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REGENCY CENTERS CORP  
Form SC 13D/A  
May 15, 2002

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SECURITIES AND EXCHANGE COMMISSION  
WASHINGTON, D.C. 20549

SCHEDULE 13D  
Under the Securities Exchange Act of 1934  
(Amendment No. 16)

-----

REGENCY CENTERS CORPORATION  
(FORMERLY REGENCY REALTY CORPORATION)  
(Name of Issuer)

COMMON STOCK, PAR VALUE \$0.01 PER SHARE  
(Title of class of securities)

758849 10 3  
(CUSIP number)

NANCY E. BARTON, ESQ.  
GENERAL ELECTRIC CAPITAL CORPORATION  
260 LONG RIDGE ROAD  
STAMFORD, CONNECTICUT 06927  
(203) 357-4000  
(Name, address and telephone number of person authorized  
to receive notices and communications)

WITH A COPY TO:

RAYMOND O. GIETZ, ESQ.  
WEIL, GOTSHAL & MANGES LLP  
767 FIFTH AVENUE  
NEW YORK, NEW YORK 10153

MAY 14, 2002  
(Date of event which requires filing of this statement)

If the filing person has previously filed a statement on Schedule 13G to report the acquisition which is the subject of this Schedule 13D, and is filing this schedule because of Rule 13d-1(e), 13d-1(f) or 13d-1(g), check the following box [ ].

Note: Schedules filed in paper format shall include a signed original and five copies of the schedule, including all exhibits. See Rule 13d-7(b) for other parties to whom copies are to be sent.

\* 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 disclosures provided in a prior cover page.

The information required on the remainder of this cover page shall not be deemed to be "filed" for the purposes of Section 18 of the Securities Exchange Act of 1934 (the "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.)

(Continued on following pages)  
(Page 1 of 32 pages)

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 CUSIP number 758849 10 3 13D  
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-----  
 1 NAME OF REPORTING PERSON: SECURITY CAPITAL  
 S.S. OR I.R.S. IDENTIFICATION NO.  
 OF ABOVE PERSON:  
 -----

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

-----  
 3 SEC USE ONLY  
 -----

-----  
 4 SOURCE OF FUNDS: BK, OO  
 -----

-----  
 5 CHECK BOX IF DISCLOSURE OF LEGAL PROCEEDINGS IS REQUIRED PURSUANT TO ITEM  
 -----

-----  
 6 CITIZENSHIP OR PLACE OF ORGANIZATION: MARYLAND  
 -----

-----  
 NUMBER OF 7 SOLE VOTING POWER:  
 SHARES  
 -----

-----  
 BENEFICIALLY 8 SHARED VOTING POWER:  
 OWNED BY  
 -----

-----  
 EACH 9 SOLE DISPOSITIVE POWER:  
 REPORTING  
 -----

-----  
 PERSON WITH 10 SHARED DISPOSITIVE POWER:  
 -----

-----  
 11 AGGREGATE AMOUNT BENEFICIALLY OWNED BY REPORTING PERSON:  
 -----

-----  
 12 CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (11) EXCLUDES CERTAIN SHARES:  
 -----

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

-----  
 14 TYPE OF REPORTING PERSON: CO  
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 CUSIP number 758849 10 3 13D  
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-----  
 1 NAME OF REPORTING PERSON: SC CAPITAL INCOR  
 S.S. OR I.R.S. IDENTIFICATION NO.  
 OF ABOVE PERSON:  
 -----

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

-----  
 3 SEC USE ONLY  
 -----

-----  
 4 SOURCE OF FUNDS: BK, OO  
 -----

-----  
 5 CHECK BOX IF DISCLOSURE OF LEGAL PROCEEDINGS IS REQUIRED PURSUANT TO ITEM  
 -----

-----  
 6 CITIZENSHIP OR PLACE OF ORGANIZATION: NEVADA  
 -----

-----  
 NUMBER OF 7 SOLE VOTING POWER:  
 SHARES  
 -----

-----  
 BENEFICIALLY 8 SHARED VOTING POWER:  
 OWNED BY  
 -----

-----  
 EACH 9 SOLE DISPOSITIVE POWER:  
 REPORTING  
 -----

-----  
 PERSON WITH 10 SHARED DISPOSITIVE POWER:  
 -----

-----  
 11 AGGREGATE AMOUNT BENEFICIALLY OWNED BY REPORTING PERSON:  
 -----

-----  
 12 CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (11) EXCLUDES CERTAIN SHARES:  
 -----

