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BOSTON PROP Form 4 February 02, 200		2							
Check this boy if no longer subject to Section 16. Form 4 or	UNITED		Wa	shington	, D.C. 20 BENEF	549	COMMISSION	N OMB Number: Expires: Estimated burden hou	urs per
Form 5 obligations may continue. <i>See</i> Instruction 1(b).	Section 17((a) of the H	Public U	tility Hol	ding Con		nge Act of 1934, of 1935 or Sectio 940	response on	. 0.5
(Print or Type Respo 1. Name and Addre: DALEY WILLI	ss of Reporting	Person <u>*</u>	Symbol	er Name an		Trading INC [BXI	5. Relationship o Issuer	of Reporting Per	rson(s) to
(Last) JPMORGAN CI ONE PLAZA		Middle) BANK	3. Date of	of Earliest T Day/Year)			(Che X_ Director Officer (giv below)		e) % Owner ner (specify
CHICAGO, IL 6	(Street)			endment, D onth/Day/Yea	-	I			erson
	(State)	(Zip)			~ • •	~ •••	Person		
1.Title of 2. Tr	ansaction Date nth/Day/Year)		ed Date, if	3. Transactio Code	4. Securiti nAcquired Disposed (Instr. 3, 4	es (A) or of (D)	Securities Beneficially Owned	of, or Beneficia 6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect
Reminder: Report or	n a separate line	e for each cla	ass of sec	urities bene	Perso inform requir	ns who rest ation cont ed to respo ys a curre	or indirectly. spond to the collect ained in this form ond unless the for ntly valid OMB co	n are not rm	SEC 1474 (9-02)

 Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned

 (e.g., puts, calls, warrants, options, convertible securities)

1. Title of	2.	3. Transaction Date	3A. Deemed	4.	5. Number	6. Date Exercisable and	7. Title and Amount of	8. P
Derivative	Conversion	(Month/Day/Year)	Execution Date, if	Transactio	onof Derivative	Expiration Date	Underlying Securities	Der
Security	or Exercise		any	Code	Securities	(Month/Day/Year)	(Instr. 3 and 4)	Seci

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(Instr. 3)	Price of Derivative Security		(Month/Day/Year)	(Instr. 8	(A D (I (I	Acquired A) or Disposed D) Instr. 3, nd 5)	d of					(Ins
				Code	V	(A)	(D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares	
Dividend Equivalent Rights	<u>(1)</u>	01/31/2005		А	2	26.34		<u>(1)</u>	<u>(1)</u>	Common Stock	26.34	

Reporting Owners

Reporting Owner Name / Address				
	Director	10% Owner	Officer	Other
DALEY WILLIAM M JPMORGAN CHASE ONE BANK ONE PLAZA CHICAGO, IL 60670	Х			
Signatures				
Kelli A. DiLuglio, Attorney-in-Fact		02/02/2005		
**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).

Acquired as quarterly dividends on January 31, 2005. The rights were granted as a component of the Phantom Stock Units that were awarded under the Boston Properties, Inc. 1997 Stock Option and Incentive Plan to non-employee directors who elected to receive

 (1) Awarded ander the Boston Properties, inc. 1997 Stock Option and incentive Fian to non-employee uncertais who elected to receive Phantom Stock Units in lieu of director compensation fees. The rights are to be settled in shares of Common Stock upon the Reporting Person's retirement from the Boston Properties Board of Directors.

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.