For	Management
1.4	Elect Director Gary R. Heminger	For	For	Management
1.5	Elect Director Joan R. Herschede	For	For	Management
1.6	Elect Director Allen M. Hill	For	For	Management
1.7	Elect Director Kevin T. Kabat	For	For	Management
1.8	Elect Director Robert L. Koch II	For	For	Management
1.9	Elect Director Mitchel D. Livingston	For	For	Management
1.10	Elect Director Hendrik G. Meijer	For	For	Management
1.11	Elect Director James E. Rogers	For	For	Management
1.12	Elect Director George A. Schaefer, Jr.	For	For	Management
1.13	Elect Director John J. Schiff, Jr.	For	For	Management
1.14	Elect Director Dudley S. Taft	For	For	Management
1.15	Elect Director Thomas W. Traylor	For	For	Management
2	Company Specific-Equity-Related	For	For	Management
3	Ratify Auditors	For	For	Management

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FIRST COMMONWEALTH FINANCIAL CORP.

Ticker: FCF Security ID: 319829107
 Meeting Date: APR 16, 2007 Meeting Type: Annual
 Record Date: MAR 2, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Julie A. Caponi	For	For	Management
1.2	Elect Director J.E. Trimarchi Cuccaro	For	For	Management
1.3	Elect Director David S. Dahlmann	For	For	Management
1.4	Elect Director John J. Dolan	For	For	Management

FIRSTMERIT CORP.

Ticker: FMER Security ID: 337915102
 Meeting Date: APR 18, 2007 Meeting Type: Annual
 Record Date: FEB 20, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Richard Colella	For	For	Management
1.2	Elect Director J.Michael Hochschwender	For	For	Management
1.3	Elect Director Philip A. Lloyd, II	For	For	Management
1.4	Elect Director Richard N. Seaman	For	For	Management
2	Ratify Auditors	For	For	Management
3	Amend Articles/Bylaws/Charter-Non-Routine--Code of Regulations	For	For	Management
4	Reduce Supermajority Vote Requirement	For	For	Management

FRANKLIN RESOURCES, INC.

Ticker: BEN Security ID: 354613101
 Meeting Date: JAN 25, 2007 Meeting Type: Annual
 Record Date: NOV 30, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Samuel H. Armacost	For	For	Management
1.2	Elect Director Charles Crocker	For	For	Management
1.3	Elect Director Joseph R. Hardiman	For	For	Management
1.4	Elect Director Robert D. Joffe	For	For	Management
1.5	Elect Director Charles B. Johnson	For	For	Management
1.6	Elect Director Gregory E. Johnson	For	For	Management
1.7	Elect Director Rupert H. Johnson, Jr.	For	For	Management
1.8	Elect Director Thomas H. Kean	For	For	Management
1.9	Elect Director Chuttha Ratnathicam	For	For	Management
1.10	Elect Director Peter M. Sacerdote	For	For	Management
1.11	Elect Director Laura Stein	For	For	Management
1.12	Elect Director Anne M. Tatlock	For	For	Management
1.13	Elect Director Louis E. Woodworth	For	For	Management
2	Ratify Auditors	For	For	Management
3	Amend Qualified Employee Stock Purchase Plan	For	For	Management

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FREDDIE MAC

Ticker: FRE Security ID: 313400301
 Meeting Date: SEP 8, 2006 Meeting Type: Annual
 Record Date: JUN 30, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Barbara T. Alexander	For	For	Management
1.2	Elect Director Geoffrey T. Boisi	For	For	Management
1.3	Elect Director Michelle Engler	For	For	Management
1.4	Elect Director Robert R. Glauber	For	For	Management
1.5	Elect Director Richard Karl Goeltz	For	For	Management
1.6	Elect Director Thomas S. Johnson	For	For	Management
1.7	Elect Director William M. Lewis, Jr.	For	For	Management
1.8	Elect Director Eugene M. McQuade	For	For	Management
1.9	Elect Director Shaun F. O'Malley	For	For	Management
1.10	Elect Director Jeffrey M. Peek	For	For	Management
1.11	Elect Director Ronald F. Poe	For	For	Management
1.12	Elect Director Stephen A. Ross	For	For	Management
1.13	Elect Director Richard F. Syron	For	For	Management
2	Ratify Auditors	For	For	Management
3	Report on Charitable Contributions	Against	Against	Shareholder

FREDDIE MAC

Ticker: FRE Security ID: 313400301
 Meeting Date: JUN 8, 2007 Meeting Type: Annual
 Record Date: MAR 30, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Director Barbara T. Alexander	For	For	Management
2	Elect Director Geoffrey T. Boisi	For	For	Management
3	Elect Director Michelle Engler	For	For	Management
4	Elect Director Robert R. Glauber	For	For	Management
5	Elect Director Richard Karl Goeltz	For	For	Management
6	Elect Director Thomas S. Johnson	For	For	Management
7	Elect Director William M. Lewis, Jr	For	For	Management
8	Elect Director Eugene M. McQuade	For	For	Management
9	Elect Director Shaud F. O Malley	For	For	Management
10	Elect Director Jeffrey M. Peek	For	For	Management
11	Elect Director Nicolas P. Retsinas	For	For	Management
12	Elect Director Stephen A. Ross	For	For	Management
13	Elect Director Richard F. Syron	For	For	Management
14	Ratify Auditors	For	For	Management
15	Amend Omnibus Stock Plan	For	For	Management

FULTON FINANCIAL CORP.

Ticker: FULT Security ID: 360271100
 Meeting Date: MAY 7, 2007 Meeting Type: Annual
 Record Date: MAR 19, 2007

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#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Donald M. Bowman, Jr.	For	For	Management
1.2	Elect Director George W. Hodges	For	For	Management
1.3	Elect Director John O. Shirk	For	For	Management
2	Amend Qualified Employee Stock Purchase Plan	For	For	Management

GENERAL ELECTRIC CO.

