

# TAUBMAN CENTERS INC

Filed by  
**COHEN & STEERS INC**

## **FORM SC 13G/A**

(Amended Statement of Ownership)

Filed 06/12/06

Address	200 E LONG LAKE RD SUITE 300 P O BOX 200 BLOOMFIELD HILLS, MI 48303-0200
Telephone	2482586800
CIK	0000890319
Symbol	TCO
SIC Code	6798 - Real Estate Investment Trusts
Industry	Real Estate Operations
Sector	Services
Fiscal Year	12/31

**UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION**  
Washington, D.C. 20549

**SCHEDULE 13G/A**

Under the Securities Exchange Act of 1934

\*\*\*\*EXIT FILING\*\*\*\*

(Amendment No. 11)\*

**TAUBMAN CENTERS INC.**

(Name of Issuer)

**Common**

(Title of Class of Securities)

876664103

(CUSIP Number)

**Date of Event which Requires Filing of this Statement**

May 31, 2006

Check the appropriate box to designate the rule pursuant to which the Schedule is filed:

☒ Rule 13d-1(b)

☐ Rule 13d-1(c)

☐ Rule 13d-1(d)

\* The remainder of this cover page shall be filled out for a reporting person's initial filing on this form with respect to the subject class of securities, and for any subsequent amendment containing information which would alter the disclosures provided in prior coverage.

The information required in the remainder of this cover page shall not be deemed to be "filed" for the purpose of the Securities Exchange Act of 1934 ("Act") or otherwise subject to the liabilities of that section of the Act but shall be subject to all other provisions of the Act (however, see the Notes).

SEC 1745 (12-02)

## Amendment No. 11 to Schedule 13G (continued)

CUSIP No. 876664103

-----									
1	NAME OF REPORTING PERSON S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON  Cohen & Steers, Inc. 14-1904657								
-----									
2	CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP*  (a) [ ] (b) [x]								
-----									
3	SEC USE ONLY								
-----									
4	CITIZENSHIP OR PLACE OF ORGANIZATION  New York								
-----									
NUMBER OF SHARES BENEFICIALLY OWNED BY EACH REPORTING PERSON WITH	<table border="0"> <tr> <td>5</td> <td>SOLE VOTING POWER 1,235,393</td> </tr> <tr> <td>6</td> <td>SHARED VOTING POWER 33,341</td> </tr> <tr> <td>7</td> <td>SOLE DISPOSITIVE POWER 1,819,647</td> </tr> <tr> <td>8</td> <td>SHARED DISPOSITIVE POWER 33,341</td> </tr> </table>	5	SOLE VOTING POWER 1,235,393	6	SHARED VOTING POWER 33,341	7	SOLE DISPOSITIVE POWER 1,819,647	8	SHARED DISPOSITIVE POWER 33,341
5	SOLE VOTING POWER 1,235,393								
6	SHARED VOTING POWER 33,341								
7	SOLE DISPOSITIVE POWER 1,819,647								
8	SHARED DISPOSITIVE POWER 33,341								
-----									
9	AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON  1,852,988								
-----									
10	CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES*								
-----									
11	PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9)  3.5%								
-----									
12	TYPE OF REPORTING PERSON*  HC, CO								
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\*SEE INSTRUCTIONS BEFORE FILLING OUT

## Amendment No. 11 to Schedule 13G (continued)

CUSIP No. 876664103

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1	NAME OF REPORTING PERSON S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON
	Cohen & Steers Capital Management, Inc. 13-3353336
-----	
2	CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP*
	(a) [ ]
	(b) [x]
-----	
3	SEC USE ONLY
-----	
4	CITIZENSHIP OR PLACE OF ORGANIZATION
	New York
-----	
NUMBER OF SHARES BENEFICIALLY OWNED BY EACH REPORTING PERSON WITH	5 SOLE VOTING POWER 1,235,393
	-----
	6 SHARED VOTING POWER 0
	-----
	7 SOLE DISPOSITIVE POWER 1,819,647
	-----
	8 SHARED DISPOSITIVE POWER 0
-----	
9	AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON
	1,819,647
-----	
10	CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES*
-----	
11	PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9)
	3.5%
-----	
12	TYPE OF REPORTING PERSON*
	IA, CO
-----	

\*SEE INSTRUCTIONS BEFORE FILLING OUT

## Amendment No. 11 to Schedule 13G (continued)

CUSIP No. 876664103

- 1) NAME OF REPORTING PERSON  
S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON (entities only)

Houlihan Rovers SA

- 2) CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP

(a) ☐(b) ☒

- 3) SEC USE ONLY

- 4) CITIZENSHIP OR PLACE OF ORGANIZATION

Belgium

NUMBER 5) SOLE VOTING POWER  
OF 33,341  
SHARES

BENEFICIALLY 6) SHARED VOTING POWER  
OWNED BY 0  
EACH

REPORTING 7) SOLE DISPOSITIVE POWER  
PERSON 33,341  
WITH

8) SHARED DISPOSITIVE POWER  
0

- 9) AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON

33,341

- 10) CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES ☐

- 11) PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9)

0.06%

- 12) TYPE OF REPORTING PERSON

IA

\*SEE INSTRUCTIONS BEFORE FILLING OUT!

**Item 1.**

(a) Name of Issuer:

TAUBMAN CENTERS INC.

(b) Address of Issuer's Principal Executive Offices:

200 E LONG LAKE RD  
SUITE 300  
BLOOMFIELD HILLS, MI 48303

**Item 2.**

(a) Name of Persons Filing:

Cohen & Steers, Inc.

