

February 16, 2016

City of Watertown
Justin Wood, P.E., City Engineer
Room 305, City Hall
245 Washington Street
Watertown, NY 13601

Re: **Zone Change Request
Samaritan Medical Center
Woodruff Street Parking Project (A&C Project #2015-174)
830 Washington Street, Watertown, NY**

Dear Mr. Wood:

Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC on behalf of Samaritan Medical Center is requesting to be included on the agenda for the March City of Watertown Planning Board meeting for a Zone Change Request to Health Services for six parcels owned by Samaritan Medical Center. The Samaritan Medical Center parcels include Tax Parcel No. 14-01-102, 14-01-112, 14-01-113 and 14-01-114, which are currently zoned Residence B and Tax Map Parcel No. 14-01-101 and 14-01-139, which are currently zoned Limited Business. The proposed zone change would be required for these parcels to be used for additional "off-street" parking facilities as an accessory use to the principal parcel of the Samaritan Medical Center. Additional parking spaces will be required for the proposed Women's and Children's Addition and Cancer Center Addition projects. The Health Services Zoning would be consistent with the adjacent parcels owned by Samaritan Medical Center.

Included with this submission are fifteen (15) copies of this cover letter, Short SEQR Environmental Assessment Form, 11"x17" copy of the Site Plan, the property deeds, GIS Zoning map and a Tax Map with the parcel highlighted. A check for \$100.00 is included for the review fee.

Additional information on these building additions and parking lot expansions will follow in March. If there are any questions, please feel free to contact our office at your earliest convenience.

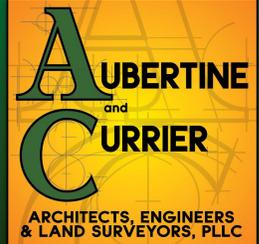
Sincerely,
Aubertine and Currier Architects, Engineers & Land Surveyors, PLLC



Timothy F. Titus
Civil Designer

Attachments

Cc: Mr. Chris Bastien, Samaritan Medical Center



NYS WBE/DBE Certified
SBA Woman Owned
Small Business (WOSB)

aubertinecurrier.com

522 Bradley Street
Watertown, New York 13601

Phone: 315.782.2005

Fax: 315.782.1472

Managing Partner

Annette M. Mason, P.E.
Structural Engineer

Partners

Michael L. Aubertine, R.A.
Architect

Patrick J. Currier, R.A.
Architect

Brian A. Jones, AIA.,
LEED AP BD+C
Architect

Matthew R. Morgia, P.E.
Civil Engineer

Jayson J. Jones, P.L.S.
Land Surveyor

Short Environmental Assessment Form

Part 1 - Project Information

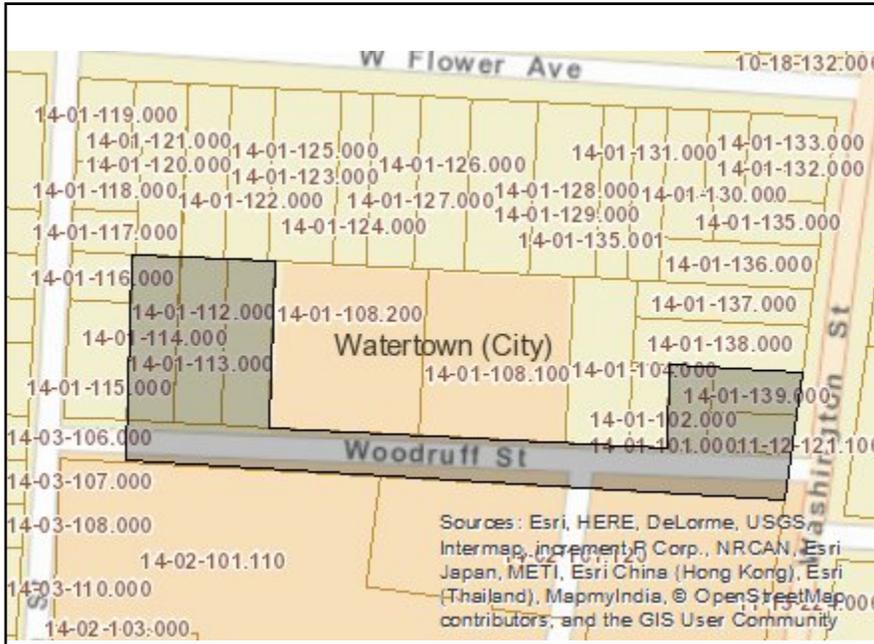
Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information				
Name of Action or Project:				
Project Location (describe, and attach a location map):				
Brief Description of Proposed Action:				
Name of Applicant or Sponsor:		Telephone:		
		E-Mail:		
Address:				
City/PO:		State:	Zip Code:	
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO	YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			NO	YES
3.a. Total acreage of the site of the proposed action? _____ acres				
b. Total acreage to be physically disturbed? _____ acres				
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres				
4. Check all land uses that occur on, adjoining and near the proposed action.				
<input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban)				
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____				
<input type="checkbox"/> Parkland				

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____ _____ _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____ _____ _____</p>	<p>NO <input checked="" type="checkbox"/></p>	<p>YES <input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____ _____ _____</p>	<p>NO <input type="checkbox"/></p>	<p>YES <input checked="" type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p> <p>Applicant/sponsor name: <u>J/Chris Bastien</u> Date: <u>2-12-16</u> Signature: _____</p>		



Disclaimer: The EAF Mapper is a screening tool intended to assist project sponsors and reviewing agencies in preparing an environmental assessment form (EAF). Not all questions asked in the EAF are answered by the EAF Mapper. Additional information on any EAF question can be obtained by consulting the EAF Workbooks. Although the EAF Mapper provides the most up-to-date digital data available to DEC, you may also need to contact local or other data sources in order to obtain data not provided by the Mapper. Digital data is not a substitute for agency determinations.