Ticker: GE Security ID: 369604103
 Meeting Date: APR 25, 2007 Meeting Type: Annual
 Record Date: FEB 26, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director James I. Cash, Jr.	For	For	Management
1.2	Elect Director William M. Castell	For	For	Management
1.3	Elect Director Ann M. Fudge	For	For	Management
1.4	Elect Director Claudio X. Gonzalez	For	Against	Management
1.5	Elect Director Susan Hockfield	For	For	Management
1.6	Elect Director Jerry R. Immelt	For	For	Management
1.7	Elect Director Andrea Jung	For	For	Management
1.8	Elect Director Alan G. Lafley	For	For	Management
1.9	Elect Director Robert W. Lane	For	For	Management
1.10	Elect Director Ralph S. Larsen	For	For	Management
1.11	Elect Director Rochelle B. Lazarus	For	For	Management
1.12	Elect Director Sam Nunn	For	For	Management
1.13	Elect Director Roger S. Penske	For	For	Management
1.14	Elect Director Robert J. Swieringa	For	For	Management
1.15	Elect Director Douglas A. Warner III	For	For	Management
1.16	Elect Director Robert C. Wright	For	For	Management
2	Ratify Auditors	For	For	Management
3	Adopt Majority Vote Standard in Director Elections	For	For	Management
4	Approve Omnibus Stock Plan	For	For	Management
5	Company-Specific-Approve Material Terms of Senior Officer Performance Goals	For	For	Management
6	Provide for Cumulative Voting	Against	For	Shareholder
7	Company-Specific -- Adopt Policy on Overboarded Directors	Against	For	Shareholder
8	Company-Specific -- One Director from the Ranks of Retirees	Against	Against	Shareholder
9	Separate Chairman and CEO Positions	Against	For	Shareholder
10	Limit Dividend and Dividend Equivalent Payments to Executives	Against	For	Shareholder
11	Report on Charitable Contributions	Against	Against	Shareholder
12	Report on Global Warming	Against	Against	Shareholder
13	Adopt Ethical Criteria for Military Contracts	Against	Against	Shareholder
14	Report on Pay Disparity	Against	Against	Shareholder

GENERAL GROWTH PROPERTIES, INC.

Ticker: GGP Security ID: 370021107
 Meeting Date: MAY 15, 2007 Meeting Type: Annual
 Record Date: MAR 16, 2007

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#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director John Bucksbaum	For	For	Management
1.2	Elect Director Alan Cohen	For	For	Management
1.3	Elect Director Anthony Downs	For	For	Management
2	Amend Nonqualified Employee Stock Purchase Plan	For	For	Management
3	Ratify Auditors	For	For	Management
4	Declassify the Board of Directors	Against	For	Shareholder

GENUINE PARTS CO.

Ticker: GPC Security ID: 372460105
 Meeting Date: APR 23, 2007 Meeting Type: Annual
 Record Date: FEB 16, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Mary B. Bullock	For	For	Management
1.2	Elect Director Richard W. Courts, II	For	For	Management
1.3	Elect Director Jean Douville	For	For	Management
1.4	Elect Director Thomas C. Gallagher	For	For	Management
1.5	Elect Director George C. 'Jack' Guynn	For	For	Management
1.6	Elect Director John D. Johns	For	For	Management
1.7	Elect Director Michael M.E. Johns, M.D.	For	For	Management
1.8	Elect Director J. Hicks Lanier	For	Withhold	Management
1.9	Elect Director Wendy B. Needham	For	For	Management
1.10	Elect Director Jerry W. Nix	For	For	Management
1.11	Elect Director Larry L. Prince	For	For	Management
1.12	Elect Director Gary W. Rollins	For	For	Management
1.13	Elect Director Lawrence G. Steiner	For	For	Management
2	Reduce Supermajority Vote Requirement	For	For	Management
3	Ratify Auditors	For	For	Management

HEALTH CARE PROPERTY INVESTORS, INC.

Ticker: HCP Security ID: 421915109
 Meeting Date: MAY 10, 2007 Meeting Type: Annual
 Record Date: MAR 23, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Mary A. Cirillo-Goldberg	For	For	Management
1.2	Elect Director Robert R. Fanning, Jr.	For	For	Management
1.3	Elect Director James F. Flaherty III	For	For	Management
1.4	Elect Director David B. Henry	For	For	Management
1.5	Elect Director Michael D. McKee	For	For	Management
1.6	Elect Director Harold M. Messmer, Jr.	For	For	Management
1.7	Elect Director Peter L. Rhein	For	For	Management
1.8	Elect Director Kenneth B. Roath	For	For	Management
1.9	Elect Director Richard M. Rosenberg	For	For	Management
1.10	Elect Director Joseph P. Sullivan	For	For	Management
2	Ratify Auditors	For	For	Management
3	Pay For Superior Performance	Against	Against	Shareholder

HEALTHCARE REALTY TRUST, INC.

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Ticker: HR Security ID: 421946104
 Meeting Date: MAY 15, 2007 Meeting Type: Annual
 Record Date: MAR 15, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Marliese E. Mooney	For	For	Management
1.2	Elect Director Edwin B. Morris III	For	For	Management
1.3	Elect Director John Knox Singleton	For	For	Management
2	Approve Omnibus Stock Plan	For	Against	Management
3	Ratify Auditors	For	For	Management

HOME DEPOT, INC.

Ticker: HD Security ID: 437076102
 Meeting Date: MAY 24, 2007 Meeting Type: Annual
 Record Date: MAR 26, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Director David H. Batchelder	For	For	Management
2	Elect Director Francis S. Blake	For	For	Management
3	Elect Director Gregory D. Brenneman	For	For	Management
4	Elect Director John L. Clendenin	For	For	Management
5	Elect Director Claudio X. Gonzalez	For	Against	Management
6	Elect Director Milledge A. Hart, III	For	For	Management
7	Elect Director Bonnie G. Hill	For	For	Management
8	Elect Director Laban P. Jackson, Jr.	For	For	Management
9	Elect Director Helen Johnson-Leipold	For	For	Management
10	Elect Director Lawrence R. Johnston	For	For	Management
11	Elect Director Kenneth G. Langone	For	For	Management
12	Ratify Auditors	For	For	Management
13	Submit Shareholder Rights Plan (Poison Pill) to Shareholder Vote	Against	For	Shareholder
14	Prepare Employment Diversity Report	Against	For	Shareholder
15	Advisory Vote to Ratify Named Executive Officers' Compensation	Against	For	Shareholder
16	Claw-back of Payments under Restatements	Against	Against	Shareholder
17	Submit Supplemental Executive Retirement Plans to Shareholder vote	Against	For	Shareholder
18	Performance-Based Equity Awards	Against	Against	Shareholder
19	Pay for Superior Performance	Against	Against	Shareholder
20	Affirm Political Non-partisanship	Against	Against	Shareholder
21	Separate Chairman and CEO Positions	Against	Against	Shareholder

HOME PROPERTIES INC

Ticker: HME Security ID: 437306103
 Meeting Date: MAY 1, 2007 Meeting Type: Annual
 Record Date: MAR 8, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Josh E. Fidler	For	Withhold	Management
1.2	Elect Director Alan L. Gosule	For	For	Management
1.3	Elect Director Leonard F. Helbig, III	For	For	Management
1.4	Elect Director Roger W. Kober	For	For	Management
1.5	Elect Director Norman P. Leenhouts	For	For	Management

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1.6	Elect Director Nelson B. Leenhouts	For	For	Management
1.7	Elect Director Edward J. Pettinella	For	For	Management
1.8	Elect Director Clifford W. Smith, Jr.	For	For	Management
1.9	Elect Director Paul L. Smith	For	For	Management
1.10	Elect Director Thomas S. Summer	For	For	Management
1.11	Elect Director Amy L. Tait	For	For	Management
2	Ratify Auditors	For	For	Management

INTEGRYS ENERGY GROUP INC

Ticker: TEG Security ID: 45822P105
 Meeting Date: MAY 17, 2007 Meeting Type: Annual
 Record Date: MAR 22, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Pastora San Juan Cafferty	For	For	Management
1.2	Elect Director Ellen Carnahan	For	For	Management
1.3	Elect Director Michael E. Lavin	For	For	Management
1.4	Elect Director William F. Protz, Jr.	For	For	Management
1.5	Elect Director Larry L. Weyers	For	For	Management
2	Approve Omnibus Stock Plan	For	For	Management
3	Amend Deferred Compensation Plan	For	For	Management
4	Ratify Auditors	For	For	Management

INTERNATIONAL BUSINESS MACHINES CORP.