Cohen & Steers Capital Management, Inc. Houlihan Rovers SA

(b) Address of Principal Business Office:

The principal address for Cohen & Steers Capital Management, Inc. is:

280 Park Avenue  
10th Floor  
New York, NY 10017

The principal address for Houlihan Rovers SA is:

Chausee de la Hulpe 116,

1170 Brussels, Belgium

(c) Citizenship:

Cohen & Steers, Inc: Delaware Corporations Cohen & Steers Capital Management, Inc: New York Corporation Houlihan Rovers SA: Belgium

(d) Title of Class Securities:

Common

(e) CUSIP Number:

876664103

**Item 3. If this statement is filed pursuant to Rule 13d-1(b), or**

13d-2(b), check whether the person filing is a

(a) ☐ Broker or Dealer registered under Section 15 of the Act

(b) ☐ Bank as defined in Section 3(a)(6) of the Act

(c) ☐ Insurance Company as defined in section 3(a)(19) of the Act

(d) ☐ Investment Company registered under Section 8 of the Investment Company Act

(e) ☒ An investment advisor in accordance with Section 240.13d-1(b)(1)(ii)(E)

(f) ☐ An employee benefit plan or endowment fund in accordance with 240.13d-1(b)(1)(ii)(F)

(g) ☒ A parent holding company or control person in accordance with Section 240.13d-1(b)(1)(ii)(G)

(h) ☐ A savings association as defined in Section 3(b) of the Federal Deposit Insurance Act (12 U.S.C. 1813)

(i) ☐ A church plan that is excluded from the definition of an investment company under section 3(c)(14) of the Investment Company Act of 1940 (15U.S.C. 80a-3)

(j) ☐ Group, in accordance with Section 240.13d-1(b)(1)(ii)(J)

**Item 4. OWNERSHIP:**

(a) Amount Beneficially Owned as of May 31, 2006:

See row 9 on cover sheet

(b) Percent of Class:

See row 11 on cover sheet

(c) Number of shares as to which such person has:

(i) sole power to vote or direct the vote:

See row 5 on cover sheet

(ii) shared power to vote or direct the vote:

See row 6 on cover sheet

(iii) sole power to dispose or to direct the disposition of:

See row 7 on cover sheet

(iv) shared power to dispose or direct the disposition of:

See row 8 on cover sheet

**Item 5. OWNERSHIP OF 5% OR LESS OF A CLASS**

This statement is being filed to report that as of the date hereof the reporting persons have ceased to be the beneficial owners of more than 5% of the class of securities

**Item 6. OWNERSHIP OF MORE THAN 5% ON BEHALF OF ANOTHER PERSON**

N/A

**Item 7. IDENTIFICATION AND CLASSIFICATION OF THE SUBSIDIARY WHICH ACQUIRED THE SECURITY BEING REPORTED ON BY THE PARENT HOLDING COMPANY**

Cohen & Steers, Inc holds a 100% interest in Cohen & Steers Capital Management, Inc., and investment advisor registerd under Section 203 of the Investment Advisers Act, and holds a 50% interest in Houlihan Rover SA, an investment advisor registered under Section 203 of the Investment Advisers Act.

**Item 8. IDENTIFICATION AND CLASSIFICATION OF MEMBERS OF THE GROUP**

Cohen & Steers, Inc holds a 100% interest in Cohen & Steers Capital Management, Inc., and investment advisor registerd under Section 203 of the Investment Advisers Act, and holds a 50% interest in Houlihan Rover SA, an investment advisor registered under Section 203 of the Investment Advisers Act.



**Item 9. NOTICE OF DISSOLUTION OF GROUP**

N/A

**Item 10. Certification**

By signing below I certify that, to the best of my knowledge and belief, the securities referred to above were acquired in the ordinary course of business and were not acquired for the purpose of and do not have the effect of changing or influencing the control of the issuer of such securities and were not acquired in connection with or as a participant in any transaction having such purposes or effect.

**Signature**

After reasonable inquiry and to the best of my knowledge and belief, I certify that the information set forth in this statement is true, complete and correct.

Date: May 31, 2006

Cohen & Steers, Inc. Cohen & Steers Capital Management, Inc. By:

*/s/ Robert Steers*

-----  
*Signature*

Robert H. Steers, Co-Chairman and Co-CEO Cohen & Steers Inc. Cohen & Steers Capital Management, Inc.

**Name and Title**

Houlihan Rovers SA  
By:

*/s/ Joseph Houlihan*

-----  
*Signature*

Joseph Houlihan, Managing Director Houlihan Rovers SA

**Name and Title**

**JOINT FILING AGREEMENT**

In accordance with Rule 13d-1(k) promulgated under the Securities Exchange Act of 1934, as amended, the undersigned hereby agree to the joint filing with all other Reporting Persons (as such term is defined in the Schedule 13G referred to below) on behalf of each of them of a Statement on Schedule 13G including amendments thereto) with respect to the Common Shares of TAUBMAN CENTERS INC, and that this Agreement may be included as an Exhibit to such joint filing. This Agreement may be executed in any number of counterparts, all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the undersigned hereby execute this Agreement as of May 31, 2006.

Cohen & Steers, Inc.

Cohen & Steers Capital Management, Inc. By:

*/s/ Robert Steers*

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*Signature*

Robert H. Steers, Co-Chairman and Co-CEO Cohen & Steers Inc. Cohen & Steers Capital Management, Inc.

**Name and Title**

Houlihan Rovers SA

By:

*/s/ Joseph Houlihan*

-----  
*Signature*

Joseph Houlihan, Managing Director Houlihan Rovers SA

**Name and Title**