NEWMAN WILLIAM

Form 4

Common

Common

Common

Stock

Stock

Stock

December	21, 2006												
FORM 4 UNITED STATES SECURITIES AND EXCHANGE COMMISSION									OMB APPROVAL				
Washington, D.C. 20549									Number	3235-0287			
	Check this box if no longer GENATION OF CHANGES IN DESCRIPTION OF CHA								Expires:	January 31,			
subject Section Form 4 Form 5	to SIATE 16. or Filed pu			SECU	JRITIE	S	OWNERSHIP OF ange Act of 1934,	Estimate	ed average nours per				
obligations may continue. See Instruction 1(b). 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	e Responses)												
NEWMAN WILLIAM Symbol NEW				er Name a PLAN E T INC []	XCEL F			5. Relationship of Reporting Person(s) to Issuer (Check all applicable)					
(Last)	(First)				Transacti	on		X Director 10% Owner					
· · · · · · · · · · · · · · · · · · ·				/Day/Year 2006)			X Officer (give title Other (specify below) Chairman of the Board					
(Street) 4. If A				nendment,	Date Orig	inal		6. Individual or 3	6. Individual or Joint/Group Filing(Check				
Filed(M NEW YORK, NY 10036				onth/Day/Y	ear)			Applicable Line) _X_ Form filed by Form filed by Person	by One Reporting Person by More than One Reporting				
(City)	(State)	(Zip)	Tal	ble I - Noi	1-Derivati	ve Sec	curities	Acquired, Disposed	of, or Benefi	cially Owned			
1.Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	nsaction Date 2A. Deemed h/Day/Year) Execution Date, if any (Month/Day/Year)			4. Secur onAcquire Dispose (Instr. 3,	d (A) of (D) 4 and (A) or))	5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)		7. Nature of Indirect Beneficial Ownership (Instr. 4)			
Common Stock	12/19/2006			J	8,949 (1)	D	(2)	1,462,647.0604 (3)	D				

39,627

25,742.0392

5,356.243

I

I

Ι

By Spouse

By

By 401(k) Plan

Granddaughter

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

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

SEC 1474 (9-02)

9. Nu Deriv Secur Bene Own Follo Repo Trans

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned (e.g., puts, calls, warrants, options, convertible securities)

 Title of 	2.	3. Transaction Date	3A. Deemed	4.		5.	6. Date Exerc	cisable and	7. Tit	le and	8. Price of
Derivative	Conversion	(Month/Day/Year)	Execution Date, if	Transactio		Number	Expiration Date		Amount of		Derivative
Security	or Exercise		any	Code		of	(Month/Day/	Year)	Unde	rlying	Security
(Instr. 3)	Price of		(Month/Day/Year)	(Instr.	8)	Derivative	•		Secur	ities	(Instr. 5)
	Derivative		•			Securities			(Instr	. 3 and 4)	
	Security					Acquired			`		
	Ĭ					(A) or					
						Disposed					
						of (D)					
						(Instr. 3,					
						4, and 5)					
						, ,					
										Amount	
							Date	Expiration		or	
							Exercisable Date	•	Title	Number	
								Date		of	
				Code	V	(A) (D)				Shares	

Reporting Owners

Reporting Owner Name / Address Relationships

Director 10% Owner Officer Other

NEWMAN WILLIAM C/O NEW PLAN EXCEL REALTY TRUST, INC. 1120 AVENUE OF THE AMERICAS, SUITE 1200 NEW YORK, NY 10036

X Chairman of the Board

Signatures

/s/ Steven F. Siegel, Attorney-in-Fact

**Signature of Reporting Person D

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).
- The reporting person previously reported these shares as custodian of a trust for the benefit of his granddaughter. As of December 19, 2006, the reporting person no longer holds these shares as custodian, and does not otherwise have any pecuniary interest in such shares.
- (2) Not applicable.
- (3) This amount includes 78,471.2444 shares held in the reporting person's IRA.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure. Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.

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