Ticker: IBM Security ID: 459200101
 Meeting Date: APR 24, 2007 Meeting Type: Annual
 Record Date: FEB 23, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Cathleen Black	For	For	Management
1.2	Elect Director Kenneth I. Chenault	For	For	Management
1.3	Elect Director Juergen Dormann	For	For	Management
1.4	Elect Director Michael L. Eskew	For	For	Management
1.5	Elect Director Shirley Ann Jackson	For	For	Management
1.6	Elect Director Minoru Makiyara	For	For	Management
1.7	Elect Director Lucio A. Noto	For	For	Management
1.8	Elect Director James W. Owens	For	For	Management
1.9	Elect Director Samuel J. Palmisano	For	For	Management
1.10	Elect Director Joan E. Spero	For	For	Management
1.11	Elect Director Sidney Taurel	For	For	Management
1.12	Elect Director Lorenzo H. Zambrano	For	For	Management
2	Ratify Auditors	For	For	Management
3	Reduce Supermajority Vote Requirement	For	For	Management
4	Reduce Supermajority Vote Requirement	For	For	Management
5	Reduce Supermajority Vote Requirement	For	For	Management
6	Reduce Supermajority Vote Requirement	For	For	Management
7	Restore or Provide for Cumulative Voting	Against	Against	Shareholder
8	Evaluate Age Discrimination in Retirement Plans	Against	Against	Shareholder
9	Review Executive Compensation	Against	For	Shareholder
10	Report on Outsourcing	Against	Against	Shareholder
11	Require a Majority Vote for the Election of Directors	Against	For	Shareholder

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JOHNSON & JOHNSON

Ticker: JNJ Security ID: 478160104
 Meeting Date: APR 26, 2007 Meeting Type: Annual
 Record Date: FEB 27, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Mary Sue Coleman	For	For	Management
1.2	Elect Director James G. Cullen	For	For	Management
1.3	Elect Director Michael M.E. Johns	For	For	Management
1.4	Elect Director Arnold G. Langbo	For	For	Management
1.5	Elect Director Susan L. Lindquist	For	For	Management
1.6	Elect Director Leo F. Mullin	For	For	Management
1.7	Elect Director Christine A. Poon	For	For	Management
1.8	Elect Director Charles Prince	For	For	Management
1.9	Elect Director Steven S Reinemund	For	For	Management
1.10	Elect Director David Satcher	For	For	Management
1.11	Elect Director William C. Weldon	For	For	Management
2	Ratify Auditors	For	For	Management
3	Require a Majority Vote for the Election of Directors	Against	For	Shareholder
4	Submit Supplemental Executive Retirement Plans to Shareholder vote	Against	For	Shareholder

KEYCORP

Ticker: KEY Security ID: 493267108
 Meeting Date: MAY 10, 2007 Meeting Type: Annual
 Record Date: MAR 13, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Alexander M. Cutler	For	For	Management
1.2	Elect Director Eduardo R. Menasce	For	For	Management
1.3	Elect Director Henry L. Meyer, III	For	For	Management
1.4	Elect Director Peter G. Ten Eyck, II	For	For	Management
2	Establish Range For Board Size	For	For	Management
3	Declassify the Board of Directors	Against	For	Shareholder
4	Ratify Auditors	For	For	Management

KIMBERLY-CLARK CORP.

Ticker: KMB Security ID: 494368103
 Meeting Date: APR 26, 2007 Meeting Type: Annual
 Record Date: FEB 26, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Director James M. Jenness	For	For	Management
2	Elect Director Linda Johnson Rice	For	For	Management
3	Elect Director Marc J. Shapiro	For	For	Management
4	Ratify Auditors	For	For	Management
5	Declassify the Board of Directors	For	For	Management
6	Adopt Simple Majority Vote	Against	For	Shareholder
7	Adopt ILO Standards	Against	Against	Shareholder

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8 Report on Feasibility of Phasing Out the Use of Non-certified Wood Fiber Against Against Shareholder

KIMCO REALTY CORP.

Ticker: KIM Security ID: 49446R109
Meeting Date: MAY 17, 2007 Meeting Type: Annual
Record Date: MAR 23, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Martin S. Kimmel	For	For	Management
1.2	Elect Director Milton Cooper	For	For	Management
1.3	Elect Director Richard G. Dooley	For	For	Management
1.4	Elect Director Michael J. Flynn	For	For	Management
1.5	Elect Director Joe Grills	For	For	Management
1.6	Elect Director David B. Henry	For	For	Management
1.7	Elect Director F. Patrick Hughes	For	For	Management
1.8	Elect Director Frank Lourenso	For	For	Management
1.9	Elect Director Richard Saltzman	For	For	Management
2	Company Specific-Equity-Related --Increase Number of Shares of Authorized Stock to Issue, Common Stock and Excess Stock	For	For	Management
3	Ratify Auditors	For	For	Management

LA-Z-BOY INC.

Ticker: LZB Security ID: 505336107
Meeting Date: AUG 16, 2006 Meeting Type: Annual
Record Date: JUN 30, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director John H. Foss	For	For	Management
1.2	Elect Director Richard M. Gabrys	For	For	Management
1.3	Elect Director Nido R. Qubein	For	For	Management
2	Ratify Auditors	For	For	Management

LEXINGTON CORPORATE PROPERTIES TRUST

Ticker: LXP Security ID: 529043101
Meeting Date: NOV 20, 2006 Meeting Type: Special
Record Date: OCT 13, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Merger Agreement	For	For	Management
2	Adjourn Meeting	For	For	Management

LEXINGTON REALTY TRUST

Ticker: LXP Security ID: 529043101

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Meeting Date: MAY 22, 2007 Meeting Type: Annual

Record Date: MAR 23, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Michael L. Ashner	For	For	Management
1.2	Elect Director E. Robert Roskind	For	For	Management
1.3	Elect Director Richard J. Rouse	For	For	Management
1.4	Elect Director T. Wilson Eglin	For	For	Management
1.5	Elect Director William J. Borruso	For	For	Management
1.6	Elect Director Clifford Broser	For	For	Management
1.7	Elect Director Geoffrey Dohrmann	For	For	Management
1.8	Elect Director Carl D. Glickman	For	For	Management
1.9	Elect Director James Grosfeld	For	For	Management
1.10	Elect Director Richard Frary	For	For	Management
1.11	Elect Director Kevin W. Lynch	For	For	Management
2	Approve Omnibus Stock Plan	For	For	Management
3	Ratify Auditors	For	For	Management
4	Other Business	For	Against	Management

LIBERTY PROPERTY TRUST

Ticker: LRY Security ID: 531172104

Meeting Date: MAY 17, 2007 Meeting Type: Annual

Record Date: MAR 20, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director J. Anthony Hayden	For	For	Management
1.2	Elect Director M. Leanne Lachman	For	For	Management
2	Ratify Auditors	For	For	Management
3	Amend Omnibus Stock Plan	For	For	Management

LINCOLN NATIONAL CORP.

