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YORK G S Form 4										
March 01, 2	ЛЛ								PPROVAL	
	UNITED	STATES S					E COMMISSIO	N OMB Number:	3235-0287	
Check t if no lor subject Section Form 4 Form 5 obligati may con <i>See</i> Inst 1(b).	nger to 16. or Filed pur ons ntinue.	Washington, D.C. 20549 STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, 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	Responses)									
1. Name and Address of Reporting Person <u>*</u> YORK G SMEDES			Symbol	er Name an A CORP		Trading	5. Relationship of Reporting Person(s) to Issuer (Check all applicable)			
(Last) (First) (Middle) YORK PROPERTIES, INC., 1900 CAMERON STREET			3. Date of Earliest Transaction (Month/Day/Year) 02/28/2005				_X_ Director Officer (give titleOther (specify below)Other (specify			
RALEIGH	(Street)	Filed(Month/Day/Year)			al	6. Individual or Joint/Group Filing(Check Applicable Line) _X_ Form filed by One Reporting Person Form filed by More than One Reporting				
(City)	(State)	(Zip)	Tab	le I - Non-	Derivative	Securities	Person Acquired, Disposed	of. or Beneficia	llv Owned	
1.Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution I any (Month/Day	d Date, if	3. Transactic Code (Instr. 8)	4. Securi onAcquired Disposed (Instr. 3, Amount	ies (A) or of (D)	5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect	
Reminder: Re	port on a separate line	e for each cla	ss of sect	urities bene	Perso inforr requi	ons who re nation con red to resp ays a curre	or indirectly. spond to the colle stained in this form ond unless the fo ently 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. Pric
Derivative	Conversion	(Month/Day/Year)	Execution Date, if	Transactio	onof Derivative	Expiration Date	Underlying Securities	Deriva
Security	or Exercise		any	Code	Securities	(Month/Day/Year)	(Instr. 3 and 4)	Securi

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(Instr. 3)	Price of Derivative Security		(Month/Day/Year)	(Instr. 8	(] ((Acquired (A) or Disposed (D) (Instr. 3, and 5)	l of					(Instr.
				Code	v	(A)	(D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares	
Phantom Stock Unit	\$ 0 <u>(1)</u>	02/28/2005		А		15.68		(2)	<u>(3)</u>	Common Stock - No Par Value	15.68	\$ 38
Phantom Stock Unit	\$ 0 <u>(1)</u>	02/28/2005		А		78.38		(2)	(3)	Common Stock - No Par Value	78.38	\$ 38
Phantom Stock Unit	\$ 0 <u>(1)</u>	02/28/2005		А		91.44		(2)	(3)	Common Stock - No Par Value	91.44	\$ 38

Reporting Owners

Reporting Owner Name / Address	Relationships						
	Director	10% Owner	Officer	Other			
YORK G SMEDES YORK PROPERTIES, INC. 1900 CAMERON STREET RALEIGH, NC 27605	Х						
Signatures							
By: Lynn M. Williams - Attorney-In-Fact		03/01	/2005				

<u>**</u>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) 1 for 1
- (2) Same as date allocated
- (3) The units are to be settled upon the reporting person's retirement.

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.