



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
Office of the Secretary of State
Matthew A. Brown, Secretary of State

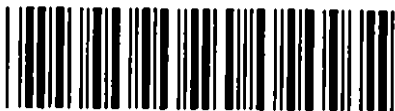
Corporations Division
100 North Main Street
Providence, RI 02903-1335
401.222.3040

PROFIT CORPORATION ANNUAL REPORT FOR THE YEAR 2005

Filing Period: January 1 - March 1 • Filing Fee: \$50.00
(FORM MUST BE TYPED OR PRINTED IN BLACK)

1. Corporate ID No. 122529		2. Name of Corporation Realty Income Corporation			
3. Street Address Principal Business Office 220 WEST CREST STREET			City ESCONDIDO	State CA	Zip 92025
4. Business Phone No. (760) 741-2111		5. State of Incorporation MARYLAND			6. SIC Code 6798
7. Brief Description of the Character of Business Conducted in Rhode Island BUY AND LEASE COMMERCIAL REAL ESTATE					
8. NAMES AND ADDRESSES OF THE OFFICERS: ("X" BOX FOR ATTACHMENT) <input checked="" type="checkbox"/> FILL IN SPACES BEFORE USING ATTACHMENTS					
President Name GARY M. MALINO			Vice President Name GREGORY J. FAHEY		
Street Address 220 W. CREST ST.			Street Address 220 W. CREST ST.		
City ESCONDIDO	State CA	Zip 92025	City ESCONDIDO	State CA	Zip 92025
Secretary Name MICHAEL R. PFEIFFER			Treasurer Name PAUL M. MEURER		
Street Address 220 W. CREST ST.			Street Address 220 W. CREST ST.		
City ESCONDIDO	State CA	Zip 92025	City ESCONDIDO	State CA	Zip 92025
9. NAMES AND ADDRESSES OF THE DIRECTORS: ("X" BOX FOR ATTACHMENT) <input type="checkbox"/> FILL IN SPACES BEFORE USING ATTACHMENTS					
Director Name WILLIAM E. CLARK			Director Name KATHLEEN ALLEN		
Street Address 220 W. CREST ST.			Street Address 220 W. CREST ST.		
City ESCONDIDO	State CA	Zip 92025	City ESCONDIDO	State CA	Zip 92025
Director Name DONALD R. CAMERON			Director Name ROGER P. KUPPINGER		
Street Address 220 W. CREST ST.			Street Address 220 W. CREST ST.		
City ESCONDIDO	State CA	Zip 92025	City ESCONDIDO	State CA	Zip 92025
10. SHARES AUTHORIZED ("X" BOX FOR ATTACHMENT) <input type="checkbox"/> AUTHORIZED SHARES			11. SHARES ISSUED ("X" BOX FOR ATTACHMENT) <input type="checkbox"/> ISSUED SHARES		
Number of Shares	Class/Series	Par Value	Number of Shares	Class/Series	Par Value
120,000,000	\$1.00 PAR VALUE Common	1.00	79,301,630	Common	1.00
	Preferred	1.00	5,100,000	Preferred	1.00

This report must be signed in ink by either the President, Vice President, Secretary, Assistant Secretary, Treasurer, Receiver or Trustee



122529

File Date **2-22-05**
Check No. **15082**
By: **2**

FOR SECRETARY OF STATE USE ONLY

Under penalty of perjury, I declare and affirm that I have examined this report, including any accompanying schedules and statements, and that all statements contained herein are true and correct.

Signature of Officer **Gregory J. Fahey** Date **02-17-05**

Print or Type Name **Vice President,
Controller**

Title of Officer

REALTY INCOME CORPORATION
220 WEST CREST STREET
ESCONDIDO, CA 92025-1707
(760) 741-2111

UPDATED: 01/04/05

Address of Officers & Directors: 220 West Crest Street, Escondido, CA 92025-1707

CORPORATE OFFICERS

Thomas A. Lewis	Vice Chairman and Chief Executive Officer
Gary M. Malino	President, and Chief Operating Officer
Paul M. Meurer	Executive V.P., CFO and Treasurer
Michael R. Pfeiffer	Executive V.P., General Counsel and Secretary
Kim S. Kundrak	Senior V. P., Portfolio Acquisitions
Mark G. Selman	Senior V. P., Portfolio Management
Gregory J. Fahey	V. P., Controller
Robert J. Israel	V. P., Research
Laura S. King	V. P., Assistant General Counsel and Assistant Secretary
Tere H. Miller	V. P., Corporate Communications
Michael K. Press	V.P., Financial Institutions
Cary Wenthur	V.P., Portfolio Acquisitions
Mitchell N. White	V.P., Business Development