Ticker: LNC Security ID: 534187109

Meeting Date: MAY 10, 2007 Meeting Type: Annual

Record Date: MAR 5, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director William J. Avery	For	For	Management
1.2	Elect Director William H. Cunningham	For	For	Management
1.3	Elect Director William Porter Payne	For	For	Management
1.4	Elect Director Patrick S. Pittard	For	For	Management
1.5	Elect Director Jill S. Ruckelshaus	For	For	Management
2	Ratify Auditors	For	For	Management
3	Amend Omnibus Stock Plan	For	For	Management
4	Approve Non-Employee Director Stock Option Plan	For	For	Management

MCDONALD'S CORP.

Ticker: MCD Security ID: 580135101

Meeting Date: MAY 24, 2007 Meeting Type: Annual

Record Date: MAR 26, 2007

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#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Director Edward A. Brennan	For	For	Management
2	Elect Director Walter E. Massey	For	For	Management
3	Elect Director John W. Rogers, Jr.	For	For	Management
4	Elect Director Roger W. Stone	For	For	Management
5	Ratify Auditors	For	For	Management
6	Label Genetically Modified Organisms	Against	Against	Shareholder
7	Adopt and Implement ILO Based Code of Conduct	Against	Against	Shareholder

MERCK & CO., INC.

Ticker: MRK Security ID: 589331107
 Meeting Date: APR 24, 2007 Meeting Type: Annual
 Record Date: FEB 23, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Richard T. Clark	For	For	Management
1.2	Elect Director Johnnetta B. Cole, Ph.D.	For	For	Management
1.3	Elect Director William B. Harrison, Jr.	For	For	Management
1.4	Elect Director William N. Kelley, M.D.	For	For	Management
1.5	Elect Director Rochelle B. Lazarus	For	For	Management
1.6	Elect Director Thomas E. Shenk, Ph.D.	For	For	Management
1.7	Elect Director Anne M. Tatlock	For	For	Management
1.8	Elect Director Samuel O. Thier, M.D.	For	For	Management
1.9	Elect Director Wendell P. Weeks	For	For	Management
1.10	Elect Director Peter C. Wendell	For	For	Management
2	Ratify Auditors	For	For	Management
3	Reduce Supermajority Vote Requirement	For	For	Management
4	Reduce Supermajority Vote Requirement	For	For	Management
5	Establish Range For Board Size	For	For	Management
6	Replace Cumulative Voting to Majority Vote Standard for the Election of Directors	For	For	Management
7	Publish Political Contributions	Against	Against	Shareholder
8	Advisory Vote to Ratify Named Executive Officers' Compensation	Against	For	Shareholder

MERCURY GENERAL CORP.

Ticker: MCY Security ID: 589400100
 Meeting Date: MAY 9, 2007 Meeting Type: Annual
 Record Date: MAR 15, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director George Joseph	For	For	Management
1.2	Elect Director Charles E. Mcclung	For	For	Management
1.3	Elect Director Donald R. Spuehler	For	For	Management
1.4	Elect Director Richard E. Grayson	For	For	Management
1.5	Elect Director Donald P. Newell	For	For	Management
1.6	Elect Director Bruce A. Bunner	For	For	Management
1.7	Elect Director Nathan Bessin	For	For	Management
1.8	Elect Director Michael D. Curtius	For	For	Management
1.9	Elect Director Gabriel Tirador	For	For	Management

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NATIONAL CITY CORP.

Ticker: NCC Security ID: 635405103
 Meeting Date: APR 24, 2007 Meeting Type: Annual
 Record Date: MAR 2, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director J.E. Barfield	For	For	Management
1.2	Elect Director J.S. Broadhurst	For	For	Management
1.3	Elect Director C.M. Connor	For	For	Management
1.4	Elect Director D.A. Daberko	For	For	Management
1.5	Elect Director B.P. Healy	For	For	Management
1.6	Elect Director M.B McCallister	For	For	Management
1.7	Elect Director P.A. Ormond	For	For	Management
1.8	Elect Director P.E. Raskind	For	For	Management
1.9	Elect Director G.L. Shaheen	For	For	Management
1.10	Elect Director J.S. Thornton	For	For	Management
1.11	Elect Director M. Weiss	For	For	Management
2	Ratify Auditors	For	For	Management
3	Pay For Superior Performance	Against	Against	Shareholder

NATIONAL FUEL GAS CO.

Ticker: NFG Security ID: 636180101
 Meeting Date: FEB 15, 2007 Meeting Type: Annual
 Record Date: DEC 18, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Philip C. Ackerman	For	For	Management
1.2	Elect Director Craig G. Matthews	For	For	Management
1.3	Elect Director Richard G. Reiten	For	For	Management
1.4	Elect Director David F. Smith	For	For	Management
1.5	Elect Director Stephen E. Ewing	For	For	Management
2	Ratify Auditors	For	For	Management
3	Approve Executive Incentive Bonus Plan	For	For	Management
4	Amend Omnibus Stock Plan	For	For	Management
5	Non-Employee Director Compensation	Against	Against	Shareholder

NATIONAL RETAIL PROPERTIES, INC.

Ticker: NNN Security ID: 637417106
 Meeting Date: MAY 16, 2007 Meeting Type: Annual
 Record Date: MAR 20, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Kevin B. Habicht	For	For	Management
1.2	Elect Director Clifford R. Hinkle	For	For	Management
1.3	Elect Director Richard B. Jennings	For	For	Management
1.4	Elect Director Ted B. Lanier	For	For	Management
1.5	Elect Director Robert C. Legler	For	For	Management
1.6	Elect Director Craig Macnab	For	For	Management
1.7	Elect Director Robert Martinez	For	For	Management
2	Ratify Auditors	For	For	Management

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3	Approve Omnibus Stock Plan	For	Against	Management
4	Other Business	For	Against	Management

NORTH FORK BANCORPORATION, INC.

