

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

COHEN & STEERS TOTAL RETURN REALTY FUND INC

Form N-PX

August 25, 2006

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

FORM N-PX

ANNUAL REPORT OF PROXY VOTING RECORD OF REGISTERED MANAGEMENT INVESTMENT
COMPANY

INVESTMENT COMPANY ACT FILE NUMBER: 811-07154

NAME OF REGISTRANT: Cohen & Steers Total Return
Realty Fund

ADDRESS OF PRINCIPAL EXECUTIVE OFFICES: 280 PARK AVENUE 10TH FLOOR
New York, NY 10017

NAME AND ADDRESS OF AGENT FOR SERVICE: John E. McLean
280 PARK AVENUE 10TH FLOOR
New York, NY 10017

REGISTRANT'S TELEPHONE NUMBER: 212-832-3232

DATE OF FISCAL YEAR END: 12/31

DATE OF REPORTING PERIOD: 07/01/2005 - 06/30/2006

Cohen & Steers Total Return Realty Fund

AMERICAN CAMPUS COMMUNITIES, INC.

Agen

Security: 024835100
Meeting Type: Annual
Meeting Date: 11-May-2006
Ticker: ACC
ISIN:

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

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

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

 APARTMENT INVESTMENT AND MANAGEMENT

Agen

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

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR TERRY CONSIDINE JAMES N. BAILEY RICHARD S. ELLWOOD J. LANDIS MARTIN THOMAS L. RHODES MICHAEL A. STEIN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
02	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP TO SERVE AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR AIMCO FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For
03	TO APPROVE THE SALE OF HIGH PERFORMANCE UNITS.	Mgmt	For

 ARCHSTONE-SMITH TRUST

Agen

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

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAMES A. CARDWELL ERNEST A. GERARDI, JR. RUTH ANN M. GILLIS NED S. HOLMES ROBERT P. KOGOD JAMES H. POLK, III JOHN M. RICHMAN JOHN C. SCHWEITZER R. SCOT SELLERS ROBERT H. SMITH	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For

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

02 RATIFICATION OF APPOINTMENT OF KPMG LLP AS AUDITORS FOR THE CURRENT FISCAL YEAR. Mgmt For

 ASHFORD HOSPITALITY TRUST, INC.

 Agen

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

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

 AVALONBAY COMMUNITIES, INC.

 Agen

Security: 053484101
 Meeting Type: Annual
 Meeting Date: 17-May-2006
 Ticker: AVB
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR		
	BRYCE BLAIR	Mgmt	For
	BRUCE A. CHOATE	Mgmt	For
	JOHN J. HEALY, JR.	Mgmt	For
	GILBERT M. MEYER	Mgmt	For
	TIMOTHY J. NAUGHTON	Mgmt	For
	LANCE R. PRIMIS	Mgmt	For
	H. JAY SARLES	Mgmt	For
	ALLAN D. SCHUSTER	Mgmt	For
	AMY P. WILLIAMS	Mgmt	For
02	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP	Mgmt	For

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

AS THE COMPANY S INDEPENDENT AUDITORS FOR THE
YEAR ENDING DECEMBER 31, 2006.

BRANDYWINE REALTY TRUST

Agen

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

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

BRANDYWINE REALTY TRUST

Agen

Security: 105368203
Meeting Type: Annual
Meeting Date: 02-May-2006
Ticker: BDN
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WALTER D'ALESSIO D. PIKE ALOIAN THOMAS F. AUGUST DONALD E. AXINN WYCHE FOWLER MICHAEL J. JOYCE ANTHONY A. NICHOLS SR. MICHAEL V. PRENTISS CHARLES P. PIZZI GERARD H. SWEENEY	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For For
02	RATIFICATION OF THE AUDIT COMMITTEE S APPOINTMENT OF PRICEWATERHOUSECOOPERS, LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

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

CAMDEN PROPERTY TRUST

Agen

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

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

CEDAR SHOPPING CENTERS, INC.

Agen

Security: 150602209
 Meeting Type: Annual
 Meeting Date: 13-Jun-2006
 Ticker: CDR
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JAMES J. BURNS RICHARD HOMBURG PAUL G. KIRK, JR. EVERETT B. MILLER, III LEO S. ULLMAN BRENDA J. WALKER ROGER M. WIDMANN	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

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

 COLONIAL PROPERTIES TRUST

Agen

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

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

 DIAMONDROCK HOSPITALITY CO.

