

SUBSIDIARIES

San Jose Water Company
SJW Land Company

NEWS RELEASE

Wire Release - National Circuit

For Release at 3:00 P.M. (Pacific Time)

Page 1 of 1

For Release **December 18, 2006**
San Jose, California

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SJW CORP. ANNOUNCES SALE OF PROPERTIES

SAN JOSE, CA, December 18, 2006 – SJW Corp. (NYSE:SJW) announced that SJW Land Company, its wholly owned subsidiary, sold approximately 2.2 acres and 4.5 acres of properties located in San Jose, California to Adobe Systems Incorporated (“Adobe”) for an aggregate purchase price of \$32,500,000 on December 15, 2006. SJW Corp. recognized an after-tax gain on the sale of such nonutility properties of approximately \$14,900,000 or \$0.80 per share. As previously reported, SJW Land Company had entered into agreements, dated April 17, 2006 and November 13, 2006, with Adobe pursuant to which Adobe agreed to purchase such properties.

This press release may contain certain forward-looking statements including but not limited to statements relating to SJW Corp.'s plans, strategies, objectives, expectations and intentions with respect to its real property, which are made pursuant to the safe harbor provisions of the U.S. Private Securities Litigation Reform Act of 1995. These forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of SJW Corp. to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. Factors that may cause actual results, performance or achievements to materially differ may include future San Jose economic conditions and other factors described in SJW Corp.'s most recent reports on Form 10-K, Form 10-Q and Form 8-K filed with the Securities and Exchange Commission. SJW Corp. undertakes no obligation to publicly update or revise any forward-looking statement, whether as a result of new information, future events or otherwise.