Ticker: NFB Security ID: 659424105
 Meeting Date: AUG 22, 2006 Meeting Type: Annual
 Record Date: JUL 7, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Merger Agreement	For	For	Management
2	Adjourn Meeting	For	For	Management
3.1	Elect Director Josiah Austin	For	For	Management
3.2	Elect Director Karen Garrison	For	For	Management
3.3	Elect Director John Adam Kanas	For	For	Management
3.4	Elect Director Raymond A. Nielsen	For	For	Management
3.5	Elect Director A. Robert Towbin	For	For	Management
4	Ratify Auditors	For	For	Management

OLD REPUBLIC INTERNATIONAL CORP.

Ticker: ORI Security ID: 680223104
 Meeting Date: MAY 25, 2007 Meeting Type: Annual
 Record Date: MAR 21, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Jimmy A. Dew	For	Withhold	Management
1.2	Elect Director John M. Dixon	For	Withhold	Management
1.3	Elect Director John W. Popp	For	Withhold	Management
1.4	Elect Director Dennis P. Van Mieghem	For	Withhold	Management

OTTER TAIL CORPORATION

Ticker: OTR Security ID: 689648103
 Meeting Date: APR 9, 2007 Meeting Type: Annual
 Record Date: FEB 15, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Arvid R. Liebe	For	For	Management
1.2	Elect Director John C. Macfarlane	For	For	Management
1.3	Elect Director Gary J. Spies	For	For	Management
2	Ratify Auditors	For	For	Management

PEOPLES ENERGY CORP.

Ticker: PGL Security ID: 711030106
 Meeting Date: DEC 6, 2006 Meeting Type: Special
 Record Date: OCT 16, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
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1	Approve Merger Agreement	For	For	Management
2	Adjourn Meeting	For	For	Management

PFIZER INC.

Ticker: PFE Security ID: 717081103
 Meeting Date: APR 26, 2007 Meeting Type: Annual
 Record Date: MAR 1, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Dennis A. Ausiello	For	For	Management
1.2	Elect Director Michael S. Brown	For	For	Management
1.3	Elect Director M. Anthony Burns	For	For	Management
1.4	Elect Director Robert N. Burt	For	For	Management
1.5	Elect Director W. Don Cornwell	For	For	Management
1.6	Elect Director William H. Gray, III	For	For	Management
1.7	Elect Director Constance J. Horner	For	For	Management
1.8	Elect Director William R. Howell	For	For	Management
1.9	Elect Director Jeffrey B. Kindler	For	For	Management
1.10	Elect Director George A. Lorch	For	For	Management
1.11	Elect Director Dana G. Mead	For	For	Management
1.12	Elect Director William C. Steere, Jr.	For	For	Management
2	Ratify Auditors	For	For	Management
3	Restore or Provide for Cumulative Voting	Against	For	Shareholder
4	Report on Animal Testing Policies	Against	Against	Shareholder
5	Amend Animal Welfare Policy	Against	Against	Shareholder
6	Require Director Nominee Qualifications	Against	Against	Shareholder

PINNACLE WEST CAPITAL CORP.

Ticker: PNW Security ID: 723484101
 Meeting Date: MAY 23, 2007 Meeting Type: Annual
 Record Date: MAR 26, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Declassify the Board of Directors	For	For	Management
2.1	Elect Director Roy A. Herberger, Jr.	For	For	Management
2.2	Elect Director Humberto S. Lopez	For	For	Management
2.3	Elect Director Kathryn L. Munro	For	For	Management
2.4	Elect Director William L. Stewart	For	For	Management
2.5	Elect Director Edward N. Basha, Jr.	For	For	Management
2.6	Elect Director Jack E. Davis	For	For	Management
2.7	Elect Director Michael L. Gallagher	For	For	Management
2.8	Elect Director Pamela Grant	For	For	Management
2.9	Elect Director William S. Jamieson, Jr.	For	For	Management
2.10	Elect Director Bruce J. Nordstrom	For	For	Management
2.11	Elect Director William J. Post	For	For	Management
3	Approve Omnibus Stock Plan	For	For	Management
4	Ratify Auditors	For	For	Management

PITNEY BOWES INC.

Ticker: PBI Security ID: 724479100

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Meeting Date: MAY 14, 2007 Meeting Type: Annual

Record Date: MAR 9, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Linda G. Alvarado	For	For	Management
1.2	Elect Director Ernie Green	For	For	Management
1.3	Elect Director John S. McFarlane	For	For	Management
1.4	Elect Director Eduardo R. Menasce	For	For	Management
2	Ratify Auditors	For	For	Management
3	Approve Omnibus Stock Plan	For	For	Management
4	Require Majority Vote to Elect Directors in an Uncontested Election	For	For	Management

PPG INDUSTRIES, INC.

Ticker: PPG Security ID: 693506107

Meeting Date: APR 19, 2007 Meeting Type: Annual

Record Date: FEB 16, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director James G. Berges	For	For	Management
1.2	Elect Director Erroll B. Davis, Jr.	For	For	Management
1.3	Elect Director Victoria F. Haynes	For	For	Management
2	Ratify Auditors	For	For	Management
3	Amend Articles/Bylaws/Charter General Matters	For	For	Management
4	Eliminate Cumulative Voting	For	For	Management
5	Submit Severance Agreement (Change in Control) to shareholder Vote	Against	For	Shareholder

PROCTER & GAMBLE COMPANY, THE

Ticker: PG Security ID: 742718109

Meeting Date: OCT 10, 2006 Meeting Type: Annual

Record Date: AUG 11, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Norman R. Augustine	For	For	Management
1.2	Elect Director A.G. Lafley	For	For	Management
1.3	Elect Director Johnathan A. Rodgers	For	For	Management
1.4	Elect Director John F. Smith, Jr.	For	For	Management
1.5	Elect Director Margaret C. Whitman	For	For	Management
2	Approve Decrease in Size of Board	For	For	Management
3	Ratify Auditors	For	For	Management
4	Amend Omnibus Stock Plan	For	For	Management
5	Put Repricing of Stock Options to Shareholder Vote	Against	Against	Shareholder

PROGRESS ENERGY, INC.

Ticker: PGN Security ID: 743263105

Meeting Date: MAY 9, 2007 Meeting Type: Annual

Record Date: MAR 2, 2007

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#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Director James E. Bostic, Jr.	For	For	Management
2	Elect Director David L. Burner	For	For	Management
3	Elect Director Richard L. Daugherty	For	For	Management
4	Elect Director Harris E. DeLoach, Jr.	For	For	Management
5	Elect Director Robert W. Jones	For	For	Management
6	Elect Director W. Steven Jones	For	For	Management
7	Elect Director Robert B. McGehee	For	For	Management
8	Elect Director E. Marie McKee	For	For	Management
9	Elect Director John H. Mullin, III	For	For	Management
10	Elect Director Carlos A. Saladrigas	For	For	Management
11	Elect Director Theresa M. Stone	For	For	Management
12	Elect Director Alfred C. Tollison, Jr.	For	For	Management
13	Ratify Auditors	For	For	Management
14	Approve Omnibus Stock Plan	For	For	Management

REALTY INCOME CORP.

