

Edgar Filing: URSTADT BIDDLE PROPERTIES INC - Form SC 13G

URSTADT BIDDLE PROPERTIES INC  
Form SC 13G  
February 17, 2006

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OMB APPROVAL

OMB Number: 3235-0145

Expires: February 28, 2006  
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hours per response 11  
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UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

Schedule 13G

Under the Securities Exchange Act of 1934

(Amendment No. \_\_\_)\*

Urstadt Biddle Properties Inc.

-----  
(Name of Issuer)

Common Stock, par value \$.01 per share

-----  
(Title of Class of Securities)

917286205

-----  
(CUSIP Number)

February 8, 2006

-----  
(Date of Event which Requires Filing of this Statement)

Check the appropriate box to designate the rule pursuant to which this Schedule is filed:

Rule 13d-1(b)

Rule 13d-1(c)

Rule 13d-1(d)

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\*The remainder of this cover page shall be filled out for a reporting person's initial filing on this form with respect to the subject class of securities, and for any subsequent amendment containing information which would alter the disclosures provided in a prior cover page.

The information required in the remainder of this cover page shall not be deemed to be "filed" for the purpose of Section 18 of the Securities Exchange Act of 1934 (the "Act") or otherwise subject to the liabilities of that section of the Act but shall be subject to all other provisions of the Act (however, see the Notes).

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CUSIP No. 011537316  
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1 NAMES OF REPORTING PERSONS

Wesley Capital Management, LLC

I.R.S. IDENTIFICATION NO. OF ABOVE PERSON (ENTITIES ONLY):  
1 52-2280947

2 CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP

(a)

(b)

3 SEC USE ONLY

4 CITIZENSHIP OR PLACE OF ORGANIZATION

Delaware

NUMBER OF SHARES 5 SOLE VOTING POWER  
-0-

BENEFICIALLY OWNED BY EACH 6 SHARED VOTING POWER

REPORTING PERSON 960,400 (See Item 2)

WITH 7 SOLE DISPOSITIVE POWER  
-0-

8 SHARED DISPOSITIVE POWER  
960,400 (See Item 2)

9 AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON

960,400 (See Item 2)

10 CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES  
(See Instructions)

11 PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9)

5.11%

12 TYPE OF REPORTING PERSON (See Instructions)

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1 NAMES OF REPORTING PERSONS

Arthur Wrubel

I.R.S. IDENTIFICATION NO. OF ABOVE PERSON (ENTITIES ONLY):

2 CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP

(a)

(b)

3 SEC USE ONLY

4 CITIZENSHIP OR PLACE OF ORGANIZATION

United States

NUMBER OF SHARES 5 SOLE VOTING POWER

-0-

BENEFICIALLY

OWNED BY EACH

6 SHARED VOTING POWER

960,400 (See Item 2)

REPORTING PERSON

7 SOLE DISPOSITIVE POWER

WITH

-0-

8 SHARED DISPOSITIVE POWER

960,400 (See Item 2)

9 AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON

960,400 (See Item 2)

10 CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES (See Instructions)

11 PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9)

5.11%

12 TYPE OF REPORTING PERSON (See Instructions)

IN

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1 NAMES OF REPORTING PERSONS

John Khoury

I.R.S. IDENTIFICATION NO. OF ABOVE PERSON (ENTITIES ONLY):

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2 CHECK THE APPROPRIATE BOX IF A MEMBER OF A GROUP

(a)

(b)

3 SEC USE ONLY

4 CITIZENSHIP OR PLACE OF ORGANIZATION

Canada

NUMBER OF SHARES	5	SOLE VOTING POWER
		-0-
BENEFICIALLY	6	SHARED VOTING POWER
OWNED BY EACH		960,400 (See Item 2)
REPORTING PERSON	7	SOLE DISPOSITIVE POWER
WITH		-0-
	8	SHARED DISPOSITIVE POWER
		960,400 (See Item 2)

9 AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON

960,400 (See Item 4)

10 CHECK BOX IF THE AGGREGATE AMOUNT IN ROW (9) EXCLUDES CERTAIN SHARES  
(See Instructions)

11 PERCENT OF CLASS REPRESENTED BY AMOUNT IN ROW (9)

5.11%

12 TYPE OF REPORTING PERSON (See Instructions)

IN

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Item 1.

(a) Name of Issuer

The name of the issuer is Urstadt Biddle Properties Inc.

(b) Address of Issuer's Principal Executive Offices

The Issuer's principal executive office is located at 321 Railroad Avenue, Greenwich, Connecticut 06830

Item 2.



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Item 4. Ownership

A. Wesley Capital Management, LLC(2)

- (a) Amount beneficially owned: 960,400
- (b) Percent of class: 5.11%
- (c) Number of shares as to which such person has:
  - (i) Sole power to vote or direct the vote: -0-
  - (ii) Shared power to vote or direct the vote: 960,400
  - (iii) Sole power to dispose or direct the disposition: -0-
  - (iv) Shared power to dispose or direct the disposition: 960,400

B. Arthur Wrubel(2)

- (a) Amount beneficially owned: 960,400
- (b) Percent of class: 5.11%.
- (c) Number of shares as to which such person has:
  - (i) Sole power to vote or direct the vote: 0
  - (ii) Shared power to vote or direct the vote: 960,400
  - (iii) Sole power to dispose or direct the disposition: 0
  - (iv) Shared power to dispose or direct the disposition: 960,400

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C. John Khoury(2)

- (a) Amount beneficially owned: 960,400
- (b) Percent of class: 5.11%.
- (c) Number of shares as to which such person has:
  - (i) Sole power to vote or direct the vote: 0
  - (ii) Shared power to vote or direct the vote: 960,400
  - (iii) Sole power to dispose or direct the disposition: 0
  - (iv) Shared power to dispose or direct the disposition: 960,400



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/s/ John Khoury

-----  
John Khoury, individually

Exhibit A

AGREEMENT REGARDING THE JOINT FILING OF SCHEDULE 13G

The undersigned hereby agree as follows:

(i) Each of them is individually eligible to use the Schedule 13G to which this Exhibit is attached, and such Schedule 13G is filed on behalf of each of them; and

(ii) Each of them is responsible for the timely filing of such Schedule 13G and any amendments thereto, and for the completeness and accuracy of the information concerning such person contained therein; but none of them is responsible for the completeness or accuracy of the information concerning the other persons making the filing, unless such person knows or has reason to believe that such information is inaccurate.

Date: February 17, 2006

Wesley Capital Management, LLC

By: /s/ Arthur Wrubel

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Name: Arthur Wrubel  
Its: Managing Member

Wesley Capital Management, LLC

By: /s/ John Khoury

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Name: John Khoury  
Its: Managing Member

/s/ Arthur Wrubel

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Arthur Wrubel, individually

/s/ John Khoury

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John Khoury, individually