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

-----  
 14 TYPE OF REPORTING PERSON: CO  
 -----

3

-----  
 CUSIP number 758849 10 3 13D  
 -----

-----  
 1 NAME OF REPORTING PERSON: SC REALTY INCORP  
 -----

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S.S. OR I.R.S. IDENTIFICATION NO.  
OF ABOVE PERSON:

2	CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP:	
3	SEC USE ONLY	
4	SOURCE OF FUNDS:	BK, OO
5	CHECK BOX IF DISCLOSURE OF LEGAL PROCEEDINGS IS REQUIRED PURSUANT TO ITEM	
6	CITIZENSHIP OR PLACE OF ORGANIZATION:	NEVADA
NUMBER OF SHARES	7	SOLE VOTING POWER:
BENEFICIALLY OWNED BY	8	SHARED VOTING POWER:
EACH REPORTING	9	SOLE DISPOSITIVE POWER:
PERSON WITH	10	SHARED DISPOSITIVE POWER:
11	AGGREGATE AMOUNT BENEFICIALLY OWNED BY REPORTING PERSON:	
12	CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (11) EXCLUDES CERTAIN SHARES:	
13	PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (11):	
14	TYPE OF REPORTING PERSON:	CO

4

CUSIP number 758849 10 3 13D

1	NAME OF REPORTING PERSON: S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON:	SECURITY CAPITAL
2	CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP:	
3	SEC USE ONLY	

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4 SOURCE OF FUNDS: BK, 00

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5 CHECK BOX IF DISCLOSURE OF LEGAL PROCEEDINGS IS REQUIRED PURSUANT TO ITEM

-----

6 CITIZENSHIP OR PLACE OF ORGANIZATION: MARYLAND

-----

NUMBER OF 7 SOLE VOTING POWER:  
SHARES

-----

BENEFICIALLY 8 SHARED VOTING POWER:  
OWNED BY

-----

EACH 9 SOLE DISPOSITIVE POWER:  
REPORTING

-----

PERSON WITH 10 SHARED DISPOSITIVE POWER:

-----

11 AGGREGATE AMOUNT BENEFICIALLY OWNED BY REPORTING PERSON:

-----

12 CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (11) EXCLUDES CERTAIN SHARES:

-----

13 PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (11):

-----

14 TYPE OF REPORTING PERSON: CO

-----

5

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CUSIP number 758849 10 3 13D

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1 NAME OF REPORTING PERSON: SECURITY CAPITAL  
S.S. OR I.R.S. IDENTIFICATION NO.  
OF ABOVE PERSON:

-----

2 CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP:

-----

3 SEC USE ONLY

-----

4 SOURCE OF FUNDS: BK, 00

-----

5 CHECK BOX IF DISCLOSURE OF LEGAL PROCEEDINGS IS REQUIRED PURSUANT TO ITEM

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6	CITIZENSHIP OR PLACE OF ORGANIZATION:	MARYLAND
	NUMBER OF SHARES	7 SOLE VOTING POWER:
	BENEFICIALLY OWNED BY EACH REPORTING PERSON WITH	8 SHARED VOTING POWER: 9 SOLE DISPOSITIVE POWER: 10 SHARED DISPOSITIVE POWER:
11	AGGREGATE AMOUNT BENEFICIALLY OWNED BY REPORTING PERSON:	
12	CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (11) EXCLUDES CERTAIN SHARES:	
13	PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (11):	
14	TYPE OF REPORTING PERSON:	CO

6

CUSIP number	758849 10 3	13D
1	NAME OF REPORTING PERSON: S.S. OR I.R.S. IDENTIFICATION NO. OF ABOVE PERSON:	GE CAPITAL INTER
2	CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP:	
3	SEC USE ONLY	
4	SOURCE OF FUNDS:	BK, OO
5	CHECK BOX IF DISCLOSURE OF LEGAL PROCEEDINGS IS REQUIRED PURSUANT TO ITEM	
6	CITIZENSHIP OR PLACE OF ORGANIZATION:	DELAWARE
	NUMBER OF	7 SOLE VOTING POWER:

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SHARES

BENEFICIALLY OWNED BY

8

SHARED VOTING POWER:

EACH REPORTING

9

SOLE DISPOSITIVE POWER:

PERSON WITH

10

SHARED DISPOSITIVE POWER:

11

AGGREGATE AMOUNT BENEFICIALLY OWNED BY REPORTING PERSON:

12

CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (11) EXCLUDES CERTAIN SHARES:

13

PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (11):

14

TYPE OF REPORTING PERSON:

CO

7

CUSIP number

758849 10 3

13D

1

NAMES OF REPORTING PERSONS:  
I.R.S. IDENTIFICATION NOS.  
OF ABOVE PERSONS:

GENERAL ELECTRIC

2

CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP:

3

SEC USE ONLY

4

SOURCE OF FUNDS:

BK, OO

5

CHECK BOX IF DISCLOSURE OF LEGAL PROCEEDINGS IS REQUIRED PURSUANT TO ITEM

6

CITIZENSHIP OR PLACE OF ORGANIZATION:

DELAWARE

NUMBER OF SHARES

7

SOLE VOTING POWER:

BENEFICIALLY OWNED BY

8

SHARED VOTING POWER:

EACH REPORTING

9

SOLE DISPOSITIVE POWER:

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PERSON WITH 10 SHARED DISPOSITIVE POWER:

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11 AGGREGATE AMOUNT BENEFICIALLY OWNED BY REPORTING PERSON:

-----

12 CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (11) EXCLUDES CERTAIN SHARES:

-----

13 PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (11):

-----

14 TYPE OF REPORTING PERSON: CO

-----

8

-----

CUSIP number 758849 10 3 13D

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1 NAMES OF REPORTING PERSONS: GENERAL ELECTRIC  
I.R.S. IDENTIFICATION NOS.  
OF ABOVE PERSONS:

-----

2 CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP:

-----

3 SEC USE ONLY

-----

4 SOURCE OF FUNDS: NOT APPLICABLE

-----

5 CHECK BOX IF DISCLOSURE OF LEGAL PROCEEDINGS IS REQUIRED PURSUANT TO ITEM

-----

6 CITIZENSHIP OR PLACE OF ORGANIZATION: DELAWARE

-----

NUMBER OF 7 SOLE VOTING POWER:  
SHARES

-----

BENEFICIALLY 8 SHARED VOTING POWER:  
OWNED BY

-----

EACH 9 SOLE DISPOSITIVE POWER:  
REPORTING

-----

PERSON WITH 10 SHARED DISPOSITIVE POWER:

-----

11 AGGREGATE AMOUNT BENEFICIALLY OWNED BY REPORTING PERSON:

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-----  
 12 CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (11) EXCLUDES CERTAIN SHARES:  
 -----  
 13 PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (11):  
 -----  
 14 TYPE OF REPORTING PERSON: CO  
 -----

9

-----  
 CUSIP number 758849 10 3 13D  
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-----  
 1 NAMES OF REPORTING PERSONS: GENERAL ELECTRIC  
 I.R.S. IDENTIFICATION NOS.  
 OF ABOVE PERSONS:  
 -----  
 2 CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP:  
 -----  
 3 SEC USE ONLY  
 -----  
 4 SOURCE OF FUNDS: NOT APPLICABLE  
 -----  
 5 CHECK BOX IF DISCLOSURE OF LEGAL PROCEEDINGS IS REQUIRED PURSUANT TO ITEM  
 -----  
 6 CITIZENSHIP OR PLACE OF ORGANIZATION: NEW YORK  
 -----

-----  
 NUMBER OF 7 SOLE VOTING POWER:  
 SHARES  
 -----  
 BENEFICIALLY 8 SHARED VOTING POWER:  
 OWNED BY  
 -----  
 EACH 9 SOLE DISPOSITIVE POWER:  
 REPORTING  
 -----  
 PERSON WITH 10 SHARED DISPOSITIVE POWER:  
 -----

-----  
 11 AGGREGATE AMOUNT BENEFICIALLY OWNED BY REPORTING PERSON:  
 -----  
 12 CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (11) EXCLUDES CERTAIN SHARES:  
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13 PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (11):