Part 1 / Question 7 [Critical Environmental Area]	No
Part 1 / Question 12a [National Register of Historic Places]	No
Part 1 / Question 12b [Archeological Sites]	No
Part 1 / Question 13a [Wetlands or Other Regulated Waterbodies]	No
Part 1 / Question 15 [Threatened or Endangered Animal]	Yes
Part 1 / Question 16 [100 Year Flood Plain]	Digital mapping data are not available or are incomplete. Refer to EAF Workbook.
Part 1 / Question 20 [Remediation Site]	Yes

SHORT EAF SUMMARY REPORT:

The Short EAF was completed utilizing the online NYSDEC EAF Mapper. The Mapper will provide yes or no answers to certain parts of the Short EAF. If the mapper answered yes to any of the questions, supplemental information was provided below.

Narrative Description for Part 1; Questions 15.

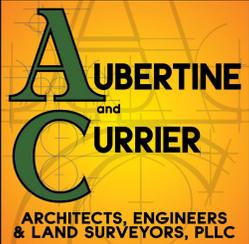
If the question was answered “yes” the proposed action or lands may contain a species of animal, or associated habitats, listed by the State or Federal government and threatened or endangered.

Reviewing several online resources including NYSDEC, NY Natural Heritage and US Fish and Wildlife Services, the project site may be in a general location that may contain threatened and endangered species. However this does not mean that they are located on the specific project site. Local municipality may have further information if the project site contains any threatened or endangered species.

Narrative Description for Part 1; Questions 20.

If the question was answered “yes” the proposed action or lands may be within a 2,000 foot buffer of a (ongoing or completed) remediation project of hazard waste.

Reviewing the online NYSDEC Environmental Navigator, it appears that there was a Voluntary Cleanup Program Site located near the intersection of Washington Street and Chestnut Street. This site is located approximately 1,700 feet away from the proposed action.



NYS WBE/DBE Certified
SBA Woman Owned
Small Business (WOSB)

aubertinecurrier.com

522 Bradley Street
Watertown, New York 13601

Phone: 315.782.2005
Fax: 315.782.1472

Managing Partner
Annette M. Mason, P.E.
Structural Engineer

Partners
Michael L. Aubertine, R.A.
Architect

Patrick J. Currier, R.A.
Architect

Brian A. Jones, AIA.,
LEED AP BD+C
Architect

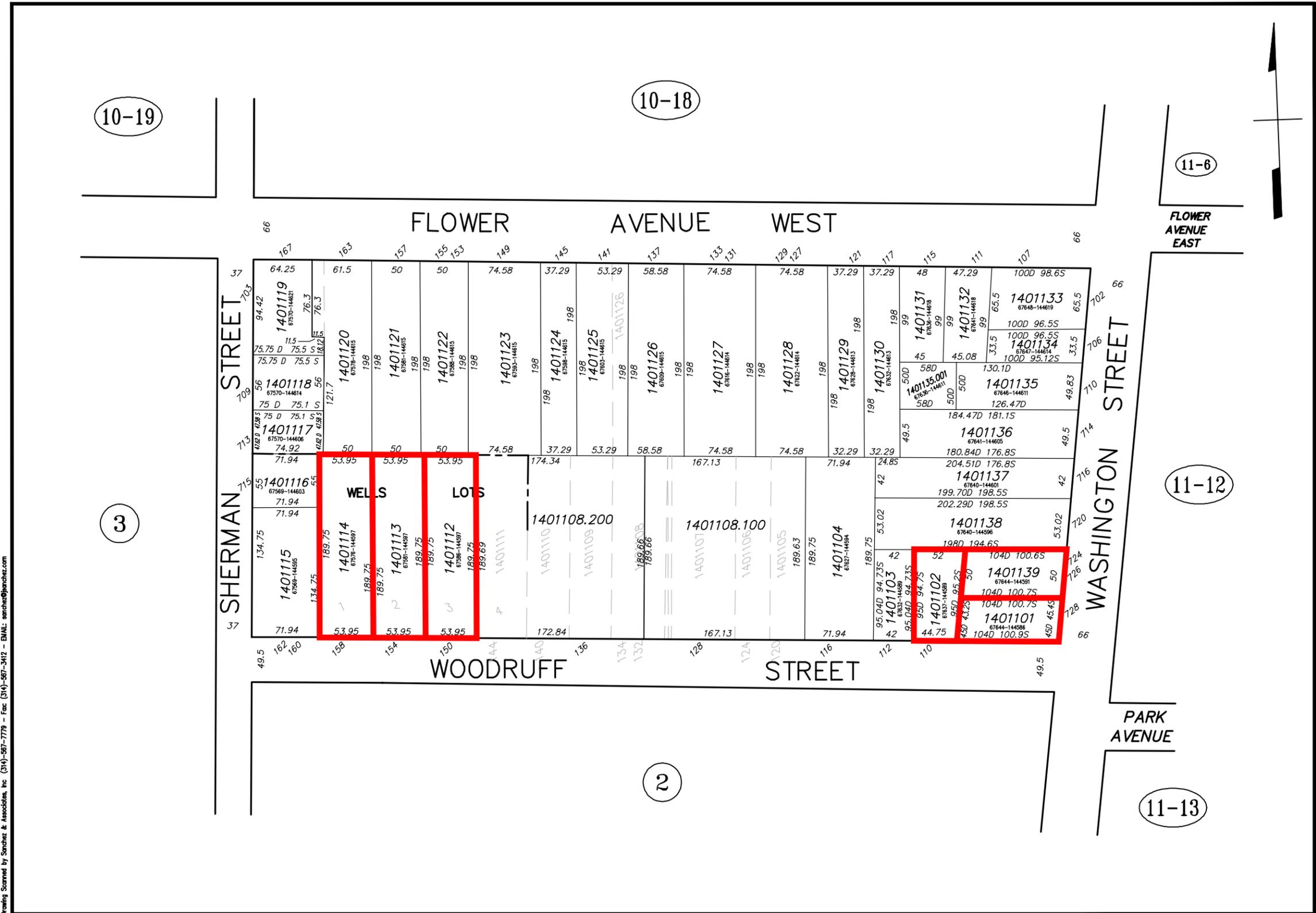
Matthew R. Morgia, P.E.
Civil Engineer

Jayson J. Jones, P.L.S.
Land Surveyor



January 28, 2016

Disclaimer: This map was prepared by the City of Watertown Internet Mapping Application. The information was compiled using the most current data available. It is deemed accurate, but is not guaranteed.