Ticker: O Security ID: 756109104
 Meeting Date: MAY 15, 2007 Meeting Type: Annual
 Record Date: MAR 15, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Kathleen R. Allen	For	For	Management
1.2	Elect Director Donald R. Cameron	For	For	Management
1.3	Elect Director William E. Clark, Jr.	For	For	Management
1.4	Elect Director Roger P. Kuppinger	For	For	Management
1.5	Elect Director Thomas A. Lewis	For	For	Management
1.6	Elect Director Michael D. Mckee	For	For	Management
1.7	Elect Director Ronald L. Merriman	For	For	Management
1.8	Elect Director Willard H. Smith Jr	For	For	Management

REGIONS FINANCIAL CORP.

Ticker: RF Security ID: 7591EP100
 Meeting Date: APR 19, 2007 Meeting Type: Annual
 Record Date: FEB 20, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Elect Director Samuel W. Bartholomew, Jr.	For	For	Management
2	Elect Director Susan W. Matlock	For	For	Management
3	Elect Director Jackson W. Moore	For	For	Management
4	Elect Director Allen B. Morgan, Jr.	For	For	Management
5	Elect Director John R. Roberts	For	For	Management
6	Elect Director Lee J. Styslinger, III	For	For	Management
7	Ratify Auditors	For	For	Management
8	Declassify the Board of Directors	For	For	Management

REPUBLIC BANCORP, INC.

Ticker: RBNC Security ID: 760282103
 Meeting Date: NOV 30, 2006 Meeting Type: Special

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Record Date: OCT 13, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Merger Agreement	For	For	Management
2	Adjourn Meeting	For	For	Management

RPM INTERNATIONAL INC.

Ticker: RPM Security ID: 749685103
 Meeting Date: OCT 5, 2006 Meeting Type: Annual
 Record Date: AUG 11, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Bruce A. Carbonari	For	For	Management
1.2	Elect Director James A. Karman	For	For	Management
1.3	Elect Director Donald K. Miller	For	For	Management
1.4	Elect Director Joseph P. Viviano	For	For	Management
2	Approve Restricted Stock Plan	For	For	Management
3	Approve Executive Incentive Bonus Plan	For	For	Management

S&T BANCORP, INC.

Ticker: STBA Security ID: 783859101
 Meeting Date: APR 16, 2007 Meeting Type: Annual
 Record Date: FEB 27, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Thomas A. Brice	For	For	Management
1.2	Elect Director James L. Carino	For	For	Management
1.3	Elect Director Jeffrey D. Grube	For	For	Management
1.4	Elect Director Joseph A. Kirk	For	For	Management
1.5	Elect Director James C. Miller	For	For	Management

SARA LEE CORP.

Ticker: SLE Security ID: 803111103
 Meeting Date: OCT 26, 2006 Meeting Type: Annual
 Record Date: SEP 1, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Brenda C. Barnes	For	For	Management
1.2	Elect Director J.T. Battenberg, III	For	For	Management
1.3	Elect Director Christopher B. Begley	For	For	Management
1.4	Elect Director Cynthia B. Carroll	For	For	Management
1.5	Elect Director Virgis W. Colbert	For	For	Management
1.6	Elect Director James S. Crown	For	For	Management
1.7	Elect Director Willie D. Davis	For	For	Management
1.8	Elect Director Laurette T. Koellner	For	For	Management
1.9	Elect Director Cornelis J.A. Van Lede	For	For	Management
1.10	Elect Director Sir Ian Prosser	For	For	Management
1.11	Elect Director Rozanne L. Ridgway	For	For	Management
1.12	Elect Director Jonathan P. Ward	For	For	Management
2	Ratify Auditors	For	For	Management

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3	Separate Chairman and CEO Positions	Against	Against	Shareholder
4	Approve Report of the Compensation Committee	Against	For	Shareholder

SERVICEMASTER COMPANY, THE

Ticker: SVM Security ID: 81760N109
 Meeting Date: JUN 28, 2007 Meeting Type: Special
 Record Date: MAY 22, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Approve Merger Agreement	For	For	Management
2	Adjourn Meeting	For	For	Management

SONOCO PRODUCTS CO.

Ticker: SON Security ID: 835495102
 Meeting Date: APR 18, 2007 Meeting Type: Annual
 Record Date: FEB 23, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Fitz L.H. Coker	For	For	Management
1.2	Elect Director Caleb C. Fort	For	For	Management
1.3	Elect Director John H. Mullin, III	For	For	Management
1.4	Elect Director Thomas E. Whiddon	For	For	Management
2	Ratify Auditors	For	For	Management

STANLEY WORKS, THE

Ticker: SWK Security ID: 854616109
 Meeting Date: APR 25, 2007 Meeting Type: Annual
 Record Date: FEB 28, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director John G. Breen	For	Withhold	Management
1.2	Elect Director Virgis W. Colbert	For	Withhold	Management
1.3	Elect Director John F. Lundgren	For	Withhold	Management
2	Ratify Auditors	For	For	Management
3	Declassify the Board of Directors	Against	For	Shareholder

SUN COMMUNITIES, INC.

Ticker: SUI Security ID: 866674104
 Meeting Date: MAY 23, 2007 Meeting Type: Annual
 Record Date: APR 13, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Clunet R. Lewis	For	For	Management
1.2	Elect Director Arthur A. Weiss	For	For	Management

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SUNTRUST BANKS, INC.

Ticker: STI Security ID: 867914103
 Meeting Date: APR 17, 2007 Meeting Type: Annual
 Record Date: FEB 27, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Robert M. Beall, II	For	For	Management
1.2	Elect Director Jeffrey C. Crowe	For	For	Management
1.3	Elect Director J. Hicks Lanier	For	Withhold	Management
1.4	Elect Director Larry L. Prince	For	For	Management
1.5	Elect Director Frank S. Royal, M.D.	For	For	Management
1.6	Elect Director Phail Wynn, Jr.	For	For	Management
1.7	Elect Director James M. Wells, III	For	For	Management
2	Amend Rights and Preferences of Preferred Stock	For	For	Management
3	Declassify the Board of Directors	For	For	Management
4	Require a Majority Vote for the Election of Directors	Against	For	Shareholder
5	Ratify Auditors	For	For	Management

SYNOVUS FINANCIAL CORP.