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14	TYPE OF REPORTING PERSON:	CO
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This Amendment No. 16 ("Amendment No. 16") is filed by Security Capital Group Incorporated, a Maryland corporation (f/k/a Security Capital Realty Incorporated) ("Security Capital Group"), SC Capital Incorporated, a Nevada corporation ("SC Capital") and a wholly owned subsidiary of Security Capital Group, SC Realty Incorporated, a Nevada corporation ("SC-Realty") and a wholly owned subsidiary of SC Capital, Security Capital Operations Incorporated, a Maryland corporation ("Operations") and a wholly owned subsidiary of SC-Realty, Security Capital Shopping Mall Business Trust, a Maryland real estate investment trust and a subsidiary of Operations (f/k/a Midwest Mixed-Use Realty Investors Trust) ("Midwest" and, together with Security Capital Group, SC Capital, SC-Realty and Operations, the "Original Reporting Persons"), General Electric Company, a New York corporation ("GE"), General Electric Capital Services, Inc., a Delaware corporation ("GECS") and a wholly owned subsidiary of GE, General Electric Capital Corporation, a Delaware corporation ("GECC") and a wholly owned subsidiary of GECS, and GE Capital International Holdings Corporation, a Delaware corporation and a wholly owned subsidiary of GECC ("GE Holdings" and, together with GE, GECS and GECC, the "Additional Reporting Persons"). The Additional Reporting Persons and the Original Reporting Persons are hereinafter referred to collectively as the "Reporting Persons".

This Amendment No. 16 amends the Schedule 13D originally filed by Security Capital U.S. Realty and Security Capital Holdings S.A. on June 21, 1996 (as previously amended, the "Schedule 13D"). This Amendment No. 16 relates to shares of common stock, par value \$0.01 per share ("Common Stock"), of Regency Centers Corporation, a Florida corporation (f/k/a Regency Realty Corporation) ("Regency"). Capitalized terms used herein without definition shall have the meanings ascribed thereto in the Schedule 13D, as amended.

ITEM 2. IDENTITY AND BACKGROUND.

Item 2 of the Schedule 13D hereby is amended as follows:

Upon the completion of the Merger of Merger Sub with and into Security Capital Group on May 14, 2002, Security Capital Group survived the Merger and became a wholly owned subsidiary of GE Holdings. As a result of the Merger, the Additional Reporting Persons have been added to the Schedule 13D as Reporting Persons.

GE Holdings is a Delaware corporation with its principal executive offices located at 1600 Summer Street, Stamford, Connecticut 06905. GE Holdings is a holding company which owns all the common stock of Security Capital Group and other subsidiaries.

GECC, together with its affiliates, operates primarily in the financing industry and, to a lesser degree, in the life insurance and property/casualty insurance industries and maintains its principal executive offices at 260 Long Ridge Road, Stamford, Connecticut 06927.

GECS is a Delaware corporation with its principal executive offices located at 260 Long Ridge Road, Stamford, Connecticut 06927. GECS is a holding company which owns all the common stock of GECC and other subsidiaries.

GE is a New York corporation with its principal executive office located at 3135 Easton Turnpike, Fairfield, Connecticut 06431. GE engages in providing a wide variety of industrial, commercial and consumer products and services.

For information with respect to the identity and background of each executive officer and director of each of the Additional Reporting Persons, see Schedules 1 through 4 (the "Additional Reporting Person Schedules") which are attached hereto as Exhibit 16 and are hereby incorporated herein by reference.

At the Effective Time of the Merger, the Board of Directors of Security Capital Group became comprised of the individual listed on Schedule 5 to Exhibit 16.

During the last five years, none of the Additional Reporting Persons, nor, to the best of their knowledge, any person identified in the Additional Reporting Person Schedules has been (i) convicted of any criminal proceeding (excluding traffic violations or similar misdemeanors) or (ii) a party to a civil proceeding of a judicial or administrative body of competent jurisdiction and as a result of such proceeding was or is subject to a judgment, decree or final order enjoining future violations of, or prohibiting or mandating activities subject to federal or state securities laws or finding any violation with respect to such laws.

ITEM 4. PURPOSE OF TRANSACTION.

Item 4 of the Schedule 13D hereby is amended to add the following:

On May 14, 2002, at the Group Stockholder Meeting, the stockholders of Security Capital Group, by a majority of all votes entitled to be cast, approved and adopted the Merger Agreement and the Merger. On May 14, 2002, Articles of Merger (the "Articles of Merger") between Security Capital Group and Merger Sub were filed with the State Department of Assessments and Taxation of Maryland. The Merger became effective as of the date and time of the filing of the Articles of Merger.

Security Capital Group continues to be the beneficial owner of Regency Common Stock, and any action or discussions taken in such connection will be subject to and conducted in accordance with all applicable legal rules and contractual agreements to which Security Capital Group is subject or which otherwise apply to the purchase or sale of Regency Common Stock. Subject to these requirements and limitations, however, Security Capital Group reserves all of its rights with respect to its investment intent as previously described in this Schedule 13D.

