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BERNSTEIN	I KENNETH F								
Form 4									
January 06, 2	2005								
FORM	$ 4 _{\text{UNITED S}}$	TATES SECUR	TTIES A		TTAN	CEC	OMMISSION		PROVAL
	UNITEDS		hington,			GEU	01v11v1155101N	OMB Number:	3235-0287
Check thi	or							Expires:	January 31, 2005
if no longer subject to Section 16. Form 4 or					NERSHIP OF	Estimated average burden hours per response			
Form 5 obligation may conti <i>See</i> Instru 1(b).	^{ns} Section 17(a	uant to Section 10) of the Public Ut 30(h) of the In	ility Hold	ing Com	pany .	Act of	1935 or Section	l	
(Print or Type R	Responses)								
BERNSTEIN KENNETH F Symbol			2. Issuer Name and Ticker or Trading ymbol ACADIA REALTY TRUST [AKR]			5. Relationship of Reporting Person(s) to Issuer			
<i>(</i> 7)						ĸĸj	(Check	all applicable	1
(Last) C/O ACADI		iddle) 3. Date of Earliest Transaction (Month/Day/Year) 01/03/2005					X Director 10% Owner X Officer (give title Other (specify		
	1 MAMARONE		105				below) Presid	below) dent and CEO	
	(Street)	4. If Ame	ndment, Dat	e Original			6. Individual or Joi	int/Group Filin	g(Check
		Filed(Mon	th/Day/Year)				Applicable Line) _X_ Form filed by O		
WHITE PLA	AINS, NY 10605						Form filed by M Person	ore than One Rej	oorting
(City)	(State) (Z	Zip) Table	e I - Non-D	erivative S	ecuriti	ies Acqu	uired, Disposed of,	or Beneficiall	y Owned
1.Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)		3. Transactic Code (Instr. 8)	4. Securit on(A) or Dis (Instr. 3, 4	sposed	of (D)	5. Amount of Securities Beneficially Owned Following	6. Ownership Form: Direct (D) or Indirect (I)	7. Nature of Indirect Beneficial Ownership (Instr. 4)
Common			Code V	Amount	(A) or (D)	Price	Reported Transaction(s) (Instr. 3 and 4)	(Instr. 4)	
Shares of Beneficial Interest - \$.001 Par Value	01/03/2005		А	61,303 (1)	A	\$ 15.73	352,100 <u>(2)</u>	D	

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

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number.

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. Transactio Code (Instr. 8)	5. Number of orDerivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)	6. Date Exerci Expiration Dat (Month/Day/Y	te	7. Title and J Underlying S (Instr. 3 and	Securities
				Code V	(A) (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares
Options to purchase Common Shares	\$ 16.35	01/03/2005		А	19,866 (<u>3)</u>	01/03/2007	01/03/2015	Common Shares	19,866

Reporting Owners

Reporting Owner Name / Address	Relationships				
	Director	10% Owner	Officer	Other	
BERNSTEIN KENNETH F C/O ACADIA REALTY TRUST 1311 MAMARONECK AVENUE, SUITE 260 WHITE PLAINS, NY 10605	Х		President and CEO		
Ciamoturao					

Signatures

/s/ Kenneth Bernstein	01/05/2005		
**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).

On January 3, 2005 ("Grant Date"), Mr. Bernstein was awarded these common shares of beneficial interest ("Restricted Shares"). These Restricted Shares generally carry all the rights of unrestricted shares including dividend rights, but may not be transferred, assigned or pledged until Mr. Bernstein has a vested, non-forfeitable right to these shares. Vesting, which is subject to Mr. Bernstein's continued

- product unit full bothstein has a vested, non-fortenable right to these shares, vesting, which is subject to Mr. Bernstein's continued employment with the Company through the applicable vesting dates, ranges from three to four years from the Grant Date. In addition, the vesting of certain Restricted Shares are contingent upon the Company's shareholder return exceeding certain thresholds in the year such vesting is scheduled to occur.
- (2) Includes 119,111 vested Common Shares of a total of 261,721 Restricted Common Shares issued to Mr. Bernstein in 2000 through 2005.
- On January 3, 2005, Mr. Bernstein was awarded these options to purchase common shares of beneficial interest which vest, subject to Mr. Bernstein's continued employment with the Company through the applicable vesting dates, over the next two years.

(4) Includes 356,622 vested Options of a total of 369,866 Options issued to Mr. Bernstein in 1999, 2001 and 2005. Also includes 331,255 Operating Partnership Units owned by Mr. Bernstein.

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.