Drawing Scanned by Sanchez & Associates, Inc. (514)-567-7779 - Fax (514)-567-3412 - EMAIL: sanchez@sanchez.com

SCALE: 1 INCH = 50 FEET
FOR TAX PURPOSES ONLY
NOT TO BE USED FOR CONVEYANCE

REVISÉ 3/23/2010
DISTRICT 14 MAP 1



522 Bradley Street
Watertown, New York 13601

aubertinecurrier.com

Phone: (315)782-2005
Fax: (315)782-1472

The Architect, Engineer or Land Surveyor states that in the best of his or her knowledge, information and belief, the plans and specifications are in accordance with applicable requirements of New York State. It is a violation of New York State Law for any person, when acting under the direction of an Architect, Engineer or Land Surveyor to alter the content in any way, if altered, and to issue the plan or to use and the modification thereof by following his or signature, date and a graphic designer of the alteration.
© COPYRIGHT 2014
AUBERTINE and CURRIER ARCHITECTS, ENGINEERS & LAND SURVEYORS, PLLC

SAMARITAN MEDICAL CENTER
830 WASHINGTON STREET
CITY OF WATERTOWN
JEFFERSON COUNTY, STATE OF NEW YORK

PROJECT NO: 201414
SCALE: AS NOTED
DRAWN BY: WPT
CHECKED BY: MPM
DATE PLOTTED: 01/15/14

PROPOSED
OVERALL CAMPUS
PARKING PLAN

CP1



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

Jefferson County - New York
Jo Ann M. Wilder

RECORDING CERTIFICATE

13116

Transaction Number: 021113356530

Type of Instrument: DEED RECORD

Received From: CONBOY LAW FIRM
& RETURN TO WATERTOWN OFFICE

Recording Charge: 69.00 Recording Pages: 3

** EXAMINED AND CHARGED AS FOLLOWS : **

** TRANSFER TAX **

** MTG/DEED AMOUNT **

402.00

100,500.00

RS#: 1646

Mortgage#:

Received Tax on Above Mortgage

Basic: .00

Special Adtl: .00

Town: Additional: .00

Mortgage Tax Total: .00

Total Recording Fees: 471.00

** THIS PAGE IS PART OF THE INSTRUMENT **

I HEREBY CERTIFY THAT THE WITHIN AND FOREGOING WAS RECORDED IN THE
CLERK'S OFFICE FOR Jefferson County - New York

LIBER 1894 PAGE 175

IN (Book/Page):

ON (Recorded Date): 11/13/02

AT (Time): 02:51 Terminal ID: 113



John M. Wilder

Deed - Warranty with Lien Covenant

LIBER 1894 PAGE 176

CC. JON M. SACHS & KENDALL, LLP (c/f) 427 Sherman Street Watertown, New York 13601-3898

THIS INDENTURE

JEFFERSON COUNTY CLERK ENTERED/FILED/STAMPED/RECORDED

Made the 11th day of November, Two Thousand Two (2002).

2002 NOV 13 PM 2:51

BETWEEN

John M. Wilder CLERK

GERALD S. WEINSTEIN and MADELINE C. WEINSTEIN c/o 228 Sherman Street Watertown, NY 13601,

grantor(s),

-and-

SAMARITAN MEDICAL CENTER, a New York not-for-profit corporation 830 Washington Street Watertown, NY 13601,

grantee(s).

WITNESSETH that the grantor(s) in consideration of One (\$1.00) Dollar, lawful money of the United States, and other good and valuable consideration, paid by the grantee(s), hereby grant(s) and release(s) unto the grantee(s), its successors and/or assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Watertown, County of Jefferson and State of New York, as described in the attached Schedule "A" which is hereby incorporated herein by reference (referred to as the "Premises"), together with interest, if any, of the Grantor(s) in and to any streets and roads abutting the Premises to the centerlines thereof.

TOGETHER with the appurtenances and all the estate and rights of the grantor(s) in and to said premises.

TO HAVE AND TO HOLD the premises herein granted unto the grantee(s), its successors and/or assigns forever.

And the grantor(s) covenant(s) as follows:

FIRST. That the grantee(s) shall quietly enjoy the said premises:

SECOND. That the grantor(s) will forever WARRANT the title to said premises.

This deed is subject to the trust provisions of Section 13 of the Lien Law. The words "grantor(s)" and "grantee(s)" shall be construed to read in the plural whenever the sense of this deed so requires.

IN WITNESS WHEREOF, the grantor(s) has/have executed this deed the day and year first above written. In presence of:

Signatures of Gerald S. Weinstein and Madeline C. Weinstein with L.S. initials.

STATE OF NEW YORK) COUNTY OF JEFFERSON) s.s.:

On the 11th day of November in the year 2002, before me, the undersigned, a Notary Public in and for said state, personally appeared GERALD S. WEINSTEIN AND MADELINE C. WEINSTEIN, personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacities, and that by their signatures on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument.

Signature of Shelley S. Clancy, Notary Public, State of New York, Commission Expires December 17, 2003.

SCHEDULE A

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Watertown, County of Jefferson and State of New York and further described as follows:

BEGINNING at the intersection of the northerly street margin of Woodruff Street and the westerly street margin of Washington Street;

THENCE N. 82°-50' W, along the northerly street margin of Woodruff Street a distance of 100.90 feet to a drill hole set;

THENCE N. 11°-34' E, a distance of 45.17 feet to an iron pipe set;

THENCE S. 82°-57' E, a distance of 101.10 feet to an iron pipe set in the westerly street margin of Washington Street;

THENCE S. 11°-47' W, along the westerly street margin of Washington Street a distance of 45.40 feet to the point of beginning

CONTAINING 0.105 acres of land more or less.

