

STEIN MARTIN E JR  
Form 4  
February 12, 2007

**FORM 4**

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

OMB APPROVAL

OMB Number: 3235-0287  
Expires: January 31, 2005  
Estimated average burden hours per response... 0.5

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 \*  
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)  
02/08/2007

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 (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: Indirect Beneficial Ownership (Instr. 4)
			Code	V	Amount or Price		
Common Stock	02/08/2007		M		7,813 A \$ 26.4	D	
Common Stock	02/08/2007		M		19,169 A \$ 45.95	D	
Common Stock	02/08/2007		M		93,724 A \$ 51.36	D	
Common Stock	02/08/2007		M		64,620 A \$ 52.8	D	
Common Stock	02/08/2007		M		5,273 A \$ 54.05	D	

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Common Stock	02/08/2007	M	12,377	A	\$ 54.52	725,756	D	
Common Stock	02/08/2007	F	144,339	D	\$ 92.79	581,417	D	
Common Stock	02/05/2007	G	112	D	\$ 0	581,305	D	
Common Stock	02/08/2007	G	20,000	D	\$ 0	561,305	D	
Common Stock						6,053	I	Note 1 <sup>(1)</sup>
Common Stock						160,263	I	Note 2 <sup>(2)</sup>
Common Stock						415,382	I	Note 3 <sup>(3)</sup>
Common Stock						4,000	I	Note 4 <sup>(4)</sup>

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

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SEC 1474  
(9-02)

**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)		
				Code	V (A) (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares
Employee Stock Option (right to acquire)	\$ 26.4	02/08/2007		M	7,813	12/14/2002 12/14/2011	Common Stock	7,813	
Employee Stock Option (right to	\$ 45.95	02/08/2007		M	19,169	09/20/2004 12/14/2009	Common Stock	19,169	

acquire)									
Employee Stock Option (right to acquire)	\$ 51.36	02/08/2007	M	93,724	01/17/2006	01/17/2015	Common Stock	93,724	
Employee Stock Option (right to acquire)	\$ 52.8	02/08/2007	M	18,139	12/09/2004	12/14/2009	Common Stock	18,139	
Employee Stock Option (right to acquire)	\$ 52.8	02/08/2007	M	36,135	12/09/2004	01/01/2011	Common Stock	36,135	
Employee Stock Option (right to acquire)	\$ 52.8	02/08/2007	M	10,346	12/09/2004	12/14/2011	Common Stock	10,346	
Employee Stock Option (right to acquire)	\$ 54.05	02/08/2007	M	5,273	12/14/2004	12/14/2011	Common Stock	5,273	
Employee Stock Option (right to acquire)	\$ 54.52	02/08/2007	M	12,377	12/31/2004	01/01/2011	Common Stock	12,377	

## 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. 02/12/2007

\_\_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) As custodian for minor children.
- (2) By a limited partnership, the general partner of which is controlled by Mr. Stein's family.
- (3) By two general partnerships in which Mr. Stein is a general partner.
- (4) 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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