

URSTADT BIDDLE PROPERTIES INC
 Form 5
 December 14, 2006

FORM 5

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).
 Form 3 Holdings Reported Form 4 Transactions Reported

ANNUAL 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

1. Name and Address of Reporting Person *
 DOUGLASS ROBERT R

2. Issuer Name and Ticker or Trading Symbol
 URSTADT BIDDLE PROPERTIES INC [UBA]

5. Relationship of Reporting Person(s) to Issuer

(Check all applicable)

(Last) (First) (Middle)

3. Statement for Issuer's Fiscal Year Ended (Month/Day/Year)
 10/31/2006

Director 10% Owner
 Officer (give title below) Other (specify below)

85 PECKSLAND ROAD

(Street)

4. If Amendment, Date Original Filed(Month/Day/Year)

6. Individual or Joint/Group Reporting

(check applicable line)

GREENWICH, CT 06830

(City) (State) (Zip)

Form Filed by One Reporting Person
 Form Filed by More than One Reporting Person

Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned

1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)	4. Securities Acquired (A) or Disposed of (D) (A) Amount (D) Price	5. Amount of Securities Beneficially Owned at end of Issuer's Fiscal Year (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)
Class A Common Stock	06/02/2003	Â	P4	500 ⁽¹⁾ A \$ 12.69	30,437 ⁽²⁾	I	See footnote ⁽⁴⁾
Class A Common Stock	09/18/2003	Â	W4	3,000 A \$ ⁽³⁾	30,437 ⁽²⁾	I	See footnote ⁽⁴⁾

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

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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)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transaction Code (Instr. 8)	5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)	6. Date Exercisable and Expiration Date (Month/Day/Year)	7. Title and Amount of Underlying Securities (Instr. 3 and 4)	8. Price of Derivative Security (Instr. 5)	9. Price of Underlying Security (Instr. 6)
					(A) (D)	Date Exercisable Expiration Date	Title	Amount or Number of Shares	

Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
DOUGLASS ROBERT R 85 PECKSLAND ROAD GREENWICH, CT 06830	X			

Signatures

Robert R. Douglass by Thomas D. Myers as Attorney in Fact
12/14/2006

__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) On June 2, 2003, the Trust established under the Will of Henry T. Luria, deceased September 20, 1977 (the "Luria Trust") acquired 500 shares of Class A Common Stock. Linda L. Douglass, the Reporting Person's wife, is the life beneficiary of the Luria Trust. The Reporting Person, Linda L. Douglass and Andrew Douglass are co-trustees of the Luria Trust.
- (2) This figure includes 2,900 restricted shares of Class A Common Stock issued pursuant to the Issuer's Amended and Restated Restricted Stock Award Plan (the "Restricted Stock Award Plan").
- (3) On September 18, 2003, the Reporting Person was appointed co-trustee of the Trust established under the Will of Frances B. Douglass, deceased January 4, 2002 (the "Douglass Trust"), which trust was, and remains, the record owner of 3,000 shares of Class A Common Stock. Mr. Douglass is the life beneficiary of the Douglass Trust.
- (4) After all of the transactions reported on this Form 5, the Reporting Person is the direct beneficial owner of 26,937 shares of Class A Common Stock, including 2,900 restricted shares of Class A Common Stock issued pursuant to the Restricted Stock Award Plan. He is the indirect beneficial owner of 3,500 shares of Class A Common Stock, of which 500 shares are owned by the Luria Trust and 3,000 shares are owned by the Douglass Trust.

Note: File three copies of this Form, one of which must be manually signed. If space provided 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.