Agen

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

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

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

DIGITAL REALTY TRUST, INC.

Agen

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

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

DIGITAL REALTY TRUST, INC.

Agen

Security: 253868301
 Meeting Type: Annual
 Meeting Date: 01-May-2006
 Ticker: DLRPRB
 ISIN:

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

DUKE REALTY CORPORATION

Agen

Security: 264411505
 Meeting Type: Annual
 Meeting Date: 26-Apr-2006

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

Ticker: DRE
ISIN:

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

EDUCATION REALTY TRUST, INC.

Agen

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

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

ENTERTAINMENT PROPERTIES TRUST

Agen

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

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

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

EQUITY OFFICE PROPERTIES TRUST

Agen

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

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

EXTRA SPACE STORAGE INC.

Agen

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

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR KENNETH M. WOOLLEY	Mgmt	For

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

	ANTHONY FANTICOLA	Mgmt	For
	HUGH W. HORNE	Mgmt	For
	SPENCER F. KIRK	Mgmt	For
	JOSEPH D. MARGOLIS	Mgmt	For
	ROGER B. PORTER	Mgmt	For
	K. FRED SKOUSEN	Mgmt	For
02	RATIFICATION OF THE APPOINTMENT OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM.	Mgmt	For

GLIMCHER REALTY TRUST

Agen

Security: 379302102
Meeting Type: Annual
Meeting Date: 05-May-2006
Ticker: GRT
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR HERBERT GLIMCHER HOWARD GROSS	Mgmt Mgmt	For For
02	RATIFICATION OF THE APPOINTMENT OF BDO SEIDMAN, LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

HEALTH CARE PROPERTY INVESTORS, INC.

Agen

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

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR MARY A CIRILLO-GOLDBERG ROBERT R. FANNING, JR. JAMES F. FLAHERTY III DAVID B. HENRY MICHAEL D. MCKEE HAROLD M. MESSMER, JR. PETER L. RHEIN KENNETH B. ROATH RICHARD M. ROSENBERG	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For For

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

	JOSEPH P. SULLIVAN	Mgmt	For
02	TO APPROVE THE COMPANY S 2006 PERFORMANCE INCENTIVE PLAN.	Mgmt	For
03	TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE COMPANY S INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For
04	AT THEIR DISCRETION, THE PROXIES ARE AUTHORIZED TO CONSIDER AND VOTE UPON SUCH OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE MEETING OR ANY ADJOURNMENT THEREOF.	Mgmt	Against

HEALTH CARE REIT, INC.

Agen

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

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

HEALTHCARE REALTY TRUST INCORPORATED

Agen

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

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DAVID R. EMERY* BATEY M. GRESHAM, JR.* DAN S. WILFORD* C.R. FERNANDEZ, M.D.,** ERROL L. BIGGS, PHD** BRUCE D. SULLIVAN**	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For

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

02 PROPOSAL TO RATIFY THE APPOINTMENT OF BDO SEIDMAN, Mgmt For
 LLP AS THE COMPANY S INDEPENDENT AUDITORS.

 HERITAGE PROPERTY INVESTMENT TRUST, Agen

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

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

 HIGHLAND HOSPITALITY CORP. Agen

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

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

 HOME PROPERTIES, INC. Agen

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

 Security: 437306103
 Meeting Type: Annual
 Meeting Date: 04-May-2006
 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	For For For For For For For For For For For For
02	TO RATIFY THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2006.	Mgmt	For

 HOSPITALITY PROPERTIES TRUST

Agen

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

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

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

THE MEETING, IF NECESSARY OR APPROPRIATE, TO SOLICIT ADDITIONAL PROXIES IF THERE ARE INSUFFICIENT VOTES AT THE TIME OF THE MEETING TO APPROVE ITEMS 2, 3 AND 4.

