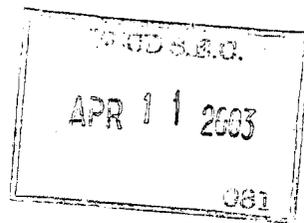




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Ceat Nys
NYSE



1-12298

April 11, 2003

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

PROCESSED

APR 14 2003

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 7.45% Series 3 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 April 11, 2003. Tentative listing date – April 15, 2003.

Sincerely,