EXCEPTING AND RESERVING from the above described 0.105 acre parcel a right-of-way 10 feet in width across the most westerly portion of said 0.105 acre parcel.

ALSO subject to any rights or restrictions that may exist in regard to repairing the sewer from the adjoining premises to the Woodruff Street sewer.

BEING AND INTENDING to describe the same premises conveyed to Gerald S. Weinstein and Madeline C. Weinstein by Warranty Deed from William W. Hall dated April 25, 1986 and recorded in the Jefferson County Clerk's Office on April 28, 1986 in Liber 1019 of Deeds at page 130.

LIBER 1894 PAGE 177

14-01-102

Jefferson County - New York
Jo Ann M. Wilder

RECORDING CERTIFICATE

9713 Transaction Number: 951102099612

Type of Instrument: DEED RECORD

Received From: RE: SAMARITAN MEDICAL CENTER
RETURN: SCHWERZMANN & WISE
215 WASHINGTON STREET
WATERTOWN NY 13601-

Recording Charge: 55.50 Recording Pages: 4

** EXAMINED AND CHARGED AS FOLLOWS : **

** TRANSFER TAX **

** MTG/DEED AMOUNT **

160.00
1197

40,000.00

RE#:

Mortgage#:

Received Tax on Above Mortgage

Basic: .00

Special Addl: .00

Town:

Additional: .00

Mortgage Tax Total: .00

Total Recording Fees: 215.50

** THIS PAGE IS PART OF THE INSTRUMENT **

I HEREBY CERTIFY THAT THE WITHIN AND FOREGOING WAS RECORDED IN THE
CLERK'S OFFICE FOR Jefferson County - New York

IN (Book/Page) 1482 PAGE 169

ON (Recorded Date): 11/02/95

AT (Time): 03:30 Terminal ID: 113



John M. Wilder

Deed - Trustee's Deed

RECORD & RETURN TO:
Schwerzmann & Wise, P.C.
PO Box 704
Watertown, NY 13601
ATTN: S. Clancy

THIS INDENTURE

LIBER 1482 PAGE 170

Made the 2nd day of November, Nineteen Hundred and Ninety-Five (1995).

BETWEEN

GAY V. PROCTOR, Individually and as Trustee of The George Hosner and Lillian G. Hosner Trust Agreement dated November 25, 1985, residing at 633 Mundy Street, Watertown, NY, **GARY R. HOSNER**, Individually and as Trustee of The George Hosner and Lillian G. Hosner Trust Agreement dated November 25, 1985, residing at 5957 Farrington Road, Clay, NY and **GEORGE HOSNER**, residing at 133 Pratt Street, Watertown, NY, referred to herein as Grantors, and

SAMARITAN MEDICAL CENTER, a New York State Not For Profit Corporation with an office and place of business located at 830 Washington Street, Watertown, NY, referred to herein as Grantee

WITNESSETH that the Grantors individually and by virtue of the power and authority given by said Trust, and in consideration of One (\$1.00) Dollar, lawful money of the United States, and other good and valuable consideration, paid by the Grantee, hereby grant and release unto the Grantee, its successors or assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Watertown, County of Jefferson and State of New York, as shown on Schedule "A" attached hereto and made a part hereof.

TOGETHER with the appurtenances in said premises and also the estate therein, which Grantors had and have power to convey or dispose of, whether individually, or by virtue of said Trust or otherwise.

TO HAVE AND TO HOLD the premises herein granted unto the Grantee, its successors and assigns forever.

And the Grantors covenant that they have not done or suffered anything whereby the premises have been encumbered in any way whatever.

And the Grantors further covenant as follows:

FIRST. That the Grantee shall quietly enjoy the said premises.

SECOND. That the Grantors will forever **WARRANT** the title to said premises.

THIRD. That in compliance with Sec. 13 of the Lien Law, the Grantors will receive consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the Grantors have executed this deed the day and year first above written, in presence of:

Gay V. Proctor L.S.
Gay V. Proctor, Individually

Gary R. Hosner L.S.
Gary R. Hosner, Individually

Gay V. Proctor L.S.
Gay V. Proctor, as Trustee of
The George and Lillian G.
Hosner Trust Agreement dated
November 25, 1985

JEFFERSON COUNTY CLERK
RECEIVED

1995 NOV - 2 PM 3:30
S. Clancy
CLERK

Mary R. Hosner L.S.
Gary R. Hosner, as Trustee of
The George and Lillian G.
Hosner Trust Agreement dated
November 25, 1985

George Hosner L.S.
George Hosner

STATE OF NEW YORK)
) SS:
COUNTY OF JEFFERSON)

On this 2nd day of November, Nineteen Hundred and Ninety-Five, before me, the subscriber, personally appeared GAY V. PROCTOR to me personally known and known to me to be the same person described in and who executed the within Instrument and she duly acknowledged to me that she executed the same.

[Signature]
Notary Public

STATE OF NEW YORK)
) SS:
COUNTY OF JEFFERSON)

DAVID EARL TINKER
Notary Public in the State of New York
Qualified in Jefferson County No. 4829705
My Commission Expires December 31, 1998

On this 2nd day of November, Nineteen Hundred and Ninety-Five, before me, the subscriber, personally appeared GARY R. HOSNER to me personally known and known to me to be the same person described in and who executed the within Instrument and he duly acknowledged to me that he executed the same.

[Signature]
Notary Public

STATE OF NEW YORK)
) SS:
COUNTY OF JEFFERSON)

DAVID EARL TINKER
Notary Public in the State of New York
Qualified in Jefferson County No. 4829705
My Commission Expires December 31, 1998

On this 2nd day of November, Nineteen Hundred and Ninety-Five, before me, the subscriber, personally appeared GEORGE HOSNER to me personally known and known to me to be the same person described in and who executed the within Instrument and he duly acknowledged to me that he executed the same.