DIRECTORS

William E. Clark	Chairman of the Board and Director
Thomas A. Lewis	Vice Chairman of the Board and Director
Kathleen Allen	Director
Donald R. Cameron	Director
Roger P. Kuppinger	Director
Michael D. McKee	Director
Willard H. Smith Jr	Director



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
Office of the Secretary of State
Matthew A. Brown, Secretary of State

44
Corporations Division
100 North Main Street
Providence, RI 02903-1335
401.222.3040

PROFIT CORPORATION ANNUAL REPORT FOR THE YEAR 2004

Filing Period: January 1 - March 1 • Filing Fee: \$50.00

(FORM MUST BE TYPED OR PRINTED IN BLACK)

1. Corporate ID No. 122529		2. Name of Corporation Realty Income Corporation			
3. Street Address Principal Business Office 220 WEST CREST STREET		City ESCONDIDO	State CA	Zip 92025	
4. Business Phone No. (760) 741-2111		5. State of Incorporation MARYLAND			6. SIC Code 6798
7. Brief Description of the Character of Business Conducted in Rhode Island BUY AND LEASE COMMERCIAL REAL ESTATE					
8. NAMES AND ADDRESSES OF THE OFFICERS: ("X" BOX FOR ATTACHMENT) <input checked="" type="checkbox"/> FILL IN SPACES BEFORE USING ATTACHMENTS					
President Name GARY M. MALINO			Vice President Name MARK SELMAN		
Street Address 220 WEST CREST ST.			Street Address 220 WEST CREST ST.		
City ESCONDIDO	State CA	Zip 92025	City ESCONDIDO	State CA	Zip 92025
Secretary Name MICHAEL R. PREIFFER			Treasurer Name PAUL M. MEURER		
Street Address 220 WEST CREST ST.			Street Address 220 WEST CREST ST.		
City ESCONDIDO	State CA	Zip 92025	City ESCONDIDO	State CA	Zip 92025
9. NAMES AND ADDRESSES OF THE DIRECTORS: ("X" BOX FOR ATTACHMENT) <input checked="" type="checkbox"/> FILL IN SPACES BEFORE USING ATTACHMENTS					
Director Name WILLIAM E. CLARK			Director Name KATHLEEN ALLEN		
Street Address 220 W. CREST ST.			Street Address 220 W. CREST ST.		
City ESCONDIDO	State CA	Zip 92025	City ESCONDIDO	State CA	Zip 92025
Director Name DONALD R. CAMERON			Director Name ROGER P. KUPPINGER		
Street Address 220 W. CREST ST.			Street Address 220 W. CREST ST.		
City ESCONDIDO	State CA	Zip 92025	City ESCONDIDO	State CA	Zip 92025
10. SHARES AUTHORIZED ("X" BOX FOR ATTACHMENT) <input type="checkbox"/> AUTHORIZED SHARES			11. SHARES ISSUED ("X" BOX FOR ATTACHMENT) <input type="checkbox"/> ISSUED SHARES		
Number of Shares		Class/Series	Par Value	Number of Shares	
100,000,000					
120,000,000	\$1.00 PAR VALUE	Common	1.00	37,909,086	Common
20,000,000		Preferred	1.00	4,125,700	Preferred

This report must be signed in ink by either the President, Vice President, Secretary, Assistant Secretary, Treasurer, Receiver or Trustee



* 1 2 2 5 2 9 *

File Date	2/17/04
Check No.	008416
By:	SC
FOR SECRETARY OF STATE USE ONLY	

Under penalty of perjury, I declare and affirm that I have examined this report, including any accompanying schedules and statements, and that all statements contained herein are true and correct.

Signature of Officer Gregory J. Fahey 2/4/04
Date
Print or Type Name of Officer Gregory J. Fahey
Title of Officer Vice President, Controller

REALTY INCOME CORPORATION
220 WEST CREST STREET
ESCONDIDO, CA 92025-1707
(760) 741-2111

Address of Officers & Directors: 220 West Crest Street, Escondido, CA 92025-1707

CORPORATE OFFICERS

Thomas A. Lewis	Vice Chairman and Chief Executive Officer
Gary M. Malino	President, and Chief Operating Officer
Paul M. Meurer	Executive V.P., CFO and Treasurer
Michael R. Pfeiffer	Executive V.P., General Counsel and Secretary
Kim S. Kundrak	Senior V. P., Portfolio Acquisitions
Mark G. Selman	Senior V. P., Portfolio Management
Gregory J. Fahey	V. P., Controller
Robert J. Israel	V. P., Research
Laura S. King	V. P., Assistant General Counsel and Assistant Secretary
Tere H. Miller	V. P., Corporate Communications
Cary Wenthur	V.P., Portfolio Acquisitions

