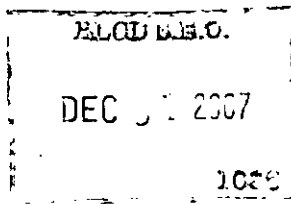


Paras Madho
Director

Securities Operations



NYSE Group, Inc. | 20 Broad Street
New York, New York 10005
1 212.656.5026 | 1 212.656.5891
pmadho@nyse.com

December 31, 2007

CERTNYS
001-17298

Ms. Velma T. Smith
Branch Chief
Securities and Exchange Commission
Branch of Filer Support 2
Room 2531
100 F Street, NE
Washington, DC 20549



Dear Ms. Smith:

The New York Stock Exchange certifies approval for listing and registration under the Securities Exchange Act of 1934, Regency Centers Corporation, 7.25% Series 4 Cumulative Redeemable Preferred Stock, Par Value \$0.01 per Share, Liquidation Preference \$25.00 per Share and requests immediate acceleration of registration. Adequate distribution assured. Form 8-A received on December 20, 2007. Tentative listing date – January 2, 2008.

Sincerely,

PROCESSED

JAN 25 2008

**THOMSON
FINANCIAL**

END