[Signature]
Notary Public

STATE OF NEW YORK)
) SS:
COUNTY OF JEFFERSON)

DAVID EARL TINKER
Notary Public in the State of New York
Qualified in Jefferson County No. 4829705
My Commission Expires December 31, 1998

On this 2nd day of November, Nineteen Hundred and Ninety-Five, before me personally came GAY V. PROCTOR known and known to me to be a Trustee of THE GEORGE HOSNER AND LILLIAN G. HOSNER TRUST AGREEMENT dated November 25, 1985, the individual who executed the foregoing instrument and she acknowledged to me that she executed the same in her capacity as a Trustee.

[Signature]
Notary Public

STATE OF NEW YORK)
) SS:
COUNTY OF JEFFERSON)

DAVID EARL TINKER
Notary Public in the State of New York
Qualified in Jefferson County No. 4829705
My Commission Expires December 31, 1998

On this 2nd day of November, Nineteen Hundred and Ninety-Five, before me personally came GARY R. HOSNER known and known to me to be a Trustee of THE GEORGE HOSNER AND LILLIAN G. HOSNER TRUST AGREEMENT dated November 25, 1985, the individual who executed the foregoing instrument and he acknowledged to me that he executed the same in his capacity as a Trustee.

[Signature]
Notary Public

DAVID EARL TINKER
Notary Public in the State of New York
Qualified in Jefferson County No. 4829705
My Commission Expires December 31, 1998

LIBER 1482 PAGE 171

SCHEDULE A

LIBER 1482 PAGE 172

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Watertown, County of Jefferson and State of New York, beginning at a point in the Nly. margin of Woodruff Street 104 feet from the intersection of the Nly. margin of Woodruff Street with the Wly. margin of Washington Street; running thence Nly. along the Wly. line of premises conveyed from Thomas Mothersel to J. Duane Paris, by deed recorded in Jefferson County Clerk's Office in Liber 279 of Deeds, at Page 308, a distance of 95 feet to a point, the N.Wly. corner of J. Duane Paris said premises 104 feet distant from the Wly. margin of Washington Street; thence Wly. about 52 feet to the N.Ely. corner of premises conveyed from Mary Mothersell to Ella E. Becker by Deed recorded in Jefferson County Clerk's Office in Liber 250 of Deeds, at Page 52; thence Ely. along the Ely. margin of said Becker's lot 95 feet to a point in the Nly. margin of Woodruff Street, being the S.Ely. corner of said Becker lot; thence Ely. along the Nly. margin of Woodruff Street about 44 feet 9 inches to the place of beginning, be the same more or less.

THE ABOVE PREMISES IS MORE RECENTLY DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND known as 110 Woodruff Street and situate on the northerly side thereof in the City of Watertown, County of Jefferson, State of New York being designated as Parcel No. 1401102 on the City of Watertown Assessment Maps and being further described as follows:

BEGINNING at a drill hole with plug found in the northerly street margin of Woodruff Street at the intersection of the southeasterly corner of the parcel of land herein described and the southwesterly corner of a 0.105 acre parcel of land that was conveyed to Gerald S. and Madeline C. Weinstein by deed dated April 25, 1986 (Liber 1019, Page 130); said drill hole further being situate along the northerly street margin of Woodruff Street North 70 degrees 00 minutes West a distance of 100.90 feet from the intersection of said margin and the westerly street margin of Washington Street;

THENCE from said point of beginning North 70 degrees 00 minutes West along the northerly street margin of Woodruff Street a distance of 44.75 feet to a point at the southeasterly corner of a parcel of land that was conveyed to Wendy P. Gardner by deed dated June 30, 1995 (Liber 1461, Page 344);

THENCE along the easterly line of Gardner North 20 degrees 01 minutes 45 seconds East a total distance of 94.73 feet to a $\frac{1}{4}$ inch iron pipe set at the northeasterly corner of Gardner and in the southerly line of a 0.25 acre parcel of land owned by Helen D. Sturtz (Liber 997, Page 99) and passing on line at 0.8 feet a $\frac{1}{4}$ inch iron pipe found;

THENCE South 70 degrees 08 minutes 11 seconds East along the southerly line of Sturtz a distance of 52.00 feet to a $\frac{1}{4}$ inch iron pipe found at the intersection of the northeasterly corner of the parcel of land herein described and the northwesterly corner of another parcel of land owned by Helen D. Sturtz (Liber 1046, Page 162);

THENCE South 24 degrees 24 minutes West along the westerly line of Sturtz (Liber 1046, Page 162) and also along the westerly line of the above referenced Weinstein parcel of land a total distance of 95.13 feet to the point of beginning and passing on line at 49.99 feet a $\frac{1}{4}$ inch iron pipe found at the northwesterly corner of Weinstein.

CONTAINING 0.105 acres of land more or less.

BEING AND INTENDING TO DESCRIBE the premises conveyed to Gay V. Proctor and Gary R. Hosner as Trustees pursuant to a Trust Agreement dated November 25, 1985 by Warranty Deed from George Hosner and Lillian G. Hosner dated November 25, 1985 and recorded in the Jefferson County Clerk's Office on November 27, 1985 in Liber 1005 of Deeds beginning at page 149.