DIRECTORS

William E. Clark	Chairman of the Board and Director
Thomas A. Lewis	Vice Chairman of the Board and Director
Kathleen Allen	Director
Donald R. Cameron	Director
Roger P. Kuppinger	Director
Michael D. McKee	Director
Willard H. Smith Jr	Director



PROFIT CORPORATION ANNUAL REPORT FOR THE YEAR 2003

Filing Period: January 1-March 1 • Filing Fee: \$50.00

(FORM MUST BE TYPED OR PRINTED IN BLACK)

1. Corporate ID No.

122529

2. Name of Corporation

Realty Income Corporation

3. Street Address Principal Business Office

220 WEST CREST STREET

City

ESCONDIDO

State

CA

Zip

92025

4. Business Phone No.

(760) 741-2111

5. State of Incorporation

MARYLAND

6. SIC Code

6798

7. Brief Description of the Character of Business Conducted in Rhode Island

BUY & LEASE COMMERCIAL REAL ESTATE

8. NAMES AND ADDRESSES OF THE OFFICERS (*X* BOX FOR ATTACHMENT) ☒ FILL IN SPACES BEFORE USING ATTACHMENTS

President Name

GARY M. MAHNO

Street Address

220 WEST CREST ST.

City

ESCONDIDO

State

CA

Zip

92025

Secretary Name

MICHAEL R. PEBIFFER

Street Address

220 WEST CREST ST.

City

ESCONDIDO

State

CA

Zip

92025

Vice President Name

GREGORY J. FAHEY

Street Address

220 W. CREST ST.

City

ESCONDIDO

State

CA

Zip

92025

Treasurer Name

PAUL M. MEURER

Street Address

220 W. CREST ST.

City

ESCONDIDO

State

CA

Zip

92025

9. NAMES AND ADDRESSES OF THE DIRECTORS (*X* BOX FOR ATTACHMENT) ☒ FILL IN SPACES BEFORE USING ATTACHMENTS

Director Name

WILLIAM E. CLARK

Street Address

220 W. CREST ST.

City

ESCONDIDO

State

CA

Zip

92025

Director Name

KATHLEEN ALLEN

Street Address

220 W. CREST ST.

City

ESCONDIDO

State

CA

Zip

92025

Director Name

DONALD R. CAMERON

Street Address

220 W. CREST ST.

City

ESCONDIDO

State

CA

Zip

92025

Director Name

ROGER P. KUPPINGER

Street Address

220 W. CREST ST.

City

ESCONDIDO

State

CA

Zip

92025

10. SHARES AUTHORIZED (*X* BOX FOR ATTACHMENT)

AUTHORIZED SHARES

Number of Shares

Class/Series

Par Value

120,000,000 \$1.00 PAR VALUE

Common

1.00

20,000,000

Preferred

1.00

11. SHARES ISSUED (*X* BOX FOR ATTACHMENT)

ISSUED SHARES

Number of Shares

Class/Series

Par Value

34,874,827

Common

1.00

4,125,700

Preferred

1.00

This report must be signed in ink by either the President, Vice President, Secretary, Assistant Secretary, Treasurer, Receiver or Trustee



* 1 2 2 5 2 9 *

File Date:

1.30.03

Check No.:

061127

By:

UP

FOR SECRETARY OF STATE USE ONLY

Under penalty of perjury, I declare and affirm that I have examined this report, including any accompanying schedules and statements, and that all statements contained herein are true and correct.

Signature of Officer: Gregory J. Fahey Date: 1/21/2003

Print or Type Name of Officer: Gregory J. Fahey

Title of Officer: Vice President, Controller

REALTY INCOME CORPORATION
OFFICERS/DIRECTORS GENERAL INFORMATION

CORPORATE OFFICERS

Thomas A. Lewis	Chief Executive Officer
Gary M. Malino	President, and Chief Operating Officer
Paul M. Meurer	Executive V.P., CFO and Treasurer
Michael R. Pfeiffer	Executive V.P., General Counsel and Secretary
Kim S. Kundrak	Senior V. P., Portfolio Acquisitions
Mark G. Selman	Senior V. P., Portfolio Management
Richard G. Collins	President, CFO & Secretary, Crest Net Lease
Gregory J. Fahey	V. P., Controller
Robert J. Israel	V. P., Research
Laura S. King	V. P., Assistant General Counsel and Assistant Secretary
Tere H. Miller	V. P., Corporate Communications

DIRECTORS

William E. Clark	Chairman of the Board and Director
Thomas A. Lewis	Vice Chairman of the Board and Director
Kathleen Allen	Director
Donald R. Cameron	Director
Roger P. Kuppinger	Director
Michael D. McKee	Director
Willard H. Smith Jr	Director

Address of Officers & Directors: 220 West Crest Street, Escondido, CA 92025-1707