



October 16, 2026

Re: Ramp Repair Update and 22 Station Board Meeting, 4pm PDT, Wednesday, October 21, 2026

Dear 22 Station Owners,

The repair of the entryway ramp that has caused the closure of the East entrance to the garage is set to transition from design to construction and the execution phase. During the past months, an engineering firm has analyzed the beams underneath the entryway ramp and designed the repair solution, contractors have estimated and bid, and 22 Station has identified the service providers to perform the repairs. This is a major repair. Depending on the start of the execution phase, the East entrance to the garage may not be available until the end of the calendar year. The estimate of the total cost of the repair is over \$1 million. About \$200,000 of expense has already been incurred.

While 22 Station is overseeing the repairs and incurring the repair expenses, the 22 Station CC&R's provide that 22 Station may assess the Owners of the Lower Parking Units and the Upper Parking Units, Palisades Tahoe Resort ("PTR") and Palisades Village Neighborhood Company ("PVNC"), respectively, for the expense of repairs in P1/P2 which includes, but is not limited to, the interior garage access ramp and this event. 22 Station has assessed and plans to assess PVNC and PTR for these repair expenses. While 22 Station is assessing PTR and PVNC for the ramp repair expenses, Owners of 22 Station who are also members of PVNC and pay PVNC assessments may still be affected.

22 Station is coordinating the start of the execution phase with PVNC and PTR.

At 4:00pm, on Wednesday, October 21, 2026, the 22 Station Board has scheduled a 22 Station Board meeting. The ramp repair is an agenda item for the Board to review and discuss. The full agenda for this meeting is available at www.22station.com/documents.

A copy of this letter is available at www.22station.com/communications/

Sincerely,

22 Station Owners Association Inc. Board of Directors