HRPT PROPERTIES TRUST

Agen

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

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM A. LAMKIN ADAM D. PORTNOY	Mgmt Mgmt	For For
02	TO APPROVE AMENDMENTS TO OUR DECLARATION OF TRUST THAT INCREASE CERTAIN OF OUR BENEFICIAL OWNERSHIP LIMITATIONS FROM 8.5% TO 9.8% OF THE VALUE OF OUR TOTAL SHARES OUTSTANDING, AND PROVIDE THAT OUR BYLAWS MAY INCLUDE MEASURES TO ENFORCE THOSE OWNERSHIP LIMITATIONS, IN ADDITION TO THE MECHANISMS CURRENTLY PROVIDED IN OUR DECLARATION OF TRUST.	Mgmt	For
03	TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST THAT WILL PROVIDE THE BOARD OF TRUSTEES WITH THE POWER TO AMEND OUR DECLARATION OF TRUST TO CHANGE OUR NAME.	Mgmt	For
04	TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST THAT PERMITS US TO ISSUE SHARES WITHOUT CERTIFICATES.	Mgmt	For
05	TO APPROVE AN AMENDMENT TO OUR DECLARATION OF TRUST TO REMOVE OUR OBLIGATION TO DELIVER CERTAIN REPORTS TO OUR SHAREHOLDERS.	Mgmt	For
06	TO APPROVE THE ADJOURNMENT OR POSTPONEMENT OF THE MEETING, IF NECESSARY OR APPROPRIATE, TO SOLICIT ADDITIONAL PROXIES IF THERE ARE INSUFFICIENT VOTES AT THE TIME OF THE MEETING TO APPROVE ITEMS 2 THROUGH 5.	Mgmt	Against

INLAND REAL ESTATE CORPORATION

Agen

Security: 457461200
 Meeting Type: Annual
 Meeting Date: 22-Jun-2006

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

Ticker: IRC
ISIN:

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

ISTAR FINANCIAL INC.

Agen

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

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

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

KILROY REALTY CORPORATION

Agen

Security: 49427F108
 Meeting Type: Annual
 Meeting Date: 18-May-2006
 Ticker: KRC
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JOHN B. KILROY, JR. DALE F. KINSELLA	Mgmt Mgmt	For For
02	APPROVAL OF 2006 INCENTIVE AWARD PLAN	Mgmt	For

LIBERTY PROPERTY TRUST

Agen

Security: 531172104
 Meeting Type: Annual
 Meeting Date: 18-May-2006
 Ticker: LRY
 ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR WILLIAM P. HANKOWSKY DAVID L. LINGERFELT JOSE A. MEJIA JOHN A . MILLER	Mgmt Mgmt Mgmt Mgmt	For For For For
02	APPROVAL OF THE PROPOSAL TO RATIFY THE SELECTION OF ERNST & YOUNG LLP AS THE TRUST S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR 2006.	Mgmt	For
03	APPROVAL OF THE PROPOSAL TO AMEND THE TRUST S AMENDED AND RESTATED SHARE INCENTIVE PLAN, INCLUDING AN AMENDMENT TO INCREASE THE NUMBER OF SHARES AVAILABLE FOR AWARDS THEREUNDER BY 1,400,000 SHARES TO 12,826,256 SHARES.	Mgmt	For

MACK-CALI REALTY CORPORATION

Agen

Security: 554489104
 Meeting Type: Annual
 Meeting Date: 24-May-2006
 Ticker: CLI
 ISIN:

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

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR JOHN R. CALI MITCHELL E. HERSH IRVIN D. REID ROBERT F. WEINBERG	Mgmt Mgmt Mgmt Mgmt	For For For For
02	RATIFICATION OF THE APPOINTMENT OF PRICEWATERHOUSECOOPERS LLP AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For
03	APPROVAL AND ADOPTION OF A SHAREHOLDER PROPOSAL, IF PRESENTED AT THE ANNUAL MEETING, REQUESTING THAT THE COMPANY ADOPT A MAJORITY VOTE STANDARD FOR ELECTIONS OF PERSONS TO THE BOARD OF DIRECTORS OF THE COMPANY.	Shr	Against

MAGUIRE PROPERTIES INC.

Agen

Security: 559775101
Meeting Type: Annual
Meeting Date: 06-Jun-2006
Ticker: MPG
ISIN:

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT F. MAGUIRE III LAWRENCE S. KAPLAN CAROLINE S. MCBRIDE ANDREA L. VAN DE KAMP WALTER L. WEISMAN LEWIS N. WOLFF	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For
02	RATIFICATION OF THE SELECTION OF KPMG LLP AS THE COMPANY S INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM FOR THE YEAR ENDED DECEMBER 31, 2006.	Mgmt	For

MEDICAL PROPERTIES TRUST, INC.

