

Paras Madho
Manager
Securities Operations

New York Stock Exchange, Inc.
20 Broad Street
New York, NY 10005



04039845

tel: 212.656.5026
fax: 212.656.5893
pmadho@nyse.com

NYSE

Cert NYS

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August 27, 2004

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Mr. Brian Johnson
Branch Chief
Securities and Exchange Commission
Branch of Filer Support 2
Room 1004 -- STOP/1-4
450 Fifth Street, NW
Judiciary Plaza
Washington, DC 20549

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THOMSON
FINANCIAL

Dear Mr. Johnson:

The New York Stock Exchange certifies approval for listing and registration under the Securities Exchange Act of 1934, REGENCY CENTERS CORPORATION, Depositary Shares (Each representing 1/10 of a share of 7.25% Series 4 Cumulative Redeemable Preferred Stock, Liquidation Preference \$25.00 per Depositary Share, par value \$0.01 per share and requests immediate acceleration of registration. Adequate distribution assured. Form 8-A received on August 27, 2004. Tentative listing date – August 31, 2004.

Sincerely,

Paras Madho