

REGENCY CENTERS CORP

Form 4

December 16, 2004

FORM 4**UNITED STATES SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549**

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

OMB APPROVAL

OMB
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(Print or Type Responses)

1. Name and Address of Reporting Person *
STEIN MARTIN E JR

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)
121 W FORSYTH ST, STE 200
(Street)

3. Date of Earliest Transaction
(Month/Day/Year)
12/14/2004

☐ Director ☐ 10% Owner
☒ Officer (give title below) ☐ Other (specify below)
Chairman and CEO

JACKSONVILLE, FL 32202

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

(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 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 Indirect Beneficial Ownership (Instr. 4)
			Code	V	Amount (A) or (D)	Price	
Common Stock	12/14/2004		M		7,813	A \$ 26.4	474,638 D
Common Stock	12/14/2004		M		90,425	A \$ 44.94	565,063 D
Common Stock	12/14/2004		F		86,012	D \$ 54.05	479,051 D
Common Stock							160,263 I Note 1 ⁽¹⁾
Common Stock							415,382 I Note 2 ⁽²⁾

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Common Stock 4,000 I Note 3 ⁽³⁾

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

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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 Security (Instr. 3 and 4)	8. Amount or Value of Underlying Security (Instr. 3 and 4)
				Code	V (A) (D)	Date Exercisable Expiration Date	Title	Amount or Value of Underlying Security
Employee Stock Option (right to buy)	\$ 26.4	12/14/2004		M	7,813	12/14/2002 12/14/2011	Common Stock	7,813
Employee Stock Option (right to buy)	\$ 44.94	12/14/2004		M	54,663	03/19/2004 01/15/2007	Common Stock	54,663
Employee Stock Option (right to buy)	\$ 44.94	12/14/2004		M	35,762	03/19/2004 12/15/2008	Common Stock	35,762
Employee Stock Option (right to buy)	\$ 54.05	12/14/2004		A	5,273	12/14/2004 12/14/2011	Common Stock	5,273
Employee Stock Option (right to buy)	\$ 52.05	12/14/2004		A	48,808	12/14/2004 01/15/2007	Common Stock	48,808
	\$ 54.05	12/14/2004		A	31,931	12/14/2004 01/15/2008		31,931

Employee
Stock
Option
(right to
buy)

Common
Stock

Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
STEIN MARTIN E JR 121 W FORSYTH ST STE 200 JACKSONVILLE, FL 32202	X		Chairman and CEO	

Signatures

/s/ Linda Y. Kelso, Attorney-in-Fact for Martin E.
Stein, Jr.

12/16/2004

__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).
- (1) By a limited partnership, the general partner of which is controlled by Mr. Stein's family.
- (2) By two general partnerships in which Mr. Stein is a general partner.
- (3) By a trust for Mr. Stein's benefit.

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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