ITEM 5. INTEREST IN SECURITIES OF THE ISSUER.

At the Effective Time of the Merger, Midwest owned 34,273,236 shares of Common Stock, representing approximately 59.0% of the outstanding Common Stock (based upon the reported number of outstanding shares

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Form 10-K/A for the year ended December 31, 2001). Operations, SC-Realty, SC Capital, Security Capital Group and, solely for purposes of Section 13(d) of the Exchange Act and Rule 13d-3 promulgated thereunder, GE Holdings and GECC, also may be deemed to beneficially own such Common Stock. However, the filing of this statement shall not be construed as an admission that GECS or GE are, for purposes of Section 13(d) of the Exchange Act, or Rule 13d-3 promulgated thereunder, the beneficial owner of any of the shares of Common Stock covered by this statement.

No transactions in shares of Common Stock were effected by any of the Reporting Persons, or, to the best of their knowledge, any of the persons identified in the Additional Reporting Person Schedules, during the 60 days prior to the date hereof.

ITEM 7. MATERIAL TO BE FILED AS EXHIBITS.

Exhibit 16 Name, Business Address, and Present Principal Occupation of Each Executive Officer and Director of General Electric Company, General Electric Capital Services, Inc., General Electric Capital Corporation, and GE International Holdings Corporation.

Exhibit 17 Joint Filing Agreement, dated as of May 15, 2002, by and among General Electric Company, General Electric Capital Services, Inc., General Electric Capital Corporation, GE International Holdings Corporation, Security Capital Group Incorporated, SC Capital Incorporated, SC Realty Incorporated, Security Capital Operations Incorporated, and Security Capital Shopping Mall Business Trust.

SIGNATURES

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

Dated: May 15, 2002

GENERAL ELECTRIC COMPANY\*

By: /s/ Nancy E. Barton

-----  
Name: Nancy E. Barton  
Title: Attorney-in-Fact

GENERAL ELECTRIC CAPITAL SERVICES, INC.

By: /s/ Nancy E. Barton

-----  
Name: Nancy E. Barton  
Title: Senior Vice President

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GENERAL ELECTRIC CAPITAL CORPORATION

By: /s/ Nancy E. Barton

-----  
Name: Nancy E. Barton  
Title: Senior Vice President

GE CAPITAL INTERNATIONAL HOLDINGS CORPORATION

By: /s/ Sarah Graber

-----  
Name: Sarah Graber  
Title: Vice President and Assistant Secretary

SECURITY CAPITAL GROUP INCORPORATED

By: /s/ Jeffrey A. Klopf

-----  
Name: Jeffrey A. Klopf  
Title: Senior Vice President and Secretary

-----  
\* Power of attorney, dated as of February 22, 2000, by General Electric Company is hereby incorporated by reference to Schedule 13D for Luxtec Corporation, filed March 12, 2001 by GE Capital Equity Investments, Inc.

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SC CAPITAL INCORPORATED

By: /s/ Jeffrey A. Klopf

-----  
Name: Jeffrey A. Klopf  
Title: Secretary

SC REALTY INCORPORATED

By: /s/ Jeffrey A. Klopf

-----  
Name: Jeffrey A. Klopf  
Title: Secretary

SECURITY CAPITAL OPERATIONS INCORPORATED

By: /s/ Jeffrey A. Klopf

-----  
Name: Jeffrey A. Klopf  
Title: Secretary

SECURITY CAPITAL SHOPPING MALL BUSINESS TRUST

By: /s/ Jeffrey A. Klopf

-----  
Name: Jeffrey A. Klopf  
Title: Secretary

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EXHIBIT INDEX

Exhibit No. -----	Description -----
16	Name, Business Address, and Present Principal Occupation of Each Executive Officer and Director of General Electric Company, General Electric Capital Services, Inc., General Electric Capital Corporation, and GE International Holdings Corporation.
17	Joint Filing Agreement, dated as of May 15, 2002, by and among General Electric Company, General Electric Capital Services, Inc., General Electric Capital Corporation, GE International Holdings Corporation, Security Capital Group Incorporated, SC Capital Incorporated, SC Realty Incorporated, Security Capital Operations Incorporated, and Security Capital Shopping Mall Business Trust.

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