

106640

FILED FOR RECORD
SKAMANIA CO. WASH
BY KELLER ROHRBACK
LAW OFFICES
MAR 1 12 25 PM '89
AUDITOR
GARY M. OLSON

IN THE SUPERIOR COURT OF WASHINGTON FOR SKAMANIA COUNTY

JOHN GRAHAM ASSOCIATES,
Claimant,

v.

BIBA HOT SPRINGS DEVELOPMENT CO., a
Washington limited partnership,
BIBA HOT SPRINGS, INC. and VADIM
KRIJANOVSKY,

SECOND AMENDED CLAIM OF
LIEN --

TO CORRECT NOTARY IN
BOOK 113, PAGE 44

NOTICE IS HEREBY GIVEN that on the 12th day of May, 1986, the undersigned commenced to prepare maps, plans and specifications for the improvement and development of real property situated as follows:

Parcel I

That portion of the B.B. Bishop D.L.C. in Sections 16, 17 and 20, Township 2 North, range 7 east of the Willamette Meridian, described as follows:

Beginning at the intersection of the west line of the said Section 16, with the northerly line of the county road known as the Moffetts-Carpenter Road; thence following the northerly line of said road in a northerly and easterly direction to intersection with the westerly line of the 300 foot strip of land acquired by the United States of America for the Bonneville Power Administration's Electric Power Transmission lines;

SECOND AMENDED CLAIM OF LIEN - 1
H:\CLIENTS\16959\1\AMNDLIEN

Registered S
Indexed, dr S
Filed S
Filed
Filed

KELLER ROHRBACK
SUITE 3200
1201 THIRD AVENUE
SEATTLE, WASHINGTON 98101-3020
(206) 623-1900

(Book 27 page 315); thence following the westerly line of said 300 foot strip of land to intersection with the north line of said Bishop D.L.C.; thence west along the north line of said Bishop D.L.C. to the northwest corner thereof, thence south along the west line of said Bishop D.L.C. to the northerly line of the said Moffetts-Carpenter Road; thence easterly along the north line of said road to the point of beginning;

EXCEPT the following tract of land: beginning at the intersection of the north line of the said Bishop D.L.C. with the westerly line of said 300 foot strip of land acquired by the United States of America (Book 27 page 315); thence south $32^{\circ}27'30''$ west 754.95 feet, more or less, to the northerly line of said Moffetts-Carpenter Road; thence in a northwesterly direction following the northerly line of said road to intersection with the centerline of the right-of-way granted to the Northwestern Electric Company, (Book "O" page 85), thence in a northeasterly direction following the centerline of said right-of-way to intersection with the north line of the said Bishop D.L.C.; thence east to the point of beginning.

Parcel II

That portion of government Lots 8 and 9 of Section 16, Township 2 north, range 7 east of the Willamette Meridian, more particularly described as follows:

Beginning at a point marking the intersection between the center of Greenleaf Creek and the south line of the said government Lot 9, said point being located on the north line of the B.B. Bishop D.L.C.; thence following the center of Greenleaf Creek in a northeasterly direction to a point in the said government Lot 8 north 430 feet from the north line of the said Bishop D.L.C.; thence westerly parallel to, and 430 feet distant from, the north line of the said Bishop D.L.C. to intersection with the west line of the said government Lot 9; thence south to the north line of said Bishop D.L.C.; thence easterly along the north line of said Bishop D.L.C. to the point of beginning;

EXCEPT that portion thereof lying westerly of the natural gas pipeline conveyed to Pacific Northwest Pipeline Corporation; (Book 40 page 465).

AND EXCEPT a tract of land 40 feet by 115 feet in size in government Lot 9 of Section 16, Township 2 north, range 7 east of the Willamette Meridian; granted to

1 William F. Howard by deed dated October 2, 1964 and
2 recorded October 20, 1954 at page 287 of Book 53 of
Deeds, records of Skamania County, Washington.

3 Parcel III

4 A tract of land in the B.B. Bishop Donation Land Claim,
5 described as follows:

6 Lot 7, K.W. Peterson Short Plat, recorded July 28, 1976,
7 under Auditor's File No. 82540 in Book 1 of Short Plats
at page 44, Records of Skamania County, Washington.

8 The owner or reputed owner of the property is Biba Hot
9 Springs Development Co., a Washington limited partnership, whose
10 general partner is Biba Hot Springs, Inc., and whose president and
11 partners include Vadim Krijanovsky.

12 The performance of labor ceased on the first day of December
13 1988.

14 All of the said land hereinabove described is necessary for
15 the convenient use and occupation of the building constructed and
16 designed by John Graham Associates.

17 The structure and services designed by John Graham included
18 architectural, structural engineering, mechanical-geothermal
19 engineering, electrical engineering, estimating, project manage-
20 ment, landscaping, and shop drawing review for special site work,
21 civil engineering, greenhouses, geothermal and landscaping,
22 architectural, structural, mechanical, plumbing specifications,
23 electrical, estimating, project management and shop drawing review
24 for the resort hotel, spa, meeting rooms, and deck structures.

25 Numerous original drawings were prepared, building and
26 development permits secured and the value of the property was

otherwise improved due to the service rendered by John Graham Associates. The reasonable value of such services is \$280,240.62, no part of which has been paid and for which demand has been made. The undersigned claims a lien against the aforementioned property for such amount pursuant to RCW 60.48.010.

DATED this 28 day of FEB, 1989.

John Graham Associates
520 Pike Street
Seattle, Washington, 98101

STATE OF WASHINGTON)
) ss.
COUNTY OF KING)

William C. Smart, being first duly sworn upon oath deposes and states as follows:

I am the attorney for the claimant above named, I have read the foregoing claim, know the contents thereof, and believe the same to be just.

William C. Smart
WILLIAM C. SMART

SUBSCRIBED AND SWORN to before me this 28th day of February, 1989.

JO ANN FITZ
STATE OF WASHINGTON
NOTARY PUBLIC
My Commission Expires 12-1-91

Jo Ann Fitz
NOTARY PUBLIC in the State of Washington
for the County of King
My commission expires: 12/1/91

WCS:nbc

SECOND AMENDED CLAIM OF LIEN - 4
N:\CLIENTS\16959\1\AMNDLIEN

KELLER ROHRBACK
SUITE 3200
1201 THIRD AVENUE
SEATTLE, WASHINGTON 98101-3029
(206) 623-1000