



Skippers' Cove Beach Club

5 Bluebeard Dr., PO Box 667, Waretown, NJ 08758

Helen-Marie Jozwiak
2 Davey Jones Way
Waretown, NJ 08758

1-28-02

Ref: Requested letter providing board opinions pertaining to specific questions

Dear Helen-Marie:

The board of directors is in receipt of the following four documents provided by you on June 7, 2001:

1. Liber Z-451, Book:2384 Pg: 413-421, dated 12/12/63
Grant: State of NJ to Skippers Cove, Inc (known as tracts 1&2/Commensatory sum: \$4,500.00)
2. Liber X-4, Book:2343 Pg: 452-461, dated 10/14/63
Grant: State of NJ to Skippers Cove, Inc (known as file 62-113/Compensatory sum: \$807.50)
3. Deed: Book:2626 Pg 65-57, Dated 9/1966 Skippers Cove, Inc to SCBC, Inc (known as tracts 1&2/Compensatory sum: \$1.00+)
4. Deed: Book:2613 Pg:279-281, dated 8/3/66 Skippers Cove, Inc to SCBC, Inc (known as Bathing Beach Area/Marina Area: SC First Tract/Second Tract: Compensatory sum: \$1.00+)

We want to thank you for your efforts and would like to provide you with our response to some specific questions that you had asked. Where appropriate, the known history will be provided as it pertains to transfer of ownership of the real property from Skippers Cove, Inc to SCBC, Inc. It should be noted that the current board of directors makes no legal claim as to the authenticity of the information provided herein as it is merely our opinion based on what we know to be facts. Should you need an actual legal ruling or legal interpretation of the Grants & Deeds and their potential impact on your personal property then you are advised to seek legal council and obtain a legal interpretation (standard disclaimer). We are of the opinion, however, that there is no evidence to indicate that the paperwork is anything but legitimate and that your property can not be claimed by the State for any reason relating to the referenced documents. We also believe that the Skippers' Cove Beach Club, Inc. common areas are legitimately owned by the Skippers' Cove Beach Club, Inc and that these areas are not subject to claim by the State for any reason relating to the above referenced documents or any other reason known to the current Board of Directors.

You should feel confident in being able to fully disclose all information in the event of the sale of your home. It is our opinion that you own a waterfront piece of land that is not subject to claim by the State for any reasons relating to Grants or Deeds. As a SCBC member in good standing you also own a pro rated share of the common areas (applies to everyone owning their property for at least two years) which is also not subject to claim by the State for any reasons relating to Grants or Deeds. We use this wording because there are rare situations (like general war or highway road development) that may give the State cause to take property but this applies to everyone in the State who owns property - not just Skippers' Cove property. There are no known SCBC liabilities which could possibly have an impact on your personal property. In addition, the SCBC is a legally registered corporation and as such protects the individual members from personal liability. Like any corporation, the SCBC can incur a liability that may have impact on the SCBC itself but not the individual membership to the extent that the corporation remains solvent. This of course, is the reason we comply with the in running the corporation and protect the corporation with the proper amount of liability insurance and workmans compensation insurance.