14-01-112



JEFFERSON COUNTY - STATE OF NEW YORK
GIZELLE J. MEEKS, JEFFERSON COUNTY CLERK
175 ARSENAL STREET
WATERTOWN, NEW YORK 13601

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



INSTRUMENT #: 2016-00001664
Receipt#: 2016002440
Clerk: LV
Rec Date: 02/08/2016 11:17:44 AM
Doc Grp: DEE
Descrip: DEED
Num Pgs: 4
Rec'd Frm: BLACK RIVER ABSTRACT

Party1: MARTIN ARLENE J
Party2: SAMARITAN MEDICAL CENTER
Town: WATERTOWN-CITY OF

Recording:	
Cover Page	5.00
Recording Fee	35.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75
TP584	5.00
RP5217 Residential/Agricu	116.00
RP5217 - County	9.00
Sub Total:	<u>190.00</u>
Transfer Tax	
Transfer Tax - State	600.00
Sub Total:	<u>600.00</u>
Total:	<u>790.00</u>
**** NOTICE: THIS IS NOT A BILL ****	

***** Transfer Tax *****
 Transfer Tax #: 1899
 Transfer Tax
 Consideration: 150000.00

Transfer Tax - State	600.00
Total:	<u>600.00</u>

Record and Return To:

CONBOY LAW FIRM
407 SHERMAN ST
WATERTOWN NY 13601
OFFICE MAILBOX

Gizelle J. Meeks
Jefferson County Clerk

Warranty Deed with Lien Covenant

K
This Indenture, Made this 4th day of February Two Thousand Sixteen (2016)

BETWEEN

ARLENE J. MARTIN and THOMAS E. MARTIN residing at 329 County Route 75, Sackets Harbor, NY, 13685,

parties of the first part,

-and-

SAMARITAN MEDICAL CENTER, New York State Not-for-Profit Corp., with offices at 830 Washington Street, Watertown, NY 13601

party of the second part,

WITNESSETH that the party of the first part, in consideration of One and 00/100 Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, do hereby grant and release unto the parties of the second part, their heirs, successors, distributees and assigns forever;

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Watertown, County of Jefferson and State of New York, being known 150 Woodruff Street, Watertown, NY 13601, as more particularly described on attached:

SCHEDULE "A":

BEING THE PREMISES conveyed by Arlene J. Martin, as Administratrix, to Arlene J. Martin and Thomas E. Martin as tenants by the entirety by Executor's Deed dated April 29, 1996 and recorded in the Jefferson County Clerk's Office on May 13, 1996, in Liber 1508 of deeds at page 240.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, their heirs, successors, distributees and assigns forever.

AND said party of the first part covenant as follows:

FIRST, That the party of the second part shall quietly enjoy the said premises;

SECOND, That said party of the first part will forever Warrant the title to said premises.

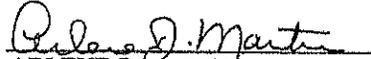
THIRD, That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as

Return: CMBK (PLW)

a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

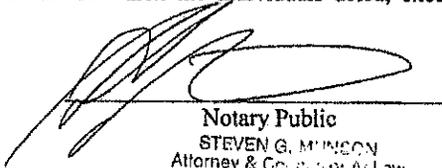
In Presence of


ARLENE J. MARTIN


THOMAS E. MARTIN

STATE OF NEW YORK)SS.:
COUNTY OF JEFFERSON)

On the 7th day of February, 2016, before me, the undersigned, a Notary Public in and for said state, personally appeared, ARLENE J. MARTIN and THOMAS E. MARTIN personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity and that by their signatures on the instrument, the individuals, or the persons upon behalf of which the individuals acted, executed the instrument.


Notary Public
STEVEN G. MUNSON
Attorney & Counsel at Law
State of New York No. 4709432
Qualified in Jefferson County
Commission Expires June 30, 2018

SCHEDULE "A"

ALL THAT TRACT AND PARCEL OF LAND, situate in the City of Watertown, County of Jefferson, and State of New York. Know as 150 Woodruff Street in said City and more particularly bounded and described as follows:

BEING Lot No. 3 on the North side of Woodruff Street in said City of Watertown as appears by a map on file in Jefferson County Clerk's Office filed therein June 30, 1894 in Book 1 of Maps at page 111, being the same premises conveyed to Elizabeth C. Smith by Lorra C. Greenleaf by warranty deed dated August 15, 1903 and recorded in the Jefferson County Clerk's Office September 11, 1903, in Liber 308 of Deeds at Page 44.

BEING the same premises which were conveyed by Edward Cole to Himself and Jane M. Cole, his wife, by Warranty Deed dated August 27, 1951, in Liber 557 of Deeds at page 24, in Jefferson County Clerk's Office.

BEING the same premises which were conveyed by Edward Cole and Jane M. Cole, his wife to Robert W. Brenon and Audrey C. Brenon, his wife, by warranty deed dated March 15, 1961, and recorded in the Jefferson County Clerk's Office on the 15th day of March, 1961, in Book 705 of Deeds at Page 106.

ALSO BEING the same premises described in a quit claim deed dated April 6, 1966, from Robert W. Brenon to Audrey C. Brenon (now known as Audrey C. Taylor) and recorded in the Jefferson County Clerk's Office on November 30, 1966, in Liber 792 of Deeds at page 596.

TAX MAP PARCEL NO. 14-01-112.000



JEFFERSON COUNTY - STATE OF NEW YORK
GIZELLE J. MEEKS, JEFFERSON COUNTY CLERK
175 ARSENAL STREET
WATERTOWN, NEW YORK 13601

COUNTY CLERK'S RECORDING PAGE

THIS PAGE IS PART OF THE DOCUMENT - DO NOT DETACH



INSTRUMENT #: 2016-00000177
Receipt#: 2016000175
Clerk: ML
Rec Date: 01/06/2016 04:07:27 PM
Doc Grp: DEE
Descrip: DEED
Num Pgs: 4
Rec'd Frm: SAMARITAN

Party1: MARTIN ARLENE J
Party2: SAMARITAN MEDICAL CENTER
Town: WATERTOWN-CITY OF

Recording:
Cover Page 5.00
Recording Fee 35.00
Cultural Ed 14.25
Records Management - Coun 1.00
Records Management - Stat 4.75
TP584 5.00
RP5217 Residential/Agricu 116.00
RP5217 - County 9.00

Sub Total: 190.00

Transfer Tax
Transfer Tax - State 600.00

Sub Total: 600.00

Total: 790.00
**** NOTICE: THIS IS NOT A BILL ****

***** Transfer Tax *****
Transfer Tax #: 1624
Transfer Tax
Consideration: 150000.00

Transfer Tax - State 600.00

Total: 600.00

Record and Return To:

