FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION

Washington, D.C. 20549

OMB APPROVAL								
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Check this box if no longer subject to Section 16. Form 4 or Form 5 obligations may continue. See Instruction 1(b).

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934 or Section 30(h) of the Investment Company Act of 1940

Name and Address of Reporting Person* RITCHEY RAYMOND A	<u>BO</u>	2. Issuer Name and Ticker or BOSTON PROPER PARTNERSHIP [N				•			Check all D	ship of Reporting applicable) irector file (give title	ng Person(s) to	
(Last) (First) (Middle) C/O BOSTON PROPERTIES, INC.		3. Date of Earliest Transaction (Month/Day/Year) 08/16/2012						X b	elow)	below President of		
2200 PENNSYLVANIA AVENUE, NW	4. If A	4. If Amendment, Date of Original Filed (Month/Day/Year)						. Individu ine)	ividual or Joint/Group Filing (Check Applicable			
(Street) WASHINGTON DC 20037									F	-	e Reporting Per re than One Rep	
(City) (State) (Zip)	n Dorivativa	Sagur	itios Aos	uirod	Die	accad of	or Po	nofici	ally Ou	mad		
1. Title of Security (Instr. 3) 2. Transacti Date (Month/Day		Execution Date,		3. 4. 5 Transaction Dis		4. Securities Acquired (A Disposed Of (D) (Instr. 3, and 5)		ed (A)	or 5. Se Be Ov	Amount of curities neficially red	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)
				Code	v	Amount	(A) o	r Prid	Re Tra	ported ansaction(s) str. 3 and 4)	(1130. 4)	(111341. 4)
Common OP Units ⁽¹⁾	08/16/2012			G ⁽²⁾	V	25,280	D	9	60	32,000	I	By Langley Lane LP
Common OP Units ⁽¹⁾	08/16/2012			G ⁽²⁾	v	27,842.7	76 D	9	80	35,600	I	By RAR/BP LLC
Common OP Units ⁽¹⁾										67,610 ⁽³⁾	I	By Ritchey, LLC
Common OP Units ⁽¹⁾										89,493	I	By RAR Ritchey, LLC
Common OP Units ⁽¹⁾										158,661(3)	D	
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 Security 3. Transaction Date (Month/Day/Year) (Month/Day/Year) (Month/Day/Year)	n Date, Transa Code (iction Control of Cont	5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)	6. Date E Expiration (Month/D	on Da	te ear)	0	of s ng e (Instr. mount	8. Price of Derivati Security (Instr. 5	Beneficially	Ownership Form: Direct (D) or Indirect (I) (Instr.	11. Nature of Indirect Beneficial Ownership (Instr. 4)
	Code	v ((A) (D)	Date Exercisa		Expiration Date	0	umber f hares				

Explanation of Responses:

- 1. Represents common units of limited partnership interest (Common OP Units) in the Issuer. Each Common OP Unit may be redeemed, at the election of the holder, for cash equal to the then fair market value of a share of common stock of Boston Properties, Inc., the Issuer's sole general partner, except that Boston Properties, Inc. may, at its election, acquire each Common OP Unit so presented for redemption for one share of common stock of Boston Properties, Inc.
- 2. Represents separate gifts of limited partnership interests in Langley Lane LP to The Raymond A. Ritchey 2012 Family Trust and The Raymond A. Ritchey 2012 Grantor Retained Annuity Trust. The gifts represent an aggregate 79% interest in Lanley Lane LP. The reporting person disclaims beneficial ownership of Boston Properties, Inc. common stock and common units of limited parnership interest (Common OP Units) in the Issuer, held by Langley Lane LP except to the extent of his pecuniary interest therein.
- 3. Reflects the distribution of 11,000 Common OP Units previously owned indirectly by Ritchey, LLC to the reporting person as part of an annual annuity payment on May 7, 2012. The reporting person is the sole member and manager of Ritchey, LLC, which is owned by a grantor retained annuity trust of which the reporting person is the sole trustee and beneficiary.

Remarks:

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

- * 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).

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, see Instruction 6 for procedure.

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 Number.