

Grime Law LLP

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June 15, 2023

To Inquiring Owners

Re: 22 Station Owners Association, Inc.
Lawsuit against the Association

Dear Owners:

We are general counsel to 22 Station Owners Association, Inc.

This informs you that 22 Owners Association, Inc. has recently been named as a defendant in a lawsuit. The lawsuit is entitled Caroline Vertongen and Tony Vertongen v. 22 Station Owners Association, The Village at Squaw Valley USA, Tremigo Mexican Kitchen and Tequila Bar and Does 1-20. It is filed as Case Number S-CV-0049804 with the Placer County Superior Court.

The plaintiffs (Vertongens) are alleging noise and vibration are emanating from the fan and exhaust system of Tremigo, which is a restaurant located in the commercial space below the plaintiffs' condominium unit. The plaintiffs are suing for monetary damages of an undetermined amount and a court order that the fan and exhaust system be repaired or replaced so that the noise and vibration are abated.

The lawsuit is in the beginning stages.

The Association's insurer has stated that it will pay for attorneys to defend the Association in the lawsuit and that it reserves its rights with respect to coverage for indemnification of the Association for the claims in the lawsuit.

You may obtain documents in the lawsuit at the Placer County Superior Court at 10820 Justice Center Drive, Roseville, CA 95603. The court may have documents available online at placer.courts.ca.gov.

Very truly yours,
GRIME LAW LLP



Bradley J. Epstein

cc: Board of Directors