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SJW CORP
Form 8-K
November 16, 2006

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM 8-K

CURRENT REPORT
Pursuant to Section 13 OR 15(d)
of The Securities Exchange Act of 1934

Date of Report (Date of earliest event reported) November 13,
2006

SJW Corp.

(Exact name of registrant as specified in its charter)

California 1-8966 77-0066628

(State or other jurisdiction (Commission (IRS Employer
of incorporation) File Number) Identification No.)

374 W. Santa Clara Street, San Jose, California 95113

(Address of principal executive offices) (Zip Code)

(408) 279-7800

Registrant's telephone number, including area code

Not Applicable

(Former name or former address, if changed since last report)

Check the appropriate box below if the Form 8-K filing is
intended to simultaneously satisfy the filing obligation of the
registrant under any of the following provisions:

Written communications pursuant to Rule 425 under
the Securities Act (17 CFR 230.425)

Soliciting material pursuant to Rule 14a-12 under
the Exchange Act (17 CFR 240.14a-12)

Pre-commencement communications pursuant to Rule
14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))

Pre-commencement communications pursuant to Rule
13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

Item 7.01 Regulation FD Disclosure.

On November 13, 2006, SJW Land Company, a wholly owned
subsidiary of SJW Corp., entered into an agreement with Adobe
Systems Incorporated ("Adobe") pursuant to which Adobe agreed to
purchase approximately 2.2 acres of property located in San
Jose, California for a purchase price of eleven million five
hundred thousand dollars. Such agreement is subject to the

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satisfaction of due diligence and certain closing conditions.

In addition to the agreement described above, SJW Corp. announced on April 18, 2006 that SJW Land Company and San Jose Water Company entered into agreements dated April 17, 2006 with Adobe pursuant to which Adobe agreed to purchase an aggregate of approximately 5.5 acres of property located in San Jose, California for an aggregate purchase price of twenty-five million dollars (the "Agreements"). As of November 13, 2006, all title, due diligence and environmental contingencies were satisfied under such Agreements.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

SJW Corp.

November 16, 2006

/s/ Angela Yip

Angela Yip,
Chief Financial Officer
and Treasurer