

REGENCY CENTERS CORP  
Form 4  
December 04, 2006

**FORM 4**

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

OMB APPROVAL

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Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).

**STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES**

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940

(Print or Type Responses)

1. Name and Address of Reporting Person \*  
CARPENTER ALVIN R

2. Issuer Name and Ticker or Trading Symbol  
REGENCY CENTERS CORP  
[REG]

5. Relationship of Reporting Person(s) to Issuer

(Check all applicable)

(Last) (First) (Middle)

3. Date of Earliest Transaction (Month/Day/Year)  
12/01/2006

Director  10% Owner  
 Officer (give title below)  Other (specify below)

500 WATER STREET, 15TH FLOOR

(Street)

4. If Amendment, Date Original Filed(Month/Day/Year)

6. Individual or Joint/Group Filing(Check Applicable Line)  
 Form filed by One Reporting Person  
 Form filed by More than One Reporting Person

JACKSONVILLE, FL 32202

(City) (State) (Zip)

**Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned**

1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)	4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)	5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Ownership (Instr. 4)			
			Code	V	Amount	(A) or (D)	Price			
Common Stock	12/01/2006		M		2,377	A	\$ 64.7	46,871	D	
Common Stock	12/01/2006		M		596	A	\$ 62.7	47,467	D	
Common Stock	12/01/2006		F		2,420	D	\$ 78.98	45,047	D	

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

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SEC 1474  
(9-02)

displays a currently valid OMB control number.

**Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned**  
(e.g., puts, calls, warrants, options, convertible securities)

1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transaction Code (Instr. 8)	5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)	6. Date Exercisable and Expiration Date (Month/Day/Year)	7. Title and Amount of Underlying Securities (Instr. 3 and 4)	8. Amount or Number of Shares
Director Stock Option (right to acquire)	\$ 64.7	12/01/2006		M	422	02/23/2006 05/06/2009	Common Stock	422
Director Stock Option (right to acquire)	\$ 64.7	12/01/2006		M	426	02/23/2006 05/03/2010	Common Stock	426
Director Stock Option (right to acquire)	\$ 64.7	12/01/2006		M	951	02/23/2006 05/01/2011	Common Stock	951
Director Stock Option (right to acquire)	\$ 64.7	12/01/2006		M	578	02/23/2006 05/07/2012	Common Stock	578
Director Stock Option (right to acquire)	\$ 62.7	12/01/2006		M	596	05/09/2006 05/07/2012	Common Stock	596
Director Stock Option (right to acquire)	\$ 78.98	12/01/2006		A	76	12/01/2006 05/06/2009	Common Stock	76

acquire)

Director  
Stock  
Option (right to  
acquire)

\$ 78.98	12/01/2006	A	77	12/01/2006	05/03/2010	Common Stock	77
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Director  
Stock  
Option (right to  
acquire)

\$ 78.98	12/01/2006	A	172	12/01/2006	05/01/2011	Common Stock	172
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Director  
Stock  
Option (right to  
acquire)

\$ 78.98	12/01/2006	A	228	12/01/2006	05/07/2012	Common Stock	228
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## Reporting Owners

### Reporting Owner Name / Address

### Relationships

Director    10% Owner    Officer    Other

CARPENTER ALVIN R  
500 WATER STREET, 15TH FLOOR    X  
JACKSONVILLE, FL 32202

## Signatures

/s/ Linda Y. Kelso, Attorney-in-Fact for A.R.  
Carpenter    12/04/2006

\_\_Signature of Reporting Person

Date

## Explanation of Responses:

\* If the form is filed by more than one reporting person, *see* Instruction 4(b)(v).

\*\* Intentional misstatements or omissions of facts constitute Federal Criminal Violations. *See* 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure.

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