Ticker: SNV Security ID: 87161C105
 Meeting Date: APR 25, 2007 Meeting Type: Annual
 Record Date: FEB 20, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Daniel P. Amos	For	For	Management
1.2	Elect Director Richard E. Anthony	For	For	Management
1.3	Elect Director James H. Blanchard	For	For	Management
1.4	Elect Director Richard Y. Bradley	For	For	Management
1.5	Elect Director Frank W. Brumley	For	For	Management
1.6	Elect Director Elizabeth W. Camp	For	For	Management
1.7	Elect Director Gardiner W. Garrard, Jr.	For	For	Management
1.8	Elect Director T. Michael Goodrich	For	For	Management
1.9	Elect Director Frederick L. Green, III	For	For	Management
1.10	Elect Director V. Nathaniel Hansford	For	For	Management
1.11	Elect Director Alfred W. Jones III	For	For	Management
1.12	Elect Director Mason H. Lampton	For	For	Management
1.13	Elect Director Elizabeth C. Ogie	For	For	Management
1.14	Elect Director H. Lynn Page	For	For	Management
1.15	Elect Director J. Neal Purcell	For	For	Management
1.16	Elect Director Melvin T. Stith	For	For	Management
1.17	Elect Director William B. Turner, Jr.	For	For	Management
1.18	Elect Director James D. Yancey	For	For	Management
2	Approve Omnibus Stock Plan	For	For	Management
3	Ratify Auditors	For	For	Management
4	Require a Majority Vote for the Election of Directors	Against	For	Shareholder

T. ROWE PRICE GROUP, INC.

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Ticker: TROW Security ID: 74144T108
 Meeting Date: APR 12, 2007 Meeting Type: Annual
 Record Date: FEB 12, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Edward C. Bernard	For	For	Management
1.2	Elect Director James T. Brady	For	For	Management
1.3	Elect Director J. Alfred Broaddus, Jr.	For	For	Management
1.4	Elect Director Donald B. Hebb, Jr.	For	For	Management
1.5	Elect Director James A.C. Kennedy	For	For	Management
1.6	Elect Director Brian C. Rogers	For	For	Management
1.7	Elect Director Dr. Alfred Sommer	For	For	Management
1.8	Elect Director Dwight S. Taylor	For	For	Management
1.9	Elect Director Anne Marie Whittemore	For	For	Management
2	Approve Non-Employee Director Omnibus Stock Plan	For	For	Management
3	Ratify Auditors	For	For	Management
4	Other Business	For	Against	Management

U.S. BANCORP

Ticker: USB Security ID: 902973304
 Meeting Date: APR 17, 2007 Meeting Type: Annual
 Record Date: FEB 26, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Victoria Buynisk Gluckman	For	For	Management
1.2	Elect Director Arthur D. Collins, Jr.	For	For	Management
1.3	Elect Director Olivia F. Kirtley	For	For	Management
1.4	Elect Director Jerry W. Levin	For	For	Management
1.5	Elect Director Richard G. Reiten	For	For	Management
2	Ratify Auditors	For	For	Management
3	Approve Omnibus Stock Plan	For	For	Management
4	Declassify the Board of Directors	For	For	Management
5	Approve Report of the Compensation Committee	Against	For	Shareholder
6	Establish SERP Policy	Against	For	Shareholder

UDR INC.

Ticker: UDR Security ID: 910197102
 Meeting Date: MAY 8, 2007 Meeting Type: Annual
 Record Date: MAR 13, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Katherine A. Cattanach, Ph.D.	For	For	Management
1.2	Elect Director Eric J. Foss	For	For	Management
1.3	Elect Director Robert P. Freeman	For	For	Management
1.4	Elect Director Jon A. Grove	For	For	Management
1.5	Elect Director James D. Klingbeil	For	For	Management
1.6	Elect Director Robert C. Larson	For	For	Management
1.7	Elect Director Thomas R. Oliver	For	For	Management
1.8	Elect Director Lynne B. Sagalyn, Ph.D.	For	For	Management
1.9	Elect Director Mark J. Sandler	For	For	Management
1.10	Elect Director Thomas W. Toomey	For	For	Management

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1.11	Elect Director Thomas C. Wajnert	For	For	Management
2	Ratify Auditors	For	For	Management

UNITED TECHNOLOGIES CORP.

Ticker: UTX Security ID: 913017109
 Meeting Date: APR 11, 2007 Meeting Type: Annual
 Record Date: FEB 13, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Louis R. Chenevert	For	For	Management
1.2	Elect Director George David	For	For	Management
1.3	Elect Director John V. Faraci	For	For	Management
1.4	Elect Director Jean-Pierre Garnier	For	For	Management
1.5	Elect Director Jamie S. Gorelick	For	For	Management
1.6	Elect Director Charles R. Lee	For	For	Management
1.7	Elect Director Richard D. McCormick	For	For	Management
1.8	Elect Director Harold McGraw III	For	For	Management
1.9	Elect Director Richard B. Myers	For	For	Management
1.10	Elect Director Frank P. Popoff	For	For	Management
1.11	Elect Director H. Patrick Swygert	For	For	Management
1.12	Elect Director Andre Villeneuve	For	For	Management
1.13	Elect Director H.A. Wagner	For	For	Management
1.14	Elect Director Christine Todd Whitman	For	For	Management
2	Ratify Auditors	For	For	Management
3	Establish Term Limits for Directors	Against	Against	Shareholder
4	Report on Foreign Military Sales	Against	Against	Shareholder
5	Report on Political Contributions	Against	Against	Shareholder
6	Advisory Vote to Ratify Named Executive Officers' Compensation	Against	For	Shareholder
7	Pay For Superior Performance	Against	For	Shareholder

UNIVERSAL CORP.

Ticker: UVV Security ID: 913456109
 Meeting Date: AUG 1, 2006 Meeting Type: Annual
 Record Date: JUN 23, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director John B. Adams, Jr.	For	For	Management
1.2	Elect Director Joseph C. Farrell	For	For	Management
1.3	Elect Director Walter A. Stosch	For	For	Management
1.4	Elect Director Eugene P. Trani	For	For	Management

UNIVERSAL HEALTH REALTY INCOME TRUST

Ticker: UHT Security ID: 91359E105
 Meeting Date: JUN 1, 2007 Meeting Type: Annual
 Record Date: APR 20, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Miles L. Berger	For	For	Management
1.2	Elect Director Elliot J. Sussman, M.D.	For	For	Management

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2	Approve Restricted Stock Plan	For	For	Management
3	Separate Chairman and CEO Positions	Against	Against	Shareholder

VALLEY NATIONAL BANCORP

Ticker: VLY Security ID: 919794107
 Meeting Date: APR 11, 2007 Meeting Type: Annual
 Record Date: FEB 16, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Andrew B. Abramson	For	For	Management
1.2	Elect Director Pamela R. Bronander	For	For	Management
1.3	Elect Director Eric P. Edelstein	For	For	Management
1.4	Elect Director Mary J.S. Guilfoile	For	For	Management
1.5	Elect Director H. Dale Hemmerdinger	For	For	Management
1.6	Elect Director Graham O. Jones	For	For	Management
1.7	Elect Director Walter H. Jones, III	For	For	Management
1.8	Elect Director Gerald Korde	For	For	Management
1.9	Elect Director Michael L. Larusso	For	For	Management
1.10	Elect Director Gerald H. Lipkin	For	For	Management
1.11	Elect Director Robinson Markel	For	For	Management
1.12	Elect Director Robert E. Mcentee	For	For	Management
1.13	Elect Director Richard S. Miller	For	For	Management
1.14	Elect Director Barnett Rukin	For	For	Management
2	Ratify Auditors	For	For	Management

VECTREN CORP.

