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SJW CORP  
Form 8-K  
January 16, 2009

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) January 16,  
2009

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SJW Corp.

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(Exact name of registrant as specified in its charter)

California 1-8966 77-0066628

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

110 W. Taylor Street, San Jose, California 95110

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(Address of principal executive offices) (Zip Code)

(408) 279-7800

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Registrant's telephone number, including area code

Not Applicable

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(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 8.01 Other Events.

SJW Land Company, SJW Corp.'s wholly owned subsidiary, was  
informed that one of its tenants filed a Chapter 11 bankruptcy  
on January 13, 2009 and intends to liquidate its operations  
through the United States Bankruptcy Court in Delaware. Such  
tenant currently leases a 148,000 square foot office building

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and a 346,000 square foot distribution building from SJW Land Company in Knoxville, Tennessee under triple net leases which have been paid through January 2009. Pursuant to applicable bankruptcy laws and bankruptcy court rules, the tenant will have a limited period of time to decide whether it will terminate its office and distribution leases or sell its rights under the leases. During the first three quarters of 2008, the net rent income contributed an aggregate of approximately \$0.045 to SJW Corp.'s earnings per share. In the event that the leases are terminated, SJW Land Company will incur all holding costs and will seek to re-lease the premises. However, there will be no assurance that SJW Land Company will be able to secure a new tenant or if it is able to secure a new tenant, when this will occur or whether the leases will be under similar terms.

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.

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January 16, 2009

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/s/ David A. Green

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David A. Green,  
Chief Financial Officer and  
Treasurer