CONBOY LAW FIRM
407 SHERMAN ST
WATERTOWN NY 13601
OFFICE MAILBOX

Gizelle J. Meeks
Jefferson County Clerk

tc

Warranty Deed with Lien Covenant

This Indenture, Made this 24th day of December Two Thousand Fifteen (2015)

BETWEEN

ARLENE J. MARTIN and THOMAS E. MARTIN residing at 329 County Route 75, Sackets Harbor, NY, 13685,

parties of the first part,

-and-

SAMARITAN MEDICAL CENTER, New York State Not-for-Profit Corp., with offices at 830 Washington Street, Watertown, NY 13601

party of the second part,

WITNESSETH that the party of the first part, in consideration of One and 00/100 Dollar (\$1.00) lawful money of the United States, and other good and valuable consideration paid by the parties of the second part, do hereby grant and release unto the parties of the second part, their heirs, successors, distributees and assigns forever;

ALL THAT TRACT OR PARCEL OF LAND, situate in the City of Watertown, County of Jefferson and State of New York, being known 154 Woodruff Street, Watertown, NY 13601, as more particularly described on attached:

SCHEDULE "A":

BEING THE PREMISES conveyed by Arlene J. Martin, as Administratrix, to Arlene J. Martin and Thomas E. Martin as tenants by the entirety by Executor's Deed dated April 29, 1996 and recorded in the Jefferson County Clerk's Office on May 13, 1996, in Liber 1508 of deeds at page 249.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the parties of the second part, their heirs, successors, distributees and assigns forever.

AND said party of the first part covenant as follows:

FIRST, That the party of the second part shall quietly enjoy the said premises;

SECOND, That said party of the first part will forever Warrant the title to said premises.

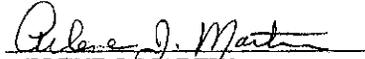
THIRD, That, in Compliance with Sec. 13 of the Lien Law, the grantor will receive the consideration for this conveyance and will hold the right to receive such consideration as

Return: CMBK (PLW)

a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

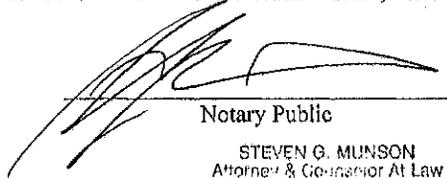
In Presence of


ARLENE J. MARTIN


THOMAS E. MARTIN

STATE OF NEW YORK)SS.:
COUNTY OF JEFFERSON)

On the 24 day of December, 2015, before me, the undersigned, a Notary Public in and for said state, personally appeared, **ARLENE J. MARTIN** and **THOMAS E. MARTIN** personally known to me or proved to me on the basis of satisfactory evidence to be the individuals whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their capacity and that by their signatures on the instrument, the individuals, or the persons upon behalf of which the individuals acted, executed the instrument.



Notary Public

STEVEN G. MUNSON
Attorney & Counselor At Law
State of New York No. 4724432
Qualified In Jefferson County
Commission Expires June 30, 20 18

SCHEDULE "A"

ALL THAT TRACT, PIECE OR PARCEL OF LAND, situate in the City of Watertown, County of Jefferson, and State of New York, Bounded and described as follows:

BEGINNING at a point in the Northerly margin of Woodruff Street in said City 125.99 feet Easterly from the Northeasterly corner of Sherman and Woodruff Street; thence Easterly along said margin of Woodruff Street 53.95 feet; thence at right angles to said Street 189.75 feet; thence Westerly at right angles to said last mentioned line 53.95 feet; thence in a direct line 189.75 feet to the place of beginning, it being the intention to hereby convey lot #2 on said north side of Woodruff Street as appears by a map filed in Jefferson County Clerk's Office June 30th, 1894, in Book #1 of maps at Page 111.

BEING the same premises conveyed by Charles M. Davies to Charles M. Davies and Hattie M. Davies, husband and wife, by deed dated November 1st, 1954, recorded in Jefferson County Clerk's office November 10th, 1954, Liber 608 of Deeds at Page 301.

BEING the same premises conveyed by Charles M. Davies and Hattie M. Davies, his wife, to Robert W. Brenon and Audrey C. Brenon, his wife, by warranty deed dated November 3, 1964, and recorded in the Jefferson County Clerk's Office on the 4th day of November, 1964, in Book 760 of Deeds at Page 61.

ALSO BEING the same premises described in a quit claim deed, dated April 6, 1966, from Robert W. Brenon to Audrey C. Brenon (now known as Audrey C. Taylor) and recorded in the Jefferson County Clerk's Office on November 30, 1966, in Liber 792 of Deeds at page 592.

TAX MAP PARCEL NO. 14-01-113.000

14-01-114

9502

Jefferson County - New York
Jo Ann M. Wilder

RECORDING CERTIFICATE

Transaction Number: 951027099027

Type of Instrument: DEED RECORD

Received From: CHECK --> SAMARITAN MED CENTER
MAIL TO: ENTITLE AGENCY INC
120 WASHINGTON STREET/STE #500
WATERTOWN NY 13601-

Recording Charge: 54.00 Recording Pages: 4

** EXAMINED AND CHARGED AS FOLLOWS : **

** TRANSFER TAX **

** MTG/DEED AMOUNT **

236.00

59,000.00

RS#: 1105

Mortgage#:

Received Tax on Above Mortgage

Basic: .00

Special Addl: .00

Town:

Additional: .00

Mortgage Tax Total: .00

Total Recording Fees: 290.00

** THIS PAGE IS PART OF THE INSTRUMENT **

I HEREBY CERTIFY THAT THE WITHIN AND FOREGOING WAS RECORDED IN THE
CLERK'S OFFICE FOR Jefferson County - New York

IN (Book/Page) LIBER 1481 PAGE 113

ON (Recorded Date): 10/27/95

AT (Time): 04:01 Terminal ID: 113



John M. Wilder

WARRANTY DEED WITH LIEN COVENANT

THIS INDENTURE, Made the 23rd day of October, Nineteen Hundred and Ninety-Five (1995).