Ticker: VVC Security ID: 92240G101
 Meeting Date: MAY 9, 2007 Meeting Type: Annual
 Record Date: MAR 9, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director John M. Dunn	For	For	Management
1.2	Elect Director Niel C. Ellerbrook	For	For	Management
1.3	Elect Director John D. Engelbrecht	For	For	Management
1.4	Elect Director Anton H. George	For	For	Management
1.5	Elect Director Martin C. Jischke	For	For	Management
1.6	Elect Director Robert L. Koch Ii	For	For	Management
1.7	Elect Director William G. Mays	For	For	Management
1.8	Elect Director J. Timothy Mcginley	For	For	Management
1.9	Elect Director Richard P. Rechter	For	For	Management
1.10	Elect Director R. Daniel Sadlier	For	For	Management
1.11	Elect Director Richard W. Shymanski	For	For	Management
1.12	Elect Director Michael L. Smith	For	For	Management
1.13	Elect Director Jean L. Wojtowicz	For	For	Management
2	Ratify Auditors	For	For	Management

VF CORP.

Ticker: VFC Security ID: 918204108
 Meeting Date: APR 24, 2007 Meeting Type: Annual
 Record Date: MAR 6, 2007

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#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Edward E. Crutchfield	For	For	Management
1.2	Elect Director George Fellows	For	For	Management
1.3	Elect Director Daniel R. Hesse	For	For	Management
1.4	Elect Director Clarence Otis, Jr.	For	For	Management
2	Amend Omnibus Stock Plan	For	For	Management
3	Ratify Auditors	For	For	Management

WASHINGTON FEDERAL, INC.

Ticker: WFSL Security ID: 938824109
 Meeting Date: JAN 25, 2007 Meeting Type: Annual
 Record Date: NOV 24, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Derek L. Chinn	For	For	Management
1.2	Elect Director Thomas J. Kelley	For	For	Management
1.3	Elect Director Barbara L. Smith	For	For	Management
2	Ratify Auditors	For	For	Management

WASHINGTON MUTUAL, INC

Ticker: WM Security ID: 939322103
 Meeting Date: APR 17, 2007 Meeting Type: Annual
 Record Date: FEB 28, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Anne V. Farrell	For	For	Management
1.2	Elect Director Stephen E. Frank	For	For	Management
1.3	Elect Director Kerry K. Killinger	For	For	Management
1.4	Elect Director Thomas C. Leppert	For	For	Management
1.5	Elect Director Charles M. Lillis	For	For	Management
1.6	Elect Director Phillip D. Matthews	For	For	Management
1.7	Elect Director Regina T. Montoya	For	For	Management
1.8	Elect Director Michael K. Murphy	For	For	Management
1.9	Elect Director Margaret Osmer Mcquade	For	For	Management
1.10	Elect Director Mary E. Pugh	For	For	Management
1.11	Elect Director William G. Reed, Jr.	For	For	Management
1.12	Elect Director Orin C. Smith	For	For	Management
1.13	Elect Director James H. Stever	For	For	Management
2	Ratify Auditors	For	For	Management
3	Establish SERP Policy	Against	For	Shareholder
4	Require a Majority Vote for the Election of Directors	Against	For	Shareholder
5	Require Director Nominee Qualifications	Against	Against	Shareholder

WELLS FARGO & COMPANY

Ticker: WFC Security ID: 949746101
 Meeting Date: APR 24, 2007 Meeting Type: Annual
 Record Date: MAR 6, 2007

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#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director John S. Chen	For	For	Management
1.2	Elect Director Lloyd H. Dean	For	For	Management
1.3	Elect Director Susan E. Engel	For	For	Management
1.4	Elect Director Enrique Hernandez, Jr.	For	For	Management
1.5	Elect Director Robert L. Joss	For	For	Management
1.6	Elect Director Richard M. Kovacevich	For	For	Management
1.7	Elect Director Richard D. McCormick	For	For	Management
1.8	Elect Director Cynthia H. Milligan	For	Against	Management
1.9	Elect Director Nicholas G. Moore	For	For	Management
1.10	Elect Director Philip J. Quigley	For	Against	Management
1.11	Elect Director Donald B. Rice	For	Against	Management
1.12	Elect Director Judith M. Runstad	For	For	Management
1.13	Elect Director Stephen W. Sanger	For	For	Management
1.14	Elect Director Susan G. Swenson	For	For	Management
1.15	Elect Director John G. Stumpf	For	For	Management
1.16	Elect Director Michael W. Wright	For	Against	Management
2	Ratify Auditors	For	For	Management
3	Separate Chairman and CEO Positions	Against	For	Shareholder
4	Advisory Vote to Ratify Named Executive Officers' Compensation	Against	For	Shareholder
5	Establish SERP Policy	Against	For	Shareholder
6	Report on Racial and Ethnic Disparities in Loan Pricing	Against	Against	Shareholder
7	Report on Emission Reduction Goals	Against	For	Shareholder

WGL HOLDINGS, INC.

Ticker: WGL Security ID: 92924F106
 Meeting Date: MAR 1, 2007 Meeting Type: Annual
 Record Date: JAN 10, 2007

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1.1	Elect Director Michael D. Barnes	For	For	Management
1.2	Elect Director George P. Clancy, Jr.	For	For	Management
1.3	Elect Director J.H. Degraffenreidt, Jr	For	For	Management
1.4	Elect Director James W. Dyke, Jr.	For	For	Management
1.5	Elect Director Melvyn J. Estrin	For	For	Management
1.6	Elect Director James F. Lafond	For	For	Management
1.7	Elect Director Debra L. Lee	For	For	Management
1.8	Elect Director Karen Hastie Williams	For	For	Management
2	Ratify Auditors	For	For	Management
3	Approve Omnibus Stock Plan	For	For	Management
4	Restore or Provide for Cumulative Voting	Against	For	Shareholder
5	Separate Chairman and CEO Positions	Against	For	Shareholder
6	Disclose Information on Compensation Consultant	Against	For	Shareholder

WPS RESOURCES CORP.

Ticker: WPS Security ID: 92931B106
 Meeting Date: DEC 6, 2006 Meeting Type: Special
 Record Date: OCT 16, 2006

#	Proposal	Mgt Rec	Vote Cast	Sponsor
1	Issue Shares in Connection with an	For	For	Management

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	Acquisition			
2	Change Company Name from WPS Resources Corp. to INTEGRYS ENERGY GROUP, INC.	For	For	Management
3	Adjourn Meeting	For	For	Management

===== END NPX REPORT

- 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.

BlackRock Enhanced Dividend Achievers Trust

By: /s/ Robert S. Kapito

 Robert S. Kapito
 Principal Executive Officer

Date: August 24, 2007