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NAME: RRC FL THREE, INC.

AUDIT NUMBER.....H96000015640

DOC TYPE.....BASIC AMENDMENT

CERT. OF STATUS..0

PAGES.....1

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ARTICLES OF AMENDMENT
OF
RRC FL THREE, INC.
(To reflect name change to Regency Centers, Inc.)

Pursuant to Sections 607.1001, 607.1003, 607.1004, and 607.1006, Florida Business Corporation Act, the following provisions of the Articles of Incorporation of RRC FL Three, Inc., a Florida corporation, filed in Tallahassee on October 29, 1993 effective October 28, 1993, be and they hereby are amended in the following particulars:

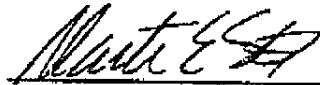
Article I, Section 1 be and it hereby is amended to read as follows:

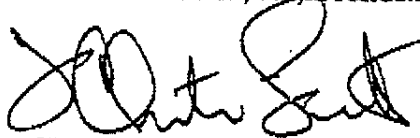
"ARTICLE I

Section 1.1 The name of this corporation is Regency Centers, Inc."

The foregoing amendment was adopted by the Stockholders and Directors of the corporation on the 31st day of October, 1996. The only voting group entitled to vote on the adoption of the Amendment consists of the holders of the corporation's common stock. The number of votes cast by such voting group was sufficient for approval by that voting group.

IN WITNESS WHEREOF, the undersigned President and Secretary of this corporation have executed these Articles of Amendment this 31st day of October, 1996.


Martin E. Stein, Jr., President


J. Christian Leavitt, Secretary

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

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FILED