BETWEEN GLADYS R. BALDWIN, residing at 12846 Inshore Drive, Palm Beach Garden, FL 33410,

party of the first part,

AND THE HOUSE OF THE GOOD SAMARITAN d/b/a SAMARITAN MEDICAL CENTER, 830 Washington Street, Watertown, NY 13601

party of the second part,

WITNESSETH that the party of the first part, in consideration of One Dollar (\$1.00) lawful money of the United States and other good and valuable consideration, paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and assigns forever,

ALL THAT TRACT OR PARCEL OF LAND situate in the City of Watertown, County of Jefferson and State of New York more fully described in SCHEDULE A attached hereto and made a part hereof.

TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises,

TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, its successors and assigns forever.

And said party of the first part covenants as follows:

First, that the party of the second part shall quietly enjoy said premises;

Second, that said party of the first part will forever Warrant the title to said premises.

Third, that, in Compliance with Sec. 13 of the Lien Law, the grantor will receive consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

ENTITLE AGENCY, INC.
120 Washington St., Suite 600
Watertown, NY 13601

SCHEDULE "A"

ALL THAT TRACT or parcel of land situate in the City of Watertown, County of Jefferson, and State of New York and further described as follows:

BEGINNING at an iron pipe found in the northerly street margin of Woodruff Street, said iron pipe is situate S 70 degrees 00' 00" E along the northerly street margin of Woodruff Street a distance of 71.94 feet from the intersection of the northerly street margin of Woodruff Street and the easterly street margin of Sherman Street.

THENCE N 19 degrees 36' 46" E a distance of 189.71 feet to a point, said point is situate S 19 degrees 36' 46" W a distance of 0.17 feet from an iron pipe found;

THENCE S 70 degrees 00' 10" E a distance of 53.95 feet to a capped pin set;

THENCE S 19 degrees 34' 46" W a distance of 189.72 feet to a capped pin set in the northerly street margin of Woodruff Street;

THENCE N 70 degrees 00' 00" W along the northerly street margin of Woodruff Street a distance of 54.06 feet to the point of beginning.

CONTAINING 0.235 acres of land more or less.

BEING the same premises conveyed by George T. Baldwin to George T. Baldwin and Gladys R. Baldwin, his wife, by deed dated August 16, 1951 and recorded in the Jefferson County Clerk's Office on August 17, 1951 in Liber 556 of Deeds, at page 289, said parcel is known as 158 Woodruff Street, Watertown, New York.

Said George T. Baldwin died December 17, 1977.

Subject to easements, rights and restrictions of record.

JEFFERSON COUNTY CLERK
RECEIVED
1995 OCT 27 PM 4 01
CLERK



JoAnn M. Wilder, Clerk
175 Arsenal Street
Watertown, NY 13601
(315) 785-3081

Jefferson County Clerk Recording Coversheet

Received From :
CONBOY LAW FIRM (WATERTOWN)
OFFICE MAILBOX
407 SHERMAN ST
WATERTOWN, NY 13601

Return To :
CONBOY LAW FIRM (WATERTOWN)
OFFICE MAILBOX
407 SHERMAN ST
WATERTOWN, NY 13601

First GRANTOR

ROBERTS, FLOYD W III

First GRANTEE

SAMARITAN MEDICAL CENTER

Index Type : LAND RECORDS

Type of Instrument : Deed

File Number : 2003-00013145

Recording Fee : \$97.00

Recording Pages : 3

The Property affected by this instrument is situated in Watertown, City Of, in the County of Jefferson, New York

Real Estate Transfer Tax

RETT # : 223

Deed Amount : \$55,000.00

RETT Amount : \$220.00

Total Fees : \$317.00

State of New York

County of Jefferson

I hereby certify that the within and foregoing was recorded in the Clerk's office for Jefferson County, New York

On (Recorded Date) : 08/18/2003

At (Recorded Time) : 9:03:46 AM



Doc ID - 000213720003

JoAnn M. Wilder
JoAnn M. Wilder, Clerk



This sheet constitutes the Clerk's endorsement required by section 319 of Real Property Law of the State of New York and conforms to Jefferson County local law.

Warranty Deed with Lien Covenant

This Indenture,

Made the 15th day of August, 2003

Between, FLOYD W. ROBERTS, III, residing at 16712 Star School Road,
Limerick, Jefferson County, New York,

party of the first part, and

SAMARITAN MEDICAL CENTER, having a principal place of
business at 830 Washington Street, Watertown, Jefferson County,
New York,

party of the second part,

Witnesseth, that the party of the first part, in consideration of

ONE Dollar (\$1.00)
lawful money of the United States, and other good and valuable consideration paid by the party of the second part, does hereby grant and release unto the party of the second part, its successors and/or assigns forever, all that tract or parcel of land, situate in the City of Watertown, County of Jefferson and State of New York, bounded and described as follows, viz: Beginning at a point 45 feet from the intersection of the Northerly margin of Woodruff Street with the westerly margin of Washington Street, thence 50 feet Northerly along the westerly margin of Washington Street to the Southerly margin of land formerly owned by Cady Combs, running thence in a Westerly direction along the southerly margin of said Combs land 104 feet to the easterly line of land now (1902) owned by John D. Wheeler, thence southerly along said Wheelers easterly line 50 feet to the corner of a lot owned by Wayne H. Hadcock, thence easterly along the northerly line of said W. H. Hadcocks land 104 feet to the place of beginning. With the right of way 10 feet wide across the westerly end of lot deeded by Oscar L. Hadcock and wife to Wayne H. Hadcock February 10, 1902.

BEING the same premises conveyed from First Bank of Bever ly Hills, FSB, and Wilshire Credit Corporation to Floyd W. Roberts, III, by Deed dated September 20, 2000, and recorded in the Jefferson County Clerk's Office on October 13, 2000, in Liber 1759 of Deeds, at Page 109.

