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PUSKAR GE	EORGE R											
Form 4	~											
June 16, 2006										PPROVAL		
FORM 4 UNITED STATES SECURITIES AND EXCHANGE COMMIS							COMMISSION					
	Was	hington,	D.C. 205	549			Number:	3235-0287				
Check this if no long subject to Section 16 Form 4 or	F CHAN(GES IN I SECURI		CIA	LOW	NERSHIP OF	Expires: Estimated a burden hou response	urs per				
Form 5 obligation may conti <i>See</i> Instru 1(b).	nue. Section 1	7(a) of the		ility Hold	ing Com	pany	Act c	ge Act of 1934, of 1935 or Sectio 40	n			
(Print or Type R	esponses)											
PUSKAR GEORGE R Sym NE			Symbol	2. Issuer Name and Ticker or Trading Symbol NEW PLAN EXCEL REALTY				5. Relationship of Reporting Person(s) to Issuer				
			TRUST INC [NXL]					(Check all applicable)				
(Month/			(Month/Da	ate of Earliest Transaction http://year)				X_ Director 10% Owner Officer (give title Other (specify below) below)				
	LAN EXCEL C., 420 LEXIN		06/15/20	006								
Filed(Mont				ndment, Date Original th/Day/Year)				 6. Individual or Joint/Group Filing(Check Applicable Line) _X_ Form filed by One Reporting Person Form filed by More than One Reporting 				
NEW YORK	K, NY 10170							Person		epotting		
(City)	(State)	(Zip)	Table	e I - Non-Do	erivative S	Securi	ities Ac	quired, Disposed of	f, or Beneficia	lly Owned		
1.Title of Security (Instr. 3)2. Transaction Date (Month/Day/Year)2A. Deemed Execution I any (Month/Day/Year)		on Date, if	Code Disposed of (D)))	Following Reported Transaction(s)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)				
~				Code V	Amount	(D)	Price	(Instr. 3 and 4)				
Common Stock	06/15/2006			А	212	А	\$0	2,037	D			
Common Stock								4,000	I	By Defined Benefit Plan (1)		
Common Stock								3,700	I	By IRA		
Common								2,400	I	By Spouse		

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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.

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

1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	4. Transact Code (Instr. 8)	5. ionNumber of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)		Date	7. Titl Amou Under Securi (Instr.	int of rlying	8. Price of Derivative Security (Instr. 5)	9. Nu Deriv Secur Bene Owne Follo Repo Trans (Instr
			Code V	' (A) (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares		

Reporting Owners

Stock

Reporting Owner Name / Address		Relationships						
· · · · · · · · · · · · · · · · · · ·		Director	10% Owner	Officer	Other			
PUSKAR GEORGE R C/O NEW PLAN EXCEL REALTY TRU 420 LEXINGTON AVENUE NEW YORK, NY 10170	ST, INC.	X						
Signatures								
/s/ Steven F. Siegel, Attorney-in-Fact	06/16/2006							

**Signature of Reporting Person

Date

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).
- (1) The reporting person disclaims beneficial ownership of these shares except to the extent of the reporting person's pecuniary interest in the shares.

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.