Agen

Security: 58463J304
Meeting Type: Annual
Meeting Date: 12-Oct-2005
Ticker: MPW
ISIN:

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

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

MEDICAL PROPERTIES TRUST, INC.

Agen

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

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

MID-AMERICA APARTMENT COMMUNITIES, I

Agen

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

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

Ticker: MAA
ISIN:

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

NATIONWIDE HEALTH PROPERTIES, INC.

Agen

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

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

NEWCASTLE INVESTMENT CORP.

Agen

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

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

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

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

PRENTISS PROPERTIES TRUST

Agen

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

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

RECKSON ASSOCIATES REALTY CORP.

Agen

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

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

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

 SOVRAN SELF STORAGE, INC. Agen

Security: 84610H108
 Meeting Type: Annual
 Meeting Date: 18-May-2006
 Ticker: SSS
 ISIN:

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

 SPIRIT FINANCE CORPORATION Agen

Security: 848568309
 Meeting Type: Annual
 Meeting Date: 19-May-2006
 Ticker: SFC
 ISIN:

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

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

 STRATEGIC HOTELS & RESORTS INC. Agen

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

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT P. BOWEN MICHAEL W. BRENNAN EDWARD C. COPPOLA JOHN C. DETERDING RICHARD L. FISHER LAURENCE S. GELLER DAVID M.C. MICHELS WILLIAM A. PREZANT	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For For
02	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS INDEPENDENT AUDITORS FOR THE FISCAL YEAR ENDING DECEMBER 31, 2006.	Mgmt	For

 THE MACERICH COMPANY Agen

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

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ARTHUR M. COPPOLA JAMES S. COWNIE MACE SIEGEL	Mgmt Mgmt Mgmt	For For For
02	RATIFICATION OF THE APPOINTMENT OF DELOITTE & TOUCHE LLP AS THE COMPANY S INDEPENDENT ACCOUNTANTS FOR THE YEAR ENDING DECEMBER 31, 2006.	Mgmt	For
03	STOCKHOLDER PROPOSAL REGARDING EXECUTIVE COMPENSATION.	Shr	Against

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

U-STORE-IT TRUST

Agen

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

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

UNITED DOMINION REALTY TRUST, INC.

Agen

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

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

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

URSTADT BIDDLE PROPERTIES INC.

Agen

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

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR ROBERT R. DOUGLASS GEORGE H.C. LAWRENCE CHARLES J. URSTADT	Mgmt Mgmt Mgmt	For For For
02	TO RATIFY THE APPOINTMENT OF PKF AS THE INDEPENDENT REGISTERED PUBLIC ACCOUNTING FIRM OF THE COMPANY FOR ONE YEAR.	Mgmt	For
03	TO AMEND THE COMPANY S RESTRICTED STOCK AWARD PLAN.	Mgmt	For

VENTAS, INC.

Agen

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

Prop.#	Proposal	Proposal Type	Proposal Vote
01	DIRECTOR DEBRA A. CAFARO DOUGLAS CROCKER II JAY M. GELLERT RONALD G. GEARY CHRISTOPHER T. HANNON SHELI Z. ROSENBERG THOMAS C. THEOBALD	Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt Mgmt	For For For For For For For
02	DIRECTORS PROPOSAL: TO RATIFY THE APPOINTMENT OF ERNST & YOUNG LLP AS THE INDEPENDENT AUDITORS FOR FISCAL YEAR 2006.	Mgmt	For
03	DIRECTORS PROPOSAL: TO APPROVE THE ADOPTION OF THE VENTAS, INC. 2006 INCENTIVE PLAN.	Mgmt	For
04	DIRECTORS PROPOSAL: TO APPROVE THE ADOPTION OF THE VENTAS, INC. 2006 STOCK PLAN FOR DIRECTORS.	Mgmt	For

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

VORNADO REALTY TRUST

Agen

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

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

* Management position unknown

SIGNATURES

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

(Registrant) Cohen & Steers Total Return Realty Fund
By (Signature) /s/ Adam M. Derechin
Name Adam M. Derechin
Title President
Date 08/15/2006